



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, October 2, 2025 at 5:30 P.M.**

This meeting may also be accessed through Zoom at <https://zoom.us/j/95353411299> or by calling (253) 215- 8782 and entering Meeting ID 953 5341 1299. Please see the Public Comment & Decorum section at the end of this agenda for information on options to make public comment.

This meeting may also be viewed live in the Council Chambers at the Civic Center.

Call to Order/Roll Call:

Approval of Minutes: September 18, 2025

Public Comment:

Agenda Items:

Phase 2 Code Amendments – Presentation Senior Planner, Jeremy Hammar and Commission discussion

Other Business: Next meeting Thursday, October 16, 2025

Adjournment:

PUBLIC COMMENT & DECORUM

The city desires to allow a maximum opportunity for public comment. However, the business of the Planning Commission must proceed in an orderly, timely manner. The purpose of a Planning 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 Planning 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.



"THE MARITIME CITY"

**Minutes for Gig Harbor Planning Commission
Thursday, September 18, 2025 at 5:30 P.M.
Council Chambers**

Call to Order/Roll Call

Vice Chair Burcar called the meeting to order at 5:30 p.m. Commissioners Jordan, Martin, Snodgrass, Tessicini and Zhou were present. Commissioner Nasseh was excused

Staff: Community Development Director, Eric Baker; Principal Planner, Katharine Shaffer; Senior Planner, Nestor Guevara and Planning Technician, Michelle Thomas

Approval of Minutes

Motion: Move to approve minutes from August 21, 2025 (Martin/Snodgrass)

Vote: Unanimously approved

Public Comment on Non-Agenda Items

None.

Agenda Items

Welcome New Commissioner Zhou

Chair Election

Motion: Commissioner Burcar nominated as Chair (Jordan/Snodgrass)

Vote: Unanimously approved

Motion: Commissioner Jordan nominated as Vice Chair (Burcar/Martin)

Vote: Unanimously approved

Critical Area Ordinance – Presentation Community Development Director, Eric Baker and Commission discussion

Other Business

Next meeting Thursday, October 2, 2025, Phase 2 of the development code updates

Adjournment 6:57 p.m.

Michelle Thomas

Michelle Thomas
Planning Technician



TO: Planning Commission

FROM: Jeremy Hammar, Senior Planner
Planning Division

SUBJECT: Development code update – Phase 2

DATE: September 25, 2025

At the upcoming Planning commission meeting on October 2, 2025, staff will introduce phase 2 of our development code update. The changes that will be proposed will provide development standards designed to be functional for applicants and staff, compliant with recent state housing legislation, and calibrated to place new housing capacity where the Comprehensive Plan intends growth—while preserving Gig Harbor’s established waterfront scale and view protections.

What the update accomplishes

Phase 2 aims to make the zoning code easier to use and more predictable. Dimensional rules that were scattered across chapters are consolidated into a single Dimensional Standards chapter and table. City-wide requirements formerly found across multiple chapters (screening, equipment placement, outdoor lighting, yard encroachments, access, and open space) are gathered in a new General Development Requirements chapter. Applicants can now find setbacks, height, lot coverage, and density for any district in one place and then turn to one chapter for citywide standards. For staff, this consolidation reduces interpretation disputes and supports consistent outcomes across permits.

The draft also implements recent state housing laws. It incorporates clear-and-objective design review (HB 1293), provides parity pathways for emergency, transitional, and supportive housing (HB 1220), and resolves long-standing inconsistencies identified by planning staff. The net result is faster, more predictable review for projects.

Dimensional standards

Dimensional updates are tailored to implement the Comprehensive Plan.

- R-1 Single-Family: Retains low-density character but adds two gentle-density options controlled by form. Corner-lot duplexes that read as a single house on two frontages, and cottage housing on larger lots that clusters small homes around common open space without increasing base R-1 density. These tools expand choice without altering neighborhood scale.
- R-2 Medium-Density: Adopts a density range (minimum and maximum) to discourage under-building of serviced land and to enable “missing-middle” formats (duplexes, triplexes, fourplexes, townhouses, and cottage housing) at neighborhood-compatible heights.
- R-3 Multiple-Family Residential: Increases height and establishes a defined density range to allow common garden, liner, and apartment prototypes by right where services and corridors already exist.
- Mixed/Commercial (RB-2, B-1, B-2, C-1): Explicitly permits residential in mixed-use configurations and modestly increases height where context supports vertical development.

By contrast, waterfront districts and the Height Restriction Area maintain long-standing limits; preserving view corridors and waterfront scale remains unchanged.

Citywide, a by-right clustering and lot-size-averaging tool replaces the need for PRD/PUD approaches. Applicants can reduce individual lot sizes to preserve open space or navigate environmental constraints while adhering to overall density standards.

Housing types and ownership options

The update modernizes allowed housing forms and clarifies ownership pathways. Unit-lot subdivision pairs with short plats for smaller, ground-oriented projects and with binding site plans for larger, stacked/podium, or phased projects. This framework supports fee-simple townhomes while ensuring setbacks, coverage, parking, and other dimensional standards continue to be measured and enforced at the parent-lot level. Required access and maintenance easements, together with standardized plat notes, provide clear, durable rules for shared elements.

New chapters address both co-living housing and senior/assisted living, with objective siting and design standards that allow administrative review where appropriate. A new STEP housing chapter supplies siting and operational criteria for shelter, transitional,

emergency, and permanent supportive housing to meet state parity requirements with clear conditions for management and neighborhood fit.

Process and design review

A principal aim is to reduce time and uncertainty without diminishing design quality. The code distinguishes Minor and Major Site Plan Review so small-scope projects can be approved administratively, reserving hearings for larger or more complex developments. Design review is restructured to be objective and checklist-driven: smaller residential projects and minor commercial alterations proceed through administrative design review; for larger projects, Design Review Board involvement is limited to a single public meeting, after which staff close under objective criteria.

Several legacy tools that relied on case-by-case negotiation—PRD, PUD, and density transfers—are retired. Their purposes (flexibility in lot fabric, open space preservation, predictable urban form) are achieved more transparently through the consolidated dimensional table, the general development standards, and the by-right clustering option. Telecommunications, EV infrastructure, and sign provisions are updated to current law and best practices. A new food truck sites chapter replaces reliance on the special-event permitting path with a simple, renewable, standards-based permit.

Next steps

Staff will conduct both online and in-person outreach to ensure broad participation. Workshops will be offered at different times of day, recorded, and posted online. In addition, staff will hold traditional in-person meetings around the city at the Civic Center, library, and neighborhood venues and set up pop-up tables at community events similar to what was done during the early stages of the comprehensive plan update.

The tentative schedule is as follows: release of the draft in October 2025; public comment open through the end of 2025; a revised draft published in January 2026; Planning Commission review in January/February 2026; and City Council consideration in February/March 2026.