



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, July 16, 2026 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: June 18, 2026

Public Comment:

Agenda Items:

Site Design Basics – Presentation by Staff and Commission discussion

Other Business: Next meeting Thursday, August 6, 2026

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.



**Minutes for Gig Harbor Planning Commission
Thursday, June 18, 2026 at 5:30 P.M.
Council Chambers**

Temporary Chair Nomination

Motion: Nominate Commissioner Anderson as temporary Chair for tonight's meeting (Zhou/Cornell)

Vote: Unanimously approved

Call to Order/Roll Call

Chair Anderson called the meeting to order at 5:30 p.m. Commissioners Cornell, Wozniak and Zhou were present. Commissioner Henderson and Burcar were excused

Staff: Community Development Director, Eric Baker and Planning Technician, Michelle Thomas

Approval of Minutes

Motion: Move to approve minutes from May 21, 2026 (Zhou/ Wozniak)

Vote: Unanimously approved

Public Comment on Non-Agenda Items

Nicole Bennett, 98332, provided comments on hard surface requirements

Agenda Items

Update on the Critical Areas Code Update, provided by Community Development Director, Baker

Housing Basics, Presentation by Community Development Director, Baker, followed by Commission discussion

Other Business

No meeting July 2, 2026, next meeting Thursday, July 16, 2026

Adjournment 7:09 p.m.

Michelle Thomas
Michelle Thomas
Planning Technician

GHMC 17.XX. Dimensional Standards by Zone (Existing) (Proposed)

Zone	Min. Lot Area	Min. Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Street side, Corner lot (ft)	Max. Height (ft)	Max Impervious (%)	Max. Hard Surface (%)	Density (min-max)
R-1	(Short Plat) 7,200 sq. ft. (Formal Plat) 7,500 sq. ft.	70' .7% of lot area, in linear feet	House: 20' Porch: 12' Garage: 26'	8'	30'	See GHMC 17.04.470	35'	-	40%	1 - 4 du/ac
R-1	6,000 sq. ft.	50	20	5 ft min, 15 ft combined (10 ft total for <8,000 sq. ft.)	15 ⁴	10	35	55%	60%	4 du/ac
R-2	(Short Plat) 7,000 sq. ft. (Formal Plat) 5,800 sq. ft.	50' .7% of lot area, in linear feet	House: 20' Porch: 12' Garage: 26' Non Res: 25'	8' Non Res: 7'	30' Non Res 25'	See GHMC 17.04.470	35'	-	60%	6-12 du/ac
R-2	4,000 sq. ft.	40	15	5	15	10	35	60%	75%	6-16 du/ac
R-3	(Short Plat) 5,400 sq. ft. (Formal Plat) 4,400 sq. ft.	50' .7% of lot area, in linear feet	House: 20' Porch: 12' Garage: 26' Other Res & Non Res: 20'	8' Other Res & Non Res: 7'	30' Non Res 25'	See GHMC 17.04.470	35'	-	60%	12-32 du/ac
R-3	4,000 sq. ft.	40	15	5	10	10	35	70%	85%	12-32 du/ac
RB-1	(Res) 7200 sq. ft. (Non Res) 15,000 sq. ft.	70'	House: 20' Porch: 12' Garage: 26' Other Res & Non Res: 20'	8' Other Res: 7' Non Res: 10'	30' Other Res: 25' Non Res: 15'	See GHMC 17.04.470	35'	-	50% Non Res: 60%	6-12 du/ac
RB-1	6,000 sq. ft.	40	10	5	10	10	35	55%	70%	6-12 du/ac
RB-2	12,000 sq. ft.	70'	House: 20' Porch: 12' Garage: 26'	8'	30'	See GHMC 17.04.470	35'	-	55%	12-32 du/ac

Zone	Min. Lot Area	Min. Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Street side, Corner lot (ft)	Max. Height (ft)	Max Impervious (%)	Max. Hard Surface (%)	Density (min-max)
			Other Res & Non Res: 20'		Other Res & Non Res: 15'				70% allowed with conditions	
RB-2	4,000 sq. ft.	40	10	5	8	10	35	70%	80%	12-32 du/ac
B-1	5,000 sq. ft.	50'	20	10'	25	See GHMC 17.04.470	35	-	80% (70%Impervious)	32-38 du/ac (maximum allowed with mixed use)
B-1	5,000 sq. ft.	50	10	5	10	10	35	70%	85%	18- 32 du/ac
B-2	None	30'	House: 20' Porch: 12' Garage: 26' Other Res & Non Res: 20'	8' Other Res & Non Res: 5'	30' Other Res & Non Res: 20'	See GHMC 17.04.470	35	-	70% (60%Impervious, 70% allowed with conditions)	32-38 du/ac (maximum allowed with mixed use)
B-2	None	30	10 ²	5	5	10	35	70%	80%	18- 32 du/ac
C-1	6,000 sq. ft.	50'	SFR/duplex: House: 20' Porch: 12' Garage: 26' Other: See GHMC 17.96	8' SFR/duplex Other: See GHMC 17.96	30' SFR/duplex Other: See GHMC 17.96	See GHMC 17.04.470	35	-	80% (70%Impervious, 80% allowed with conditions)	38 du/ac

Zone	Min. Lot Area	Min. Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Street side, Corner lot (ft)	Max. Height (ft)	Max Impervious (%)	Max. Hard Surface (%)	Density (min-max)
C-1	6,000 sq. ft.	50	10, (15 SFR/duplex)	5, (8 SFR/duplex)	10, (20 SFR/duplex)	10	35 ⁴	70%	85%	18 - 38 du/ac
DB	6,000 sq. ft.	50'	See GHMC 17.99	See GHMC 17.99	See GHMC 17.96	-	See GHMC 17.99.510	-	80% (70%Impervious, 80% allowed with conditions)	12 du/ac
DB	6,000 sq. ft.	50	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	70%	80%	6-12 du/ac
WR	SFR: 7,000 sq. ft. Duplex: 14,000 sq. ft. Non Res: 12,000 sq. ft.	SFR: 70' All Other: 50'	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	-	SFR: 40% Duplex: 45% Non Res: 50%	4 du/ac
WR	7,000 sq. ft.	50	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	65%	60%	4 du/ac
WM	SFR: 6,000 sq. ft. Up to 4 Units: 6,000 sq. ft. per unit Non Res: 15,000 sq. ft.	SFR: 50' All Other: 100'	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	-	SFR: 50% Up to 4 units: 55% Non Res: 70%	4 du/ac
WM	5,000 sq. ft.	50	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	50%	70%	4 du/ac

Zone	Min. Lot Area	Min. Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Street side, Corner lot (ft)	Max. Height (ft)	Max Impervious (%)	Max. Hard Surface (%)	Density (min-max)
WC	SFR: 6,000 sq. ft. Up to 4 Units: 6,000 sq. ft. per unit Non Res: 15,000 sq. ft.	SFR: 50' All Other: 100'	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	-	SFR: 50% Up to 4 units: 55% Non Res: 70%	4 du/ac
WC	6,000 sq. ft.	75	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	50%	70%	4 du/ac
ED	None	-	Setbacks: 20' from any property line; 50' from any boundary abutting residential use/district	-	-	-	35'	-	N/A	N/A
ED	None	N/A	20	20	20	20	35	N/A	N/A	N/A
PI	None	See GHMC 17.15.05 0	See GHMC 17.15.050	See GHMC 17.15.050	See GHMC 17.15.050	-	35'	-	60-70% Dependent on use	N/A
PI	None	100	35	25	50	25	35	60%	80%	N/A
PCD- C	None	75	20	5	20	20	35-45'. See GHMC 17.41.030	-	N/A	24-32 du/ac
PCD- C	None	75	20	5 ⁹	20 ⁹	20	35-45'. See GHMC 17.41.030	N/A ⁸	N/A	24-32 du/ac

Zone	Min. Lot Area	Min. Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Street side, Corner lot (ft)	Max. Height (ft)	Max Impervious (%)	Max. Hard Surface (%)	Density (min-max)
PCD-BP	None	75	See GHMC 17.54.030	See GHMC 17.54.030	See GHMC 17.54.030	-	35-45'. See GHMC 17.54.030	-	N/A	N/A
PCD-BP	None	75	See GHMC 17.23.040	See GHMC 17.23.040	See GHMC 17.23.040	-	35-45'. See GHMC 17.54.030	N/A ⁸	N/A ⁸	N/A