

AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, July 31, 2025 - 3:00 PM
Community Rooms

This meeting may also be accessed through Zoom at <https://zoom.us/j/93216056382> or by calling (253) 215-8782 and entering Meeting ID 932 1605 6382.

CALL TO ORDER/ROLL CALL

DISCUSSION ITEMS

1. **Crescent Creek Park - Preferred Concept Options**
Parks Manager Jennifer Haro
2. **Parks Code**
Parks Manager Jennifer Haro
3. **Phase 1 Development Code Update**
Principal Planner Katharine Shaffer
4. **Sign Code Update – Planning Commission Recommendation**
Community Development Director Eric Baker

ADJOURN

PUBLIC COMMENT & DECORUM

Public comment will not be accepted at this study session.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: July 31, 2025

SUBJECT: Crescent Creek Park - Preferred Concept Options

SUBMITTED BY: Parks Manager Jennifer Haro

DEPARTMENT: Public Works

PHONE: (253) 853-8253

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: The city has been engaged in a master plan process for Crescent Creek Park since early 2022 under a contract with HBB Landscape Architecture. We are currently at the phase of the process where the preferred concept is selected.

At the May 29 study session, Juliet Vong from HBB Landscape Architecture presented three concepts for the future layout of Crescent Creek Park. Council gave guidance to HBB to keep the baseball field at its current location to cut down on costs. Council preferred concept 1, but asked that it be revised to keep as much of the native plant garden as possible.

In addition, council asked that a concept be presented that did not include the Masonic Lodge, in order to keep costs down and reduce overall impervious surfaces. Inclusion of the Masonic Lodge remodel in the master plan would require an additional 54 parking spaces at the park, which many users think already doesn't have enough parking.

The park community advisory committee reviewed these draft concepts at a meeting on July 23. The members present favored option 1, with the Masonic Lodge, and option 2A, which would replace the Lodge with a shelter designed as a tribute to the former school on the site that provides a place to gather.

At the July 31 study session, staff and HBB Landscape Architecture will give an overview of the revised concepts and associated parking needs, listen to input from council, and get direction on the preferred concept.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Crescent Creek Park - Concept 1 rev
 2. Crescent Creek Park - Concept 2a
 3. Crescent Creek Park - Concept 2b
 4. Crescent Creek Park - Concept 3a
-

STRATEGIC PLAN PRIORITY: Ensure sustainable future for public services and facilities

Revised Concept 1

w/ Masonic Lodge Adaptive Reuse

Average parking needed = 128

Minimum parking needed = 94

Parking provided (approx.) = 91



Revised Concept 2a

Shelter in same footprint as Masonic Lodge

Average parking needed = 90

Minimum parking needed = 45

Parking provided (approx.) = 91



Revised Concept 2b

Open lawn w/out Masonic Lodge

Average parking needed = 74

Maximum parking needed = 87

Minimum parking needed = 40

Parking provided (approx.) = 86



Revised Concept 3a

Relocated Parking w/out Masonic Lodge

Average parking needed = 74

Maximum parking needed = 87

Minimum parking needed = 40

Parking provided (approx.) = 87



Align driveway w/ 31st Ave Ct.



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: July 31, 2025

SUBJECT: Parks Code

SUBMITTED BY: Parks Manager Jennifer Haro

DEPARTMENT: Public Works

PHONE: (253) 853-8253

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: The city's municipal code has parks-related code sections spread throughout multiple titles and chapters of code. The purpose of creating a new Title 11 for parks code is to have all parks-related code in one place. There were also some updates that need to be made. Anything that is proposed to be changed from current language is shown in the attached draft.

This proposed code update was originally brought to council at the June 23, 2025 study session. There were some clarifications and requests for changes from council at that meeting, including:

- Clarify language that prohibits fishing activities that interfere with "public enjoyment" of a dock or pier. We changed that to "impede pedestrian access."
- Change the 4-hour parking limit at Cushman Trail trailhead to a 2-hour limit from dusk to dawn.

There was also discussion about the proposed park use permit that would allow small-scale commercial uses in parks, such as fitness classes and photography. Staff is proposing a minimal fee for a park use permit to allow such uses in the parks, without requiring a full special event permit as required in current code.

Other changes from existing code in the attached draft include:

- Adding language that allows the public works director or designee to adopt reasonable rules for parks, as long as they are posted in the park.
- Consolidating the prohibited activities for docks.
- Adding language prohibiting vaping
- Prohibiting jumping, diving or swimming from public docks and piers
- Prohibiting fishing and shellfishing where it impedes public enjoyment or watercraft access to docks
- Adding regulations for Eddon Boat Dock, consistent with Gig Harbor BoatShop lease
- Prohibiting parking at Borgen and Grandview Cushman trailheads for more than 2 hours between dusk and dawn.

Staff has consulted with the city clerk, police chief, public works director and city attorney on these proposed changes. The parks commission reviewed the proposed changes at their May 7 meeting.

At the July 31 study session, staff is looking for feedback from council on the proposed Title 11 and direction on whether to prepare an ordinance for consideration at a future regular council meeting.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Draft Parks Code
-

STRATEGIC PLAN PRIORITY: Ensure sustainable future for public services and facilities

Title 11 PARKS AND DOCKS

Chapter 11.01 General Provisions

11.01.010 Definitions (from GHMC 9.24 and 8 (dock sections))

A. "Boat," also known as a vessel, includes every description of watercraft on the water used or capable of being used as a means of transportation on the water, other than a seaplane. However, it does not include inner tubes, air mattresses, and small rafts or flotation devices or toys customarily used by swimmers.

B. "Commercial fishing operator" is the user-owner or captain of a commercial fishing vessel who has entered into an agreement with the city or an received authorization from the city to use ~~the netshed under a properly executed Ancich Netshed use authorization form~~city facilities.

C. "Commercial fishing vessel" is a type of watercraft that is currently licensed for commercial fishing by a state government or a federally recognized Indian tribe and is actively being operated for the purposes of commercial fishing.

D. "Dawn" means the time at one-half hour before sunrise as published by the National Weather Service.

E. "Dinghy," also known as a tender, is a type of boat 13 feet or less in length whose sole purpose is to carry people or materials between a larger boat and the shore.

F. "Dusk" means the time at one-half hour after sunset as published by the National Weather Service.

G. "Moor" or "mooring" is to secure by rope, cable, chain, or other connection, a watercraft to the dock.

H. "Nonmotorized craft" is a type of boat with no propulsion machinery of any type.

I. "Normal park/regular park usage" means those legal recreational uses for which the public park is maintained by the city for public use, not requiring a special event permit under this chapter, including, but not limited to, picnics, playing catch, sunbathing, game playing, etc.

J. "Operator," is the person responsible for, or in control of, watercraft.

K. "Other Event – For Profit". ~~Such events~~Means an event -are limited to no more than one per month per park. No events will be allowed that are designed for the primary purpose of selling products. A "for-profit" event includes all events where a business entity intends to make a profit from the event on public property. This includes all special events managed, planned or overseen by a business or commercial entity. ~~No for-profit event will be allowed that's primary purpose is to sell products. This does not include farmers markets and similar events.~~

L. "Other event – Not for profit" means a special event organized or put on by a nonprofit organization, company or group of people and is open to the public.

M. "Other event – Private" means a special event held in a park or public space that is not open to the public, such as a wedding, party, or fundraising event.

N. "Overnight" shall be considered use of any duration at any time after 8:00 p.m. and before 8:00 a.m. for dock moorage, and after park closing for park use.

O. "Parade" means any march or procession consisting of people, animals, bicycles, vehicles, or combination thereof, except wedding processions and funeral processions, upon any public street or sidewalk which does not comply with normal and usual traffic regulations or controls

P. "Park" means any public facility permitted for use by the general public for human enjoyment and recreation purposes. This shall include associated parking areas, water access areas, trails, trailheads, and open spaces, located on city-owned real property and in the city's right-of-way, as identified in the city's adopted parks recreation and open space plan. (~~Ord. 1478 § 3, 2021~~).

Q. "Run" means an organized procession to contend in a race consisting of people, bicycles, or other vehicular devices or combination thereof containing 25 or more persons upon a public street or sidewalk.

R. "Special event" means any event expected to cause a public gathering that is not part of the normal usage or course of business at the location. A special event may include, but is not limited to, any parade, run, street dance, or other demonstration and exhibition to include on-water activities on public property (including public tidelands and aquatic lands), weddings, funerals, festivals, concerts, walks/runs, free speech/demonstration, and uses/activities that impact regular park operations or normal park usage.

S. "Special event – City-sponsored" is an event that the city contributes funding toward or provides staff support before, during, and/or after the event for no additional cost to the applicant.

T. "Special event – Public" or "public special event" is an event organized by a group that is not affiliated with the city, but is open to the public.

U. "Special expressive event" means a special event organized primarily to convey ideas, opinions, or thoughts through words or conduct. Examples of special expressive events include political demonstrations and/or rallies, picketing, and similar types of free speech or conduct typically given a higher level of constitutional protection than commercial speech.

V. "Sponsor" or "sponsoring organization" is the entity or entities hosting the event that requires a special event or park use application and shall also be considered the "applicant."

W. "Street" or "streets" means any public roadway, sidewalk, or portions thereof in the city of Gig Harbor dedicated to the public use.

X. "Street dance" means any organized dance of three or more couples on any public street, public sidewalk, or publicly owned parking lot.

Y. "User" also known as an operator, is the person responsible for, or in control of, a watercraft.

Z. "Watercraft," also known as a vessel or boat, includes every description of watercraft on the water used or capable of being used as a means of transportation on the water, other than a seaplane. However, it does not include inner tubes, air mattresses, and small rafts or flotation devices or toys customarily used by swimmers.

AA. "Weekend" for the purposes of this chapter means Fridays, Saturdays, and Sundays.

1.01.020 Administrative rules.

The public works director, or designee, shall have the authority to promulgate and adopt reasonable rules and regulations pertaining to the operation, management and use of the parks, which shall be posted in conspicuous places in park areas. Such rules and regulations may set forth the times and conditions upon which the City parks and recreation facilities will be open, closed, or used by the public. It is unlawful for any person to violate or fail to comply with any park rule or regulation duly adopted and posted by the department

11.01.030 Fireworks prohibited.

A. Any type of fireworks, as defined by RCW [70.77.126](#), are prohibited in city parks.

11.01.040 Alcohol prohibited.

A. Except as permitted in GHMC [9.04.010](#) or except if consumed on a vessel moored at Jerisich Dock, and except if consumed in a leased area or rental area pursuant to the terms contained in the lease or rental agreement, no person shall open a package containing liquor or consume liquor in a park or netshed or on a public dock.

B. Alcohol consumed pursuant to one of the above exceptions must be in accordance with Washington State Liquor and Cannabis Board permit and license requirements and provide a minimum of \$1,000,000 liquor liability coverage. This section shall be prosecuted as set forth in Chapter [9.04](#) GHMC.

11.01.050. Smoking and vaping prohibited.

A. It is unlawful for any person to operate a vaping device or smoke or light cigars, cigarettes, tobacco, or other smoking ~~or~~ material within city parks. The public works director shall post signs in appropriate locations prohibiting smoking in the city's parks.

11.01.060 Motor vehicles in parks prohibited.

A. A vehicle propelled by an internal combustion gasoline engine shall not be operated within the boundaries of any city park, except on streets and parking areas provided for use of automobiles, without first obtaining a permit for such operation from the city.

B. Notwithstanding the above provisions, official federal, state or local agency motor vehicles may be operated within the boundaries of city parks without permit.

11.01.070 Firearms and weapons.

No person shall use, carry, or possess weapons that could be harmful to wildlife or human safety, except duly authorized law enforcement personnel and/or persons licensed to carry a concealed weapon shall possess a concealed firearm in a City park.

11.01.080 Noise

Noise from audio equipment or speakers in parks shall not be heard more than 75 feet away in public parks, except for:

- A. Scheduled athletic games at Gig Harbor Sports Complex properties.
- A.B. Authorized special events that have received a special event permit.

11.01.090 Facility rentals

The Director may designate certain park areas and facilities that may be rented or reserved for private events. All approved park and facility renters shall pay a rental fee in an amount adopted by city council resolution. The Director may adopt reasonable policies and procedures for the rental and reservation of park areas or facilities. Gatherings of over 30 people outside of an enclosed building will also be required to obtain a special event permit in accordance with GHMC 11.10.

11.01.100 Park operating hours **(from GHMC 9.24.040)**

- A. All city parks shall be closed from dusk to dawn unless otherwise provided for in the municipal code, a lease or rental agreement, or posted by the city of Gig Harbor.
- B. It is unlawful to enter or remain on any park property while closed unless operating under the authority of a special event or special use permit.
- C. Gig Harbor Sports Complex facilities with lighting must post operating hours at each site. Hours may be governed by a facility use agreement or management agreement with the facility operator.

~~11.05 Facility rentals and reservations~~All approved park and facility renters shall pay a rental fee in an amount

11.10 Special events (moved from Chapter 5.28)

11.10.010 Purpose and intent.

A. The purpose of this chapter is to provide reasonable supervision of any movement of persons, or vehicles or boats within the limits of the city by way of runs, parades, street dances, special events, or other demonstrations or exhibitions, for the protection of persons and property.

B. The intent of this chapter is to allow sponsorship of special events in public parks, and on public thoroughfares, rights-of-way and public waterways, and to provide guidelines that protect the public's health, safety, and welfare

11.10.020 Permit – Required.

A. No person shall engage in, participate in, aid, form or start any special event, unless a permit has been obtained from the city administrator or their designee. A permit is required if the event meets the standard set forth in GHMC 11.xx.xx and/or if the event will have 30 or more people. Additionally, if an event includes the need for tents, amplified sound, stages, generators, onsite public promotion or vendor booths, involves public promotion of event or collection of money, a special event permit is required. Additionally, any activity that impacts regular traffic circulation and park operations will require a special event permit. When otherwise not specified by this code, the city administrator or their designee has authority to determine when a permit is required.

B. If an event involves public promotion of an event and collection of money, but will not have more than 30 people or interfere with general use of the park, a park use permit is required. Examples of uses requiring a park use permit include professional photography events with more than one client or family, filming in parks, or classes for profit.

11.10.030 Permit – Application – Fee.

All approved ~~special event~~ and permits require payment of a fee Fees for special events ~~shall be~~ in accordance with the city's current fee schedule adopted by resolution.

Commented [JL1]: This doesn't read right.

11.10.040 Permit – Application – Contents.

Applications for a special events permit shall include, but not be limited to:

- A. Name and address of applicant;
- B. Date and time of event;
- C. Name of sponsoring organization;
- D. Probable number of participants;
- E. Route(s), to include starting point and termination;
- F. Required access to public rights-of-way;
- G. Location of assembly areas;
- H. Copy of liability insurance coverage;
- I. Security and traffic control provisions;
- J. Emergency medical provisions;
- K. A cleanup plan;
- L. Hold harmless agreement that removes all liability from the city in a form approved by the City;
- M. List of all participating vendors;
- N. Proposed site plan of event.

11.10.050 Permit – Application – Filing period.

A. A complete application for a special events permit shall be filed with the city administrator or their designee not less than 60 days nor more than 365 days before the date on which the event will occur. Applications that are requesting a road closure must be submitted not less than 90 days before the event date. Applications received with less than 60 days until the event will not be reviewed and will be ~~disapproved~~denied, unless authorized by the city administrator, with the following exceptions:

- 1. Applications for events that are scheduled or rescheduled with less than 60 days' notice due to a public health directive or declaration of a state or local emergency may be approved at the discretion of the city administrator or their designee.
- 2. Applications for special expressive events received with less than 60 days' notice shall be reviewed in accordance with the other provisions of this chapter.

B. The city administrator or their designee shall notify the applicant in writing of approval or disapproval ~~denial~~ no later than 30 days following the date of the application

11.10.060 Costs of cleanup.

In the event a sponsoring organization fails to adequately provide cleanup in accordance with the plan submitted under GHMC~~XX.XX.XXX 5-28-050(K)~~, the city will conduct the necessary cleanup and bill the sponsoring organization for such ~~costs~~ ~~plus~~ ~~plus~~ ~~XYZ percentage~~ ~~25 percent~~. The sponsoring organization must make payment to the city upon receipt of the city's invoice for such costs.

11.10.070 Insurance required.

A. The applicant shall show proof of liability insurance with primary coverage limits of: \$1,000,000 general aggregate (per event); \$1,000,000 products aggregate (if food and/or beverage vending is part of the event); \$250,000 personal and advertising injury; \$50,000 each occurrence; \$50,000 fire legal liability; and \$50,000 damage to premises rented for seven or fewer days.

B. A certificate of insurance listing the name and inclusive dates of the event shall be filed with the application, and shall name the city of Gig Harbor as an additional named insured for the event, including a provision prohibiting the cancellation of said policy except upon at least 30 days' prior written notice to the city.

11.10.080 Permit – Issuance standards.

After application and departmental review, the city administrator or their designee may issue a special event permit unless:

A. The time, route, and size will unreasonably disrupt the movement of other traffic contiguous to the route;

B. The size or nature of the event requires the diversion of so great a number of city staff and/or police officers of the city that police protection or city services to the remainder of the city is unreasonably diminished;

C. The applicant failed to remit all ~~customary and reasonable~~ ~~required~~ fees, insurance documents, application materials ~~or bonds~~;

D. The event exceeds five consecutive days of occurrence, except city-sponsored special events can exceed five consecutive days;

E. There is another event already scheduled at the same location, or the new event would violate the special restriction in GHMC ~~5-28-150XX.XX.XXX~~.

F. The city administrator or their designee determines the primary purpose of the event is to sell products.

11.10.090 Traffic control.

A. The chief of police may require any reasonable and necessary traffic control. If such traffic control cannot be handled by the sponsor and shall require the deployment of additional police personnel, the permittee shall be responsible for the expense. The chief of police or his designee shall notify the applicant(s) of the actual projected expense.

B. Road closure requests for special expressive events with less than 90 days' notice shall be reviewed in accordance with the other provisions of this chapter.

C. Special events that are not city-sponsored and require a road closure and/or reserving or blocking off public parking spaces shall also require a temporary encroachment permit application to be submitted.

D. Road closure requests not associated with a city-sponsored special event must also receive approval from the chief of police. This requirement does not apply to special expressive events.

E. Events with grandfathered road closure approvals are: Maritime Gig Festival, Beatnik's Concert, National Night Out, Trick or Treat, PAL Arts Festival, Turkey Trot and Race for a Soldier.

F. Roads that may not be closed: Olympic Drive, Point Fosdick Drive, 56th Street, Soundview Drive (between Olympic Drive and Grandview Street), Stinson Avenue (between Pioneer Way and Rosedale), Borgen Boulevard (between Burnham Drive and Harbor Hill Drive), Wollochett Drive, 38th Avenue (between 56th Street and Hunt Street), Skansie Avenue (between 72nd Street and Rosedale Street), and Rosedale Street (between Skansie Avenue and 54th Avenue).

G. Harborview Drive may not be closed more than once per calendar month for special event purposes.

11.10.100 Alcoholic beverages.

Consumption of alcohol is illegal on public property and no special event shall allow the sale or consumption of alcoholic beverages except as follows:

A. Where the city leases a structure to a tenant and their approved lease allows consumption of alcoholic beverages for approved events. Lessees shall not permit drinking alcohol outside of leased structure. Lessee must also obtain a license from the Washington State Liquor and Cannabis Board and provide a minimum of \$1,000,000 liquor liability coverage.

B. Locally produced alcohol sales are allowed at farmers' market special events consistent with law. No consumption is allowed.

11.10.108 Smoking, vaping, and use of tobacco and marijuana.

It is unlawful for any person to smoke or light cigars, cigarettes, tobacco, marijuana or other smoking material or to vape during special events or commercial park use. Smoking (including vaping) is not permitted during special events.

11.10.110 Appeal procedure.

Upon denial of a permit by the city administrator or their designee, an applicant may appeal to the city council by filing a written notice of appeal for hearing by the city council five days in advance of its next meeting. Upon such appeal, the city council may reverse, affirm, or modify the administrator's determination.

11.10.120 Permit – Revocation.

The city administrator or their designee shall have the authority to revoke a permit upon application of the standards for issuance as herein set forth. The city administrator or their designee shall also have the authority to revoke a permit if an event cannot be held due to a public health directive or declaration of a state or local emergency. If a permit is revoked due to a public health directive or other emergency measures, the application fee shall be refunded to the applicant. In the event of revocation, the city administrator or their designee shall notify the permittee of the revocation, in writing, as soon as reasonably possible.

11.10.130 Violation – Penalty.

Violation of any portion of this chapter is an infraction and subject to a penalty of \$1,000 as provided in GHMC [1.16.010\(D\)](#).

11.10.140 Businesses participating in a special event.

When two or more [businesses/entities](#) temporarily gather for a special event under the direction and supervision of a nonprofit organization, only one special events permit shall be required. The sponsoring nonprofit organization shall be responsible for obtaining the permit.

11.10.150 Special Restrictions – Skansie Brothers Park, Eddon Boat Park, and Ancich Waterfront Park.

A. During the months of May through September, no more than two weekend special events shall be permitted per calendar month at each park: Skansie Brothers Park, Eddon Boat Park, and Ancich Waterfront Park. City-sponsored events, events approved by a lease agreement, and special expressive events do not count toward the limit of two weekend special events.

B. At Eddon Boat Park, special events shall be limited to a maximum of 30 people for the entire park area, excluding the Boat Yard Building.

C. Skansie Brothers Park may be reserved for periods of four hours maximum. All setup and cleanup must be completed within the four-hour event limit. City-sponsored events, public special events and special expressive events are not subject to the four-hour event limit but require an application be submitted.

D. The view platform at Skansie Brothers Park shall not be reserved for special events.

11.10.160 Special expressive events.

When a special expressive event permit is sought, the following exceptions shall apply:

A. Where the event will not require temporary street closures or other special provisions, no fee shall be required for processing the permit.

B. The insurance requirements of GHMC [11.10.080](#) may be waived by the city administrator or their designee; provided, that the sponsor has filed with the application a verified statement that the sponsor intends the event purpose to be First Amendment expression and the cost of obtaining insurance is financially burdensome and would constitute an unreasonable burden on the right of the First Amendment expression.

11.20 Park Use Permit

11.20.010 Purpose and intent

A. The purpose of this chapter is to provide reasonable supervision of park activities of a for-profit entity that wishes to use a park or trail for money-generating activities that are less impactful to normal park use than a special event;

B. If an event involves public promotion of an event and collection of money, but will not have more than 30 people or interfere with general use of the park, a park use permit is required. Examples of uses requiring a park use permit include professional

photography events with more than one client or family, filming in parks, or classes for profit.

C. The intent of this chapter is to allow limited use parks and public facilities for these for-profit activities as noted in section A above, with a less onerous permitting process.

11.20.020 Permit – required

A. No person or business entity shall engage in for-profit activities in a park or on a trail unless a park use permit has been obtained from the city administrator or their designee. A permit must be obtained if an event or activity involves public promotion of an event or collection of money. The city administrator or their designee has authority to determine when a permit is required.

B. No permit will be required if the park use is not advertised and is limited to one client, i.e.- senior or family photos.

C. The permit shall be valid for one calendar year and will allow multiple events per year.

D. No permit shall be issued for direct sales in parks or on trails. Direct sales must be part of a special event.

E. The permit allows access to the park, but does not guarantee or reserve a specific part of the park. Special events or paid rentals will have priority over park use permit holders.

11.20.030 Permit - Fee

The fee for a park use permit shall be set by city council by resolution.

11.20.040 Permit – Application - Contents

Applications for a park use permit shall include, but are not limited to:

A. Name and address of applicant and associated business;

B. Nature of park use;

C. Number of park uses estimated in one year;

D. Probable number of participants per event;

E. Name(s) of parks to be utilized

F. Hold harmless agreement that removes liability from the city.

11.20.050 Permit – Application – Filing Period

A. A complete application for a park use permit shall be filed with the city administrator or their designee not less than 14 days from the first park use of the year.

B. A permit must be renewed each calendar year to continue for-profit park use.

11.20.060 Permit – Issuance standards

After internal review, the city administrator or their designee may issue a park use permit, unless:

A. The proposed activities will disrupt regular or permitted special use of the park

B. The size or nature of the park use(s) will exceed 30 people.

C. The permit involves product sales or solicitation at a park or trail.

D. The activities will have signs or banners onsite at the park or trail advertising the park use.

11.20.070 Permit – Revocation

The city administrator or their designee shall have the authority to revoke a permit upon application of the standards or issuance as herein set forth. If a permit is revoked, the permittee shall be notified, in writing, as soon as reasonably possible.

11.30 Docks and piers (moved from Chapter 8.23-8.29)

11.30.010 Public Use.

A. The City of Gig Harbor owns and maintains several public piers, docks and floats for the use and enjoyment of the general public, including Eddon Boat Dock, Community Paddler's Dock, Jerkovich Pier, Jerisich Dock, and Maritime Pier.

B. The City operates Ancich Pier, Ancich Netshed and the Commercial Fishermen's Homeport for the use and enjoyment of commercial fishing operators and the general public, with limitations set forth in this titlechapter. The general public may use the pier for enjoyment but shall not interfere or inhibit the use of the pier by a commercial fishing operator. Commercial fishing operators may, for short duration, restrict portions of the city docks or piers for safety reasons during work that presents an-identifiable danger to the public as identified by the commercial fishing operator.

11.30.020 Prohibited Activities. The following activities are prohibited at all city-owned recreational piers, docks and floats, unless permitted for a specific dock in a section below:

A. Fueling, repairing or maintenance of watercraft.

B. No consumption of alcohol, unless consumed on a watercraft that is moored at Jerisich Dock.

C. No smoking or vaping.

C. No commercial activity is allowed on city docks, unless authorized as part of a lease, use agreement, or special event.

D. Users are prohibited from placement of watercraft, fishing gear or equipment on a dock for a period of more than 15 minutes and no allowed placement shall create a hazard for other dock users, except as allowed for commercial fishing operators at specific docks and piers.

E. Users are prohibited from tying unattended watercraft to docks unattended for more than 15 minutes, except at Jerisich Dock.

F. Any watercraft queued at the dock, shall be allowed access based on their place in the queue and may access docks in the order in which watercraft arrive at the dock.

F. Jumping, diving or swimming is prohibited from public docks and piers.

G. Fishing and shellfishing, including crabbing, is prohibited anywhere that will impede pedestrian access or watercraft access to a dock or pier.

11.30.030 Eddon Boat Dock.

- A. The dock at Eddon Boat Park is located at approximately N47°20'3.95", W122°35'18" adjacent to the Eddon Boat Building, which is leased by a private nonprofit organization.
- B. The pier, ramp and float are available for use by the lessor at the property, per terms of their lease.
- C. The public shall be allowed to use the dock to moor nonmotorized watercraft, by the bow only, for up to three hours on the southern sides of the float, and on the north side when not in use for Eddon Boat Building lessee programming.
- D. The lessee at the Eddon Boat Building is allowed exclusive use of the eastern side of the float.
- E. The marine railways are not a part of the public park and are off-limits to the public.

11.30.040 Ancich Pier.

- A. The Ancich Pier (pier), located at approximately N 47° 20' 04", W 122° 35' 12", is part of the city of Gig Harbor's Ancich Waterfront Park. It also contains the Ancich Netshed, which is covered by GHMC 11.30.050-050.
- B. The general public may use the pier for enjoyment but shall not interfere or inhibit the use of the pier by a commercial fishing operator.

11.30.050 Ancich Netshed.

- A. The Ancich Netshed (netshed), located at approximately N 47° 20' 03", W 122° 35' 13", is part of the city of Gig Harbor's Ancich Waterfront Park and extends over the waters of Gig Harbor for the use and enjoyment of commercial fishing operators and the general public, with limitations set forth in this chapterTitle.
- B. When the netshed doors are open, the general public may enter the netshed but shall not interfere or inhibit the use of the netshed by a commercial fishing operator..
- C. Any commercial fishing operator queued at the netshed shall be allowed access based on their place in the queue and may access the netshed in the order in which users arrive at the netshed.
- D. Any commercial fishing operator using the netshed must have a properly executed Ancich Netshed use authorization form.
- DE. Any commercial activity conducted by users from the netshed shall only be performed by commercial fishing operators. Retail sales can only be performed by vendors who maintain a current business or peddler's license from the city and any other required state or local license.
- FE. Violations of this chapter by commercial fishing operators shall be remedied in accordance with the properly executed Ancich Netshed use authorization form.

11.30.070 Jerkovich Pier

- A. The Jerkovich Pier (pier), located at approximately N 47° 20' 02", W 122° 35' 10", is part of the city of Gig Harbor's Ancich Waterfront Park and extends over the waters of Gig Harbor Bay for the use and enjoyment of commercial fishing operators and the general public, with limitations set forth in this chapterTitle.
- B. No watercraft may moor to the pier.
- C. User shall not store any watercraft or commercial fishing gear or equipment on or over the grated surfaces of the pier for a period exceeding 15 minutes.

11.30.080 Community Paddler's Dock

A. The community paddler's dock (dock), ~~located at approximately N 47° 20' 03", W 122° 35' 09"~~, is part of the city of Gig Harbor's Ancich Waterfront Park and extends over the waters of Gig Harbor for the use and enjoyment of the general public for launching nonmotorized watercraft, with limitations set forth in this ~~chapter~~ [Title](#).

B. Users are allowed use of the dock to actively launch human-powered watercraft into or out of Gig Harbor Bay.

C. Moorage of watercraft at the dock is prohibited.

D. Dock operating hours:

1. The public is permitted access to the dock and the associated upland boat storage building each day beginning at dawn as defined in Chapter [9.2411.01.010](#) GHMC and ending at 6:00 p.m. or dusk, whichever is later.

2. The tenants of the private float system waterward of the dock shall be allowed access to the dock 24 hours a day for the purposes of accessing their private float system.

E. Motorized watercraft are prohibited from being located at or on the dock.

F. The dock is available to the general public for free public use and access on a first-come, first-served basis.

11.30.090 Jerisich Dock

A. The Jerisich public dock (dock) extending from Skansie Brothers Park into the waters of Gig Harbor Bay is operated by the city of Gig Harbor for the use and enjoyment of the general public, ~~with limitations set forth in this Title, and is located approximately N 47° 19' 54", W 122° 34' 51"~~. This chapter will also include regulation of any mooring buoys provided by the city in this same vicinity.

B. Rafting of vessels is allowed on the east side of the dock, but prohibited on the west side of the dock. Furthermore, stern-tying of vessels is allowed on the east side of the dock, but prohibited on the west side of the dock. Vessels may only moor temporarily to the marked area adjoining the wastewater pumpout for purposes of using that service.

C. There shall be no motorized vehicles on the dock except as authorized by the city.

D. Reserving moorage prohibited. All dock areas are first come, first served. Moorage areas shall not be reserved unless otherwise granted written permission from the city.

E. Mooring time limit. Except for city-owned ~~boats~~ or boats receiving prior authorization from the city, a boat shall not be moored at the dock and/or a mooring buoy in excess of three overnight periods, whether continuous or not, within any 10-day period. Any prior authorization shall be obtained from the chief of police ~~or public works director~~ or his/her designee. This authorization does not remove the requirement to pay appropriate moorage fees.

F. Dock operating hours.

1. The public is permitted access to the dock each day beginning at dawn as defined in Chapter [9.2411.01.010](#) GHMC and ending at 6:00 p.m. or dusk, whichever is later.

2. Those owning boats moored to the dock may also access the dock and associated upland dock facilities between dusk and dawn.

G. Commercial activity prohibited.

1. There shall be no commercial activity conducted from the dock.

2. Commercial boats shall only be allowed to moor temporarily at the load/unload zones of the dock unless otherwise granted written permission from the city.

H. Load/unload zones

1. A portion of the dock shall be set aside and clearly marked and posted on the dock for loading and unloading of boats.

2. Boats may temporarily use the load/unload zone only for the purpose of loading and unloading of passengers; a person responsible for navigating such boat shall remain with the vessel while temporarily moored at the dock; and such boat shall be moved from the load/unload zone immediately after passengers have disembarked.

I. Moorage fees ~~and penalties~~

1. Moorage fees are not charged at the following locations; however, the time limits prescribed in GHMC-~~11.30.090(F)~~~~8-28-050~~ shall apply:

- a. Dinghy and nonmotorized craft area;
- b. Mooring buoys.

2. Except as provided in subsection ~~I(1)~~X of this section, each boat shall pay the moorage fee established by resolution when any one of the following conditions exist:

- a. The boat is moored overnight, including rafted boats; or
- b. The boat is connected to a power outlet at the dock; or
- c. The boat is connected to a water outlet at the dock

3. Operators with a Disabled Veteran Lifetime Pass from Washington State Parks shall not be charged moorage fees, but still must register at the kiosk and have Lifetime Pass displayed.

43. For each boat showing proof of payment of the moorage fee for mooring overnight the following utilities are provided at no additional charge:

- a. Power: typically available year round at the dock; and
- b. Water: typically available between April 1st and October 31st of each year at the dock.

54. Proof of payment of the moorage fee shall be displayed in a visible dock-side window on each boat required to pay moorage fees per subsection ~~B(2)~~(2) of this section. If the boat does not have a visible dock-side window, the proof of payment shall be displayed on a dock-side vertical surface above the gunwale.

65. Falsifying vessel identification and/or size on moorage payment information shall be a violation of this chapter.

76. Payment of moorage fees shall be made using a credit card or debit card only at the payment kiosk located on the shoreline adjacent to the dock.

87. Mooring buoys may be used by boats at no charge; however, depth and/or boat length limits may apply as posted. The same moorage time limits outlined in GHMC 11.20.090(E)8.28.050 shall also apply to city-owned mooring buoys. Vessels using mooring buoys must register and display proof of registration, but there will be no fee charged for use of the buoy.

J. Dinghies and human powered craft.

1. Dinghies and human powered craft shall only be tied to the following locations on the dock:

- a. Where posted specifically for the type of boat; or
- b. Alongside the larger boat to which they are a tender.

2. Dinghies and human powered craft tied to the dock and not within a designated area are subject to moorage payment

11.30.100 Maritime Pier (moved from GHMC 8.29)

A. The Maritime Pier (pier) is accessed from land that is city right-of-way, with limitations set forth in this Title.

BB. The general public may use the pier for enjoyment but shall not interfere or inhibit the use of the pier by a commercial fishing operator. No watercraft may use the Maritime Pier for loading and unloading purposes for a period exceeding 15 minutes, unless authorized by the city under a properly executed Maritime Pier commercial vessel use authorization.

C. Other than loading and unloading, there shall be no commercial activity conducted from the Maritime Pier.

B-D. The float shall be set aside and clearly marked and signed for unloading and loading of watercraft passengers for a period of time not to exceed 15 minutes. A person responsible for navigating such watercraft must remain with the vessel while using the Maritime Pier. Any watercraft shall be moved from the unloading/loading zone immediately after loading or unloading if another watercraft needs to use the unloading/loading area.

11.30.110 Moorage Ppenalties and remedies (copied from 8.28.070)

The following violations of GHMC 11.30, , shall be civil infractions:

A. Moorage without registering or without paying the established fee; continuing to moor without paying the established fee as it becomes due. The civil penalty shall be

\$100.00. Each calendar day on which a failure to pay the moorage fees occurs shall constitute a separate civil infraction.

B. Moorage in a restricted loading/unloading area or prohibited area. The civil penalty shall be \$100.00. Each calendar day on which a watercraft is moored in a restricted or prohibited area shall constitute a separate civil infraction.

C. Falsifying vessel identification and/or size on moorage payment information. The civil penalty shall be \$250.00. Each calendar day on which a watercraft has falsified such vessel identification and/or size information shall constitute a separate civil infraction.

D. Exceeding the mooring time limit of more than three overnight periods in any 10-day period without prior authorization. The civil penalty shall be \$100.00. Each calendar day on which a watercraft is moored beyond the prescribed time limit shall constitute a separate civil infraction.

E. The police department shall be responsible for issuing civil infractions pursuant to this section. The police department shall utilize the city's standard parking ticket when issuing notices of infraction pursuant to this section. The moorage/parking ticket will be issued and served upon the violating boat.

11.30.120. Abandoned boats and remedies

Commented [JL2]: Copied from 8.28.090

A. Boats that remain moored at any city dock in violation of this chapter beyond 10 days shall be deemed a public nuisance under RCW [35.27.410](#) and in violation of the safety, health, morals and general welfare of the city.

B. Such remedies given by law for the prevention and abatement of nuisances shall apply hereto.

C. Appropriately located signs shall inform users of the moorage fees and time limits as expressed in this chapter and shall be deemed notice as warning of impoundment by violations.

D. Violation of any portion of this section shall be just cause for the violating boat to be cabled to the dock to insure compliance with this chapter. Upon proper notice in accordance with subsections [F](#) and [G](#) of this section, the violating boat shall be impounded.

E. For the purposes of this chapter, the fact that a boat has been so left beyond 10 days without permission or notification of the police department is prima facie evidence of abandonment.

F. When boats are found in violation of this section, the registered owner shall be notified by certified or registered mail that such boat is in violation of this chapter and

has been impounded by the city pending issuance of notice of infraction in accordance with GHMC XX.XX and is subject to seizure if not claimed within 30 days.

G. When boats are found in violation of this section and parties claiming ownership to said boats are not known, a notice of violation of this chapter shall be affixed to a prominent portion of the boat stating that the boat is in violation of this chapter and has been impounded by the city pending issuance of notice of infraction in accordance with GHMC ~~XX.XX~~[11.30.110](#) and are subject to seizure if not claimed within 30 days.

H. Such notice described in subsections [F](#) and [G](#) of this section shall include the redemption procedure and the opportunity for hearing to contest the propriety of impoundment. If the owner of the boat is not known, publication of the boat's description, make, model, size, and color, plus details of impoundment, redemption procedure and the opportunity for hearing to contest the propriety of impoundment within a newspaper of general and local readership shall constitute sufficient notice.

I. After 30 days of receipt of the registered or certified mail or publication in a general and local newspaper providing notice of the impoundment, the city shall hold for sale the impounded boat. Proceeds of the sale shall be applied to the towing and storage fees incurred through impoundment and any excess shall be deposited in the city treasury.

11.40 Cushman Trail

11.40.010 Purpose and intent

The Cushman Trail extends from Borgen Boulevard south through the city and outside of city limits, mostly on property owned by Tacoma Public Utilities and governed by a use agreement. Public use of the trail is governed by the Park Rules outlined in this Title, except for operating hours.

11.40.020. Parking at trailheads

Parking at the Borgen trailhead and Grandview trailhead is limited to 2 hours after dusk and before dawn.

11.40.030 Internal combustion engines prohibited

All vehicles, bicycles and scooters with internal combustion engines are prohibited on the Cushman Trail, except for maintenance vehicles as authorized by the use agreement between Tacoma Power and the city.

11.40.040 Electric motorized bicycles and scooters

Use of electric motorized ~~b~~Bicycles and scooters and personal assistive mobility devices on the Cushman Trail are governed by GHMC 8.30.

11.50 Conservation Properties

11.50.010 Purpose

The city owns several properties classified as conservation properties, including the tx'aaalqet Conservation Area and Old Burnham Properties. The primary purpose of these properties is to preserve the natural environment.

11.50.020 Allowed uses

Passive park use is allowed, including hiking, running or walking on designated trails and nature viewing. Other allowed uses may be specified in property-specific management plans.

11.50.030 Prohibited Uses

Bicycle riding, horseback riding, motor vehicles, destruction of plant life and off-leash pets are prohibited in conservation properties.

11.60 Penalties (moved from 9.24.050)

11.60.010 Parks Code Violations

Failure to comply with any of the provisions of this chapter shall constitute a civil infraction, subject to a penalty of \$100.00 as provided in GHMC [1.16.010\(D\)\(3\)](#), unless otherwise specified in chapters above.



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: July 31, 2025

SUBJECT: Phase 1 Development Code Update

SUBMITTED BY: Principal Planner Katharine Shaffer

DEPARTMENT: Community Development

PHONE: (253) 853-7615

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: The 2024 Comprehensive Plan, adopted on April 14, 2025, increased residential densities in most zoning districts. However, the current development code has not yet been updated to reflect these changes. Today's briefing will focus on proposed code amendments to implement the updated density standards. Once adopted, new development applications will be able to utilize the increased residential densities.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Phase 1 Development Code Update Presentation
2. Phase 1 Development Code Proposed Updates

STRATEGIC PLAN PRIORITY: Maintain small town character and historic preservation while growing responsibly



Gig Harbor City Council

Study Session

July 31, 2025

Development Code Update

17.04

Definitions

17.04.269.a “Density” means a ratio comparing the number of dwelling units with land area of lot or parcel.

17.04.269.b “Density, maximum” means the largest number of dwelling units that shall be developed on parcel within a specific zoning district based upon net buildable land area of the parcel.

17.04.269.c “Density, minimum,” means the fewest number of dwelling units that shall be developed on a parcel within a specific zoning district based upon the net buildable land area of the parcel.

17.04.612 “Net buildable land area” means the portion of a lot that remains after subtracting areas where development is prohibited (sensitive areas, public rights of way, tidelands) from the gross lot area. It is used to calculate the allowable residential density for a site.

17.05

Density in Residential Zones

Zones with Minimum and Maximum: RB-1, R-2, RB-2, R-3, PCD-RLD, PCD,RMD, PCD-C, MUD Overlay

17.05.020 Allowed density.

The allowed density, as shown for each zone in this title allowing residential uses, represents the minimum and/or the maximum number of dwelling units that may occupy an acre of land, as stated in each zoning district chapter. The following formula is used to determine minimum and maximum number of allowable dwelling units on a parcel based on the net buildable land area, only applicable to zoning districts with required minimum and maximum densities. In zoning districts where no minimum density is established, only the maximum density shall apply as the upper limit.

A. Minimum density is calculated by multiplying the net buildable land area by the minimum density requirement specified in the development standards for each zoning district.

B. Maximum density is determined by multiplying the net buildable land area by the maximum allowable density as specified in the development standards for each zoning district.

C. An applicant may propose any number of dwelling units within the established minimum and maximum density range as calculated in A and B.

~~Where the allowed density of a zone does not state a minimum or maximum density, the stated density shall represent both the minimum and maximum number of dwelling units that may occupy an acre of land. Density may also be increased in the PCD RLD and PCD RMD districts under the procedures identified in Chapters 17.17 and 17.21 GHMC, respectively. (Ord. 1389 § 3, 2018; Ord. 1130 § 4, 2008; Ord. 951 § 3, 2004).~~

17.14.020 Changes

- PCD-NB zone struck
- Duplex allowed R-1 and RB-1
- Footnote 6 struck: ~~Multiple-family dwellings shall be limited to no more than eight attached dwellings per structure in the R-3 district.~~ Each unit at an assisted living facility or independent living facility shall count as one third of a dwelling unit (.33) for purposes of calculating density.
- Footnote 14 (existing): “Residential uses shall be located above a permitted business or commercial use.” Applied to R-3, RB-2, B-2, C-1 to denote mixed use option.

S17.14.020 Land use matrix.

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ¹⁹	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	PCD-NB	MUD ²⁴
Dwelling, single-family	-	P	P	P	P	C ¹⁴	P	P ¹⁴	P ³¹	P ¹⁴	C ¹⁴	C ¹⁴	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, duplex,	-	P	-	P	P	P ¹⁴	P	P ¹⁴	P ³¹	P ¹⁴	C ¹⁴	C ¹⁴	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, triplex	-	-	-	C	P	P ¹⁴	-	P ¹⁴	P ³¹	P ¹⁴	C ¹⁴	C ¹⁴	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, fourplex	-	-	-	C	P	P ¹⁴	-	P ¹⁴	P ³¹	P ¹⁴	C ¹⁴	C ¹⁴	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, multiple-family	-	-	-		P	P ⁶¹⁴	-	P ¹⁴	P ³¹	P ¹⁴	C ¹⁴	C ¹⁴	P ¹⁴	-	-	-	-	-	P ¹⁴	P
Accessory dwelling unit	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	P	P
Family day care provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Home occupation ²	-	P	P	P	P	P	P	P	C	P	-	C	-	-	P	P	P	-	-	-
Adult family home	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Living facility, independent ⁶	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²¹	-	-	-	-	-	P
Living facility, assisted ⁶	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P

Amending Chapters:

- 17.17: PCD-RLD. Struck density bonus.
- 17.20: R-2. Struck “No minimum.”
- 17.21: PCD-RMD. Struck density bonus.
- 17.24: R-3. Updated density.
- 17.28: RB-1. Added minimum and maximum.
- 17.30: RB-2. Added minimum and maximum.
- 17.31: DB. Changed maximum density.
- 17.32: B-1. Added minimum and maximum.
- 17.36: B-2. Increased maximum.
- 17.40: C-1. Increased maximum.
- 17.41: PCD-C. Added minimum and maximum.
- 17.46: WR. Increased density.
- 17.48: WM. Increased density.
- 17.50: WC. Increased density.
- 17.56: PCD-NB. Struck entire section.
- 17.91: Added minimum density.

Zoning District	Current Code Density (Units/Acre)	2024 Comprehensive Plan Target Density (Units/Acre)
R-1	4	4
R-2	6	6-12
R-3	8	12-32
RB-1	3	6-12
RB-2	8	12-32
C-1	6	38
B-1	4	32
B-2	6	32
DB	8	12
WM	3	4
WC	3	4
WR	3	4
PCD-RLD	4 with bonuses	4-7
PCD-RMD	5-8	8-16
PCD-C	N/A	24-32
MUD Overlay	4	24-32

Section 1. Chapter 17.04 of the Gig Harbor Municipal Code is hereby amended as follows:

17.04.269.a Density. “Density” means a ratio comparing the number of dwelling units with land area of lot or parcel.

17.04.269.b Density, maximum. “Density, maximum” means the largest number of dwelling units that shall be developed on parcel within a specific zoning district based upon net buildable land area of the parcel.

17.04.269.c Density, minimum. “Density, minimum,” means the fewest number of dwelling units that shall be developed on a parcel within a specific zoning district based upon the net buildable land area of the parcel.

17.04.612 Net buildable land area. “Net buildable land area” means the portion of a lot that remains after subtracting areas where development is prohibited (sensitive areas, public rights of way, tidelands) from the gross lot area. It is used to calculate the allowable residential density for a site.

Section 2. Chapter 17.05 of the Gig Harbor Municipal Code is hereby amended as follows:

17.05.020 Allowed density.

The allowed density, as shown for each zone in this title allowing residential uses, represents the minimum and/or the maximum number of dwelling units that may occupy an acre of land, as stated in each zoning district chapter. The following formula is used to determine minimum and maximum number of allowable dwelling units on a parcel based on the net buildable land area, only applicable to zoning districts with required minimum and maximum densities. In zoning districts where no minimum density is established, only the maximum density shall apply as the upper limit.

A. Minimum density is calculated by multiplying the net buildable land area by the minimum density requirement specified in the development standards for each zoning district.

B. Maximum density is determined by multiplying the net buildable land area by the maximum allowable density as specified in the development standards for each zoning district.

C. An applicant may propose any number of dwelling units within the established minimum and maximum density range as calculated in A and B. Where the allowed density of a zone does not state a minimum or maximum density, the stated density shall represent both the minimum and maximum number of dwelling units that may occupy an acre of land. Density may also be increased in the PCD RLD and PCD RMD districts under the procedures identified in Chapters 17.17 and 17.21 GHMC, respectively. (Ord. 1389 § 3, 2018; Ord. 1130 § 4, 2008; Ord. 951 § 3, 2004).

Section 3. Chapter 17.14 of the Gig Harbor Municipal Code is hereby amended as follows:

S17.14.020 Land use matrix.

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PC D-C	ED ¹⁸	W R	W M	W C	PC D- BP	PC D- NB	MUD ²⁴
Dwelling, single-family	-	P	P	P	P	C ¹⁴ 4	P	P ¹⁴	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	P	P	P	-	P ¹⁴	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Dwelling, duplex,	-	<u>P</u>	-	P	P	P ¹⁴	<u>P</u>	P ¹⁴	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	P	P	P	-	<u>P¹⁴</u>	P
Dwelling, triplex	-	-	-	C	P	P ¹⁴	-	P ¹⁴	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	-	C ¹ 7	P	-	<u>P¹⁴</u>	P
Dwelling, fourplex	-	-	-	C	P	P ¹⁴	-	P ¹⁴	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	-	C ¹ 7	P	-	<u>P¹⁴</u>	P
Dwelling, multiple- family	-	-	-		P	P ⁶ 4	-	P ¹⁴	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	-	-	-	-	<u>P¹⁴</u>	P
Accessory dwelling unit	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	<u>P</u>	P
Family day care provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	<u>P</u>	P
Home occupation ²	-	P	P	P	P	P	P	P	C	P	-	C	-	-	P	P	P	-	-	-
Adult family home	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	<u>P</u>	P
Living facility, independent ⁶	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²¹	-	-	-	-	-	P
Living facility, assisted ⁶	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Nursing facility, skilled	-	-	-	C	-	P	C	C	C	P	C	C	P	C	-	-	-	-	-	P
Hospital	-	-	-	-	-	-	-	-	C	-	C	C	-	C	-	-	-	C	-	-
School, primary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, secondary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, higher educational	P	C	-	C	-	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, vocational/trade	P	C	-	C	-	C	C	C	C	P	C	C	P	P	-	-	-	P	-	-
Government administrative office	P	C	P	C	P	C	C	P	P	P	P	P	P	P	C	P	P	P	P	P
Public/private services	P	C	-	C	-	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Religious worship, house of	-	C	P ⁵	C	P ⁵	C	C	C	C	P	C	C	P	C	-	-	-	C	-	P/C ¹⁵
Museum	P	-	-	-	-	-	-	-	-	-	C	C	P	-	C	C	P	-	-	-

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Community recreation hall	P	-	P	C	P	C	C	C	C	P	C	C	P	-	-	-	C	P	P	-
Clubs	-	-	C	C	C	C	C	C	P	P	P	P	P	C	-	C ² 0	P	P	C	-
Parks	P	P	P	P	P	P	P	P	P	P	C	C	P	-	P	P	P	P	P	P
Essential public facilities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	P	C	P	C	P	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Electric vehicle charging station ²⁵	P	P ² 6	P ²⁶	P ² 6	P ²⁶	P ²⁶	P ²⁶	P	P	P	P	P	P	P	P ² 6	P ²⁶	P	P	P	P
Rapid charging station ²⁷	P	-	-	-	P ²⁸	P ²⁸	-	P ²⁸	P	P	P	P	P	P	-	-	P	P	P	P ²⁸
Battery exchange station	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	P	-
Cemetery	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lodging, level 1	-	C	-	C	-	P	P	P	P	P	C	C	-	-	C	C	C	-	-	P
Lodging, level 2	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	-	-	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Lodging, level 3	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	P	-	P
Short-term rental ³²	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	P	P
Personal services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Business services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Professional services	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	P
Ancillary services	P	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Product services, level 1	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Product services, level 2	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P ¹⁶
Sales, level 1	-	-	-	-	-	-	C ^{7,8}	-	P	P	P	P	P	C ²²	-	-	P	C ²³	P ⁴³	P
Sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	-	-	-	-	-
Sales, level 3	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	-	-	-	-	-

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Sales, ancillary	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	-	P	P	-	-
Commercial child care	-	-	C	-	C	-	C	C	C	-	-	P	-	C	-	-	-	C	-	-
Recreation, indoor commercial	-	-	-	-	-	-	C	C	P	-	P	P	P	C	-	-	-	C	-	P
Recreation, outdoor commercial	-	-	-	-	-	-	C	C	C	-	P ¹ 0	P	P	C	-	-	-	C	-	P
Entertainme nt, commercial	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	C	-	P
Automotive fuel- dispensing facility	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	P	-
Vehicle wash	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-
Parking lot, commercial	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal clinic	-	-	-	-	-	-	-	-	P ⁹	-	P	P	-	P	-	-	-	P	-	P
Kennel	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Adult entertainment facility ³	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Restaurant 1	-	-	-	-	-	-	C ⁸	P	P	P	P	P	P	P	-	C ¹ 2	P	P	P	P
Restaurant 2	-	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ² 9	P	C ²³	P	P
Restaurant 3	-	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ² 9	P	C ²³	P	P
Food truck ³⁰	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	P	P	P
Tavern	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	P	-	-	-
Drive- through facility	-	-	-	-	-	-	-	-	C	-	C	C	P	-	-	-	-	-	-	-
Marina	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine sales and service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine boat sales, level 1	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	P	P	-	-	-
Marine boat sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	P	P	-	-	-
Ministorage	-	-	-	-	-	-	-	C	-	-	C	C	P	C	-	-	-	-	-	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Industrial, level 1	-	-	-	-	-	-	-	C	C	-	C	P	-	P	-	-	-	C	-	P
Industrial, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-
Marine industrial	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	P ¹¹	C	-	-	-
Wireless communicati on facility ⁴	C	C	C	C	C	C	P	P	C	P	C	P	P	P	C	C	C	P	P	-
Accessory uses and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Unclassified use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

1 Reserved.

2 Home occupations are subject to Chapter [17.84](#) GHMC.

3 Adult entertainment facilities are subject to Chapter [17.58](#) GHMC.

4 Wireless communication facilities are subject to Chapter [17.61](#) GHMC.

5 Houses of religious worship shall be limited to parcels not greater than five acres.

~~**6** Multiple-family dwellings shall be limited to no more than eight attached dwellings per structure in the R-3 district. Each unit at an assisted living facility or independent living facility shall count as one third of a dwelling unit (.33) for purposes of calculating density.~~

7 Sales, level 1 uses shall be limited to food stores in the RB-1 district.

8 See GHMC [17.28.090\(G\)](#) for specific performance standards of restaurant 1 and food store uses in the RB-1 zone.

9 Animal clinics shall have all activities conducted indoors in the DB district.

10 Drive-in theaters are not permitted in the B-2 district.

11 Marine industrial uses in the WM district shall be limited to commercial fishing operations and boat construction shall not exceed one boat per calendar year.

- 12** Coffeehouse-type restaurant 1 uses shall not exceed 1,000 square feet in total size in the WM district.
- 13** Sales, level 1 uses shall be limited to less than 7,500 square feet per business in the PCD-NB district.
- 14** Residential uses shall be located above a permitted business or commercial use.
- 15** Houses of religious worship on parcels not greater than 10 acres are permitted uses in the MUD district; houses of religious worship on parcels greater than 10 acres are conditionally permitted uses in the MUD district.
- 16** Auto repair and boat repair uses shall be conducted within an enclosed building or shall be in a location not visible from public right-of-way and adjacent properties.
- 17** Only one triplex dwelling or one fourplex dwelling is conditionally permitted per lot in the WM district.
- 18** Planned unit developments (PUDs) are conditionally permitted in the ED district.
- 19** Junkyards, auto wrecking yards and garbage dumps are not allowed in the C-1 district.
- 20** Clubs in the WM zone shall not serve alcoholic beverages and shall not operate a grill or deep-fat fryer.
- 21** Independent living facilities are conditionally allowed in the ED zone only when in combination with assisted living facilities, skilled nursing facilities or hospitals in the same site plan or binding site plan.
- 22** See GHMC [17.45.040](#) for specific performance standards of sales and restaurant uses in the ED zone.
- 23** See GHMC [17.54.030](#) for specific performance standards of sales and restaurant uses in the PCD-BP zone.
- 24** Permitted and conditional uses in the MUD district overlay are subject to the minimum parcel size and location requirements contained in GHMC [17.91.040\(A\)](#).
- 25** Level 1 and Level 2 charging only.
- 26** Electric vehicle charging stations, Level 1 and Level 2 only, are allowed only as accessory to a principal outright permitted or principal permitted conditional use.
- 27** The term “rapid” is used interchangeably with Level 3 and “fast charging.”
- 28** Only “electric vehicle charging stations – restricted” as defined in Chapter [17.73](#) GHMC.
- 29** Only those properties lying adjacent to or southeast of Dorotich Street are allowed to request a conditional use permit for a restaurant 2 or restaurant 3 use. In other areas of WM zone, restaurant 2 and restaurant 3 uses are prohibited. See Chapter [17.48](#) GHMC for specific performance standards for restaurant uses in the WM zone.
- 30** Food truck permits shall be processed with a special use permit, per Chapter [17.65](#) GHMC.
- 31** Permitted above and below street-level nonresidential uses.
- 32** Short-term rentals are subject to Chapter [17.85](#) GHMC.

Section 4. Chapter 17.17 of the Gig Harbor Municipal Code is hereby amended as follows:

17.17.040 Performance standards.

~~A. **Density.** The minimum density is four dwelling units per net acre and the maximum density is four dwelling units per gross acre. Additional density may be allowed using either of the following options:~~

- ~~1. **Bonus Density Option.** A bonus density of up to 30 percent over the base may be permitted, based upon the following allocations:~~
 - ~~a. Thirty percent of the development site is common open space, which must be contiguous or larger than one acre in area (plus five percent).~~
 - ~~b. A pedestrian trail system is provided within the common open space area, consistent with the adopted trails plan per the land use map (plus 10 percent).~~
 - ~~c. A minimum 35 percent of the required common open space is improved as an active recreational area (plus 10 percent). "Active recreational areas" shall include, but not be limited to:~~
 - ~~i. Clearly defined athletic fields and/or activity courts.~~
 - ~~ii. Recreation center or community facility.~~
 - ~~d. Additional common open space is provided between the development and adjacent residential zones, uses or developments (plus five percent bonus maximum at a ratio of one percent density bonus per five percent open space increase).~~
- ~~2. **Density Credit Transfers.** A transfer of density credits may be applied from one residential district within the PCD district to the RLD district up to a maximum of seven dwelling units per acre. Density credit transfers shall be as provided for in the density credit transfer section in Chapter 17.59 GHMC. Density credit transfers may be used in conjunction with bonus density options to achieve the maximum allowable density of seven dwelling units per acre.~~

~~B. **A. General.**~~

- ~~1. **Maximum Minimum** density is four dwelling units per acre and maximum density is seven units per acre per structure in attached single-family dwellings.~~

Section 5. Chapter 17.20 of the Gig Harbor Municipal Code is hereby amended as follows:

17.20.040 Development standards.

In an R-2 district, the minimum requirements are as follows:

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
A. Short subdivision:		
1. Minimum lot area:	7,000 sq. ft./dwelling unit	
2. Minimum lot width:	50'	
B. Subdivision:		
1. Minimum lot area:	5,800 sq. ft./dwelling unit	
2. Minimum lot width:	0.7 percent of the lot area, in lineal feet	

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
C. Minimum front yard ^{2,3}	House: 20' Porch: 12' Garage: 26'	25'
D. Minimum side yard ^{1,2}	8'	7'
E. Minimum rear yard ^{1,2}	30'	25'
F. Maximum hard surface coverage		60% of the total lot area
G. Minimum density		No minimum <u>6 dwelling units/acre</u>
H. Maximum density		<u>6 12</u> dwelling units/acre

Section 6. Chapter 17.21 of the Gig Harbor Municipal Code is hereby amended as follows:

17.21.040 Performance standards.

A. *Density.* The minimum base density is five eight and the maximum is eight 16 dwelling units per acre. ~~Additional density may be allowed using either of the following options:~~

~~1. *Bonus Density Option.* A bonus density of up to 30 percent over the base may be permitted, based upon the following allocations:~~

~~a. Thirty percent of the development site is common open space, which must be contiguous or greater than one acre in area (plus five percent).~~

~~b. A pedestrian trail system is provided within the common open space area, consistent with the adopted trails plan per the land use map (plus 10 percent).~~

~~c. A minimum 35 percent of the required common open space is improved as an active recreational area (plus 10 percent). Active recreational areas shall include, but not be limited to:~~

~~i. Clearly defined athletic fields and/or activity courts.~~

~~ii. Recreation center or community facility.~~

~~d. Additional common open space is provided between the development and adjacent residential zones, uses or developments (plus five percent bonus maximum at a ratio of one percent density bonus per five percent open space increase).~~

~~2. *Density Credit Transfers.* A transfer of density credits may be applied from one residential district within the PCD to the residential medium district up to a maximum of 16 dwelling units per acre. Density credit transfers shall be as provided for in the density credit transfer section, in Chapter 17.59 GHMC. Density credit transfers may be used in conjunction with bonus density options to achieve the maximum allowable density of 16 dwelling units per acre.~~

Section 7. Chapter 17.24 of the Gig Harbor Municipal Code is hereby amended as follows:

17.24.050 Development standards.

In an R-3 district, the minimum lot requirements are as follows:

Single- Family and Duplex Dwellings	Other Residential and Nonresidential
--	---

A. Short subdivision:

- | | |
|----------------------|-----------------------------|
| 1. Minimum lot area | 5,400 sq. ft./dwelling unit |
| 2. Minimum lot width | 50' |

B. Subdivision:

- | | |
|----------------------|---|
| 1. Minimum lot area | 4,400 sq. ft./dwelling unit |
| 2. Minimum lot width | 0.7 percent of the lot area, in lineal feet |

- | | | |
|------------------------------------|-------------|-----|
| C. Minimum front yard ² | House: 20' | 20' |
| | Porch: 12' | |
| | Garage: 26' | |

- | | | |
|-----------------------------------|----|----|
| D. Minimum side yard ¹ | 8' | 7' |
|-----------------------------------|----|----|

- | | | |
|-----------------------------------|-----|-----|
| E. Minimum rear yard ¹ | 30' | 25' |
|-----------------------------------|-----|-----|

- | | |
|----------------------------------|---------------------------|
| F. Maximum hard surface coverage | 60% of the total lot area |
|----------------------------------|---------------------------|

- | | |
|--|---------------------------------|
| G. Maximum <u>Minimum density</u> | 8 <u>12</u> dwelling units/acre |
| | <u>32 dwelling units/acre</u> |

- F. Maximum density

Section 8. Chapter 17.28 of the Gig Harbor Municipal Code is hereby amended as follows:

17.28.050 Minimum development standards.

In an RB-1 district, the minimum lot requirements are as follows:

	Single-Family Dwellings	Other Residential	Nonresidential
A. Minimum lot area (sq. ft.)	7,200	7,200	15,000
B. Minimum lot width	70'	70'	70'
C. Minimum front yard setback ^{1,3}	House: 20' Porch: 12' Garage: 26'	20'	20'
D. Minimum rear yard setback ^{1,2}	30'	25'	15'
E. Minimum side yard setback ^{1,2}	8'	7'	10'
F. Maximum hard surface coverage	50%	50%	60%
G. Minimum street frontage	20'	20'	50'
H. Minimum density	No minimum <u>6 dwelling units/acre</u>	No minimum <u>6 dwelling units/acre</u>	
I. Maximum density	3 <u>12</u> dwelling units/acre	3 <u>12</u> dwelling units/acre	
J. Maximum gross floor area	N/A	N/A	5,000 sq. ft. per structure
K. Separation between structures	20'	20'	20'

Section 9. Chapter 17.30 of the Gig Harbor Municipal Code is hereby amended as follows:

17.30.050 Development standards.

In an RB-2 district, development standards shall be satisfied for all new and redeveloped uses:

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
A. Minimum lot area	12,000 sq. ft.	12,000 sq. ft.
B. Minimum lot width	70'	70'

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
C. Front yard setback ²	House: 20' Porch: 12' Garage: 26'	20'
D. Side yard setback ¹	8'	8'
E. Rear yard setback ¹	30'	15'

F. Any nonresidential yard abutting an existing residential use or zone: 40 feet with dense vegetative screening. Easements not having dense vegetative screening are not included;

~~G. Maximum density: eight dwelling units per acre. Minimum density: 12 dwelling units/acre~~

~~F. Maximum density: 32 dwelling units/acre~~

Section 10. Chapter 17.31 of the Gig Harbor Municipal Code is hereby amended as follows:

17.31.065 Maximum residential density.

The maximum residential density is ~~eight~~ **12** dwelling units per acre. (Ord. 1389 § 7, 2018).

Section 11. Chapter 17.32 of the Gig Harbor Municipal Code is hereby amended as follows:

17.32.033 General standards.

The following general standards shall apply:

A. Minimum lot area:	5,000 sq. ft.
B. Minimum lot width:	50 feet
C. Minimum front yard: ¹	20 feet
D. Minimum side yard: ¹	10 feet
E. Minimum rear yard: ¹	25 feet
F. Maximum impermeable surface coverage: ²	70%
G. Maximum hard surface coverage:	80%

H. Maximum residential density: 4 ~~32~~ dwelling
units per acre

Section 12. Chapter 17.36 of the Gig Harbor Municipal Code is hereby amended as follows:

17.36.065 Maximum residential density.

The maximum residential density is ~~six 32~~ dwelling units per acre. (Ord. 1389 § 8, 2018).

Section 13. Chapter 17.40 of the Gig Harbor Municipal Code is hereby amended as follows:

17.40.075 Maximum residential density.

The maximum residential density is ~~six 38~~ dwelling units per acre. (Ord. 1389 § 9, 2018; Ord. 710 § 48, 1996).

Section 14. Chapter 17.41 of the Gig Harbor Municipal Code is hereby amended as follows:

17.41.030 Performance standards.

A. *Yard Requirements.* The following minimums (in feet) apply:

Contiguous Parcel Situation	Lot Width	Front	Side	Rear	Street Frontage
Nonresidential/Nonresidential	75	20	5	20	20
Nonresidential/Residential	75	20	30	30	20

B. *Landscaping.* All developed parcels shall be landscaped in accordance with the landscaping requirements of Chapter [17.78](#) GHMC.

C. *Lot Area.* There is no minimum lot area for this district.

D. *Maximum Height of Structures.* Structures within 100 feet of a residential low density zone shall not exceed 35 feet in height. Structures within 100 feet of a residential medium density zone shall not exceed 45 feet in height. Structure height shall be determined as provided for in GHMC [17.99.370\(D\)](#), except as provided under 17.99.390(A)(3). The maximum building height shall also be limited by the city building and fire codes. Definitions within the city building and fire codes shall be used to determine height for compliance with the applicable building and fire codes.

E. *Lot Coverage.* There is no maximum lot area coverage except as needed to meet setback, open space and landscaping requirements.

~~F.~~ *Density. Minimum density is 24 units per acre and maximum density is 32 units per acre.*

~~F.~~ ~~G.~~ *Off-Street Parking.* Off-street parking and loading areas meeting the requirements of Chapter [17.72](#) GHMC shall be provided.

~~G.~~ ~~H.~~ *Exterior Mechanical Devices.* All HVAC equipment, pumps, heaters and other mechanical devices shall be screened from view from all public rights-of-way.

~~H.~~ ~~I.~~ *Outdoor Storage of Materials.* Outdoor storage of materials and supplies, except for authorized sales displays, shall be completely screened from adjacent properties and public rights-of-way.

~~I.~~ ~~J.~~ *Outdoor Lighting.* Outdoor lighting shall conform to the standards of GHMC [17.99.350](#) and [17.99.460](#). Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.

~~J. K.~~ **Trash Receptacles.** Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.

~~K. L.~~ **Design.** All development in the PCD-C district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC.

~~L. M.~~ **Signage.** Signage must comply with the requirements of Chapter [17.80](#) GHMC.

~~M. O.~~ **Site Plans.** The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1307 § 44, 2014; Ord. 1197 § 24, 2010; Ord. 1194 § 32, 2010; Ord. 1086 § 21, 2007; Ord. 975 § 52, 2004; Ord. 747 § 3, 1997).

Section 15. Chapter 17.46 of the Gig Harbor Municipal Code is hereby amended as follows:

17.46.040 Development standards.

A minimum lot area for new subdivisions is not specified. The minimum development standards are as follows:

	Single-Family Dwelling	Duplex Dwelling	Non-residential Dwelling
A. Minimum lot area (sq. ft.) ¹	7,000	14,000	12,000
B. Minimum lot width	70'	50'	50'
C. Minimum front yard ²			
D. Minimum side yard ²			
E. Minimum rear yard ²			
F. Minimum yard abutting tidelands	0'	0'	0'
G. Maximum hard surface coverage	40%	45%	50%
H. Minimum density	No minimum		
I. Maximum density	3 4 dwelling units per acre		
J. Maximum gross floor area including garages, attached and detached ³	4,000 square feet per lot	4,000 square feet per lot	4,000 square feet per lot

Section 16. Chapter 17.48 of the Gig Harbor Municipal Code is hereby amended as follows:

17.48.040 Development standards.

A minimum lot area for new subdivisions is not specified. The minimum development standards are as follows:

	Single- Family Dwelling	Attached Up to 4 Units	Nonresidential
A. Minimum lot area (sq. ft.) ¹	6,000	6,000/unit	15,000
B. Minimum lot width	50'	100'	100'
C. Minimum front yard ²			
D. Minimum side yard ²			
E. Minimum rear yard ²			
F. Minimum yard abutting tidelands	0'	0'	0'
G. Maximum hard surface coverage	50%	55%	70%
H. Minimum density	No minimum		
I. Maximum density	3 4 dwelling units per acre		
J. Maximum gross floor area including garages, attached and detached ³	3,500 square feet per lot	3,500 square feet per lot	3,500 square feet per lot
K. Separation between structures	20'	20'	20'

Section 17. Chapter 17.50 of the Gig Harbor Municipal Code is hereby amended as follows:

17.50.040 Development standards.

In a waterfront commercial district, the minimum development requirements are as follows:

	Single-Family Dwelling	Attached Up to 4 Units	Nonresidential
A. Minimum lot area (sq. ft.) ¹	6,000	6,000/unit	15,000
B. Minimum lot width	50'	100'	100'
C. Minimum front yard ²			
D. Minimum side yard ²			
E. Minimum rear yard ²			
F. Minimum yard abutting tidelands	0'	0'	0'
G. Maximum hard surface coverage	50%	55%	70%
H. Minimum density	No minimum density		
I. Maximum density	3 4 dwelling units per acre		
J. Maximum footprint/gross floor area ^{4,5}	3,000 square feet max. gross floor area per structure	3,000 square feet max. footprint/6,000 square feet gross floor area per structure	3,000 square feet max. footprint/6,000 square feet gross floor area per structure
K. Separation between structures ³	20'	20'	20'

Section 18. Chapter 17.56 of the Gig Harbor Municipal Code is hereby amended as follows:

17.56.010 — Intent.

~~The intent of the neighborhood business district (NBD) is to provide for businesses serving the everyday needs of neighboring residents. The NBD is limited in overall site area and availability of uses and is not intended to provide regional retail facilities. The NBD implements the goals and policies of the Gig Harbor comprehensive plan in providing retail and service uses that are easily accessible to local residents. (Ord. 747 § 5, 1997).~~

17.56.020 — Permitted and conditional uses.

~~Refer to Chapter 17.14 GHMC for uses permitted and conditionally permitted in the PCD-NB district. (Ord. 1045 § 76, 2006).~~

17.56.030 — Performance standards.

~~A. General. All uses in the neighborhood business zone are subject to the following conditions:~~

1. ~~All business, service, or repair must be conducted within an enclosed building except for outside restaurant seating, flower and plant display and fruit/vegetable stands appurtenant to a grocery store.~~
2. ~~Any goods produced in the neighborhood business zone shall be sold on the premises where produced.~~
3. ~~Processes, equipment and goods shall not emit odor, dust, smoke, cinders, gas, noise, vibrations, or waste which would unreasonably affect adjacent residential area.~~
~~The neighborhood business districts shall not be greater than three acres in total land area nor may an NBD be located within one mile of any other NBD.~~
- B. ~~Hours of Operation. The following hours of operation apply:~~
~~Facility ——— Hours of Operation~~
~~Automotive Fuel-Dispensing with Convenience Store 6:00 a.m. — 10:00 p.m.~~
~~Grocery Stores ——— 6:00 a.m. — 10:00 p.m.~~
~~Restaurant 1 6:00 a.m. — 10:00 p.m.~~
- C. ~~Yard Requirements. Minimum yard requirements are as follows:~~

Contiguous Parcel Situation	Minimum Lot Width	Front	Side	Rear	Street Frontage
Nonresidential/Nonresidential	75	10	0	20	20
Nonresidential/Residential	75	20	30	30	20

~~The side yard must be at least 20 feet plus 10 feet for each story above two. Except when adjacent to a residential use or zone, the side yard must be at least 30 feet plus 10 feet for each story above two.~~
- D. ~~Maximum Height of Structures. All buildings and structures shall not exceed a height of 35 feet as provided for in GHMC 17.99.370(D), except as provided under GHMC 17.99.390(A)(3).~~
- E. ~~Lot Area. No minimum lot size is specified except as required to accommodate landscaping and open space requirements.~~
- F. ~~Lot Coverage. A maximum lot coverage is not specified except as needed to meet setback and open space requirements.~~
- G. ~~Off-Street Parking. Off-street parking and loading areas meeting the requirements of Chapter 17.72 GHMC shall be provided.~~
- H. ~~Exterior Mechanical Devices. All HVAC equipment, pumps, heaters and other mechanical devices shall be screened from view from all public rights-of-way.~~
- I. ~~Outdoor Storage of Materials. Outdoor storage of materials and supplies, except for authorized sales displays, shall be completely screened from adjacent properties and public rights-of-way.~~
- J. ~~Outdoor Lighting. Outdoor lighting shall conform to the standards of GHMC 17.99.350 and 17.99.460. Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.~~
- K. ~~Trash Receptacles. Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.~~
- L. ~~Design. Development in the PCD-NB district shall conform to the design and development standards contained in Chapter 17.99 GHMC.~~
- M. ~~Site Plans. The site plan review process established under Chapter 17.96 GHMC shall apply to all uses and development within this district. (Ord. 1307 § 49, 2014; Ord. 1197 § 30, 2010; Ord. 1194 § 41, 2010; Ord. 1045 § 77, 2006; Ord. 975 § 64, 2004; Ord. 747 § 5, 1997).~~

Section 19. Chapter 17.91 of the Gig Harbor Municipal Code is hereby amended as follows:

17.91.040 Site development and performance standards.

- A. *Minimum Development Parcel Size.* To promote efficient and compatible groupings of uses within a mixed use district, the following minimum development parcel sizes shall apply:
1. No parcel less than 10 acres shall be developed with residential uses, except where the parcel is contiguous to a developed or planned residential area.

2. No parcel less than 10 acres shall be developed with nonresidential uses, except where the parcel is contiguous to a developed or planned business or commercial area.
3. Where phased development is proposed for a parcel of 10 acres or greater and where the first phase is less than 10 acres, the remaining portion of the parcel reserved for future development shall be committed to residential or nonresidential uses.
4. Where residential and nonresidential uses are developed on the same parcel or site, the parcel size requirements may be waived where it is found that the intent of the mixed use zone is otherwise met.

~~B. *Density.* Maximum residential density is four 32 dwelling units per acre. Minimum parcel size is not specified. Bonus densities of up to 30 percent over the base may be permitted, based upon the following allocations:~~

- ~~1. Thirty percent of the development site is common open space, which must be contiguous to or greater than one acre in area (plus five percent).~~
- ~~2. A pedestrian trail system is provided within the common open space area, consistent with the adopted trails plan per the land use map (plus 10 percent).~~
- ~~3. A minimum 35 percent of the required common open space is improved as an active recreational area (plus 10 percent). Active recreational areas shall include, but not be limited to:~~
 - ~~a. Clearly defined athletic fields and/or activity courts.~~
 - ~~b. Recreation center or community facility.~~
- ~~4. Additional common open space is provided between the development and adjacent residential zones, uses or developments (plus five percent bonus maximum at a ratio of one percent density bonus per five percent open space increase).~~

~~G. *B. General.*~~

- ~~1. The minimum density is 24 dwelling units per acre and maximum residential density is four 32 dwelling units per acre. structure in townhouse or zero lot line developments.~~
2. Each unit must have individual private yards or courts enclosed by a wall, berm or dense landscaping.
3. Townhouse units adjacent to a single-family residence within the same development shall have a front yard equal to or exceeding the single-family dwelling and a minimum side yard of 25 feet if adjacent to a single-family lot.
4. Easements shall be required for all zero lot line developments to facilitate access from the adjoining lot for necessary maintenance and repair activities.

~~D. *C. Separation of Uses/Transition Buffers.*~~ To ensure that different land uses are adequately separated, the following transition buffers and setbacks shall be used:

- ~~1. *Buffers Separating New Businesses from Existing Residential Uses.*~~ A business or nonresidential use must meet the following standards where it is adjacent to property which is either developed or planned for residential use in addition to the zone transition standards defined in GHMC [17.99.180](#):
 - ~~a. A minimum 35-foot setback from any property shared with a residential site.~~
 - ~~b. Landscaping forming a dense vegetative screen or retention of existing native vegetation within required buffer areas equal to the minimum setback.~~
 - ~~c. No parking shall occur within a required buffer.~~
- ~~2. *Buffers Separating New Residential Use from Existing Nonresidential Uses.*~~ A residential use must meet the following standards where it is adjacent to property which is either developed or planned for nonresidential or business use:
 - ~~a. A minimum 35-foot setback from any property shared with a nonresidential site.~~
 - ~~b. Landscaping forming a dense vegetative screen or retention of existing native vegetation within required buffer areas equal to the minimum setback.~~
3. *Buffers Separating New Multifamily Dwellings from Existing Single-Family Dwellings.* In addition to the zone transition standards in GHMC [17.99.180](#), a multifamily use must meet the following standards where it is adjacent to property which is developed as single-family residential:

- a. A minimum setback of 25 feet from all street rights-of-way common to both uses.
- b. A minimum setback of at least 25 feet from any property line shared with a single-family use.
- c. Landscaping within required buffer areas equal to minimum width of the buffer.

Parking areas shall not occupy the required buffer area.

4. *Buffers Separating Single-Family Dwellings from Existing Multifamily Dwellings.* Where adjacent property is developed or planned for single-family residential use, a multifamily residential development must meet the following standards:

- a. A minimum setback of 25 feet from all street rights-of-way common to both uses.
- b. A minimum setback of at least 25 feet from any property line shared with a single-family use.
- c. Landscaping within required buffer areas equal to the minimum width of the buffer.

E. D. *Mixed Use Occupancies Within the Same Structure.* Residential units and retail business or office uses shall be permitted within the same structure, subject to the following standards:

1. The nonresidential use must have access by way of a business arterial and shall front directly on an adjacent sidewalk or pedestrian walkway, or on a front or side yard from which vehicles are excluded.
2. Where a business or residential portion of the building is located on different floors, business uses shall occupy the floors below the residential uses.
3. Business and residential portions of a building must be separated by soundproof walls, floors, equipment, utilities or other suitable architectural features or appurtenances.
4. Allocation of uses shall be consistent with the city of Gig Harbor comprehensive plan.

F. E. *Performance Standards.*

1. *Minimum Yards (From the Property Line).*
 - a. Front, 15 feet.
 - b. Side, five feet. At least 20 feet is required on the opposite side of a lot having a zero lot line.
 - c. Rear, 15 feet.
2. *Maximum Height.* The maximum height of a structure shall not exceed 35 feet.
3. *Maximum Lot Area Coverage.* Forty-five percent, excluding driveways, private walkways and similar hard surfaces.
4. *Landscaping.* Landscaping shall comply with the requirements of Chapter [17.78](#) GHMC.
5. *Exterior Mechanical Devices.* All HVAC equipment, pumps, heaters and other mechanical devices shall be screened from view from all public rights-of-way.
6. *Outdoor Storage of Materials.* Outdoor storage of materials and supplies, except for authorized sales displays, shall be completely screened from adjacent properties and public rights-of-way.
7. *Outdoor Lighting.* Outdoor lighting shall conform to the standards of GHMC [17.99.350](#) and [17.99.460](#). Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.
8. *Trash Receptacles.* Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.
9. *Design.* Development in the MUD district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC. Duplex dwellings shall conform to the design standards defined for single-family dwellings in Chapter [17.99](#) GHMC.
10. *Signage.* Signage must comply with the requirements of Chapter [17.80](#) GHMC.
11. *Site Plans.* The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1347 § 59, 2016; Ord. 1307 § 61, 2014; Ord. 1197 § 54, 2010; Ord. 1194 § 45, 2010; Ord. 1086 § 26, 2007; Ord. 1045 § 85, 2006; Ord. 975 § 73, 2004; Ord. 747 § 7, 1997).



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: July 31, 2025

SUBJECT: Sign Code Update – Planning Commission Recommendation

SUBMITTED BY: Community Development Director Eric Baker

DEPARTMENT: Community Development

PHONE: (253) 530-7073

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: Upon staff and legal review of GHMC 17.80, inconsistencies have been found between code sections, past practice and council direction in the implementation of sign regulations. These inconsistencies were found in the definition of “sign” as well as the definitions of “temporary sign areas”. These issues create ambiguity regarding which signs are covered and where certain temporary signs can be located on right of way and private property.

Staff prepared recommended revisions to address these issues. The planning commission held a public hearing on the proposal and recommended a revised draft for council consideration.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Planning Commission Recommendation
-

STRATEGIC PLAN PRIORITY: Maintain small town character and historic preservation while growing responsibly

SIGN CODE UPDATE PLANNING COMMISSION RECOMMENDATION



ISSUE #1: Sign Definition

The current definition is ambiguous and only clearly highlights commercial uses of signage in the definition. The Council's past direction and past application of the Code has been for the sign regulations to apply to all uses including, but not limited to, the full range of personal expressive speech, such as political, religious, directional, or other signage. Text in **red** is proposed for addition (underlined) or deletion (struck-through).

17.80.030 Definitions

~~40. "Sign" means:~~

~~a. Any visual communication device, structure, or fixture which is visible from any public right-of-way or waterway placed for the promotion of products, goods, services, events or to identify a building, using sign graphics or trademarks; or~~

~~b. Steel, plastic or similar panels displaying corporate colors, logos or trademarks and as are common on corporate signature buildings to give identity to the business (corporate colors which conform to the city's design manual requirements for color shall be excluded from this definition of a sign); or~~

~~c. Inflatable figures, balloons (in a display of six or more), festoons, streamers, spinners, product representations and advertisements for services which are attached to a fixed object or stationary vehicle.~~

40. "Sign" means any device, structure, fixture, placard, surface, awning, banner, balloon or thing using graphics, lights, symbols and/or written copy designed, used or displayed for the purpose of advertising, informing, identifying, attracting attention to, or promoting the interest of any person, institution, business, event, product, goods or services; provided, that the same is visible from a street, way, sidewalk, or parking area open to the public.

ISSUE #2: Location of Temporary Sign Areas

The definitions of temporary sign areas (GHMC 17.80.030.27 and 34) only reference public right-of-way (ROW) as where they apply. However, the temporary sign regulations (GHMC 17.80.110. A and B) reference these sign areas and include

regulations on private property as well. This is how the regulations have been historically read (both ROW and private property), thus the language is proposed to be amended to reflect that intent. Text in **red** is proposed for addition (underlined) or deletion (struck-through).

17.80.030 Definitions

27. “Nonresidential temporary sign area” means the area within the public right-of-way immediately adjacent to or all private property within the public institutional (PI), downtown business (DB), neighborhood commercial (B-1), general business (B-2), commercial (C-1), residential and business 1 and 2 (RB-1 and RB-2), planned community development commercial (PCD-C), employment (ED), waterfront commercial (WC), waterfront Millville (WM), planned community business park (PCD-BP), and the planned community development neighborhood business (PCD-NB) zoning districts.

34. “Residential temporary sign area” means the area within the public right-of-way immediately adjacent to or all private property within the single-family residential (R-1), planned community development low density residential (RLD), medium density residential (R-2), planned community development medium density residential (RMD), multiple-family residential (R-3), and waterfront residential (WR) zoning districts.

17.80.110 Temporary signs

A. Temporary Signs in Public Right-of-Way.

1. Location. Temporary signs are prohibited from being placed within: roundabouts; medians; shoulders; travel lanes; and areas of the public right-of-way that are not accessible by a sidewalk or pedestrian walking path. Signs shall be no further away than 100 feet from the intersection. Placement of temporary signs shall only be permitted in areas identified on the director’s official map for temporary signs in the right-of-way as updated and maintained by the director. Temporary signs shall not be located in rights-of-way adjacent to city facilities or parks, or any other government-owned facilities and properties.

a. In addition to the standards above, temporary signs in the area on Harborview Drive from Soundview Drive to Rosedale Street, and on North Harborview Drive from Finholm Market to Peacock Hill Drive, are authorized to exceed the 100 feet from the intersection requirement, and these temporary signs shall obtain an encroachment permit in addition to the permit required in subsection (A)(3) of this section.

2. Safety. All temporary signs shall be placed in a manner that is safe for all users of the public right-of-way. Temporary signs shall not block access to structures, parked cars, block vehicular sight distance views at corners, intersections, or block pedestrian walking paths. No temporary sign shall mimic, or be attached to, official roadway signage (stop signs, yield, etc.).

3. Permitting. All temporary signs shall have an approved city permit attached to the sign face. Permits can be acquired online at the city of Gig Harbor website, or in person at the Civic Center at no cost. Permits are valid for 30 days at a time. All signs with expired permits or no permit attached will be removed.

4. Temporary signs in a residential temporary sign area are limited in size to four square feet per side, no more than eight square feet total and shall not exceed three feet in height from the ground when displayed consistent with 17.80.110.A.1.

5. Temporary signs in a nonresidential temporary sign area are limited in size to six square feet per side, no more than 12 square feet total and shall not exceed three feet in height from the ground when displayed consistent with 17.80.110.A.1.

6. No sign shall obstruct or impair access to a public sidewalk, public or private street or driveway, traffic control sign, bus stop, fire hydrant, bench, or any type of street furniture, or otherwise create a hazard, including a tripping hazard.

7. Temporary signs shall only be placed in the right-of-way if the sign owner has permission from the underlying property owner. Owners may remove signs without notice.

8. All signs placed or erected that do not meet the regulations will be removed without notice.

B. Temporary Signs on Private Property.

1. All signs placed on private property shall have owner's consent. Owners may remove signs without notice.

2. Temporary signs on private property do not require a permit.

3. Temporary signs in a residential temporary sign area shall not exceed six feet in height from the ground when displayed unless connected to a legally-established flagpole and shall be limited as follows:

a. For nonresidential uses, no more than one sign visible from the public right-of-way per tenant space is allowed. The sign is limited in size to six square feet per side, no more than 12 square feet in total.

b. For residential uses, no more than four signs visible from the public right-of-way per lot are allowed. The total size of all signs combined is limited to six square feet; in the case of double-sided signs, 12 square feet is allowed.

4. Temporary signs in a nonresidential temporary sign area shall not exceed three feet in height from the ground when displayed unless connected to a legally-established flagpole and shall be limited as follows:

a. For nonresidential uses, no more than one sign visible from the public right-of-way per tenant space is allowed. The sign is limited in size to six square feet per

side, no more than 12 square feet in total. One temporary banner attached to the exterior of the business for which it applies is additionally allowed and shall be limited to 20 square feet in size. The banner may be displayed for a total of no more than 60 cumulative days per calendar year.

b. For residential uses, no more than four signs visible from the public right-of-way per lot are allowed. The total size of all signs combined is limited to six square feet; in the case of double-sided signs, 12 square feet is allowed.

SIGN CODE UPDATE – PLANNING COMMISSION RECOMMENDATION MATRIX – 7/17/25

Code Topic	Issue	Review	Staff Recommendation	PC Recommendation
Sign Definition - Exemptions	Proposed definition includes exemptions which are also covered in GHMC 17.080.010. B – Scope.	Draft code: <u>40. “Sign” means any device, structure, fixture, placard, surface, awning, banner, balloon or thing using graphics, lights, symbols and/or written copy designed, used or displayed for the purpose of advertising, informing, identifying, attracting attention to, or promoting the interest of any person, institution, business, event, product, goods or services; provided, that the same is visible from a street, way, sidewalk, or parking area open to the public. Excluded are official traffic signs or signals, public notices, and governmental flags.</u>	Exemptions should be solely located in GHMC 17.080.010.B – Scope. Remove final sentence of draft code definition as these are already included in this section of code (shown below). B. Scope. This chapter shall not regulate traffic and directional signs installed by a governmental entity; signs not readable from a public right-of-way or waterway; interior signs placed more than three feet behind a window or opening of a building unless within an enclosed display window; national flags; flags of a political subdivision; legal notices required by law; historic site plaques; gravestones; structures intended for a separate use, such as phone booths; or sign graphics or symbols painted directly onto or flush-mounted magnetically onto a motor vehicle operating in the normal course of business.	Recommend approval of the revised definition with the Exclusions removed. <u>40. “Sign” means any device, structure, fixture, placard, surface, awning, banner, balloon or thing using graphics, lights, symbols and/or written copy designed, used or displayed for the purpose of advertising, informing, identifying, attracting attention to, or promoting the interest of any person, institution, business, event, product, goods or services; provided, that the same is visible from a street, way, sidewalk, or parking area open to the public.</u>

Code Topic	Issue	Review	Staff Recommendation	PC Recommendation
Sign Definition – Murals/Public Art	Concerns that murals and public art may be considered a sign and limited by code requirements	Proposed definition applies only to things “ <u>advertising, informing, identifying, attracting attention to, or promoting the interest of any person, institution, business, event, product, goods or services...</u> ” Murals or art that do not include logos, names or other elements are not included.	After thorough legal review, staff does not recommend a language change as most murals and art of concern would not meet the definition. As was previously noted by the Planning Commission, any code specific to public art/murals would be extremely subjective and create issues for consistent and objective staff review.	Recommend no changes regarding murals or public art. The proposed definition as recommended above would exclude these graphics unless they are advertising, informing, identifying, attracting attention to, or promoting the interest of any person, institution, business, event, product, goods or services. General art would not meet this definition thus would not be regulated by this chapter.

Code Topic	Issue	Review	Staff Recommendation	PC Recommendation
Sign Definition - Flags	Concerns that flags supporting sports teams or academic institutions may be limited by code requirements in both size and height from ground.	Flags are included and unless exempted under GHMC 17.080.010. B – Scope would be limited to 6 square feet in size on private property which is less than many flags sold for sports teams, etc. Per recent federal court ruling, sign codes must be “content neutral” so identifying certain non-governmental signs as exempt based on what they say is a slippery slope.	No change is recommended by staff regarding size. Sports team and other flags are currently allowed but would just be limited in size. In permitted sizes are commonly available. As for height, staff recommends the following amendments to GHMC 17.80.110.B: 3. Temporary signs in a residential temporary sign area shall not exceed six feet in height from the ground when displayed <u>unless connected to a legally-established flagpole</u> and shall be limited as follows:... 4. Temporary signs in a nonresidential temporary sign area shall not exceed three feet in height from the ground when displayed <u>unless connected to a legally-established flagpole</u> and shall be limited as follows:...	Recommend revisions allowing temporary signs attached to a legally-established flagpole to exceed the height requirements of 17.80.110.B. <i>GHMC 17.80.110.B:</i> <i>3. Temporary signs in a residential temporary sign area shall not exceed six feet in height from the ground when displayed <u>unless connected to a legally-established flagpole</u> and shall be limited as follows:...</i> <i>4. Temporary signs in a nonresidential temporary sign area shall not exceed three feet in height from the ground when displayed <u>unless connected to a legally-established flagpole</u> and shall be limited as follows:...</i> Sign height is still limited by the height requirements of its zone per existing code.

Code Topic	Issue	Review	Staff Recommendation	PC Recommendation
Temporary Sign Requirements – Right-of-Way	Permit application and installation requirements are extremely detailed, impacting staff workload and applicant effort.	Public comment raised questions regarding the application of temporary sign permit process.	The application process in code (GHMC 17.80.110.3) is relatively brief and straightforward. Staff would recommend reviewing our internal process but not reflect that in code to avoid regular required revisions.	Recommend no changes to code but do recommend internal review of permitting process and enforcement to streamline applications, installation and enforcement.
Future Sign Code Review and Revision	The Code needs a full review for consistency with new federal rulings, state requirements and community interests.	The Sign Code has not been fully reviewed since 2017 and there are potential improvements and clarifications that would be valuable.	A review of Sign Code would be valuable (as would many other sections of Code), but is a time-consuming effort that would need significant staff focus and public outreach. The current work plan is full through the end of 2026. If directed by Council, sign code could be reviewed in 2027.	Recommend near-term holistic review of sign code to address permit requirements, limitations and other issues with temporary and permanent signs in the community.