



**Agenda for Gig Harbor Historic Preservation Commission
Gig Harbor Civic Center
Tuesday, August 5, 2025 at 5:30 P.M.**

This meeting may be accessed through Zoom at <https://us06web.zoom.us/j/87940086049> or by calling (253) 215- 8782 and entering Meeting ID 879 4008 6049. Please see the Public Comment & Decorum section at the end of this agenda for information on options to make public comments. All participants will be engaged in the meeting via Zoom.

This meeting may also be viewed live in the Community Development Conference Room at the Civic Center.

Call to Order/Roll Call:

Approval of Minutes: January 28, 2025

Public Comment:

Agenda Items:

Introduction of New Historic Preservation Commissioners

Comprehensive Plan Update and Next Steps

Other Business: Next meeting Tuesday, October 28, 2025

Adjournment:

PUBLIC COMMENT & DECORUM

The city desires to allow a maximum opportunity for public comment. However, the business of the Historic Preservation Commission must proceed in an orderly, timely manner. The purpose of a Historic Preservation Commission meeting is to advise on subjects prescribed by the City Council; it is not a public forum.

Public comment may be made in-person from the microphone, remotely via Zoom or by

phone during designated portions of the meeting. To speak during the meeting via Zoom, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Please refrain from raising your hand until the Chair has announced that the Commission has opened the public comment portion of the meeting. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. Speakers will be allotted 3 minutes per individual, unless revised by the chair. Comments shall be made, first giving the speaker's name and address. Anyone making "out of order" comments may be subject to removal from the meeting.

Instead of making oral comments, written comments may be submitted to the Historic Preservation Commission at PlanningComments@gigharborwa.gov.

All remarks shall be addressed to the commission as a body and not to any specific commissioner. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any commissioner, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding public meetings, to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

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.



**Minutes for Gig Harbor Historic Preservation
Commission Tuesday, January 28th, 2025, at 5:28 pm
Community Rooms**

Call to Order: Chair Jon Ashlock called the meeting to order at 5:28 p.m.

Roll call: Jon Ashlock, Guy Hoppen, Lucien Dhooge and Libby Norris

City Staff: Senior Planner Natalie Kamieniecki and Planning Technician, Cindy Andrews

Approval of Minutes: October 29th, 2024

MOTION: Move to approve the minutes of October 29th, 2024, with a correction to add that the HPC members requested to include Lita Dawn Stanton as a potential speaker for the January 28th, 2025, meeting. Hoppen / Dhooge – all in favor. Motion carried.

Agenda Items:

1. **Michelle Thompson & Jeronimo Roldan-Department of Archeology and Historic Preservation (DAHP):** Historic Register Incentives and the Preservation PLACES Conference. CLG Grants discussion.

Chair Ashlock introduced Michelle Thomson from the Department of Archeology and Historic Preservation, (DAHP). Michelle opened the meeting introducing Jeronimo Roldan from (DAHP) to discuss the Federal Tax credit incentives for the National Register.

Michelle Thomson spoke about the Special Tax Valuation; the tax is designed towards commercial and private property owners. Michelle also discussed potentially placing some H.R Special Tax Valuation information on the DRB application for potential applicants working through the design review process. Discussions continued with Facade Improvement Grants and CLG Grants. Michelle concluded the discussion by providing information for the Places Conference proposed to be held in Gig Harbor on October 8-10, 2025.

HPC members discussed the topics presented by Michelle and Jeronimo. Mr. Ashlock discussed the need for grants and suggested that Lita Dawn may be a good resource to assist with grants. Additionally, members discussed the progress of the Masonic Lodge and the Historic Preservation Element of the Comprehensive Plan, the Places Conference and the possibilities of a Historic properties walking tour for the HPC members.

2. **Elections - Chair and Vice Chair:**

Chair Ashlock suggested that he remain as Chair and that Guy Hoppen Remain as Vice Chair. Guy for vice Chair

MOTION: Move to approve Guy Hoppen to continue as Vice Chair. Ashlock / Dhooge. All in favor. Motion carried

MOTION: Jon Ashlock to continue as Chair. Hoppen / Norris. All in favor Motion carried.

Upcoming Meetings: Discussion of the progress of the Masonic Lodge, requesting that the tour be arranged for members to view the building for potential addition to the HR register. Mr. Hoppen would like to include Lita Dawn Stanton and the Tacoma HR Staff to provide us with their expertise. Mr. Hoppen suggested Kerri Ann Eckberg as a speaker at the Places Conference and the progress of the Historic Registry Element into the Comp Plan. HPC would like to have the proposed element be included in the next HPC meeting for review.

Adjourn: The meeting adjourned at 6:40 pm

MOTION: Move to adjourn at 6:40 pm. Hoppen / Dhooge – all in favor. Motion carried.

Cindy Andrews
Planning Technician

Comprehensive Plan Update and Next Steps

Historic Preservation Commission
August 5, 2025

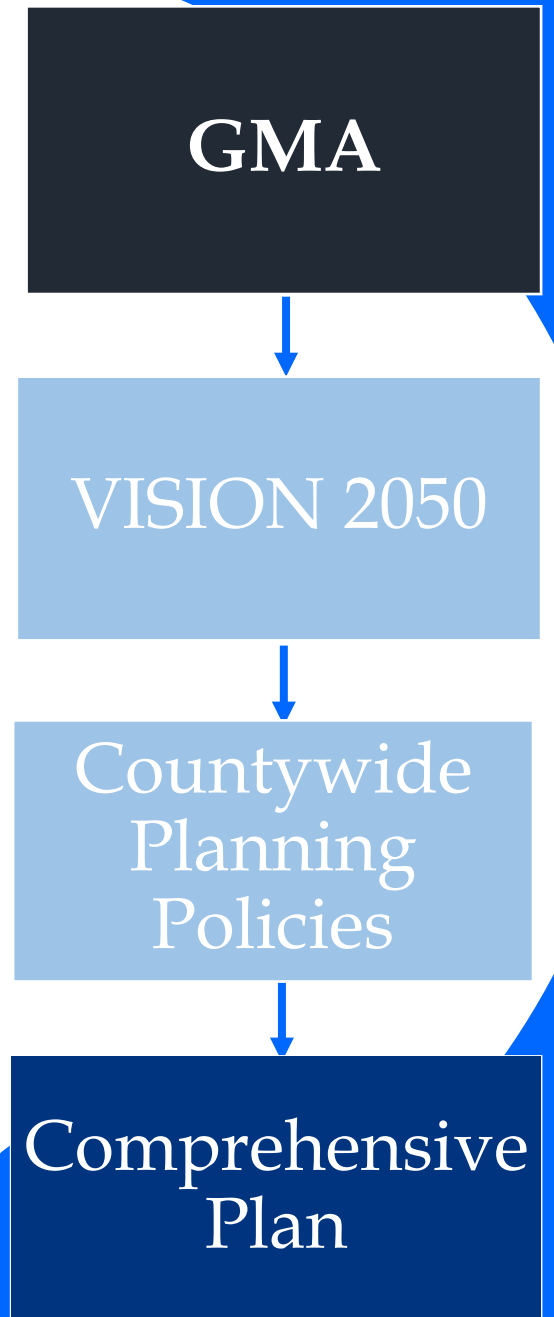
Eric Baker, Community Development



WHAT IS A COMPREHENSIVE PLAN?

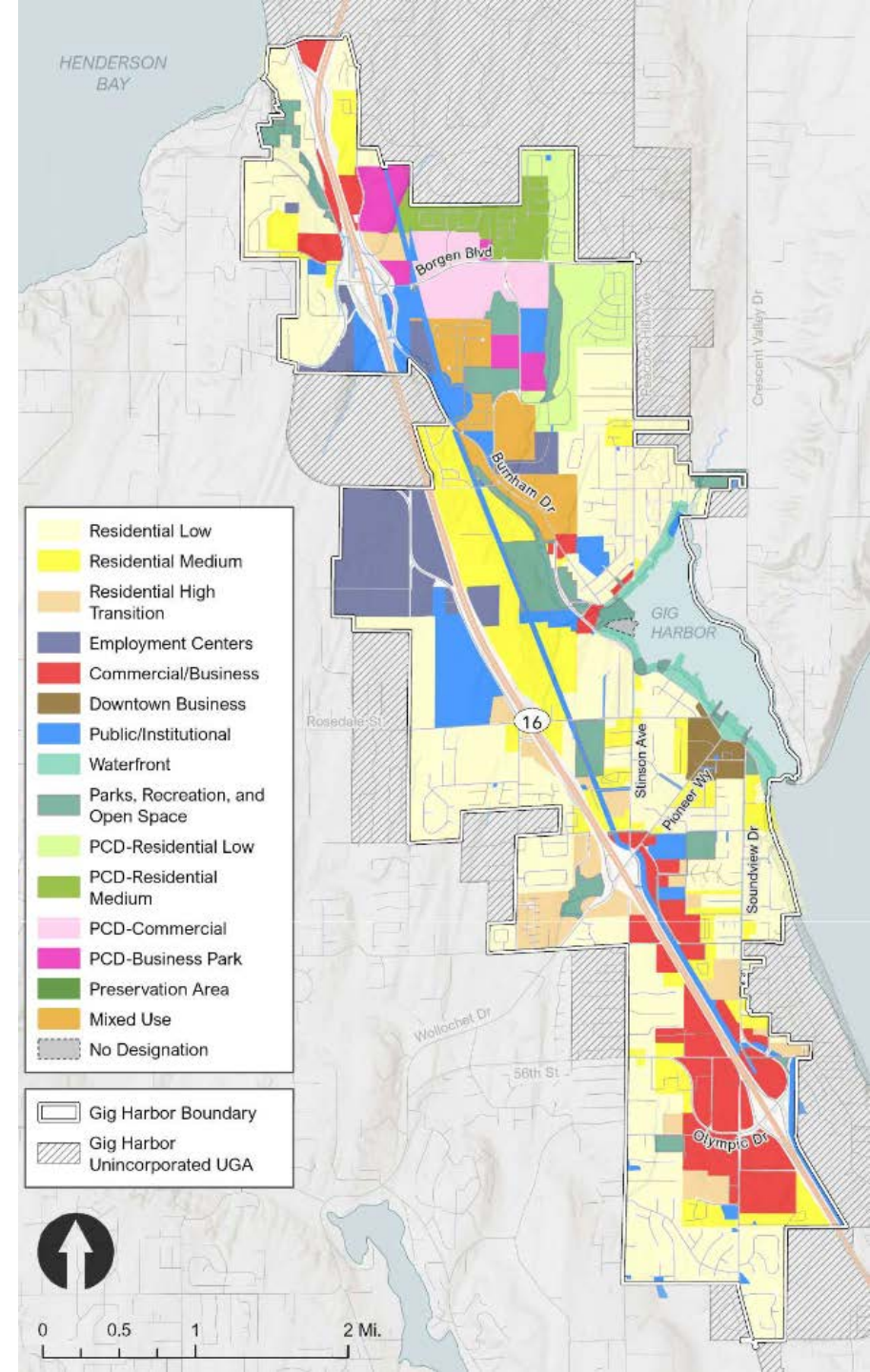
What does the City want to be when it grows up?

- Aspirations for the community looking forward for the next 20 years (through 2044).
- Plan to accommodate growth in population, housing and employment.
- **Balances** numerous community needs including environmental, housing and business.
- Ensures planning for transportation, utilities and service needs to accommodate the planned growth.
- Required by the Growth Management Act and educated by regional and countywide planning goals.



COMP PLAN ADOPTED

- Council adopted on April 14th
- Includes increased density allowances
- Policies regarding regulatory changes and incentives to improve housing diversity (<80% AMI).
- **Housing Accountability Act** – Recent state legislation requiring jurisdiction’s compliance with housing goals regarding housing diversity.



HOUSING NEED

State guidance on housing need.

Based on income levels.

Significant focus on multi-family, attached housing and ADUs.

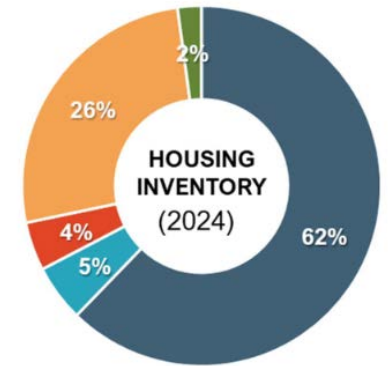
Exhibit 6-3. Gig Harbor Housing Growth Targets with Housing Types Needed, 2020–2044.

Target Category	Target Increase	Net Change, 2020–2024	Remaining, 2024–2044	Type of Housing
Extremely low-income (0–30% AMI)				
<i>Permanent supportive housing</i>	+156	+2	+565	Low- and mid-rise apartments that include rental assistance and supportive services for residents, often serving as rapid re-housing for chronically homeless individuals.
<i>Other housing units</i>	+115			Low- and mid-rise apartments, potentially with significant public support/subsidies.
Very low-income (30–50% AMI)	+165	+10	+97	Low- and mid-rise apartments and condos, including ADUs.
Low-income (50–80% AMI)	+131			
Moderate-income (80–100% AMI)	+56			
Moderate-income (100–120% AMI)	+51	+500	-	Moderate “middle” housing, including plex and townhome development
Higher income (120% or more)	+218			
Total Housing Units	+892	+512	+662	

Sources: Pierce County, 2023; WA Department of Commerce, 2023; WA Office of Financial Management, 2024.

HOUSING DIVERSITY

- Beyond single-family, detached homes.
- Larger homes at higher price points.
- Unaffordable to buy or rent for a large section of the community.
- Few local options for downsizing as residents' needs change.
- Plan focuses on opportunities for townhomes, cottage housing and apartments/condos.
- Required to remove barriers and incentivize (City does not build them)



■ Single Family
■ Duplexes
■ Multi-family (3 or 4 Units)
■ Multi-family (5+ Units)
■ Mobile Homes

Sources: WA Office of Financial Management, 2024; Pierce County, 2023

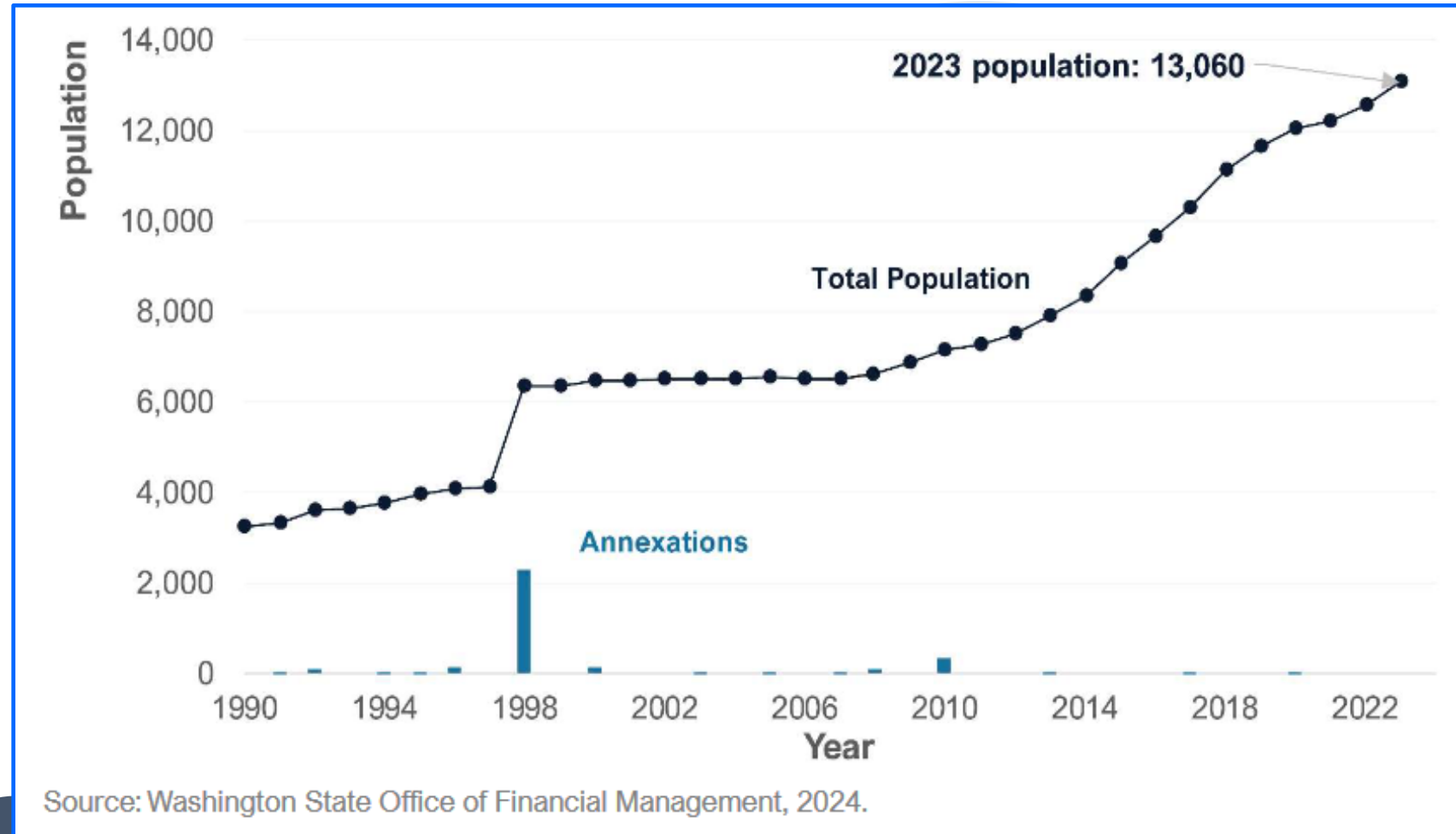


POPULATION GROWTH

City doubled in population since 2010.

Gig Harbor North is a large focus of this growth.

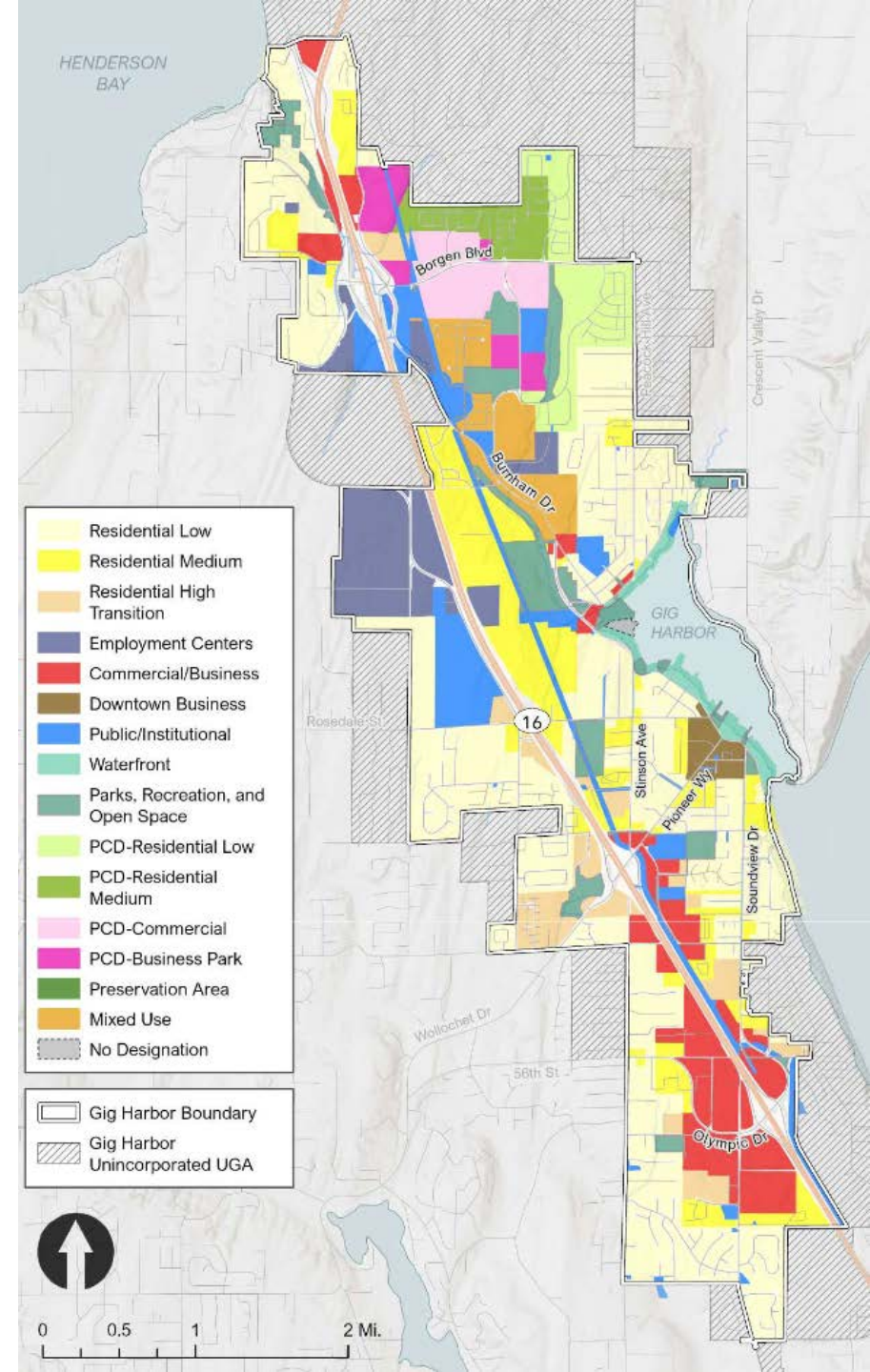
Pressure on services and infrastructure.



PLAN ELEMENTS

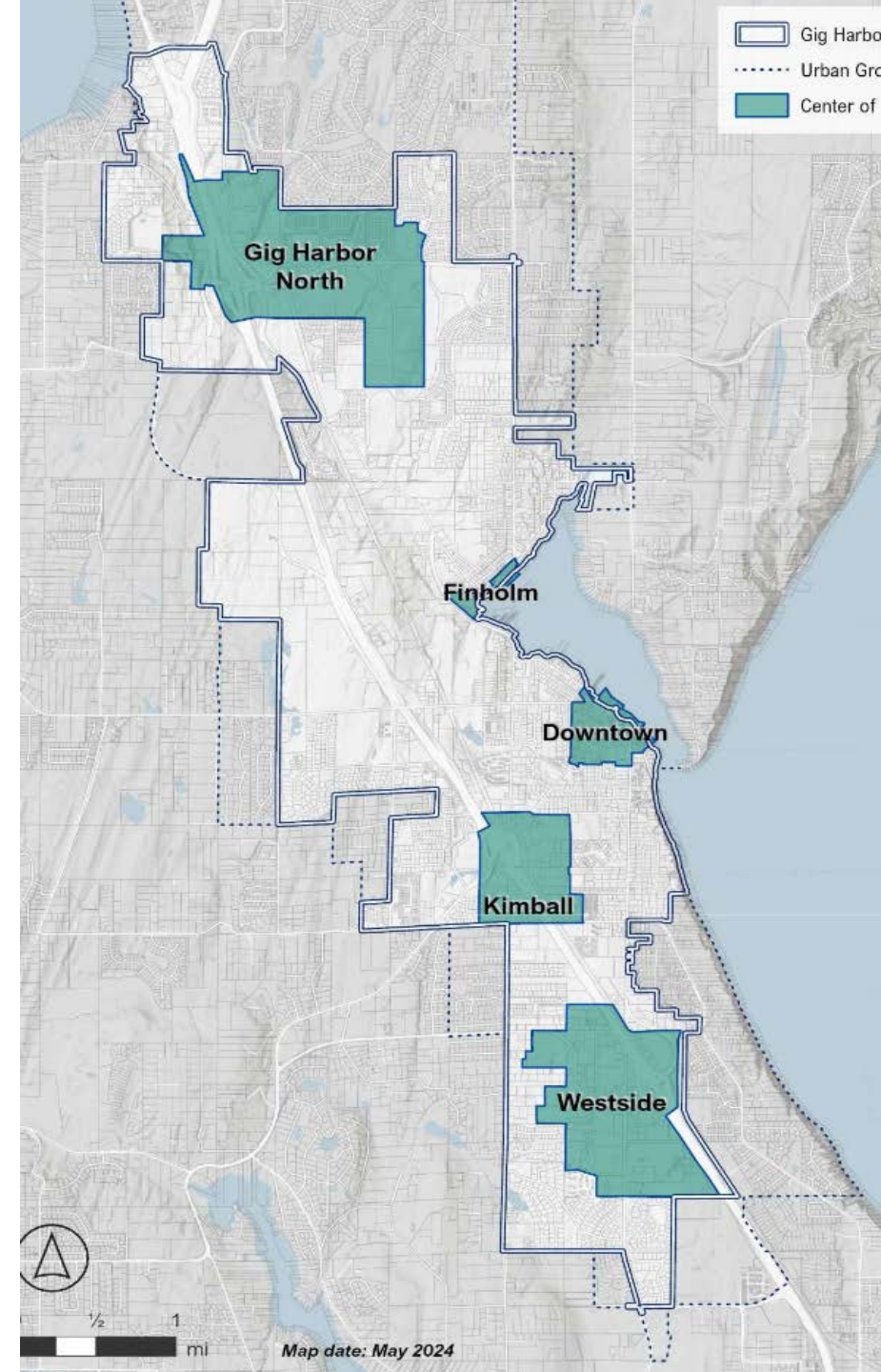
Multiple goals to be balanced

- Land Use
- The Harbor
- Community Design
- Environment
- Housing
- Economic Development
- Essential Public Facilities
- Utilities
- Shoreline Management
- Parks and Open Space
- Transportation
- Capital Facilities
- Arts and Culture



LAND USE

- Sets zoning for location of future homes, jobs and services.
- Establishes Centers of Local Importance and goals for these areas.
- Sets residential densities for housing. Increases planned in many zones.
- Supports other elements in promoting design, open space, water quality, public fitness and health and environmental protection.



THE HARBOR

- The City's historical and cultural core.
- Focus on maritime and small business serving residents and visitors.
- Protection of marine and mountain views and promotion of a walkable transportation system.
- Support public water access and open space while preserving environmental features.
- Preserve historic character in maintenance, construction and site design.



ENVIRONMENT AND SHORELINES

- Protection of natural features such as wetlands, streams and shorelines.
- Preservation of forests and open space through acquisition and incentives.
- Minimize impacts of light, glare and noise near sensitive areas.
- Set foundation for near-term development of a Climate Change Element to further resilience of public infrastructure and private property.
- Update to Critical Areas regulations needed.



PARKS AND OPEN SPACE

- Develop and maintain active and passive recreation opportunities for residents and visitors.
- Provide diverse parks facilities accessible to all age groups and abilities.
- Support parks trails that are sensitive to habitat and environmental features.
- Secure park land for today's and future generations.
- Coordinate with other agencies and engage the public in parks planning and operations.



TRANSPORTATION

- Provide a safe transportation system that meets level of service standards for traffic.
- Expand multi-modal transportation such as bike lanes and sidewalks supporting a Complete Streets intent.
- Connect Gig Harbor centers to the regional system.
- Plan and fund projects that support expected growth through 2044.
- Promote a financially and environmentally sustainable transportation system.



CAPITAL FACILITIES AND UTILITIES

- Plan effective, cost-effective utilities and public services.
- Enhance facilities to improve public safety and environmental health.
- Monitor progress and select projects focused on levels of service.
- Protect water quality and quantity.
- Encourage resource conservation (water, electricity, gas) in operations and within the community.



NEXT STEPS

Zoning Map Amendments – October 2025

- Ensure consistency between the regulatory Zoning maps and the revised Comprehensive Plan goals and policies.

Code Development – Phase 1 – Density – October 2025

- Adjust density allowances consistent with the Land Use Element. Better define density calculations

Critical Areas Regulations Update - Q1 2026

- Review current code protecting wetlands, streams, aquifers and steep slopes. Assess consistency with best available science and revise accordingly.



NEXT STEPS

Code Development – Phase 2 – Density – Q2 2026

- Broad update to development code to remove barriers to housing diversity (heights, parking, setbacks, lot size, process, etc.)

Climate Change Element – Q4 2026

- Establish targets for GHGs, tree canopy and community resilience to climate impacts (sea level rise, wildfire, air quality, etc.)



WANT TO KNOW MORE?

<https://www.gigharborwa.gov/785/2044-Comprehensive-Plan-Update>

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