

AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, February 26, 2026 - 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. South Sound Military and Communities Partnership (SSMCP) Presentation**
 - a. Staff Report: H3 Program Manager Shea Smiley, MSW
 - b. Clarifying Questions
 - c. Public Comment
 - d. Council Deliberation and Direction
- 2. Critical Areas Code Update**
 - a. Staff Report: Community Development Director Eric Baker
 - b. Clarifying Questions
 - c. Public Comment
 - d. Council Deliberation and Direction

ADJOURN

PUBLIC COMMENT & DECORUM

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@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



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

Meeting Date: February 26, 2026

SUBJECT: South Sound Military and Communities Partnership (SSMCP) Presentation

SUBMITTED BY: Housing, Health, and Human Services Program Manager Shea Smiley, MSW

DEPARTMENT: Administration

PHONE: (253) 530-7070

SUGGESTED MOTION:

BACKGROUND INFORMATION: On January 6, 2026, staff met with the South Sound Military and Communities Partnership to receive a comprehensive overview of the program and its potential community benefits. Membership in the partnership requires a financial contribution; therefore, Council review and consideration of the program and associated fee is requested prior to any further action.

FISCAL CONSIDERATION: A fiscal consideration would need to be made after the presentation from South Sound Military and Communities Partnership. No fiscal request is being made at this time.

Expenditure Required: \$	Amount Budgeted: \$	Appropriation Required: \$
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ATTACHMENTS:

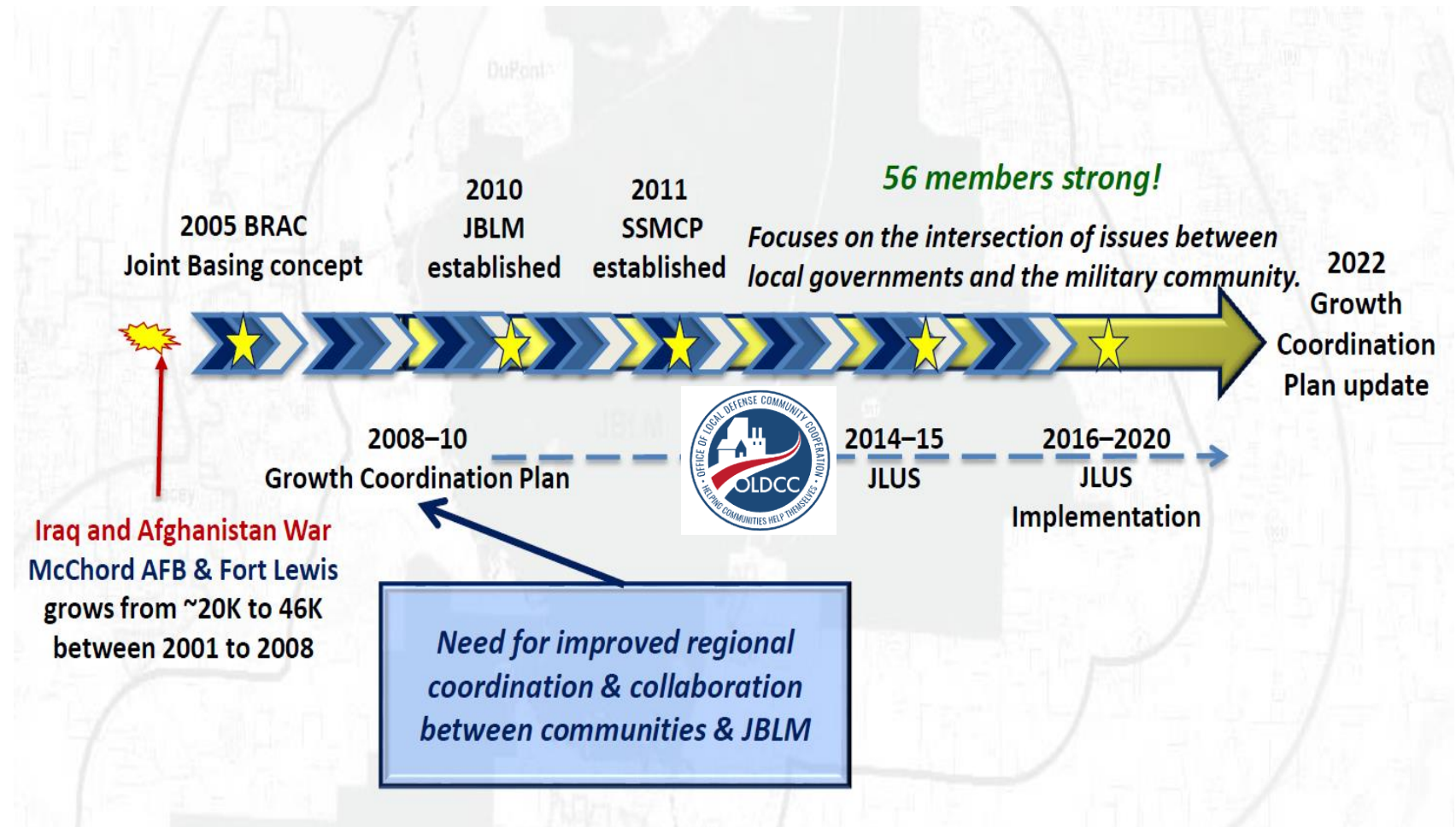
1. SSMCP Orientation for City of Gig Harbor
-

STRATEGIC PLAN PRIORITY: Provide a safe, healthy, and inclusive community
Promote and enhance a dynamic and robust economy



Mission. Community. Resilience.

How SSMCP Came to Be





SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP



**Executive
Leadership
Team**



**Steering
Committee**



A Partnership of more than 50 member cities, counties, the Nisqually Indian Tribe, Joint Base Lewis McChord, State, regional, corporate, and non-profit organizations dedicated to fostering outcomes that are mutually beneficial to the South Sound.

**Working Group
Chairs**



The Steven A. Cohen
Military Family Clinic
at Valley Cities



SSMCP focuses on the intersection of issues between local governments and the military community

Mission Focus: THE NEXUS OF CIVILIAN & MILITARY ISSUES

- **Business & Economic Development**
- **Childcare**
- **Education**
- **Healthcare**
- **Housing**
- **Land use**
- **Social Services**
- **Transportation**



State Legislative Program

- **The purpose:**
 - Garner state support for SSMCP initiatives (Legislative Priorities)
 - Influence legislation that impact military service members, their families, and military communities (Policy Positions)

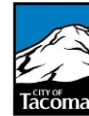


Funding SSMCP

Executive Leadership Team (ELT) Membership Dues- \$50,000-\$75,000



Steering Committee Membership Dues- \$8,500



Working Group Chairs- \$2,500



The Steven A. Cohen
Military Family Clinic
at Valley Cities



General Members - \$500



What We Do

Essential functions of SSMCP: information sharing, networking, advocacy, and relationship building.

Program Manager & Coordinator

State lobbyist

- Transportation planning
- Land use planning
- Environmental protection
- Installation resiliency
- Population forecasting
- Workforce development
- Economic development
- Planning / program analysis
- Grant requests
- Military relations
- Health care coordination
- Military Child Education Advocacy
- Childcare Advocacy
- Social Services Advocacy
- Housing & Community Development
- Support Military Spouse Employment
- Stakeholder outreach

- Legislative advocacy

94% of SSMCP stakeholders think developing a shared, regional legislative agenda is the most valuable activity of SSMCP

Recent SSMCP Study Outcomes

Housing Study 2.0:

- Quantified the need for more on base housing at JBLM

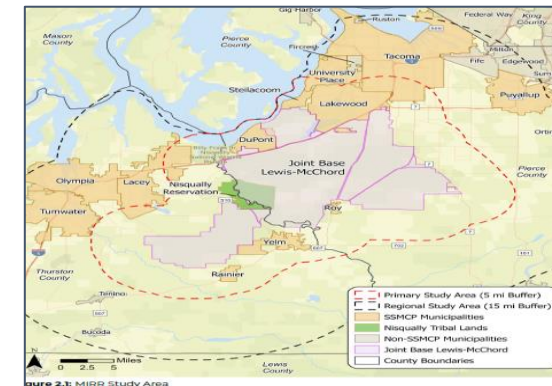


Washington State Military Spouse Employment Study:

- 18 recommendations + 85 strategies to reduce barriers affecting local, state and federal policies

Military Installation Resiliency Review:

- Resilience Action Plan ranking top community-based projects in sustaining mission-critical operations and infrastructure.



2025 SSMCP Highlights

Advancing Regional Readiness

- Began implementation of 2024 Military Installation Readiness Review (MIRR) recommendations:
 - Transportation corridor readiness
 - Communications interoperability
 - Energy resilience

Policy & Advocacy

- Supported investments in defense community infrastructure
- Advanced priorities for the I-5 Corridor and Nisqually Delta Restoration
- Continued advocacy for a unified statewide Office of Defense Communities

Supporting Military Families

- Expanded childcare access for families in the South Sound
- Strengthened military spouse employment pathways
- Improved behavioral health coordination
- Reinforced the connection between family stability and force readiness

2026-2027 Work Plan

1. Socialize Defense Economic Impact
2. Advance Military Quality of Life Initiatives
3. Support Infrastructure and Environmental Resilience
4. Conduct Joint Land Use Study (JLUS)
5. Advance Legislative Advocacy and Statewide Coordination
6. Engage with Commercial Aviation Work Group
7. Implement Military Installation Resiliency Review (MIRR) Recommendations

Community Transportation Corridor Readiness Study



Background

- The highest risk critical assets identified in the MIRR were transportation assets at risk for significant damage due to disaster events, most significantly a large earthquake.
- Supports emergency transportation planning and system resilience with WSDOT and local agency planning in the region.
- The intent of this project will be to build on that work through a lens that focuses specifically on transportation support to JBLM.
- Considerations: installation's need to deploy people and equipment, installation access, congestion management, and emergency evacuation.

Associated Hazards

Inland Flooding, Seismic Events (shaking, tsunami, ground deformation), Sea Level Rise, Storm impacts

Associated Critical Assets

- I-5
- SR-507
- SR-7
- SR-512
- Nisqually Road roadway corridors
- Burlington Northern Santa Fe Railroad rail corridor.

Defense Communications Interoperability Plan

Improve the ability connect and exchange information with one another, in either implementation or access, without restriction.

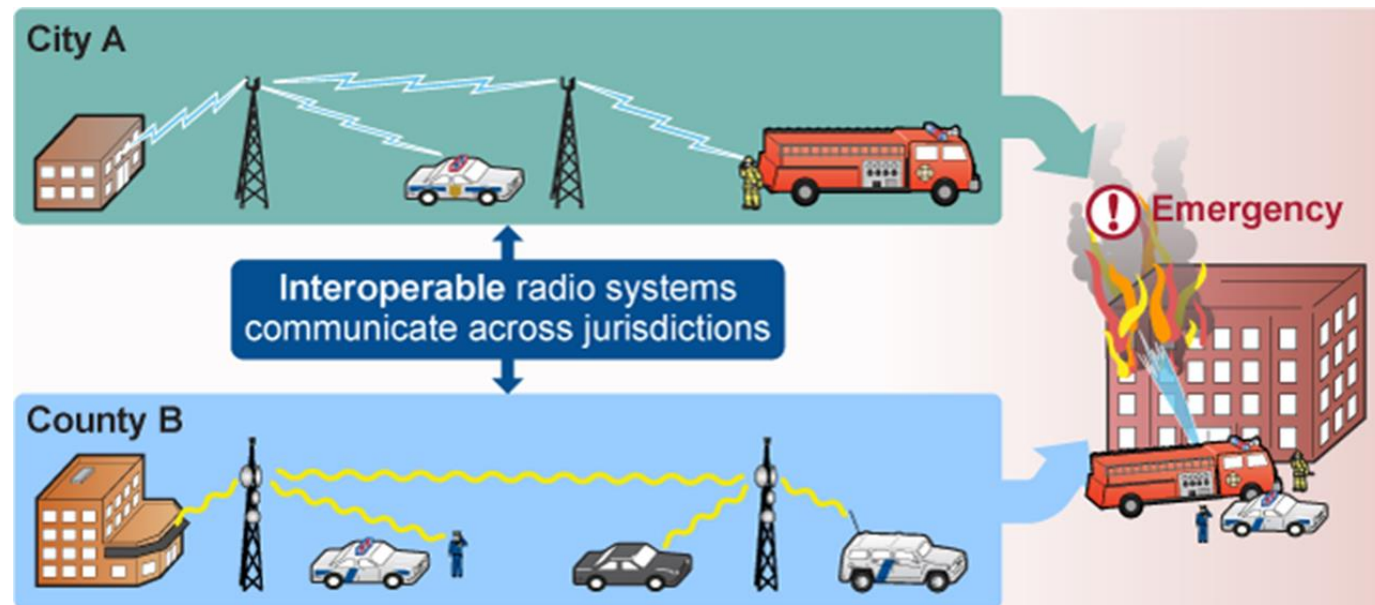


Associated Hazards

All hazards

Associated Critical Assets

- Radio / cell towers,
- Dispatch and communications centers
- Back-up power systems at centers and towers,
- Trained operators



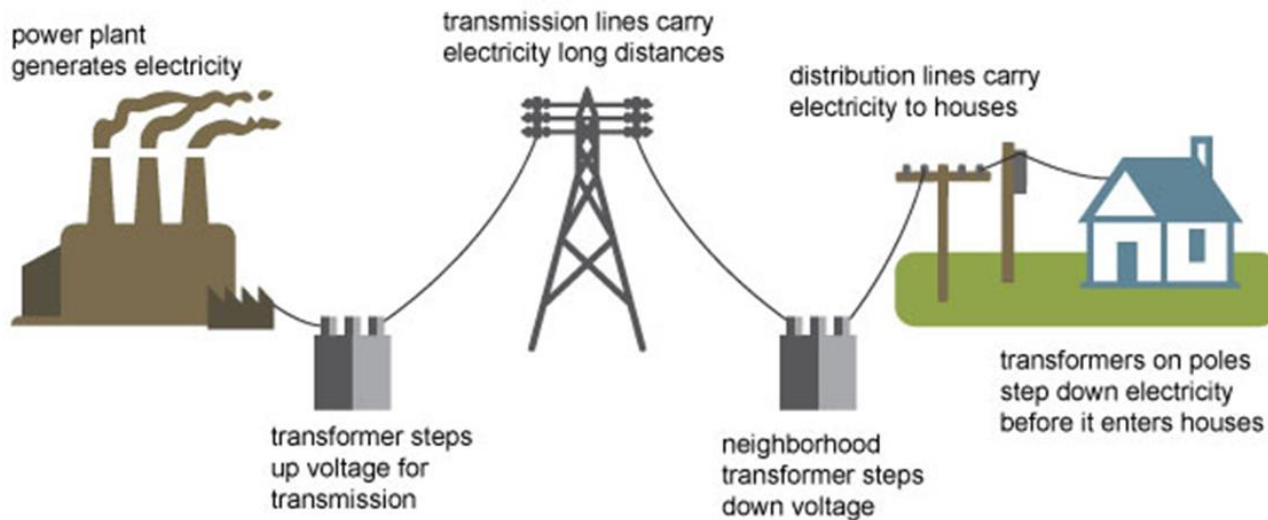
Source: GAO. | GAO-19-171

JBLM Energy Grid Resilience Plan

Ensuring power generation, transmission, and distributions systems are supported by redundancy and that technologies employed are augmented by effective management and coordination strategies between partners.



Electricity generation, transmission, and distribution



Source: Adapted from National Energy Education Development Project (public domain)

Associated Hazards

- Severe Storm or
- High-heat event

Associated Critical Assets

- Power generation
- transmission
- distribution assets

Statewide Defense Sector Economic Impact



Legislative Committee on Economic
Development and International Relations



WA Defense Annual Economic Impact

Economic Impact = \$30.9B

Jobs = 254,904

Industry Sector Comparison

1. Aerospace
2. Creative Economy
3. Information & Communication Technology
- 4. Military / Defense**
5. Agriculture
6. Clean Technology
7. Forest Products
8. Life Sciences & Global Health
9. Maritime
10. Tourism

SWOT Findings

- Need for improved, consistent statewide and local coordination
- Undersubscribed sector which creates massive economic opportunities for the state.
- SWOT analysis IDs military quality of life weaknesses (**affordable housing, childcare, and military spouse employment barriers**).
- Need for an appropriate staff structure

#11 in the US for total defense spending and #7 for uniformed personnel

Statewide Office- Structure & Purpose

Statewide Unified Approach for Defense Community Coordination

All have offices that are separate from the Veterans Department, state military department and national guard.

**Streamline business development
supporting military installations.**

**Maintain and grow defense
operations in the state**

**Support efforts to improve
partnerships with military
installations**

**Coordinate state and local efforts to
enhance the QoL for all branches
of military personnel**

SSMCP EVENTS



- Elected Officials Councils-Semi-annually
- Behavioral Health Forums –Quarterly
- Military Affairs Forums- Quarterly
- Military Child Education Symposium
- Military Spouse Employment Symposium
- General Membership Meeting-Annually





Thank you for your support!

Questions?

Contact: Maria Tobin, SSMCP Program Manager
mtobin@cityoflakewood.us



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

Meeting Date: February 26, 2026

SUBJECT: Critical Areas Code Update

SUBMITTED BY: Eric Baker

DEPARTMENT: Community Development

PHONE: 235.530.7073

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: Per state requirement, the city is updating its Critical Area regulations (GHMC 18.08) applying to protections of wetlands, riparian habitat areas (streams), flood zones, slopes and aquifers. These revisions are intended to ensure “no net loss” or ecological functions based on best available science. The draft revisions are educated by best available science reviews conducted by Kitsap and Pierce Counties covering the geology and ecology of the Kitsap Peninsula. They have also been prepared in consultation with the City’s environmental review firm, Farallon. This will be a baseline briefing on the purpose of these protections and the proposed revisions’ largest potential impacts on future development (wetland and stream buffers). Additional information regarding the update and draft code revisions can be found at <https://www.gigharborwa.gov/964/Critical-Areas-Code-Update>.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. CAO Council SS Presentation 022626

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

Critical Areas Ordinance Code Update

Draft Revisions – Council Briefing

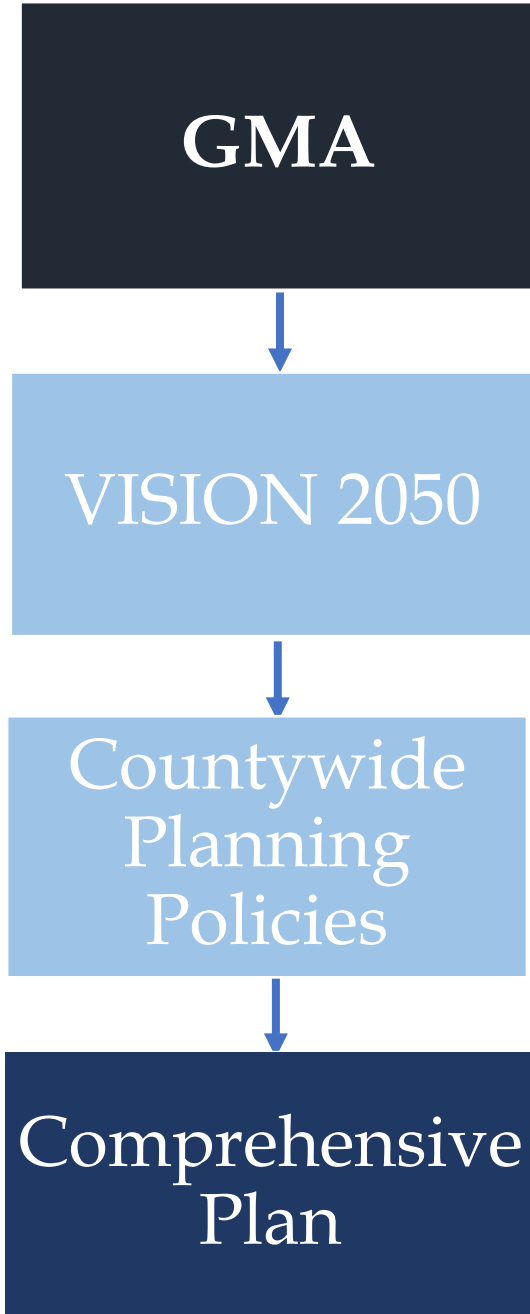
February 26, 2026

**Eric Baker
Community Development**



WHY UPDATE?

- Per the Growth Management Act (GMA), a review and update is required every 10 years.
- City Code must be reviewed again best available science (BAS) to ensure “no net loss” of functions and values.
- BAS is primarily driven by state agency guidance (previously more grass roots review)
- Scheduled for consideration Q2 2026 to accommodate expanded outreach.





WHAT IS COVERED?

Multiple natural features:

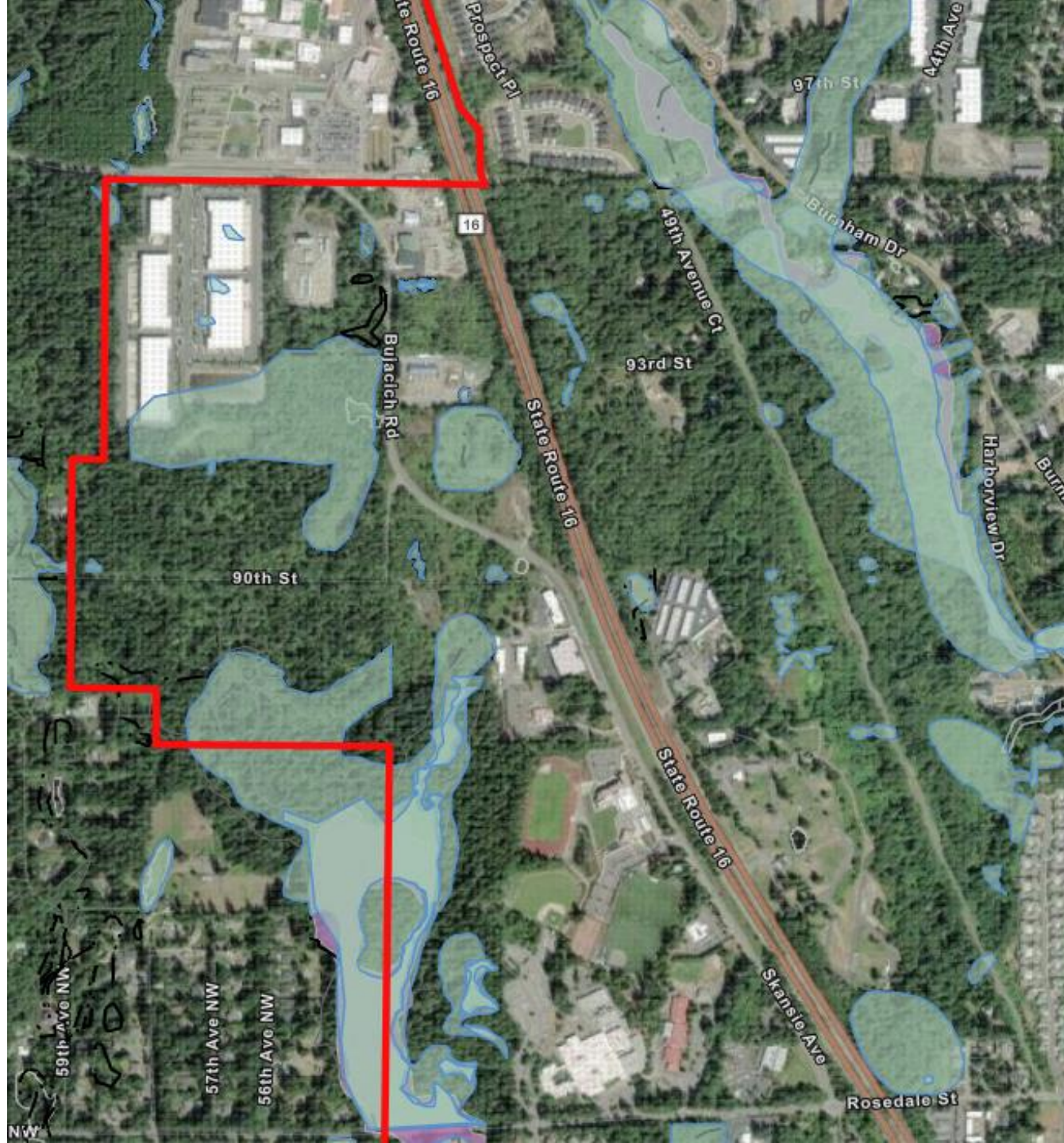
- Wetlands
- Streams/Fish and Wildlife Habitat Areas
- Steep and Unstable Slopes
- Flood Hazard Areas
- Critical Aquifer Recharge Areas (CARAs)

Wetland and Stream protections get the most attention due to impacts on development potential.



WETLANDS

- They come in types based upon quality and habitat.
- **Category I.** Estuaries, bogs, priority plant or fish species, large systems.
- **Category II.** Variety of habitat but often connected to streams or other wetland systems.
- **Category III.** Most common. Smaller in size but isolated, often single habitat like deciduous trees (e.g. alders)
- **Category IV.** Isolated, very small, low habitat such as grassy areas, brush.



STREAMS

Protections again based on stream type broken into segments (DNR Mapping).

- **Type 1 (Type S)** – Shorelines of the state. Lakes and year-round, fish-bearing streams often directly connected to the shoreline.
- **Type 2 and 3 (Type F)** – Large streams, year-round and fish-bearing.
- **Type 4 (Type Np)**- Smaller, year-round without fish habitat.
- **Type 5 (Type Ns)** – Intermittent streams without fish habitat.

Any work within the stream banks is regulated by WA Fish and Wildlife.

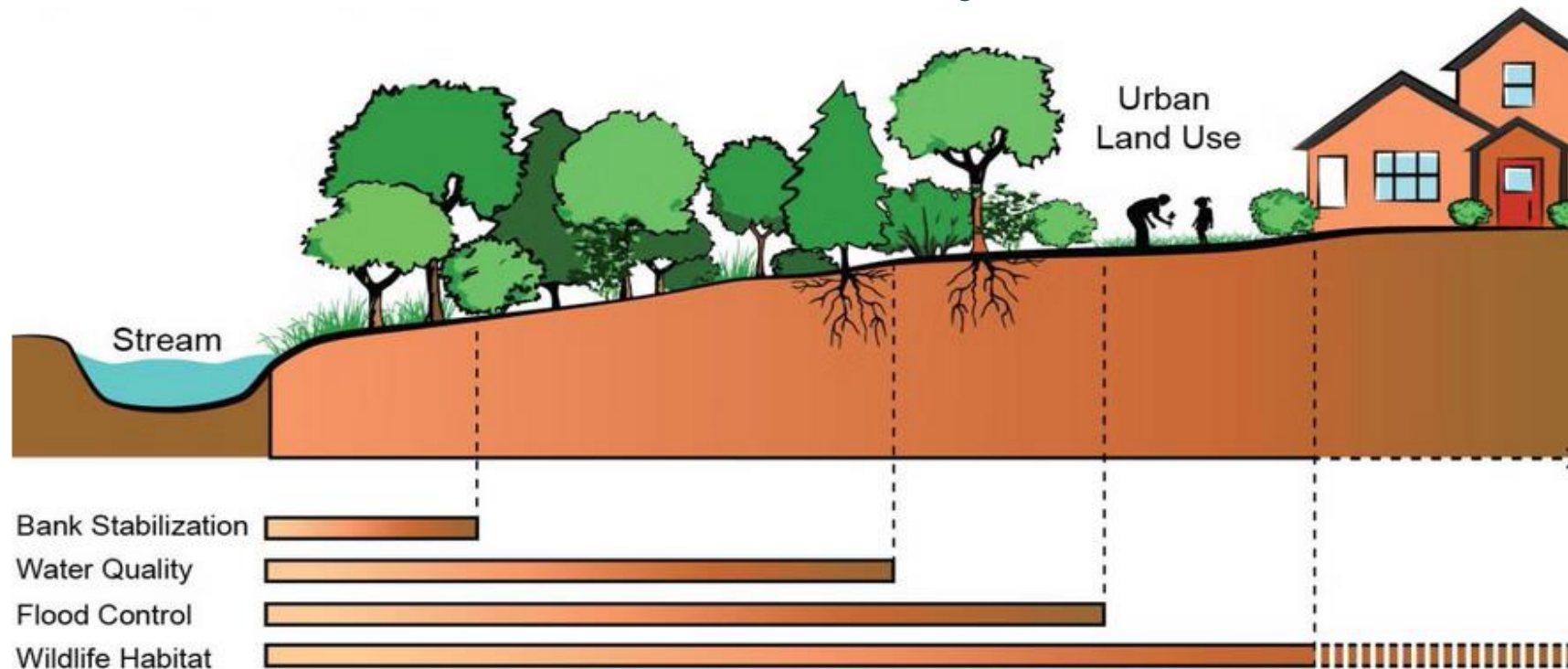


FPARS Stream Typing (DNR)

- Type S
- Type F
- Type N, Np, Ns
- U, unknown
- X, non-typed per WAC 222-16

- Fish habitat
- Provide shading
- Moderate water temperatures
- Filter sediment and pollutants
- Wildlife habitat and connectivity

WHY BUFFERS?



WETLAND BUFFERS

Proposed Use in Calculation

- **High** – Residential > 1 dwelling an acres, commercial, retail and service, industrial, active recreation.
- **Moderate** – Residential < 1 dwelling per acre, paved trails, logging roads.
- **Low** – Forestry, passive recreation, utility corridors.

WETLAND BUFFERS

Critical Area Buffers	GH Existing	GH Proposed	Pierce County	Kitsap County
Category I Wetlands Buffers				
Wetlands of High Conservation Value	125 - 250	250	190 - 300	125 - 250
Bogs	125 - 250	250	190 - 300	125 - 250
Forested	Based on habitat score; 50 - 300	100 - 300	75 - 300	50 - 300
Estuarine and wetlands in coastal lagoons	100 - 200	200	75 - 300	100 - 200
Not meeting any of the above characteristics	50 - 100	150 - 300	75 - 300	50 - 100

WETLAND BUFFERS

Critical Area Buffers	GH Existing	GH Proposed	Pierce County	Kitsap County
Category II Wetlands Buffers				
Estuarine and wetlands in coastal lagoons	75 - 150	150	75 - 300	75 - 150
Not meeting above characteristics	50 - 100	100 - 225	75 - 300	50 - 300
Category III Wetlands Buffers				
Score for all three basic functions is 16 - 19 points**	40 - 150	75 - 150	60 - 300	40 - 150
Category IV Wetlands Buffers				
Score for all three basic functions is 9 - 15 points	25 - 50	25 - 50	40 - 50	25 - 50

STREAM BUFFERS

Critical Area Buffers	GH Existing	GH Proposed	Pierce County	Kitsap County
Stream/Riparian Management Zone Buffers				
Type 1/S	200	200	0 - 150	200
Type 2/F	100	150	175	200
Type 3/F	50	150	175	200
Type 4/Np	25	100	115	75
Type 5/Ns	N/A	100	100	75

SITE-SPECIFIC ANALYSIS

Allows flexibility in one-size, bulk buffers.

- Requires analysis by a wetland and habitat biologist.
- Alternative buffers based on “no net loss”
- Options include:
 - Buffer reductions
 - Buffer averaging
 - Variances



HILLSIDES AND BLUFFS

Development on or near slopes is also covered.

Development must either:

- Be located the same distance away from the slope as the vertical height of the bluff, or
- Submit a geotechnical report from a certified engineer with mitigation measures to reduce this distance (common).

A 10-foot building setback is also required.





FLOOD HAZARD AREAS

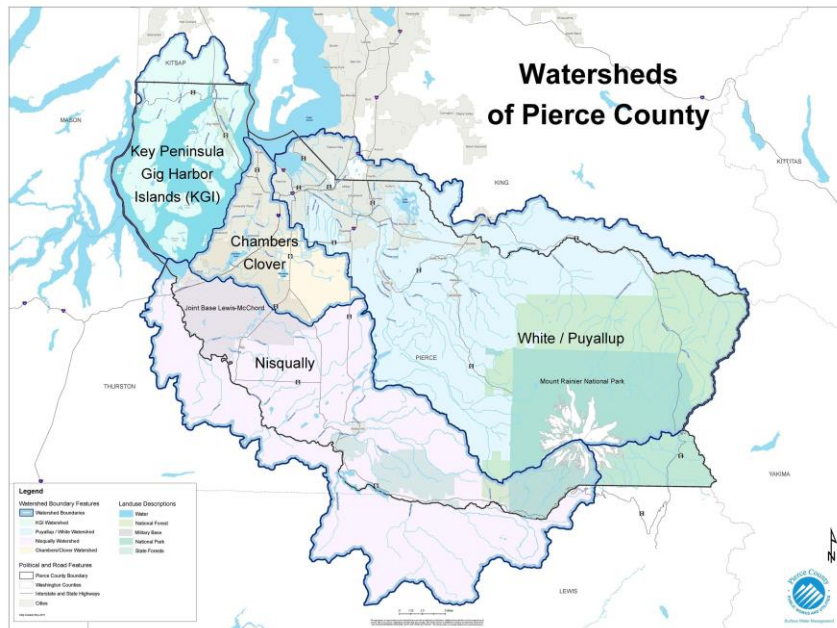
- FEMA-driven to protect public and private property.
- Areas established by Flood Insurance Administration (Flood Insurance Rate Map).
- Requires development with flood hazard areas to meet construction standards of GHMC 18.10.
- These standards are consistent with federal requirements and best management practices.



CRITICAL AQUIFER RECHARGE AREAS



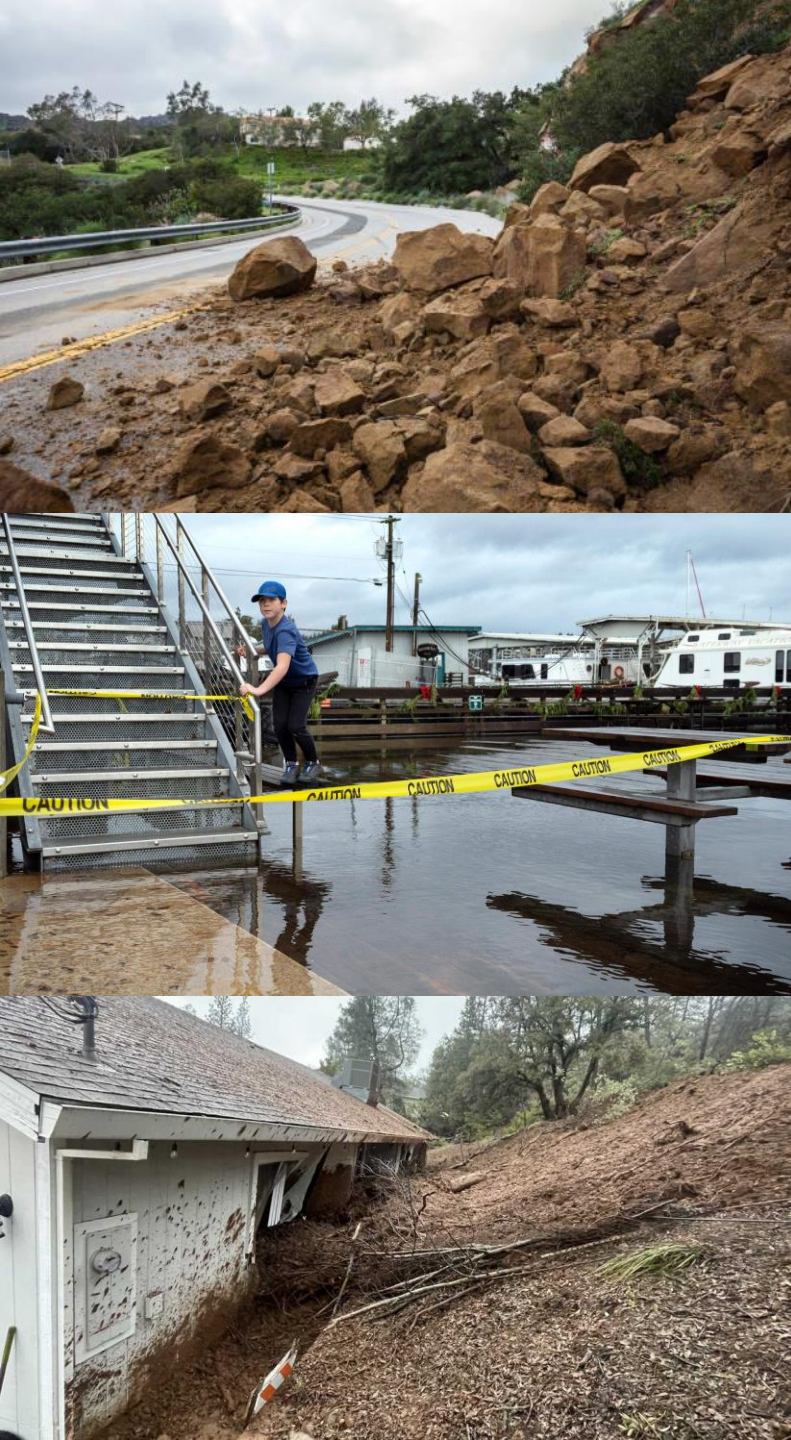
- Intended to protect aquifers from contamination from land uses.
- Includes mapped aquifers but also wellhead radii.
- Requires uses handling or processing hazardous or solid waste to prepare a Hydrogeologic Assessment prior to development.
- Assessment contains mitigation measures in case of emergency.





OTHER REVISIONS

- Revised language to better reflect definitions and process.
- Improved consistency with DOE requirements and rating system.
- Improved clarity on mitigation sequencing.



UPDATE PROCESS

- Based on BAS review, draft code update published for public review – **January**
- Postcards to properties within 300 feet of wetlands and streams – **February**
- Advertised public meetings (virtual then in-person) – **March 3 and 10 5:30PM**
- Public outreach to stakeholder groups, developers and the community – **Q1 2026**
- Planning Commission recommendation – **March-April**
- Council consideration – **April-May**

DO WANT TO KNOW MORE?

Online Information

Planning

- <https://www.gigharborwa.gov/964/Critical-Areas-Code-Update>

Harbor Atlas

- <https://experience.arcgis.com/experience/f156ffee424443528faa849f35846bad>

Contact

Eric Baker

Community Development Director

ebaker@gigharborwa.gov

