



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, June 15, 2023 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.

I. Call to Order/Roll Call:

II. Approval of Minutes: May 18 and June 1, 2023 Meetings

III. Public Comment:

IV. Agenda Items:

- a. 2024 Comprehensive Plan Periodic Update –Element 7 Economic Development: Presentation Staff Hammar & Commission Discussion

V. Other Business: Next meeting Thursday, July 6, 2023

VI. Adjournment:

PUBLIC COMMENT & DECORUM

Commenters will be allotted 3 minutes per individual, unless revised by the Chair. In-person

comments shall be made from the microphone, first giving the speaker's name and address. When there are 30 seconds remaining, staff will alert you to summarize your comments. At the end of your comments, staff will notify you it has come to the end of your comment period. Anyone making "out of order" comments may be subject to removal from the meeting.

Public comment may be made remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting, 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. All speakers will have up to three minutes to speak.

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, the Chair, 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 a public meeting, 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
Gig Harbor Civic Center
Thursday, May 18, 2023 5:30 P.M.**

- I. **Call to Order/Roll Call:** Vice Chair Soltess called the meeting to order at 5:30 p.m. Commissioners, Brown, Snodgrass, Bradbury, and Burcar (Virtually) were present. Commissioner Krawczyk & Jordan were excused

City Staff: Community Development Director, Carl de Simas; Principal Planner, Robin Bolster-Grant & Planning Technician, Michelle Thomas were present.
- II. **Approval of Minutes:** Move to approve minutes for May 4, 2023 (Brown/Bradbury) Unanimously approved
- III. **Public Comment:** No public comment
- IV. **Agenda Items:**
 - a. 2024 Comprehensive Plan Periodic Update – Community Design Element: Presentation Staff Bolster-Grant & Commission Discussion
 - b. Focus Group Exercise feedback and discussion
- V. **Other Business:** Upcoming events – Comp Plan Fair May 20th and Climate Change Comprehensive Plan Amendment Committee will be meeting again soon. Next meeting Thursday, June 1, 2023: Joint meeting with City Council with presentations from CAI (Housing Needs Assessment), BERK (Middle Housing Report) and SSHA³P (Affordable Housing)
- VI. **Adjournment:** 7:52 PM



Agenda Joint Planning Commission/City Council
Gig Harbor Civic Center
Thursday, June 1, 2023 5:30 P.M.

- I. Call to Order/Roll Call:** Mayor Markley called the meeting to order at 5:30 p.m. Councilmembers Woock, Henderson, Lykins (virtually), Martin, Barber, Rodenberg and Storset (virtually), Commissioners Krawczyk, Soltess, Brown, Snodgrass, Jordan, Bradbury, and Burcar were present.

City Staff: City Administrator, Katrina Knutson; Community Development Director, Carl de Simas; Principal Planner, Robin Bolster-Grant & Planning Technician, Michelle Thomas were present.

II. Agenda Items:

- a. Joint meeting with City Council
 - i. Housing Needs Assessment Presentation - CAI
 - ii. Middle Housing Presentation - BERK
 - iii. SSHAP Affordable Housing Presentation

- III. Other Business:** Next meeting Thursday, June 15, 2023 - 2024 Comprehensive Plan Periodic Update Element

- IV. Adjournment:** 8:14 p.m.



To: Gig Harbor Planning Commission

From: Jeremy Hammar, Senior Planner
Planning Division

Date: June 9, 2023

Re: 2024 Comprehensive Plan Update – Community Design Element

Continuing the discussion started at the April 20, 2023 Planning Commission Meeting, on June 15, 2023, staff will present the Economic Development Element for discussion. The objective, again, is to ensure commissioners are familiar with the goals and policies contained within the current element and to solicit input regarding possible updates as well as questions that may be presented to the community during future outreach opportunities.

Economic Development is listed as a *Future Required Element* under the GMA, which lists elements that have not received state funding to aid local jurisdictions in implementation. Though not required by law at this time, it is an important aspect of the expressed vision of Gig Harbor citizens in terms of creating a prosperous and sustainable future for our community.

Attachments:

Exhibit A – Gig Harbor Comprehensive Plan, Chapter 7

Chapter 7

ECONOMIC DEVELOPMENT ELEMENT

Introduction

The State Growth Management Act identifies as a planning goal to guide the development and adoption of comprehensive plans that encourage economic development throughout the state. Also, the Growth Management Act requires the County adopt a planning policy on county-wide economic development and employment.

The City of Gig Harbor Comprehensive Plan of 1986 recognized the importance of economic development in achieving the goals of the Comprehensive Plan. The following goals and objectives are based on the 1986 Comprehensive Plan, an analysis of existing conditions, the County-wide Planning Policies of 1992 and the results of workshop planning sessions.

Current Employment Conditions

Traditionally, the City's economic base was centered around resource extraction industries, chiefly fishing and forestry. Since the late 1970's there has been a marked shift away from the traditional "founding" industries toward a local service economy of retail facilities and small, specialty businesses. However, the primary source of income which drives the local economy is off the Peninsula where most of the employment base is located.

According to Bureau of Labor Statistics, Quarterly Census of Employment and Wages¹ data, the top three industry employers for Gig Harbor are Retail, Health Care and Social Assistance, and Accommodations and Food Services. This data includes part time employment and does not include the self-employed, proprietors, corporate officers, military personnel, or railroad workers.

The 2012 American Community Survey shows that 61.6% or 2,047 of 3,322 employed residents work outside Gig Harbor and of those 23.3% work outside of Pierce County. Of the 9,155 jobs identified in Table 1 within Gig Harbor, 1,275 are positions filled by city residents. Having higher employment density than residents is common of cities that provide services for a large rural area such as the greater Gig Harbor Peninsula.

The commuting patterns of Gig Harbor residents and employees contributes to transportation concerns on SR 16 and highway interchanges. Attracting appropriate employment opportunities for residents could reduce transportation impacts and contribute to more localized jobs and tax base economy.

¹ Puget Sound Regional Council, "Covered Employment Estimates" 2003.
<http://www.psrc.org/data/employment/covered-emp>

Buildable Lands Employment Analysis

The Growth Management Act requires counties to adopt and plan for employment targets under RCW 36.70A.215. Gig Harbor is required to plan for the target allocations shown in Table 1 below. Meeting these targets requires Gig Harbor to have the necessary developable lands for employment documented in the 2014 Buildable Lands Report.

Table 1 - Employment Needs – Buildable Lands Report					
2010 Total Employment Estimate¹	Adopted 2030 Total Employment Target²	Total Employment Growth (2010-2030)	Adjusted Employment Growth³	Displaced Employees	Additional Employment Needs⁴
9,155	10,189	1,034	909	249	1,158

¹PSRC Land Use Targets 2010 Employment Estimate.

²Adopted by Ordinance No. 2017-24s

³The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

⁴Additional Employment Needs is the sum of Adjusted Employment Growth and Displaced Employees rounding up to a whole number.

The following table from the 2014 Buildable Lands Report shows the employment capacity and pipeline employment from December 31, 2012. Since this date, due to pipeline projects being developed, land being converted for park purposes, and other changes in land capacity this may not be representative of the current 2018 employment capacity.

Table 2 - Employment Capacity – Buildable Lands Report					
Commercial/ Industrial Designation	Zoning District	Net Acres	Employees per Acre	Pipeline Jobs¹	Employment Capacity
Commercial	RB-1	7.49	19.37	30	175
	RB-2	28.35	19.37	0	549
	B-1	0.58	19.37	0	11
	B-2	40.75	19.37	376	1,165
	C-1	19.73	19.37	382	0
	DB	7.94	19.37	0	154
	PCD-C	2.15	19.37	0	42
	PCD-BP	57.77	19.37	209	1,328
	MUD	28.74	19.37	0	557
Industrial	ED	151.19	8.25	0	1,247
Total Employment Capacity					5,611

¹Pipeline Jobs include projects under approval, construction or completed between 01/01/2010 and 12/31/2012. These assumptions are included in the employment capacity column. Additional information can be found in Appendix C of the 2014 Pierce County Buildable Lands Report.

Requirements of the Growth Management Act

The State Growth Management Act identifies, as a planning goal, to guide the development and adoption of comprehensive plans and development regulations, that counties and cities encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the state, especially for unemployed and disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the states natural resources, public services and public facilities [RCW 36.70A.020(5)]. The Growth Management Act also requires that the County adopt a planning policy on county-wide economic development and employment [RCW 36.70A.210 (3)(g)].

County-Wide Planning Policy

The County-wide Planning Policies, adopted in June of 1992 identify several goals of which were already incorporated into the City of Gig Harbor Comprehensive Plan of 1986. These policies are intended to:

1. Assure consistency between economic development policies and adopted comprehensive plans.
2. Promote diverse economic opportunities for all citizens, especially the unemployed, the disadvantaged, minorities and small businesses.
3. Encourage economic development in areas in which there is an imbalance between available employment opportunities and the local population base.
4. Ensure that economic growth remains within the capacities of the state's natural resources, public services and public facilities.
5. Plan for sufficient economic growth and development to ensure an appropriate balance of land uses which will produce a sound financial posture given the fiscal/economic casts and benefits derived from different land uses.
6. Strengthen existing businesses and industries to add to the diversity of economic opportunity and employment.
7. Provide both the private and public sector with information necessary to support and promote economic development.

GOAL 7.1: DEVELOP A SOUND FISCAL BASE

Help market local socio-economic resources to increase employment opportunities, develop office and industrial park properties, and provide the City with a sound tax base.

7.1.1. Job creation

- a) Help create employment opportunities within the local economy, particularly for residents who now commute across the Tacoma Narrows Bridge to work. Participate with other public agencies and private interests in marketing projects, labor force training programs, and other efforts to attract new businesses to Pierce County and Gig Harbor Peninsula area.
- b) Determine reasonable jobs-to-housing balance by coordinating land use and development policies to help achieve the designated balance of adequate affordable housing near employment centers.
- c) Encourage the redevelopment of declining commercial areas through a variety of incentives such as reduced fees for permits or utility connections and the consideration of waivers from land use performance standards, as appropriate.
- d) Meet the 2030 employment target allocation established by the Pierce County Buildable Lands Report for Gig Harbor (shown in Table 1) of 9,95410,189 jobs.

7.1.2. Site identification

Work with other public agencies and private interests to identify and promote sites which can be suitably developed for a variety of local employment opportunities.

7.1.3. Site efficiencies

Work with property owners to determine the effective development capacity of sites having employment center possibilities. Determine the costs involved with providing sewer, fire and police protection, access roads, recreational areas and other public services and amenities versus the public benefits which may be realized by the creation of local jobs and tax potentials. Negotiate equitable cost/benefit trade-offs between public and private sector interests.

7.1.4. Site priorities

Rank possible sites using a priority system which reflects the possible cost/benefits associated with providing public services. Allocate public services, sewer in particular, to sites which provide the greatest possible returns, unless private property owners can assist with the costs involved in extending or providing service.

7.1.5. Capture revenues

Withhold public services, sewer in particular, unless potential property developments within the urban growth area will agree to annexation and the payment of local property or other revenue taxes.

GOAL 7.2: INCREASE LOCAL ECONOMIC OPPORTUNITIES

Support local business development efforts and property investment projects and programs, protect local economic opportunities, and provide for an increasing home-based business sector.

7.2.1. Small business development

Encourage local business development opportunities, particularly for small start-up business concerns which may be owned by or employ local residents. Promote the local use of special small business financing and management assistance programs. Help identify facilities which may be used for small business start-ups including older structures which may be suitably reused for business purposes.

7.2.2. Property revitalization

Assist with special planning and development efforts to reuse older buildings, redevelop vacant properties, and revitalize older commercial and business districts within the city. Help structure local marketing efforts, physical improvements programs, parking and building improvements and special management organizations.

7.2.3. Financial programs

Help local private groups structure special improvement districts including parking and business improvement authorities, local improvement districts, or other programs necessary to the effective revitalization of older business and commercial areas of the city. Participate in special public/private ventures when such ventures provide public benefits and are appropriate to the long-range goals of the city.

7.2.4. Future development opportunities

Monitor proposed urban zoning designations and developments elsewhere on the Peninsula. Determine market requirements and potentials for commercial, office and industrial uses and protect Gig Harbor's interests in the allocation of future development opportunities. Protect existing commercial and business developments within the Gig Harbor area from overzoning.

7.2.5. Home Based Occupations and Businesses

Provide reasonable guidelines and standards for the siting of home-based businesses (home occupations) in residential neighborhoods. Insure that home-based businesses do not alter or impact the residential character of neighborhoods.

Some initial thoughts on the Econ Development element.

The current edition of the Comp Plan includes lots of happy talk about funding and supporting start-ups: providing incubator accommodations, management guidance and tutoring, and other assistance to stimulate business formation. There's no evidence we have done much, if any of this in the past ten years, and there are many reasons why these ideas are not practical for Gig Harbor if the goal is to develop technology businesses. Rather than authoring a plan that suggests we could become a junior-edition Silicon Valley or South Lake Union, it would be more realistic to think about how business actually grows in our city: as our population grows, more patients sign up with an established dental practice, and the proprietor recruits another dentist, plus additional support staff, to meet the needs of growth. The new dentist is attracted by, among other things, the quality of life in GH and is looking for a suitable home for his family. Net plus three or more new jobs in our city, plus new residents and customers for our shopping and professional services. In time the new dentist may think about relocating parents to a senior living facility nearby. This development happens like ripples in a pond, and is the result of our town being a very attractive place to live.

There are at least three business segments in GH that have seen much growth, support many jobs, and attract customers from throughout the region:;

- ✓ Shopping
- ✓ Medical services
- ✓ Senior care

There are no obvious barriers to continued growth in these business segments, so long as the city develops and promotes a business-friendly attitude and workforce affordable housing.

It would be a good idea for the Econ Dev element to start out with a description of Gig Harbor as it is today:

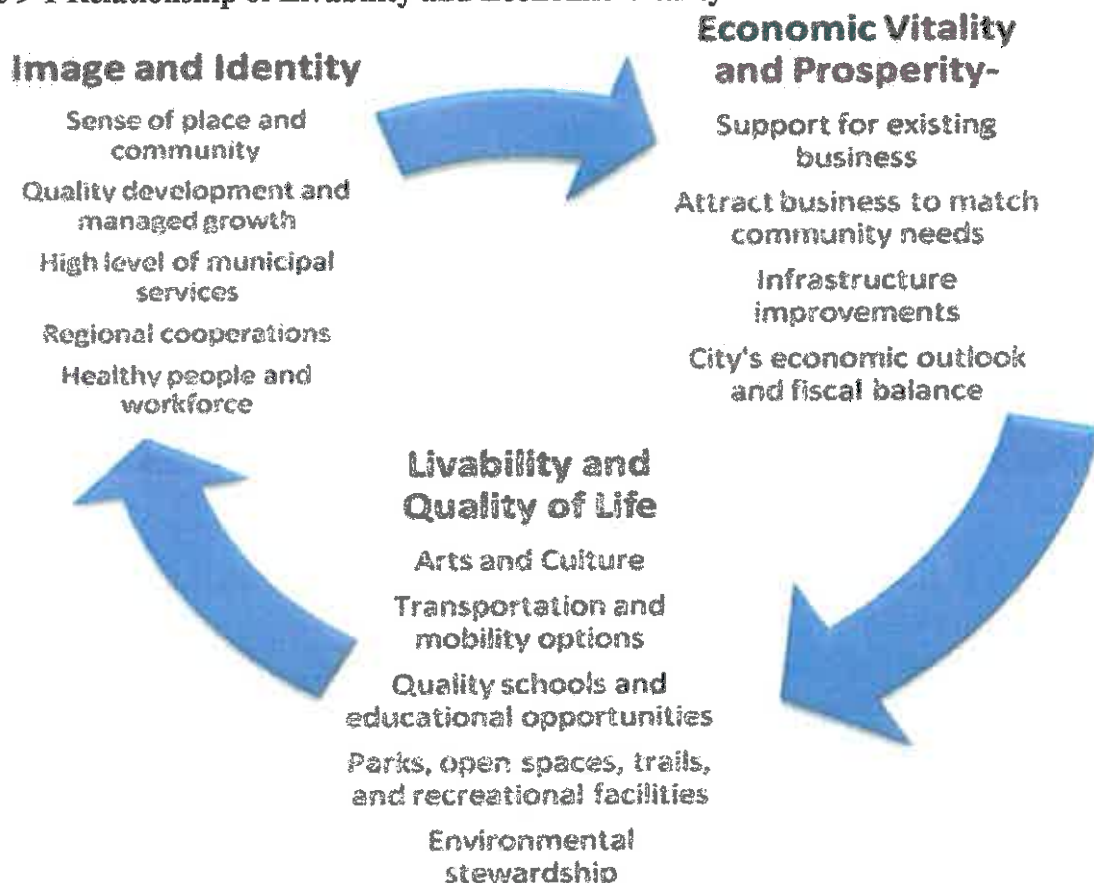
- ✓ A unique and beautiful natural setting
- ✓ History and historical buildings
- ✓ Population 12,000
- ✓ 10,000 jobs – regional employment hub
- ✓ Large shopping areas, medical and senior services, hospital provide many jobs (how many?)
- ✓ Highly desirable, upscale residential community: suburban, bedroom type
- ✓ Expensive housing: median ~\$800,000+
- ✓ Regional shopping hub for peninsula
- ✓ Medical services hub “ “
- ✓ Attracts visitors and tourists to the historic waterfront, chiefly during summer months
- ✓ Very attractive quality of life

When you look at a picture of Gig Harbor as a city, not just a quaint, historic view basin and harbor, what you see is a desirable residential environment with significant retail, medical services, and senior care facilities. Expensive housing (what would you expect?) but lots of jobs. Maybe the key to more economic development is to promote our quality of life and improve our business friendly image.

Poulsbo, a very similar city in Kitsap county, has a Comp Plan that includes the following thoughts about Econ Dev:

“Poulsbo’s Economic Development Chapter is built upon the understanding that the City’s economy is intrinsically tied to its quality of life, as well as the identity it presents to others, whether they are visitors, shoppers, residents, developers or employers.

Figure 9-1 Relationship of Livability and Economic Vitality



Poulsbo is home to many small, medium-size and locally owned businesses, as well as national chain retailers. The city provides a positive business climate that supports innovation and attracts business owners to locate here because of the quality of life it offers. An attractive quality of life will continue to become more important for site selection, as companies continue to become more mobile through advances in technology.

To be successful in the future, Poulsbo needs to build on its strong sense of community and shared heritage, while also providing land availability and infrastructure to provide areas where companies can locate to provide family wage employment. The City recognizes that a healthy

economy provides opportunities for diverse segments of the community. While the City can lead and participate in economic development and revitalization, it takes effective partnerships with the business community to be successful and retain the livable and economically viable Poulsbo community.”

Sales tax revenue to GH is several times greater than property tax revenue. It’s clear to any observer that shopping activity at Uptown and GH North is much greater than the shopping activity down town, and the sales tax revenues our city collects reflect this pattern. It is also clear that some businesses thrive around the harbor: restaurants, taverns, some galleries and specialty shops, professional services appear to fit well and prosper. But banks, grocery stores, pharmacies and hardware stores have moved up the hill to Uptown, and won’t be coming back. GH needs to continue to support the merchants around the harbor, while also encouraging development of desirable and growing business segments in other parts of town. It would be a mistake to become focused on the problems of tourist-oriented waterfront merchants trying to achieve business success during a three-month season. There’s not much the city can do to help with this problem, and even a miraculous solution won’t generate enough sales tax revenue or jobs to make the efforts worthwhile.