



**Agenda for Gig Harbor Planning Commission
FOR DECISION ONLY
Continuation Open Public Hearing
Gig Harbor Civic Center
Thursday, September 3, 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: August 27, 2026

Agenda Items for Formal Review:

**Topic: For Decision Only: Continuation of a Public Hearing to consider
Phase 2 Development Code - Density and Dimensions Land Use
Table – Discussion and Commission Recommendation**

Other Business Next meeting Thursday, September 17, 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, August 27, 2026 at 5:30 P.M.
Council Chambers**

Call to Order/Roll Call

Chair Burcar called the meeting to order at 5:30 p.m. Commissioners Rosalyn Rochac-Finnegan, Kim Anderson, Katy Cornell, Jim Henderson, Rosey Zhou, and Brent Wozniak were present.

Staff: Community Development Director, Eric Baker; Principal Planner, Katharine Shaffer; Senior Planner, Cory Ragan and Community Development Assistant, Dana Daniels.

Approval of Minutes

Motion: Move to approve minutes from August 6, 2026 (Henderson/Anderson)

Vote: Unanimously approved

Public Comment on Non-Agenda Items

None.

Agenda Items

Topic Public Hearing to consider Phase 2 Development Code - Density and Dimensions Land Use Table, Staff introduced item, followed by Commission discussion.

The following citizens addressed the Commissioners regarding Phase 2 Development Code - Density and Dimensions Land Use Table:

- | | |
|--------------------|-----------------------------|
| 1. Karen McDonell | 7. Susan Grosshans |
| 2. Darrin Filand | 8. Bronwyn Wyrsh |
| 3. Carl Marlow | 9. Eric Dobson |
| 4. Nicole Bennett | 10. Vicky Alsaker |
| 5. Michael Shipman | 11. Jean Ratcliffe-Gagliano |
| 6. Collen Rustad | |

Discussion held between Commission and staff.

Motion: Move to continue the Public Hearing regarding Phase 2 Development Code - Density and Dimensions Land Use Table to September 3, 2026 at 5:30 p.m. Planning Commission meeting and accept written comments until Monday August 31, 2026 at 12:00 p.m. (Anderson/Henderson)

Vote: Unanimously approved

Other Business

Next meeting Thursday, September 3, 2026 topic Continuation of a Public Hearing to consider Phase 2 Development Code - Density and Dimensions Land Use Table.

Adjournment

6:48 p.m.

Dana Daniels
Community Development Assistant



PHASE 2A CODE UPDATE – HOUSING DIVERSITY PLANNING COMMISSION RECOMMENDATION MATRIX – 9/3/2026

No.	Origin	Code Topic	Issue	Review	Staff Recommendation	PC Recommendation
1	Staff	Numbering new density and dimension standards table	The new table needs a clear and logical location within Title 17 – Zoning.	Should be located in the first few sections of Title 17	Insert the new Dimensional and Density Standards by Zone section of code into a new section GHMC 17.13	
2	Public	Density and Dimensions Table Single-Family, Dwelling development standards Footnote 7	Ensuring the revisions to dimensional standards improved housing diversity and does not create a reasonable opportunity for development of larger single-family dwellings.	Footnote 7 in the Table refers to the definition of Single-Family Dwelling. Clarify how the footnote applies to the standards for new development of single-family dwellings.	Proposed to revise Footnote 7 to read: 7. <u>Required for development of single-family dwellings on existing legally-established lots greater than 6,000 square feet of lot area.</u>	

No.	Origin	Code Topic	Issue	Review	Staff Recommendation	PC Recommendation
3	Public	Density and Dimension Standards Table Single-Family, Dwelling development standards	Provide greater clarity in the different standards for Single-Family Dwellings versus other development types.	The current construction of the Density and Dimensions table can be confusing and unnecessarily redundant. Single-Family Dwelling concerns generally apply to only three zones (WR, R-1, R-2 and RB-1) where minimum densities easily allow for such construction. A new structure should be considered.	In the R1, R2 and RB1 rows add the contents of the Single-Family row as a second number in the same row as other development. Add Footnote #1 to the second number as shown above.	
4	Public	Waterfront Zone requirements in the Density and Dimensions Standards table.	In the WR zone, the impervious surface limit is higher than the hard surface limit (impervious plus low-impact surfaces such as pervious pavers). This is in error.	The WR zone should have the same impervious and hard surface requirements as the similar R-1 zone standards.	In the table, revise the impervious surface and hard surface standards for the WR zone to match the R-1 zone (55% impervious and 60% hard surface).	
5	Public	Waterfront Zone requirements in the Density and Dimensions Standards table.	Minimum lot area proposed in the WR zone is inconsistent with similar zones.	Similar to #4 above, the WR zone should have the same lot area requirements as the R1 zone as a low-density residential zone.	In the table, revise the minimum lot area for the WR zone to 6,000 square feet consistent with R-1.	

No.	Origin	Code Topic	Issue	Review	Staff Recommendation	PC Recommendation
6	Staff	Waterfront Zone requirements in the Density and Dimensions Standards table.	The currently constructed table, revised gross floor area for Waterfront Zones to only non-residential uses through Footnote #15.	While Footnote #15 was intended to address barriers to multi-family and mixed-use housing in Business and Commercial zones, its application to the Waterfront zones now allows the construction of 3,500 to 4,000 square foot residences. This was not the intent and does not further housing diversity goals.	<u>15. Except in the WR, WC and WM zones,</u> Maximum Gross Floor area only applies to non-residential uses.	
7	Staff	Public Institution Zone in the Density and Dimensions Standards table.	In combining the dimensional requirements for all zones into one table, some specific public facility use requirements were unintentionally increased (e.g. Parks and Open Space).	The combinations of all zone requirements into one table, collapsed a number of public facility uses into one number. This was accurate for most of the facility uses but not for Park and Open Space (trails, playgrounds, etc.). This creates operational, maintenance and future development issues for key infrastructure.	Insert the following as a footnote attached to the first column of the PI row in the Density and Dimension Standards table. <u>19. Does not apply to public parks and open space uses within the zone.</u>	

Current R-1
Dimensional
Standards
(12,000 sq. ft. lot)



Proposed R-1
Dimensional
Standards
(12,000 sq. ft. lot)



Proposed R-1
Dimensional
Standards
(6,000 sq. ft. lot)

