

ORDINANCE NO. 1113

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO COMPREHENSIVE PLANNING, DELETING THE REQUIREMENT FOR A ZONING MAP AMENDMENT APPLICATION AS AN ELEMENT OF A COMPLETE APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT, AMENDING GIG HARBOR MUNICIPAL CODE SECTION 19.09.080, AS ADOPTED IN ORDINANCE 1075.

WHEREAS, the City adopted procedures for the processing of comprehensive plan amendments in Ordinance 1075; and

WHEREAS, the City is currently processing the first round of applications under the procedures in Ordinance 1075; and

WHEREAS, one element of a complete comprehensive plan amendment application is an application for a zoning map amendment “where necessary to maintain consistency between the land use and zoning maps” (GHMC Section 19.09.080(C)(11)); and

WHEREAS, given that any such zoning map amendment could not be processed unless and until the comprehensive plan amendment was approved, this requirement is premature and should be deleted; and

WHEREAS, the City’s SEPA Responsible Official has determined that the adoption of this Ordinance is categorically exempt under WAC 197-11-800(19) as an ordinance relating to procedures only; and

WHEREAS, the City Community Development Director forwarded a copy of this Ordinance to the Washington State Department of Community, Trade and Economic Development on October 17, 2007, pursuant to RCW 36.70A.106; and

WHEREAS, the Gig Harbor City Council considered the Ordinance at first reading and public hearing on November 13, 2007; and

WHEREAS, the Gig Harbor City Council voted to adopt this Ordinance during the second reading on November 26, 2007; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. Subsection 19.09.080(C) of the Gig Harbor Municipal Code, as adopted in Ordinance No. 1075, is hereby amended to read as follows:

19.09.080 Amendment applications.

* * *

C. Comprehensive Plan Map Amendment Requirements. Map amendments include changes to any of the several maps included in the comprehensive plan including, but not limited to, the land use map, critical areas maps, future roadways map, preferred freight route map, roadway functional classification maps, etc. All map amendment applications shall include the information specified under general application requirements. In addition, land use map amendment applications shall be accompanied by the following information:

1. The current land use map designation for the subject parcel(s);
2. The land use map designation requested;
3. A complete legal description describing the combined area of all the subject parcel(s);
4. A copy of the county tax assessor's map of the subject parcel(s);
5. A vicinity map showing:
 - a. All land use designations within 300 feet of the subject parcel(s);
 - b. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - c. All roads abutting and/or providing access to the subject parcel(s) including information on road classifications (arterial, collector, access) and improvements to such roads;
 - d. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;
 - e. The location of existing utilities serving the subject parcels including electrical, water and sewer (including septic); and
 - f. The location and uses of existing structures located on the subject parcel(s).
6. Mailing labels of all property owners within 300 feet of the subject site, as listed on the County Assessor's tax roles. (The City may require the applicant at any time in the update process to submit updated mailing labels if the mailed notices are to be sent more than 30 days beyond the date the mailing labels were prepared);
7. A traffic impact analysis (TIA) assessing the potential impacts of the proposed amendment;
8. Topographical map of the subject parcels and abutting properties at a scale of a minimum of one inch represents 200 feet (1:200);
9. The current official zoning map designation for the subject parcel(s);
10. A detailed plan which indicates any proposed improvements, including plans for:
 - a. Paved streets;
 - b. Storm drainage control and detention facilities;

c. Public water supply;
d. Public sanitary sewers;
e. Circulation and traffic patterns for the development and the surrounding neighborhoods; and

~~11. A corresponding zoning map amendment application where necessary to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from the comprehensive plan amendment.~~

12. 11. Other information as may be required by the Planning Director to assist in accurately assessing the conformance of the application with the standards for approval.

13. 12. A description of any associated development proposals. Development proposals shall not be processed concurrent with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning, concurrency processes and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact of the proposed development.

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Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance is 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, clause or phrase of this Ordinance.

Section 3. 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.

PASSED by the City Council and approved by the Mayor of the City of Gig Harbor this 26th day of November, 2007.

CITY OF GIG HARBOR

CHARLES L. HUNTER, MAYOR

ATTEST/AUTHENTICATED:

By: _____
MOLLY TOWSLEE, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
CAROL A. MORRIS

FILED WITH THE CITY CLERK: 11/7/07
PASSED BY THE CITY COUNCIL: 11/26/07
PUBLISHED: 12/5/07
EFFECTIVE DATE: 12/10/07
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