ORDINANCE 1552

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Gig Harbor is required to plan for growth and development in accordance with the Washington State Growth Management Act (Chapter 36.70A of the Revised Code of Washington), hereinafter referred to as "the Act"; and

WHEREAS, the Act requires that jurisdictions planning under its provisions prepare and adopt a comprehensive plan to guide future land use, growth, and development in a manner that promotes the public health, safety, and welfare, and facilitates orderly and efficient development patterns; and

WHEREAS, the City of Gig Harbor adopted its updated comprehensive plan on April 14, 2025, in accordance with the Act, setting forth the community's long-term vision, goals, policies, and land use designations to guide growth and investment over a 20-year planning horizon; and

WHEREAS, Exhibit 2-6 of the 2024 Comprehensive Plan, titled "Future Land Use Areas Classification", identifies corresponding zoning districts for each land use designation. While land use designations provide a general framework for planning policy, zoning districts serve as the regulatory mechanisms to implement those policies through specific standards for allowable uses, building heights, setbacks, lot coverage, and residential densities; and

WHEREAS, as part of this implementation effort, the city evaluated parcels where inconsistencies exist between the comprehensive plan, land use designations, and the zoning district, which can result in confusion for property owners, create use conflicts, hinder development opportunities, and delay permitting processes; and

WHEREAS, city staff identified approximately 900 parcels where such misalignments exist between the adopted land use designation and the zoning district, necessitating corrective map amendments; and

WHEREAS, amendments to the Comprehensive Plan Land Use Element, including updates to the Land Use Designations Map, are necessary to ensure consistency with the adopted goals, policies, land use designations, and growth assumptions in the comprehensive plan, as well as alignment with the city's zoning code and official zoning map; and

WHEREAS, the proposed amendments to the Comprehensive Plan Land Use Designations Map and the Zoning Map meet the approval criteria set forth in Gig Harbor

Municipal Code (GHMC) Section 19.09.170, including consistency with the Growth Management Act, internal consistency within the Comprehensive Plan, and the capacity to accommodate projected needs for housing, employment, and public services; and

WHEREAS, the city has conducted public outreach efforts to ensure full transparency for properties affected by the map amendments, including mailed notices to property owners and residents, publication of informational materials on the city's website, inclusion of the proposal in four editions of the city's *Gig-A-Byte* newsletter, and the hosting of a public open house on August 5, 2025; and

WHEREAS, in accordance with the State Environmental Policy Act (SEPA), the city issued a Determination of Nonsignificance (DNS) on July 24, 2025, for the proposed amendments and development code, which was distributed to the Washington State Department of Ecology, affected agencies, tribal governments, and neighboring jurisdictions. The DNS was also posted on the city's project website and made available through the SEPA Register maintained by the Department of Ecology. No SEPA appeals were filed by the August 14, 2025, deadline; and

WHEREAS, a draft of the proposed code changes and map amendments was presented to the planning commission for discussion at its August 7, 2025, meeting, during which commissioners asked clarifying questions and provided feedback regarding consistency with the comprehensive plan, potential impacts on future development patterns, and the correction of existing mapping errors; and

WHEREAS, the planning commission held a public hearing on August 21, 2025, to consider the draft proposal, received oral and written testimony from the public, and, following deliberation, voted to recommend approval of the proposal as presented by staff; and

WHEREAS, the proposed revisions are consistent with the Growth Management Act, multi-county planning policies and countywide policies;

NOW THEREFORE, the City Council of the City of Gig Harbor, Washington, do ordain as follows:

Section 1. Comprehensive Plan Amendment Adoption. The City of Gig Harbor Comprehensive Plan shall be amended to:

1) Revise the Land Use Element Future Land Use Areas Map for Gig Harbor to achieve consistency with the Gig Harbor Comprehensive Plan, the Gig Harbor Municipal Code, and the Gig Harbor Zoning Map as set forth in Exhibits A and B.

Section 2. Comprehensive Plan Amendment Adoption Criteria. The process for comprehensive plan amendments (Chapter 19.09) states that the city council shall consider the planning commission's recommendations and after considering the criteria found in GHMC 19.09.170 make written findings regarding

each application's consistency or inconsistency with the criteria. The criteria found in GHMC 19.09.170 are as follows:

    A.   The proposed amendment will further and be consistent with the goals, policies and objectives of the comprehensive plan; and

    B.   The proposed amendment is consistent with the Growth Management Act, the countywide planning policies and other applicable interjurisdictional policies and agreements, and/or other state or local laws; and

    C.   The proposed amendment will not adversely impact the city's ability to provide sewer and water, and will not adversely affect transportation facilities and other public facilities and services such as parks, police, fire, emergency medical services and governmental services; and

    D.   The proposed amendment advances the public interest; and

    E.   For text amendments which propose to increase density or intensity of permitted development and all land use map amendments, the following approval criteria also apply:

1.   Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of this amendment, according to one of the following provisions:

    a. The city has adequate funds for needed infrastructure, facilities and services to support new development associated with the proposed amendments; or

    b. The city's projected revenues are sufficient to fund needed infrastructure, facilities and services, and such infrastructure, facilities and services are included in the schedule of capital improvements in the city's capital facilities plan; or

    c. Needed infrastructure, facilities and services will be funded by the developer under the terms of a development agreement associated with the comprehensive plan amendment; or

    d. Adequate infrastructure, facilities and services are currently in place to serve expected development as a result of this comprehensive plan amendment based upon an assessment of land use assumptions; or

    e. Land use assumptions have been reassessed, and required amendments to other sections of the comprehensive plan are being processed in conjunction with this amendment in order to ensure that adopted level of service standards will be met; and

2.   For a land use map amendment, the subject parcels being redesignated are physically suitable for the allowed land uses in the designation being requested,

including compatibility with existing and planned surrounding land uses; and

3.   The proposed amendment will not create a demand to change land use designations of other properties unless the change in land use designation for other properties is in the long-term interest of the community in general.

Section 3. **Comprehensive Plan Amendment Findings**. After consideration of the materials in the files associated with the proposed Future Land Uses Map amendments, the City's Comprehensive Plan, criteria for approval found in Chapter 19.09 GHMC, applicable law, and public testimony, City Council hereby makes the following findings:

A.   The proposed amendment will further and be consistent with the goals, policies and objectives of the comprehensive plan.

The proposed amendment to the Future Land Use Areas Map for Gig Harbor will further the following Land Use policies per the adopted Comprehensive Plan:

LU-1.1 Allocate high density/intensity urban development to lands capable of efficiently supporting urban uses while presenting the fewest environmental risks.
LU-1.2 Support, allocate urban development onto lands which are suitable and do not provide substantial value to the community if left undeveloped.
LU-1.4 Allocate urban uses to areas that can be effectively serviced by roads, sewer, water, storm drainage and other basic urban utilities and transportation facilities.
LU-1.8 Ensure sufficient capacity within the city to accommodate the following resulting growth by 2044:
a) 6,642 housing units
b) 14,229 residents, and
c) 15,602 jobs.
LU-2.6 Maintain a Comprehensive Land Use Plan Map showing city limits, urban growth areas, and generalized land use classifications that establish various uses within the city.
LU-2.7 Ensure that ordinances, programs, proposals, and projects conform to the intention of the Comprehensive Land Use Plan Map.
LU-4.1 Allow a broad choice of housing types, locations, sizes, and tenures to meet local housing needs.
LU-4.2 Allow housing options that meet the needs of different household types and ages.
LU-4.5 Support residential densities across the city that can help meet identified housing targets.

B.   The proposed amendment is consistent with the Growth Management Act, the countywide planning policies and other applicable interjurisdictional policies and agreements, and/or other state or local laws.

The proposed amendment is consistent with the Growth Management Act. Section 36.70A.115 of the Growth Management Act states that *"(1) Counties and cities that are*

required or choose to plan under RCW 36.70A.040 shall ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, including the accommodation of, as appropriate, the medical, governmental, educational, institutional, commercial, and industrial facilities related to such growth, as adopted in the applicable countywide planning policies and consistent with the twenty-year population forecast from the office of financial management."

The proposed amendment would revise certain land use designations to increase their residential density, allowing the city of Gig Harbor to provide additional housing units and increased housing flexibility, as well as providing allowances for commercial developments in urban areas.

C.   The proposed amendment will not adversely impact the city's ability to provide sewer and water, and will not adversely affect transportation facilities and other public facilities and services such as parks, police, fire, emergency medical services and governmental services.

The City Council finds that the proposed amendment would not adversely impact the City's ability to provide essential public facilities or services. The parcels that are proposed to be redesignated are all located within urban areas that have access to public facilities and services.

D.   The proposed amendment advances the public interest.

The amendment would bring the Land Use Element of the Comprehensive Plan in conformance with the established Gig Habor Zoning Code and Zoning Map. Additionally, the proposed map amendment would allow for additional flexibility in housing options for residential parcels as well as a potential for employment growth through commercial developments in commercial/business parcels.

E.   For text amendments which propose to increase density or intensity of permitted development and all land use map amendments, the following approval criteria also apply:

1.   Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of this amendment, according to one of the following provisions:

a.   The city has adequate funds for needed infrastructure, facilities and services to support new development associated with the proposed amendments; or
b.   The city's projected revenues are sufficient to fund needed infrastructure, facilities and services, and such infrastructure, facilities and services are included in the schedule of capital improvements in the city's capital facilities plan; or

c.   Needed infrastructure, facilities and services will be funded by the developer under the terms of a development agreement associated with the comprehensive plan amendment; or

d.   Adequate infrastructure, facilities and services are currently in place to serve expected development as a result of this comprehensive plan amendment based upon an assessment of land use assumptions; or

e.   Land use assumptions have been reassessed, and required amendments to other sections of the comprehensive plan are being processed in conjunction with this amendment in order to ensure that adopted level of service standards will be met; and

2.   For a land use map amendment, the subject parcels being redesignated are physically suitable for the allowed land uses in the designation being requested, including compatibility with existing and planned surrounding land uses

The parcels being redesignated under this proposed map amendment are suitable for the allowed land uses in the designation proposed. The parcels are all located in existing urban areas. The redesignations proposed do not completely alter the nature of the existing land use designations and allowed land uses, but rather clarify some inconsistencies and allow for additional residential densities.

3.   The proposed amendment will not create a demand to change land use designations of other properties unless the change in land use designation for other properties is in the long-term interest of the community in general.

The proposed map amendment will not create a demand to change land use designations in other properties. The proposed land use designations are compatible with both the existing as well as the surrounding land uses for the parcels being redesignated.

    Section 4. Zoning Map Amendment Adoption. The City of Gig Harbor Zoning Map shall be amended to:

1) Revise the Zoning Map for Gig Harbor to achieve consistency with the Gig Harbor Comprehensive Plan and the Gig Harbor Municipal Code, as set forth in Exhibits C and D.

    Section 5. Zoning Map Amendment Adoption Criteria. The process for Zoning map amendments (Chapter 17.100.035) states that amendments to the zoning map may only be approved if all of the following criteria are satisfied:

    A. The application for the zoning map amendment must be consistent with and further the goals, policies and objectives of the comprehensive plan and GHMC 17.12.015;

The proposed amendment will make the zoning map consistent with the comprehensive plan, as well as with the land use designation and zoning district consistency table found

in GMHC 17.12.015. The proposed amendment to the zoning map will further the following Land Use policies per the adopted Comprehensive Plan:

LU-1.1 Allocate high density/intensity urban development to lands capable of efficiently supporting urban uses while presenting the fewest environmental risks.
LU-1.2 Support, allocate urban development onto lands which are suitable and do not provide substantial value to the community if left undeveloped.
LU-1.4 Allocate urban uses to areas that can be effectively serviced by roads, sewer, water, storm drainage and other basic urban utilities and transportation facilities.
LU-1.8 Ensure sufficient capacity within the city to accommodate the following resulting growth by 2044:
a) 6,642 housing units
b) 14,229 residents, and
c) 15,602 jobs.
LU-4.1 Allow a broad choice of housing types, locations, sizes, and tenures to meet local housing needs.
LU-4.2 Allow housing options that meet the needs of different household types and ages.
LU-4.5 Support residential densities across the city that can help meet identified housing targets.

B. The application for the zoning amendment must further or bear a substantial relationship to the public health, safety and general welfare;

The proposed map amendment includes the rezoning of parcels that are currently zoned as residential or commercial zones to public institutions. This rezone would allow the parcels to be consistent with their current and future land use. Additionally, residential parcels would be rezoned to be consistent with the corresponding land use designation per the Comprehensive Plan.

C. No substantial detrimental effect will be caused by the granting of the application for the amendment; and

No substantial detrimental effect will be caused by the approval of this amendment. The amendment would rezone parcels to be consistent with the underlying land use designation per the Comprehensive Plan. Parcels that are currently zoned for residential and commercial uses that contain parks would be rezoned to be consistent with the existing land use.

D. The proponents of the application have the burden of proof in demonstrating that conditions have changed since the original zoning or original designation for the property on the zoning map.

The City of Gig Harbor is the lead agency in the rezoning effort. The proposed zoning would allow parcels to be consistent with their underlying land use designation and current use. The zoning change would also clarify the designation for parcels that

currently have split zoning. Parcels containing parks or streets will be rezoned from residential or commercial zones to public institution.

Section 6. Severability. If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 7. Correction of Errors. The city clerk and codifiers of the ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 8. Effective Date. This ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

      ADOPTED by the Council of the City of Gig Harbor at a regular meeting thereof, held this October 13, 2025.
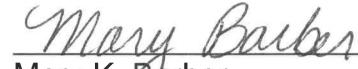
Mary K. Barber
Mayor

Approved as to form:
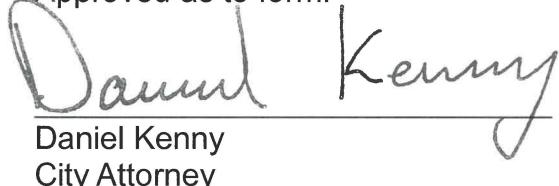
Daniel Kenny
City Attorney

Attest:
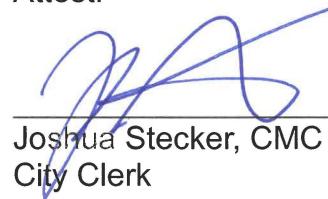
Joshua Stecker, CMC
City Clerk

EXHIBIT A: Proposed Land Use Designations

Parcel Numbers	Existing Land Use Designation	Proposed Land Use Designation
221061111	RM & CB	CB
4001360011	RL & CB	CB
221177042	RL & RM	RM
221176019	RL/RM	RM
221082243	RL & RM	RM
221177056	RL	RM
221177057	RL	RM
221078005	RL	RM
221078006	RL	RM
122361084	RL/RM	RM
221071168	RH & RL	RH
7580000946	RL	RM
7580000951	RL	RM
122254093	RM	CB
0222313074	Mixed Use	PI
4002730010	PCD-BP	PI
4002730020	PCD-BP	PI
4002730040	PCD-BP	PI
4002730050	PCD-BP	PI
4002470030	PCD-BP	PI
0222323031	R-1	Parks
0222323033	R-1	Parks

0222323032	R-1	Parks
0222323130	R-1	Parks
0221071067	R-1	PI
0221071009	R-1	PI
0222312019	Mixed Use	PI
0221081108	RM	PI
0221173107	Commercial/Business and Residential High Transition	PI

EXHIBIT B: Proposed Zoning Designations

Parcel Numbers	Existing Zoning	Proposed Zoning
221061111	R-2 & B-2	B-2
4001360011	R-1 & B-2	B-2
221177042	RB-2	RB-1
221176019	RB-1 & RB-2	RB-1
221082243	R-1 & RB-1	RB-1
221177056	RB-2	RB-1
221177057	RB-2	RB-1
221078005	RB-2	RB-1
221078006	RB-2	RB-1
122361084	R-1 & RB-2	RB-1
122361045	R-1 & ED	R-1
221071160	R-1 & R-2	R-2
4001020194	RB-2	ED
4001020195	RB-2	ED
4001020196	RB-2	ED
3001140020	PCD-BP and RMD	PCD-BP
221177047	R-1 & RB-1	R-1
221177058	RB-2 & B-2	RB-2
2260000210	R-1/WR	WR
6032010050	RB-2	R-2
6032010060	RB-2	R-2
6032010070	RB-2	R-2
221064149	RB-2	R-2
221172117	RB-2	RB-1
221176009	RB-2	RB-1
221176001	RB-2	RB-1

221176002	RB-2	RB-1
221176008	RB-2	RB-1
221172116	RB-2	RB-1
221071096	RB-2	RB-1
221071152	RB-2	RB-1
221072036	RB-2	RB-1
221201030	RB-2	RB-1
221205014	RB-2	RB-1
221205004	RB-2	RB-1
221205004	RB-2	RB-1
4001390010	RB-2	RB-1
4001390020	RB-2	RB-1
4001390030	RB-2	RB-1
4001390040	RB-2	RB-1
4001390050	RB-2	RB-1
4001390060	RB-2	RB-1
4002890011	RB-2	RB-1
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4002890016	RB-2	RB-1
4002890018	RB-2	RB-1
4002890020	RB-2	RB-1
4002890022	RB-2	RB-1
4002890023	RB-2	RB-1
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4002890028	RB-2	RB-1
4002890029	RB-2	RB-1
4002890031	RB-2	RB-1
4002890033	RB-2	RB-1

4002890034	RB-2	RB-1
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4002890014	RB-2	RB-1
4002890016	RB-2	RB-1
4002890018	RB-2	RB-1
4002890022	RB-2	RB-1
4002890023	RB-2	RB-1
4002890026	RB-2	RB-1
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4002890029	RB-2	RB-1
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9009990070	RB-2	RB-1
4002890028	RB-2	RB-1
9010140040	RB-2	RB-1
9010140030	RB-2	RB-1
4002890028	RB-2	RB-1
9010140040	RB-2	RB-1
4002890028	RB-2	RB-1
9010140060	RB-2	RB-1
9010140050	RB-2	RB-1
4002890028	RB-2	RB-1
9010140060	RB-2	RB-1
9010170010	RB-2	RB-1
4002890029	RB-2	RB-1
9010170020	RB-2	RB-1
9010170030	RB-2	RB-1
4002890029	RB-2	RB-1
9010170040	RB-2	RB-1
4002890031	RB-2	RB-1
9010210030	RB-2	RB-1
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9010210050	RB-2	RB-1
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9010210060	RB-2	RB-1
9010210050	RB-2	RB-1

4002890034	RB-2	RB-1
9010240040	RB-2	RB-1
9010240030	RB-2	RB-1
9010240060	RB-2	RB-1
9010240050	RB-2	RB-1
0122361066	R-1	ED
3000850590	R-1/ED	R-1
221071160	R-2 & R-1	R-2
221053089	R-1	RB-1
222308004	PRD	PI
4003301190	PRD	PI
4003100820	PRD	PI
0222308004	PRD	PI
4002470080	PRD	PCD-RLD
4002930010	PRD	PCD-RMD
4002930020	PRD	PCD-RMD
4003250110	PRD	R-1
4003100010	PRD	PCD-RLD
4003100020	PRD	PCD-RLD
4003100030	PRD	PCD-RLD
4003100040	PRD	PCD-RLD
4003100050	PRD	PCD-RLD
4003100060	PRD	PCD-RLD
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4003100260	PRD	PCD-RLD
4003100270	PRD	PCD-RLD
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4003100290	PRD	PCD-RLD
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4003100370	PRD	PCD-RLD
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4003100450	PRD	PCD-RLD
4003100460	PRD	PCD-RLD
4003100470	PRD	PCD-RLD
4003100480	PRD	PCD-RLD
4003100490	PRD	PCD-RLD
4003100500	PRD	PCD-RLD
4003100510	PRD	PCD-RLD
4003100520	PRD	PCD-RLD
4003100530	PRD	PCD-RLD
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4003110360	PRD	PCD-RLD
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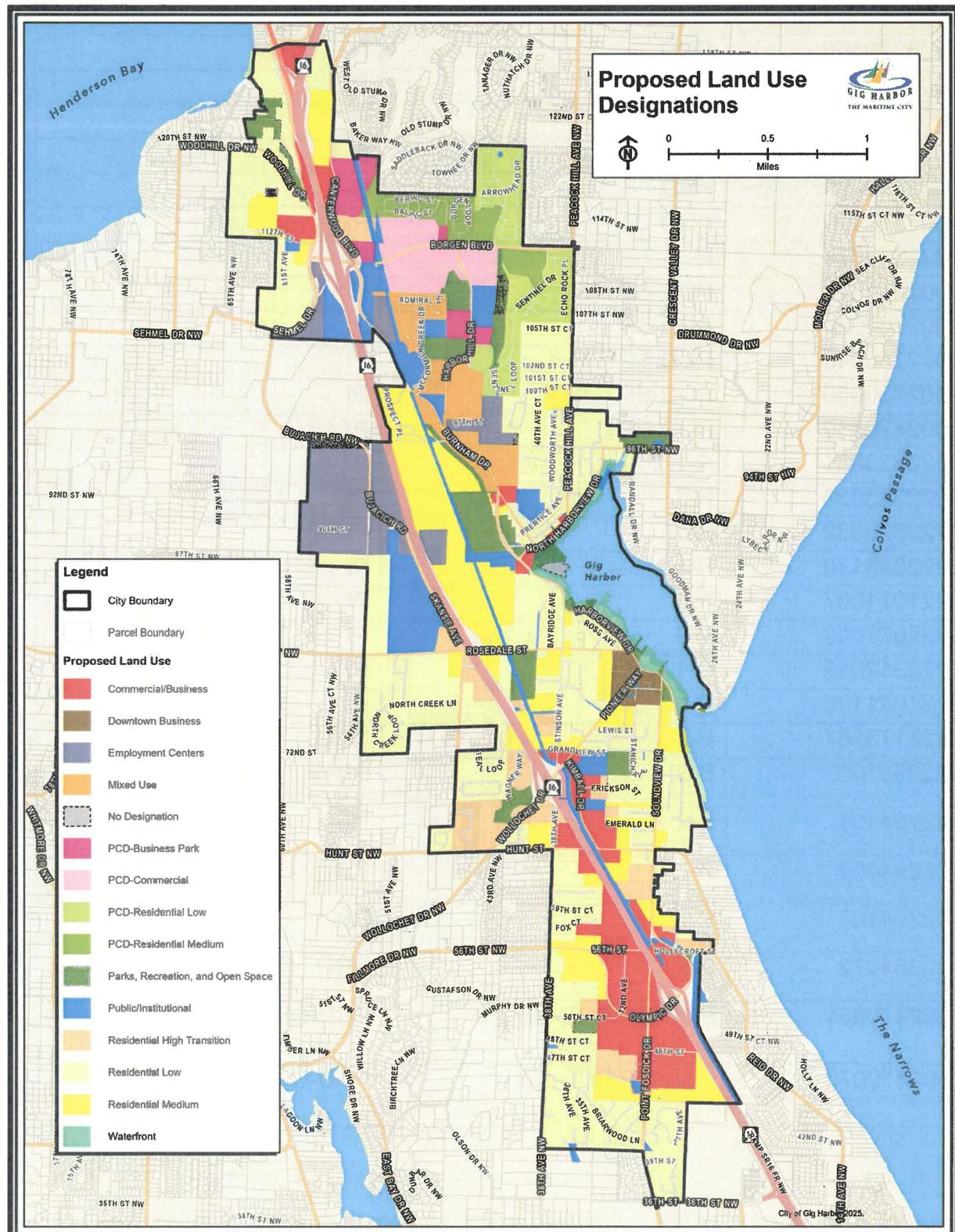|		
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EXHIBIT C: Proposed Land Use Map

EXHIBIT D: Proposed Zoning Map

Proposed Zoning Districts

Legend

City Boundary

Parcel Boundary

Proposed Zoning Districts

- Single-Family Residential (R-1)
- Medium Density Residential (R-2)
- Multiple-Family Residential (R-3)
- Residential and Business District (RB-1)
- Residential and Business District (RB-2)
- Neighborhood Commercial District (B-1)
- General Business District (B-2)
- Commercial District (C-1)
- Downtown Business District (DB)
- Waterfront Commercial (WC)
- Waterfront Millville (WM)
- Waterfront Residential (WR)
- Employment District (ED)
- Planned Community Development Business Park District (PCD-BP)
- Planned Community Development Commercial (PCD-C)
- Planned Community Development Neighborhood Business District (PCD-NB)
- Planned Community Development Low Density Residential (PCD-RLD)
- Planned Community Development Medium Density Residential (PCD-RMD)
- Planned Residential Development Zone (PRD)
- Public-Institutional District (PI)
- No Zoning Designation (No Zoning)

City of Gig Harbor 2025.