

AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, September 11, 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. Property Management Plan - txʷaalqəl Conservation Area Phase 4**
Suggested Motion: N/A
 - a. Staff Report: Parks Manager Jennifer Haro
 - b. Clarifying Questions
 - c. Public Comment
 - d. Council Deliberation and Action

- 2. Parks Commission's Masonic Lodge Recommendation**
Suggested Motion: N/A
 - a. Staff Report: Parks Commissioner Jennifer Haro
 - b. Clarifying Questions
 - c. Public Comment
 - d. Council Deliberation and Action

- 3. Phase 1 Development Code Update and Map Amendments**
Suggested Motion: N/A
 - a. Staff Report: Principal Planner Katharine Shaffer
 - b. Clarifying Questions
 - c. Public Comment
 - d. Council Deliberation and Action

- 4. Proposed Safe Parking Site at St. John's Episcopal Church**
Housing, Health, and Human Services Program Manager Shealynn Smiley

EXECUTIVE SESSION: To discuss pending litigation per RCW 42.30.110(1)(i)

ADJOURN

PUBLIC COMMENT & DECORUM

The city council wants to hear from the public as much as possible. However, the business of the city must proceed in an orderly, timely manner. The primary purpose of council meetings is to conduct the city's business so we have created a variety of ways the community can make their voices heard. Monday city council meetings are just one opportunity. These guidelines are designed to make sure every person who wants to be heard has both the opportunity to be heard and feels welcome to do so.

We receive comments three ways:

1. During council meetings
2. During council study sessions.
3. Email mayorandcouncil@gigharborwa.gov at any time about any issue. This email goes to the elected officials and leadership at the city.

Public Comment at City Council Study Sessions

We welcome comment at Council study sessions following the staff report and clarifying questions of each discussion item. Comments must be related to the discussion item at hand.

When the mayor calls for public comment, please come forward to the table (or raise your hand on Zoom). When it's your turn, we'll ask you to tell us your name and connection to the issue you want to discuss. You'll then have a maximum of two minutes to speak.

Unfortunately, this isn't a time for dialogue, but a staff person or councilmember may be available to talk with you at a break or after the meeting.

Additional guidelines

- Anyone making "out of order" comments may be subject to removal from the meeting.
- Please address your remarks to the city council as a body and not to any specific individual.
- Please be courteous and not engage in derogatory remarks or insinuations.
- No demonstrations, including clapping, are allowed.

Email

You are welcome to email the mayor and councilmembers about any issue facing the city by writing to the address above. Do remember that council sets the policy direction while city departments execute those decisions. A series of online reporting tools might help you resolve an issue more quickly so check them out

too: <https://www.gigharborwa.gov/146/Submit>

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

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



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

Meeting Date: September 11, 2025

SUBJECT: Property Management Plan - tx^waalqəł Conservation Area Phase 4

SUBMITTED BY: Parks Manager Jennifer Haro

DEPARTMENT: Public Works

PHONE: (253) 853-8253

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: The city received \$636,000 in Pierce County Conservation Futures money for the acquisition of phase 4 of the tx^waalqəł Conservation Area. The agreement requires the city to prepare a property management plan for the property. Phase 3 is not included with this plan because it did not receive Conservation Futures funding and has different conservation values due to not having a stream on the property, but a plan will be prepared for that property as well.

The attached property management plan lays out public access plans, short and long term projects, as well as allowed uses. Maps are also included, outlining existing features of the property and potential public access.

At the September 11 study session, staff is requesting council guidance on the plan to send to Pierce County for approval and adoption at a future regular city council meeting.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Conservation Property Management Plan - Ph 4_JDL
 2. tx^waalqəł Conservation Area Ph 4 Parcel Map
 3. tx^waalqəł Conservation Area Ph 4 USGS Map
 4. tx^waalqəł Conservation Area Ph 4 Human-made Features
 5. tx^waalqəł Conservation Area Ph 4 Access Map
-

STRATEGIC PLAN PRIORITY: Promote environmental sustainability and preserve Gig Harbor's natural beauty.

tx^waalqəł Conservation Area Phase IV Property Management Plan



August 2025

**City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
www.gigharborwa.gov**



Introduction

In 2022, the City of Gig Harbor acquired eight properties to be set aside for conservation purposes. The properties were acquired in three phases. With consultation from the Puyallup Tribe, Gig Harbor Land Conservation Fund, Gig Harbor Parks Commission, and City Council, the properties were named txʷaalqəł Conservation Area. txʷaalqəł was the name of the village that originally encompassed this area and was partially located on the Phase 1 property along North Creek. The area was home to a band of the Puyallup Tribe known as the sxʷəbabč, or Swiftwater People. Assistance in purchasing the properties came from Pierce County Conservation Futures, the Puyallup Tribe, and the Gig Harbor Land Conservation Fund.

This property management plan covers Phase 4 of the txʷaalqəł Conservation Area. Phases 1 & 2 were covered under a plan adopted in 2023. Phase 3, a 5.15 acre property, is separated from the others by a major road, Harborview Drive, does not have the same critical areas and fish habitat, and was not funded using Conservation Futures funds. While a property management plan is not required for Phase 3, the city is considering completing a separate Phase 3 property management plan.

The city, with assistance from Great Peninsula Conservancy, acquired Phase 4 of txʷaalqəł Conservation Area, north of Phases 1 and 2, in August of 2024. The conservation area will be protected, preserved, and maintained in perpetuity, in accordance with agreements with Pierce County Conservation Futures.

Property Overview

The txʷaalqəł Conservation Area Phase 4 contains 11.41 acres and is listed in Table 1 below. The property contains sensitive areas, including three acres of wetlands, steep slopes, and approximately 500 lineal feet of a salmon-bearing stream, North Creek, which is also known locally as Donkey Creek. The property is bordered on the west by property owned by Tacoma Power. The Tacoma Power parcels are 100 feet wide and contain powerlines that start at Lake Cushman in Mason County and supply power to the City of Tacoma. Tacoma Power allowed the City of Gig Harbor to construct the Cushman Trail along the length of their property. This popular multimodal trail extends from Borgen Boulevard, north of the txʷaalqəł Conservation Area, for 6.2 miles and ends outside of city limits. The trail is 16 feet wide with 4-foot gravel shoulders.

On the east side of the property is Burnham Drive. The intersection where Harborview Drive merges to become Burnham Drive is adjacent to the property. This is a very busy

thoroughfare in Gig Harbor connecting downtown to the shopping, housing and amenities at Gig Harbor North.

North Creek runs through this phase of the conservation area as it heads south through other phases of the conservation property, crosses under Harborview Drive and North Harborview Drive, eventually emptying into Gig Harbor Bay near Austin Estuary. According to a 2018 survey conducted by Wild Fish Conservancy, biologists found much of North Creek to be intact with a healthy streamside forest compared to elsewhere in the area. The stream provides conditions that are considered good salmon habitat, including pools, riffles, spawning gravels, shade, and large woody debris. Juvenile coho and cutthroat trout have been documented by Wild Fish Conservancy, and the Washington Department of Fish and Wildlife has identified chum and steelhead in the stream.

The existing trees and plants, for the most part, are part of a dynamic, resilient, and healthy native forest that needs minimal management. Small numbers of invasive species are present, including English ivy, holly, and Himalayan blackberry. There are also some cultivated plants near the former homesite, including large rhododendron and other domestic plants. The invasive species tend to be closer to Harborview Drive and the Cushman Trail and are not extensive. The mature trees and undergrowth provide shade for North Creek.

Table 1: Conservation Properties by Phase

Phase	Name	Parcel Number(s)	Date Acquired	Acreage
1	Lyons Property	0221061108	4/28/2022	11.50
2	Shaw/Warren/Peschek	0221061000 0221061113 0221062100 0221061070 0221061071 0221061044	10/28/2022	5.42 2.76 2.82 9.90 1.32 1.65
3	Haub Property	0221061107	8/23/2022	5.15
4	Brooks Property	0221061081	8/27/2024	11.41
			Total	51.93 acres

Land Use History

The property was historically home to tx^waalqəł, a village of the sx^wəbabč band of the Puyallup Tribe. tx^waalqəł means “a place where game exists,” and was inhabited by the sx^wəbabč for many years without disturbance from European settlers. In 1840, Gig Harbor was “discovered” by members of the Wilkes Expedition. The first European settlers came in 1867. By 1915, the sx^wəbabč inhabitants were forced to relocate to the Puyallup Reservation in order to make room for European arrivals. The property was then used for logging. A large mill was located at the mouth of North Creek, on what is now Austin Park.

The first three phases of the Conservation Area were part of the Burnham Homestead, claimed by Dr. Alfred Burnham in 1884. This property lies just north of that area, but was used for logging.

A home was built on the property in approximately 1957. The former owner reported that the residence burned down prior to 1980. The home wreckage was removed, but the foundation remains. There is also some debris, including metal drums, remaining at the property. The drums and foundation will need to be removed for liability reasons before public access can be opened to the site.



Remains of house foundation and chimney retain water in wet season, February 2025



House Foundation in dry season, August 2025

In addition to the house, there is a driveway culvert on the property that has been washed out, but is partially blocking the stream. It is covered by dense brush and is hard to access, but is listed in Washington Department of Fish & Wildlife fish passage maps as a partial barrier to fish passage.



Culvert under former driveway. Driveway and culvert are both washed out and form a partial stream blockage. Photo courtesy WDFW.

Conservation Priorities

The conservation goals and priorities are the same for both Phases 1 and 2 of the tx^waalqəł Conservation Area.

1. Archaeological and Historic Landmark Sites

The tx^waalqəł Conservation Area was a significant part of tx^waalqəł, the main village site of the sx^wəbabč, the Native American band living in this area for time immemorial until the mid-1850s.

This particular site, along with previous phases, would have been vital to every day tribal life and has a high likelihood of archaeological findings/cultural resources. Similarly, entities including WA State Parks GIS, USGS, Bureau of Land Management, EPA, NPS, USDA, WA DAHP, and Pierce County consider this property “High Risk” in terms of the likelihood of archeological/historical findings and significance.

The Puyallup Tribe has confirmed that this parcel is on the Washington Information System for Architectural and Archaeological Records (WISAARD) database, the state's digital repository for architectural and archaeological resources and reports. Past exploitation and destruction of burial sites have made the protection of these sites a top priority to local tribes. These sites are of the highest importance to the Tribe and are protected by Tribal, State, and Federal Law.

To date, it is believed that the integrity of the archeological and historical elements has been largely preserved on this site. This is extremely rare and unique for the area. Conservation of the proposed property will assist in the protection and preservation of non-renewable Tribal Cultural Resources and assure their benefit to past, present, and future Tribal History.

2. Critical Salmon Habitat

The txʷaalqəl Conservation Area is characterized by a uniquely undeveloped, fully functioning streamside forest, through which North Creek passes. . The property contains almost 500 feet of North Creek, forested riparian buffer on both sides of the creek, and more than three acres of wetlands identified by Pierce County mapping. The Wild Fish Conservancy identifies this area as supporting a surprisingly healthy habitat vital to salmonids. Juvenile coho salmon and Coastal Cutthroat Trout (priority fish species) were documented in abundance during a 2018 survey. Washington Department of Fish and Wildlife (WDFW) also documented both Chum Salmon and ESA-listed Puget Sound Steelhead Trout within this reach of North Creek. West Sound Partners for Ecosystem Recovery's 2020 East Kitsap Steelhead Recovery Plan classifies North Creek as a Tier 3 Drainage in the Curley Creek-Frontal Colvos Passage subwatershed.

This property provides spawning and rearing habitat, critical for the successful reproduction, and growth of salmon and trout. Downstream, the "Donkey Creek Coop Egg Rearing Incubator" is operated by the Gig Harbor Commercial Fishermens' Club with the support of the WDFW and is intended to increase the population of chum salmon.

This property expands a large area of critical habitat found within the txʷaalqəl Estuary. The City daylighted Donkey Creek under North Harborview Drive in 2005 and significantly improved fish passage. The City plans to daylight the extremely obstructive culvert under Harborview Drive in the coming years, which will greatly improve fish passage through this important area and should boost the fish population.

3. Trails and Corridors

The unique location of this parcel provides important opportunities for passive recreation opportunities and wildlife connectivity.

The acquisition of this phase of txʷaalqəl Conservation Area furthers the city's PROS plan goals.

Provide a diversified park system that preserves and enhances significant environmental resources and facilitates the protection of threatened species, preservation habitat, and retention of migration corridors that are unique and important to local wildlife.

-Goal 2: City of Gig Harbor 2022 PROS Plan

Develop a high quality system of park trails and corridors that provide alternative transportation options and low impact recreational opportunities for residents of all ages and abilities in coordination with the city's Active Transportation Plan.

-Goal 3: City of Gig Harbor 2022 PROS Plan

The Cushman Trail was recently extended to the south in unincorporated Pierce County to connect with the Tacoma Narrows Bridge and the Scott Pierson Trail into Tacoma. To the north, the city and its partners plan to extend the trail to link up with the Key Peninsula and, eventually, trails in Kitsap County.

A limited number of other low-impact interpretive trails will be created for public benefit and to protect sensitive areas, including the loop trail accessed from the northern portion of Phase 2.

These properties constitute a critical wildlife corridor from Gig Harbor Bay to spawning areas in North Creek. Priority species present in Gig Harbor (Bald Eagle, Osprey, Purple Martin, Great Blue Heron, Chinook Salmon, Coho Salmon, and Cutthroat Trout) need streams, wetlands, shorelines, etc. for breeding, foraging, and travel. Other upland mammals use North Creek as a source of drinking water. The Washington State Department of Fish and Wildlife has identified estuaries and mature forests as priority habitats, both key features of the conservation area.

Long-term Management Goals

Public Access

Passive public access is a priority for the long-term management of the txʷaalqəl Conservation Area. While the area is accessible now via the loop trail on Phase 2, access is not formalized, nor

is it listed on the city's trail inventory. The bridge on Phase 2 was deemed not safe for pedestrians in a 2024 inspection by Pierce County.

Since the Phase 2 bridge was not deemed safe and the driveway is washed out on Phase 4, it will become a longer-term goal to install a pedestrian access bridge to connect the trail system to Harborview Drive. That will consist of a pedestrian bridge either at the current location on Phase 2, or at the site of the former driveway on Phase 4, which has a smaller distance to span.

A spur trail will be developed from the Phase 2 loop trail to the old homesite. This trail will be natural surface. This work will take place after the foundation is mitigated and the debris is removed. Signage will be added to direct walkers.

In addition to the trails and signage, benches will be placed along the trails where appropriate.

Any work done will be coordinated with the Puyallup Tribe, and an inadvertent discovery plan and procedures for unanticipated discovery of cultural resources or remains will follow that plan. A contractor or city staff will notify the Tribe and Department of Archaeology and Historic Preservation (DAHP) if resources or remains are discovered. Interested Tribes will also be invited to observe ground-disturbing work on the sites.



An example of trail profile to be installed in the Conservation Area

Educational Signage

The city will work with the Puyallup Tribe and the Harbor History Museum to create educational signage about the Tribe's history and cultural influences in the area. Signage will also identify native plants with their Twulshootseed names.

Stream Protection

The biggest planned impact to stream health is removal of the culvert conveying North Creek under Harborview Drive. It will be replaced with a bridge. As of August 2025, design is at 60 percent. It is intended to provide a trail under the bridge that will connect with the Cushman-Harborview Connection. The culvert has been identified as a fish passage barrier, impeding fish access to 1.8 miles of stream with good spawning and rearing habitat, according to Wild Fish Conservancy.

There is also a partially blocking culvert where the driveway to the former home used to be. It is mostly overgrown and hard to access, but crews should be able to access the culvert, break it up and carry it out.

To further protect North Creek, the city will work with volunteers and hired crews to remove invasive plants in the conservation area.

Maintenance and Monitoring

The city will monitor the trails and public access points for potential management problems at least once quarterly, exceeding the national Land Trust Alliance's Standards and Practices. Potential problems include dumping, safety hazards, spread of invasive species, trespassing, encroachment, or encampments. The city will promptly respond to any complaints or notifications about such issues.

Staff will photograph key parts of the conservation area every three years to monitor forest and stream conditions.

Project Implementation Plan and Timeline

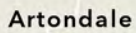
Project	Project elements	Timeline	Budget	Funding Source
House foundation and debris removal	• Construction	2027	\$20,000	REET
Driveway Culvert Removal	• Permitting • Removal	2027	\$10,000	REET
Spur trail	• Connection between Phase 2 loop trail & Phase 4 old homesite	2027	\$15,000	General fund

Trail signage	Wayfinding & educational signage	2027	\$5,000	General fund
Invasive species removal	Volunteer events may be used for this, such as Parks Appreciation Day.	Ongoing	\$10,000	General fund
Trail maintenance		Ongoing	\$1000/year	General fund
Maintenance & monitoring		Ongoing		General fund

Activities Allowed on Conservation Properties

Activities allowed on the txʷaalqəl Conservation Area will be limited to:

- Passive recreation
 - Walking/hiking
 - Horses not allowed
 - No off-leash dogs
 - No motorized vehicles
 - Biking not allowed, except on adjacent Cushman Trail
 - Wildlife Viewing
- Installation of features that support passive recreation
 - Educational signs
 - Wayfinding or directional signs
 - Benches
 - Trails and necessary structures; boardwalks, pedestrian bridges, retaining walls, with appropriate permits.
- Invasive plant removal
- Trail maintenance
- Removal of diseased, danger, and/or hazard trees determined to pose an imminent threat or danger to public health or safety, or to public or private property, or serious environmental degradation may be removed or limbed, with the tree left onsite. Trees removed will be replanted at a 3:1 ratio in accordance with the City of Gig Harbor's Urban Forestry Management Plan, adopted in 2023.
- Tree planting to create new understory, where appropriate, including as part of possible future tree donation program.



Parcel Boundary

Existing City Park

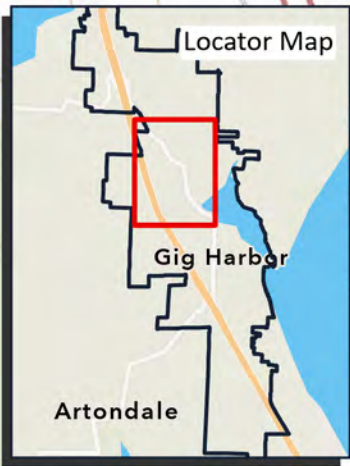
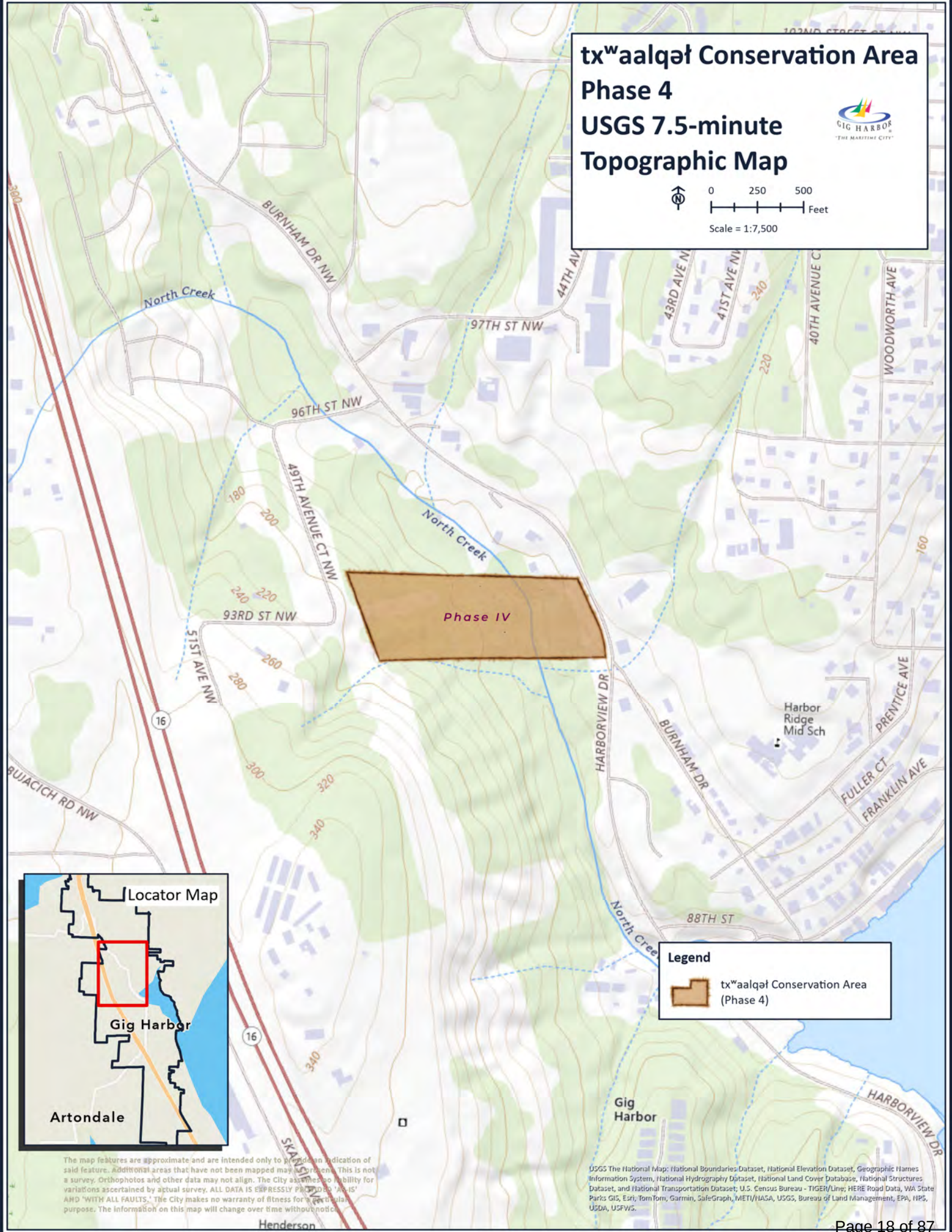
tx'aałqat Conservation Area (Phase 4)

txʷaalqəl Conservation Area Phase 4 USGS 7.5-minute Topographic Map



0 250 500
Feet

Scale = 1:7,500



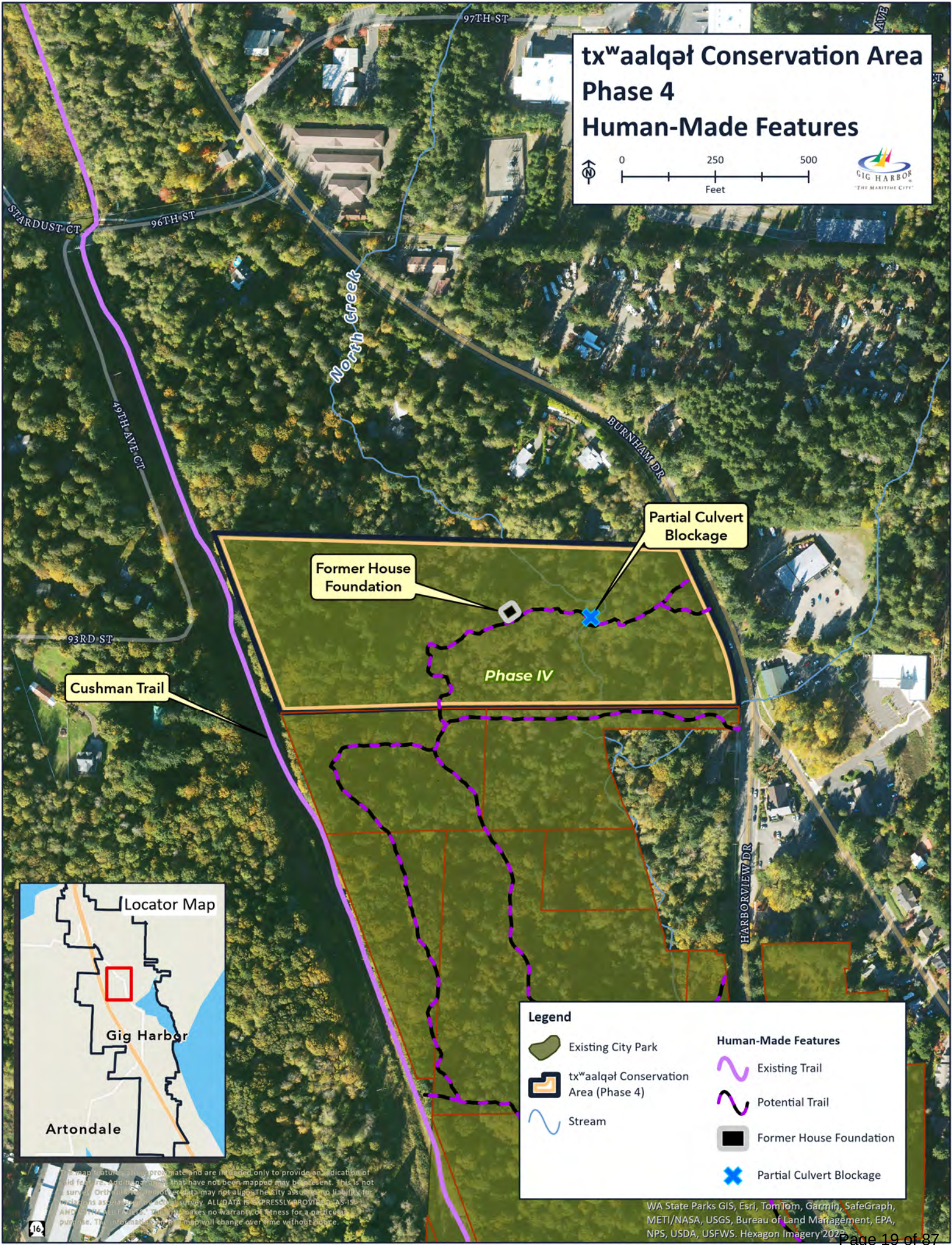
Legend

txʷaalqəl Conservation Area (Phase 4)

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The City assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS-IS' AND 'WITH ALL FAULTS.' The City makes no warranty of fitness for a particular purpose. The information on this map will change over time without notice.

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data, WA State Parks GIS, Esri, TomTom, Garmin, SafeGraph, METI/HASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS.

txʷaalqəł Conservation Area Phase 4 Human-Made Features



Former House Foundation

Partial Culvert Blockage

Cushman Trail

Phase IV



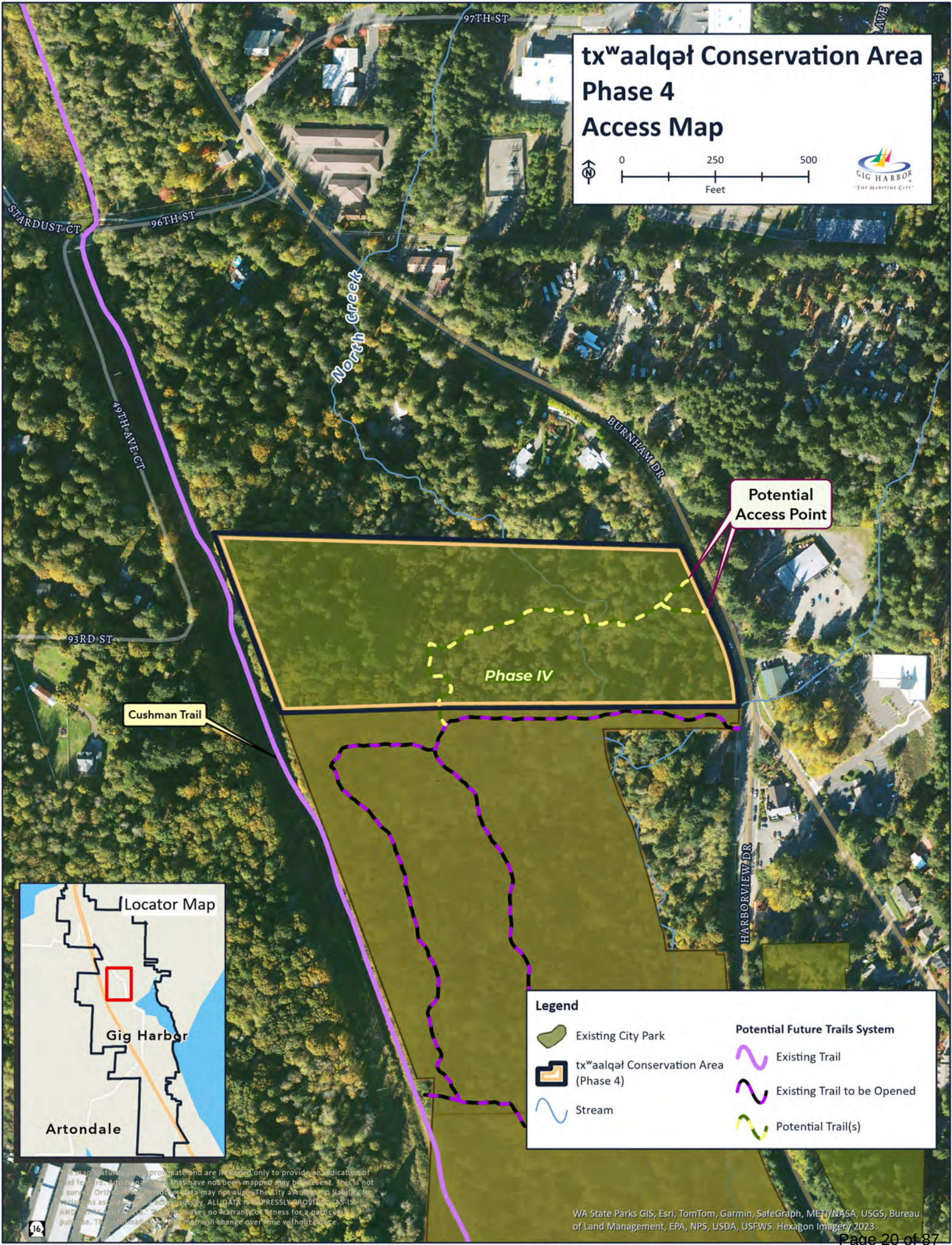
Legend

- Existing City Park
- txʷaalqəł Conservation Area (Phase 4)
- Stream

Human-Made Features

- Existing Trail
- Potential Trail
- Former House Foundation
- Partial Culvert Blockage

txʷaalkəł Conservation Area Phase 4 Access Map



Legend

- Existing City Park
- txʷaalkəł Conservation Area (Phase 4)
- Stream

Potential Future Trails System

- Existing Trail
- Existing Trail to be Opened
- Potential Trail(s)

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

Meeting Date: September 11, 2025

SUBJECT: Parks Commission's Masonic Lodge Recommendation

SUBMITTED BY: Parks Manager Jennifer Haro

DEPARTMENT: Public Works

PHONE: (253) 853-8253

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: At the August 6, 2025, parks commission meeting, commissioners were briefed on the latest developments with the Crescent Creek Park master plan. They were informed that the concept that keeps the baseball field where it is was moving forwards, and that two alternatives to that concept would be developed based on council direction - one that keeps the Masonic Lodge, and one that doesn't. A discussion about the Lodge followed, and commissioners requested that they consider a formal recommendation for demolishing the Lodge at their September meeting.

At the September 3 meeting, the parks commission voted 7-0 to approve the recommendation. The approved memo is attached.

No action is necessary.

FISCAL CONSIDERATION:

ATTACHMENTS:

1. Parks Commission Memo - Masonic Lodge

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



TO: Mayor Barber & City Council
FROM: Parks Commission (Chair Louise Tieman, Vice-Chair Hanley Bonyngne, Guy Magnus, Andrew Peabody, Stace Gordon, Larry Johns, Kim Anderson)
CC: Katrina Knutson, Jeff Langhelm, Jennifer Haro
Date: September 3, 2025
Subject: Crescent Creek Park – Masonic Lodge recommendation

The Gig Harbor Parks Commission has received regular updates on provided input on the Crescent Creek Master Planning process since it began in 2023. We understand and are aware of the important history of the building as a school and a Masonic Lodge.

However, we would like to formally recommend that the city demolish the Masonic Lodge, for the following reasons:

1. The Masons significantly altered the building from its original form, which in the opinion of Rolluda Architects, on its February 24, 2023 technical memo, stated *“because the building has been modified extensively over the past 100+ years, with the removal of the 2nd story of the original school house, the doubling of the with vinyl siding, and the replacement of the roofing with standing seam metal roofing, it would appear that there is little remaining of the original building fabric to have the structure considered for nomination (to National Historic Register) under criteria 3 above.”*
2. We have been made aware of problems with mold, as well as asbestos and lead present in the building.
3. It is unclear if the foundation is safe, and it appears to let water infiltrate the basement.
4. The Lodge proposal would require 54 new parking spots, in a park that is already short on parking for its current uses.
5. Many people who comment on the park master planning process want it to remain a more passive, natural park. Inviting the traffic for events that might have over 100 people in attendance will greatly increase the traffic and use of the park, as well as noise.
6. The footprint could be used for open space, a shelter, or gardens that would look great and better tie the space into the overall park. The new space could honor the old school/lodge building to remind park visitors of the history.
7. While the proposal from the volunteer group to remodel the building into a community gathering place would be great, costs will likely be greater, if not much greater, than anticipated due to general inflation, as well as unforeseen issues due to the age of the building. Further, people would likely have to pay to



rent it, while all city taxpayers would have footed the bill for the remodel.

8. The money could be better used on other priorities, including projects that were carefully considered in the 2022 Parks, Recreation and Open Space plan, that are currently unfunded. Some of these projects include: Wilkinson Farm Park barn stabilization and master planning, Cushman Trail extension, KLM Veterans Park amenities, future phases of the Gig Harbor Sports Complex and trail development.
9. We are aware of budgeting shortfalls that most counties, park districts and cities, including Gig Harbor, are currently facing. There are many projects that are worthy of being built with our limited tax dollars, but do not think that this is one of them.

We urge you, as city residents and taxpayers who volunteer our free time to serve as advisors to you about parks, to choose the more fiscally responsible option for this building and demolish it.

We respectfully submit this recommendation for your consideration.



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

Meeting Date: September 11, 2025

SUBJECT: Phase 1 Development Code Update and Map Amendments

SUBMITTED BY: Principal Planner Katharine Shaffer

DEPARTMENT: Community Development

PHONE: (253) 853-7615

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: The city council approved the updated Comprehensive Plan and Land Use Map on April 14, 2025, following an extensive public process. Staff are proposing changes to the development code and a map amendment package. These changes are necessary to align regulations with the updated policy direction, accommodate the increased residential densities established in the Comprehensive Plan, and correct mapping errors to ensure consistency between land use designations and zoning districts.

Phase 1 Development Code Update

The adopted 2024 Comprehensive Plan established increased residential density targets for most zoning districts. As shown in the chart below, the current development code does not fully align with the densities approved in the 2024 Comprehensive Plan. The proposed changes will codify the residential densities adopted in the Comprehensive Plan.

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

Although the proposed code changes extend across multiple chapters, their scope is limited to the increased densities of the adopted 2024 Comprehensive Plan.

The changes under consideration include updates to the following chapters:

- 17.04 – Definitions: Added definitions for density, maximum density, minimum density, and net buildable land area.
- 17.05 – General Provisions: Clarified how and when to calculate minimum and maximum density.
- 17.14 – Land Use Matrix: Updated to align with new allowed uses.
- 17.17 – PCD-RLD: Removed density bonus.
- 17.20 – R-2: Removed “No minimum.”
- 17.21 – PCD-RMD: Removed density bonus.
- 17.24 – R-3: Updated density.
- 17.28 – RB-1: Added minimum and maximum density standards.
- 17.30 – RB-2: Added minimum and maximum density standards.
- 17.31 – DB: Revised maximum density.
- 17.32 – B-1: Added minimum and maximum density standards.
- 17.36 – B-2: Increased maximum density.
- 17.40 – C-1: Increased maximum density.
- 17.41 – PCD-C: Added minimum and maximum density standards.

- 17.46 – WR: Increased density.
- 17.48 – WM: Increased density.
- 17.50 – WC: Increased density.
- 17.56 – PCD-NB: Removed entire section.
- 17.91 – Density Regulations: Added minimum density.

Map Amendments

Exhibit 2-6 of the 2024 Comprehensive Plan identifies the zoning districts that correspond to each land use designation. While land use designations provide a broad framework for future development, zoning districts establish the regulatory standards—such as uses, height, setbacks, lot coverage, and density—that implement those designations. Staff has identified and proposing corrections to about 900 parcels that are out of alignment with the land use designation and the zoning district.

The proposed map amendments address four categories of changes:

1. Parcels where land use designations and zoning districts are misaligned.
2. Parcels with split land use designations and/or zoning districts.
3. Parcels currently within the Planned Residential Development (PRD) zoning district.
4. City-owned parcels proposed to be rezoned to Public Institutional.

Planning Commission Process

A draft of the proposed code changes and map amendments were presented to the Planning Commission for discussion at its August 7, 2025, meeting. During the meeting, Commissioners asked clarifying questions and provided feedback. Questions and comments focused on the consistency of the proposed code changes with the Comprehensive Plan, the potential impacts on future development patterns, and the correction of existing mapping errors.

The Planning Commission held a public hearing on August 21, 2025, to consider the draft proposal. At the hearing, the Commission received both oral and written testimony from the public. Following deliberation, the commission voted to recommend approval of the proposal as presented by staff.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Development Code and Map Amendments Presentation
 2. Phase 1 Development Code Proposed Updates
 3. Proposed Zoning Changes
 4. Proposed Land Use Changes
 5. PC Notice of Recommendation Phase 1 Code Development and Map Amendments
 6. Map Amendments - List
-

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



Phase 1 Code Development and Map Amendments

City of Gig Harbor
City Council Study Session
September 11, 2025

Land Use Map

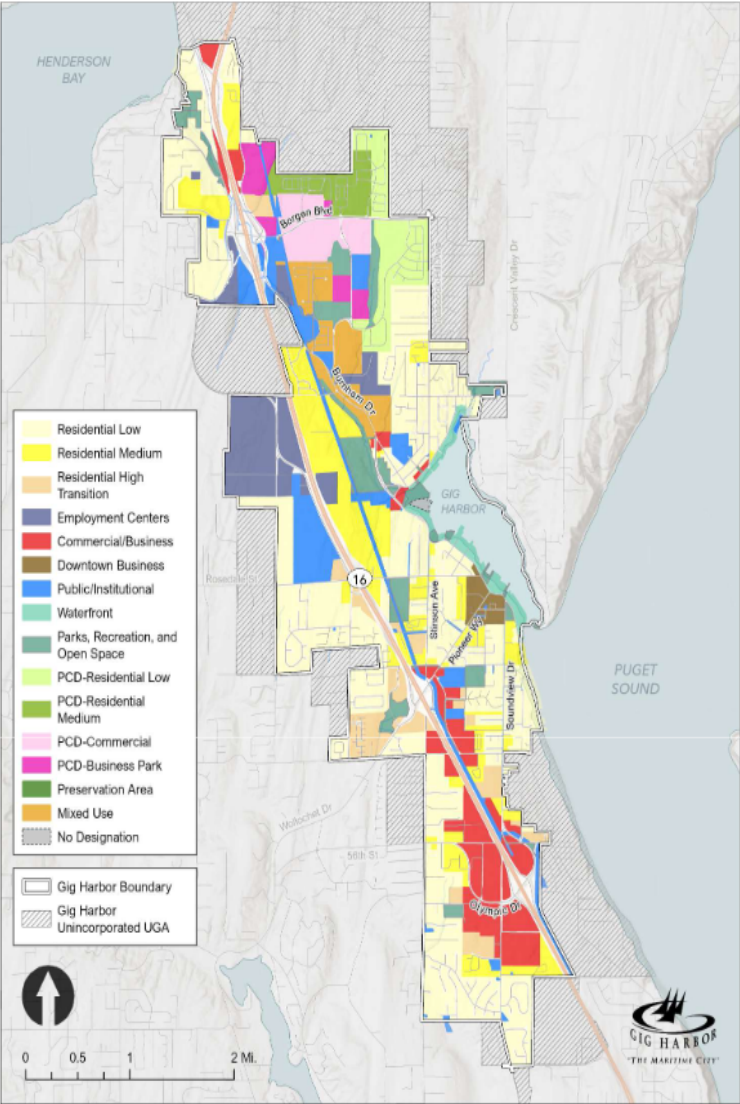
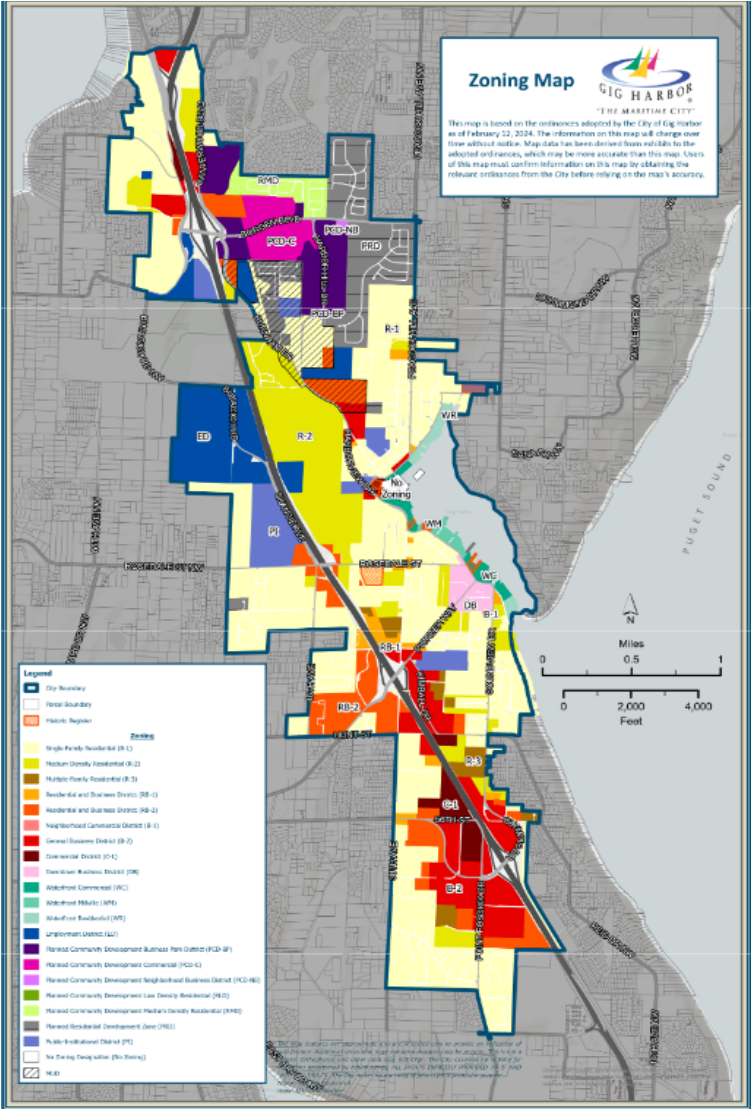


Exhibit 2-6. Future Land Use Area Classifications.

Land Use Area and Description	Zoning Districts	Target Residential Density (units/acre)	Target Employment Density (employees/acre)
Residential Low. This area includes existing lower-density residential uses, primarily single-family detached and plex housing, on larger lots in areas where additional density may not be able to be supported with cost-effective infrastructure. Supportive community services such as schools and parks are allowed in these areas to serve the community at large.	R-1	4 (single-family detached, duplex)	N/A
Residential Medium. Medium-density residential uses are included in these areas, primarily single-family, townhomes, and plex residential. These areas are built up at higher densities with support for new infill to build convenient and walkable neighborhoods with access to key neighborhood centers. These areas may include limited business, personal and professional services and businesses which support these residential neighborhoods.	RB-1 R-2	6-12 (single-family detached, duplex, townhomes)	N/A
Residential High. This area includes higher-density residential uses in areas that can support this level of development due to increased availability of infrastructure. These areas may include supportive personal and professional services and businesses, and envisioned to have good transportation access.	RB-2 R-3	12-32 (multiplex, garden apartments)	N/A
Public/Institutional. This designation denotes Public facilities located on dedicated campuses or larger sites. These can include schools, government facilities, correction centers, and essential public facilities.	PI	N/A	20
Employment Centers. Larger-scale employment uses are found in these areas, including major warehousing, industrial, commercial, and institutional activities, as well as supportive retail commercial. These areas are expected to provide a regional draw for employment.	ED	N/A	9

Zoning



Map Amendment S

- Parcels with misaligned land use and zoning
- Parcels that have split land use and zoning
- Planned Residential Development (PRD) Zone
- City properties updated to the Public Institutional land use designation and zoning district

[illegible]

Proposed Zoning District Changes

City Boundary

Proposed Zoning District Changes

- Single-Family Residential (R-1)
- Medium Density Residential (R-2)
- Residential and Business District (RB-1)
- Residential and Business District (RB-2)
- General Business District (B-2)
- Waterfront Residential (WR)
- Employment District (ED)
- Planned Community Development Business Park District (PCD-BP)
- Planned Community Development Commercial (PCD-C)
- Planned Community Development Low Density Residential (RLD)
- Planned Community Development Medium Density Residential (RMD)
- Public-Institutional District (PI)

Map of Gig Harbor, WA, showing proposed zoning district changes. The map includes a legend with 12 zoning districts, a scale bar (0 to 1 mile), and a north arrow. The map shows the city boundary and various streets, with colored areas indicating the proposed zoning changes. The legend lists: Single-Family Residential (R-1), Medium Density Residential (R-2), Residential and Business District (RB-1), Residential and Business District (RB-2), General Business District (B-2), Waterfront Residential (WR), Employment District (ED), Planned Community Development Business Park District (PCD-BP), Planned Community Development Commercial (PCD-C), Planned Community Development Low Density Residential (RLD), Planned Community Development Medium Density Residential (RMD), and Public-Institutional District (PI).

Public Outreach

July Mailings:
Property Owners
and Site
Addresses

Website:
Interactive Map
with future
meeting dates

Gig-a-byte:
July 18, 25
August 1, 8

Open House
August 5, 2025

Interested
Parties
Notified

Publishing in
Tacoma Daily
Index

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. Minimum density shall be met for subdivisions and multifamily proposals. 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.

17.05 Density in Residential Zones

Example: R-2
Zone (6-12
Units Per
Acre)

Gross Acreage: 0.75 Net Buildable Land
Area: 0.42

Minimum Density: $0.42 * 6 = 2.52$ (round
up)

3 units in the minimum density

Maximum Density: $0.42 * 12 = 5.04$ (round
down)

5 units is the maximum density

Density Range: 3-5 units



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	P	P	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	P	P	P	-	P ¹⁴	P ¹⁴
Dwelling, duplex,	-	<u>P</u>	-	P	P	P	<u>P</u>	P	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	P	P	P	-	P ¹⁴	P ¹⁴
Dwelling, triplex	-	-	-	C	P	P	<u>P</u>	P	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	-	C ¹ ₇	P	-	P ¹⁴	P ¹⁴
Dwelling, fourplex	-	-	-	C	P	P	<u>P</u>	P	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	-	C ¹ ₇	P	-	P ¹⁴	P ¹⁴
Dwelling, <u>multiple- family</u>	-	-	-		P	P ⁶	-	P	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	-	-	-	-	P ¹⁴	P ¹⁴
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 <u>6</u>	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²¹	-	-	-	-	-	P

• 17.14.020 Changes

- PCD-NB zone struck
- Duplex allowed R-1 and RB-1
- RB-1 added triplex and fourplex
- 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 but edited):
- ~~Residential uses shall be located above a permitted business or commercial use.~~
- Residential uses may be located above or as part of a mixed- use project with a business or commercial component.

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



Questions?

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. Minimum density shall be met for subdivisions and multifamily proposals. 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 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	P	P	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	P	P	P	-	P ¹⁴	P ¹⁴
Dwelling, duplex,	-	P	-	P	P	P	P	P	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	P	P	P	-	P ¹⁴	P ¹⁴
Dwelling, triplex	-	-	-	C	P	P	P	P	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	-	C ¹ 7	P	-	P ¹⁴	P ¹⁴
Dwelling, fourplex	-	-	-	C	P	P	P	P	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	-	C ¹ 7	P	-	P ¹⁴	P ¹⁴
Dwelling, multiple- family	-	-	-		P	P ⁶	-	P	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	-	-	-	-	P ¹⁴	P ¹⁴
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

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 ¹¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Living facility, assisted ⁶	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P
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

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
Museum	P	-	-	-	-	-	-	-	-	-	C	C	P	-	C	C	P	-	-	-
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	G	-
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 6	P ² 6	P ²⁶ 6	P ² 6	P ²⁶ 6	P	P	P	P	P	P	P	P ² 6	P ²⁶ 6	P	P	P	P
Rapid charging station ²⁷	P	-	-	-	P ²⁸	P ² 8	-	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

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
Lodging, level 2	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	-	-	P
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 ¹³	P
Sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	-	-	-	-	-

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, level 3	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	-	-	-	-	-
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
Entertainment, 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 entertainme nt 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 ¹¹ 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.~~ Residential uses may be located above or as part of a mixed-use project with a business or commercial component.
- 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</u> <u>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 |
| F. <u>Maximum density</u> | <u>32 dwelling units/acre</u> |

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 <u>4</u> 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	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).~~

~~C. *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:

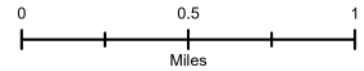
1. The nonresidential use must have access by way of a business arterial and shall front directly on an adjacent sidewalk or pedestrian walkway, or on a front or side yard from which vehicles are excluded.
2. Where a business or residential portion of the building is located on different floors, business 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).

Henderson Bay

Proposed Zoning District Changes



Legend



City Boundary

Proposed Zoning District Changes

- Single-Family Residential (R-1)
- Medium Density Residential (R-2)
- Residential and Business District (RB-1)
- Residential and Business District (RB-2)
- General Business District (B-2)
- Waterfront Residential (WR)
- Employment District (ED)
- Planned Community Development Business Park District (PCD-BP)
- Planned Community Development Commercial (PCD-C)
- Planned Community Development Low Density Residential (RLD)
- Planned Community Development Medium Density Residential (RMD)
- Public-Institutional District (PI)

BORGEN BLVD

BULGICH RD

ROSEDALE ST

HUNT ST

WOLLOCHET DR

38TH AVE

PEACOCK HILL AVE

BURNHAM DR

KIMBALL DR

GRANDVIEW ST

HARBORVIEW DR

OLYMPIC DR

SOUNDVIEW DR

CRESCENT VALLEY DR NW

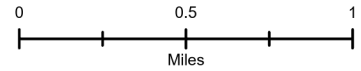
Gig Harbor

Colvos Passage

The Narrows

Henderson Bay

Proposed Land Use Designation Changes



Legend



City Boundary

Proposed Land Use Designation Changes



Residential Medium



Residential High Transition



Commercial/Business



PCD-Residential Low



PCD-Residential Medium



No Designation

BORGEN BLVD

PEACOCK HILL AVE

CRESCENT VALLEY DR NW

ROSEDALE ST

STINSON AVE

GRANDVIEW ST

HUNT ST

WOLLOCHET DR

KIMBALL DR

SOUNDVIEW DR

56TH ST

38TH AVE

OLYMPIC DR

POINT FOSDICK DR

Colvos Passage

The Narrows



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

NOTICE OF RECOMMENDATION
CITY OF GIG HARBOR PLANNING COMMISSION

TO: Mayor Barber and Members of City Council

FROM: Katharine Shaffer, Principal Planner

RE: Planning Commission approval of PL-ZONE-25-0003 – Phase 1
Development Code Update and Map Amendments

DATE: August 22, 2025

After two years of extensive public engagement and staff analysis, City Council approved the updated Comprehensive Plan and Land Use Map on April 14, 2025. Following adoption, the City initiated updates to the development code to incorporate the increased residential densities established in the Comprehensive Plan. These revisions were necessary to ensure that development regulations aligned with the new policy direction and allowed projects to fully utilize the updated density ranges.

In addition, staff presented a map amendment package that identified and corrected mapping inconsistencies where zoning districts did not align with the adopted Land Use Map designations. These errors included parcels with mismatched land use and zoning classifications, as well as instances of split zoning where a single parcel was divided between two zoning districts or land use designations. The map amendment package also includes the rezoning of parcels currently designated with the Planned Residential Development (PRD), which functions as a flexible development process rather than a traditional zoning district. These corrections were necessary to eliminate conflicts between the zoning map and the Comprehensive Plan, provide greater clarity and predictability for property owners and applicants.

A draft of the proposed code and map amendments was presented to the Planning Commission for discussion at its August 7, 2025 meeting. During the meeting, Commissioners asked clarifying questions and provided feedback on the scope and content of the amendments. Comments focused on the consistency of the proposed changes with the Comprehensive Plan, the potential impacts on future development patterns, and the correction of existing mapping errors.

The Planning Commission held a public hearing on August 21, 2025, to consider the draft proposal. At the hearing, the Commission received both oral and written testimony from the public. Following deliberation, the Commission voted to recommend approval of the proposal as presented by staff.

Based on the Planning Commission's public hearing on August 21, 2025 the City of Gig Harbor Planning Commission recommended the City Council **Approve** the proposed ordinance for Phase 1 Development Code Update and Map Amendments (Exhibit A).

cc: Planning File

Proposed Land Use Designations

Parcel Numbers	Existing Land Use Designation	Proposed Land Use Designation
221061111	RM & CB	CB
4001360011	RL & CB	CB
221177042	RL & RM	RM
221176019	RL/RM	RM
221082243	RL & RM	RM
221177056	RL	RM
221177057	RL	RM
221078005	RL	RM
221078006	RL	RM
122361084	RL/RM	RM
221071168	RH & RL	RH
7580000946	RL	RM
7580000951	RL	RM
122254093	RM	CB
0222313074	Mixed Use	PI
4002730010	PCD-BP	PI
4002730020	PCD-BP	PI
4002730040	PCD-BP	PI
4002730050	PCD-BP	PI
4002470030	PCD-BP	PI
0222323031	R-1	Parks
0222323033	R-1	Parks
0222323032	R-1	Parks
0222323130	R-1	Parks
0221071067	R-1	PI
0221071009	R-1	PI
0222312019	Mixed Use	PI

0221081108	RM	PI
0221173107	Commercial/Business and Residential High Transition	PI

Proposed Zoning Designations

Parcel Numbers	Existing Zoning	Proposed Zoning
221061111	R-2 & B-2	B-2
4001360011	R-1 & B-2	B-2
221177042	RB-2	RB-1
221176019	RB-1 & RB-2	RB-1
221082243	R-1 & RB-1	RB-1
221177056	RB-2	RB-1
221177057	RB-2	RB-1
221078005	RB-2	RB-1
221078006	RB-2	RB-1
122361084	R-1 & RB-2	RB-1
122361045	R-1 & ED	R-1
221071160	R-1 & R-2	R-2
4001020194	RB-2	ED
4001020195	RB-2	ED
4001020196	RB-2	ED
3001140020	PCD-BP and RMD	PCD-BP
221177047	R-1 & RB-1	R-1
221177058	RB-2 & B-2	RB-2
2260000210	R-1/WR	WR
6032010050	RB-2	R-2
6032010060	RB-2	R-2
6032010070	RB-2	R-2
221064149	RB-2	R-2
221172117	RB-2	RB-1
221176009	RB-2	RB-1
221176001	RB-2	RB-1
221176002	RB-2	RB-1
221176008	RB-2	RB-1
221172116	RB-2	RB-1

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4002890022	RB-2	RB-1
4002890023	RB-2	RB-1
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9010240030	RB-2	RB-1
9010240060	RB-2	RB-1
9010240050	RB-2	RB-1
0122361066	R-1	ED
3000850590	R-1/ED	R-1
221071160	R-2 & R-1	R-2
221053089	R-1	RB-1
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4003301190	PRD	PI
4003100820	PRD	PI

0222308004	PRD	PI
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4002930010	PRD	PCD-RMD
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