

ORDINANCE NO. 795

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, ADOPTING A CITY PREANNEXATION ZONING MAP FOR THE CITY OF GIG HARBOR URBAN GROWTH AREA WITHIN THE PURDY COMMUNITY AND APPLYING CITY ZONING DESIGNATIONS ON PROPERTY SO AFFECTED UPON THE ANNEXATION OF THE AREA .

WHEREAS, the City of Gig Harbor completed an update of the Comprehensive Plan in November of 1994 in compliance with the Growth Management Act of 1990; and,

WHEREAS, the City of Gig Harbor Comprehensive Plan Land Use Map establishes an Urban Growth Area (UGA) as defined by RCW 36.70A; and,

WHEREAS, the original UGA was adopted by Pierce County in 1994 and included Pierce County Land Use designations; and,

WHEREAS, the Purdy community inclusion into the urban growth area was accomplished in November of 1995 by Pierce County; and,

WHEREAS, the Planning Commission conducted a public hearing on February 27, 1997 to consider Comprehensive Plan land use designations for the Purdy area. Following the requisite public hearing, the Planning Commission forwarded a recommendation to the Gig Harbor Council for the adoption of land-use designations for the Purdy area; and,

WHEREAS, following two public meetings, the City Council passed Ordinance No. 755, establishing City of Gig Harbor Comprehensive Plan land-use designations for the Purdy area. The adopted designations are Commercial-Business, Public-Institutional, Employment and Low Density Residential; and,

WHEREAS, in a staff report dated February 25, 1998, the Planning and Building Services Department recommended that city zoning designations for the Purdy UGA be adopted, consistent with the City of Gig Harbor Comprehensive Plan and the Pierce County Comprehensive Plan; and,

WHEREAS, the Purdy area is a part of the City's Urban Growth Area (UGA) and is not subject to city land use standards until such time that the area may be annexed to the City; and,

WHEREAS, the proposed zoning plan for the Purdy area is a reasonable representation of the city's land use designations as established in the City of Gig Harbor Comprehensive Plan, and as amended

pursuant to Ordinance #755; and,

WHEREAS, on January 23, 1998, notice of the proposed amendments to the City's Development Regulations was provided to Local and State Agencies as required pursuant to RCW 36.70A.

WHEREAS, pursuant to RCW 35A.14.330 and .340, the City Council held two public hearings, not less than 30 days apart, on proposed preannexation zoning designations for the area; and,

WHEREAS, after taking public testimony during the two required public hearings, the City Council decided to adopt pre-annexation zoning designations established by this ordinance.

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Pre-Annexation Zoning Established. Pursuant to RCW 35A.14.330 and .340, the following pre-annexation zoning designations are hereby established as provided as follows:

Residential

R-1 (Chapter 17.16)
Map area 3

Low density residential
All of blocks 1, 2, 7, 8, 9, 10, 11, 12, 13, 14, 15 and the south halves of blocks 3 and 4 in Purdy.

Map area 9

All remaining lands within the Purdy Community UGA, excluding those specifically identified in this ordinance.

Residential Business

RB-1 (Chapter 17.28)

Map area 1

Low density residential with low intensity business uses

Pierce County Assessor's tax parcel numbers 0122242020, 0122242019, 0122242002, 0122242022

Map area 10

Pierce County Assessor's tax parcel number 0122247006

Commercial Business

B-2 (Chapter 17.36)

Map area 2

General retail and wholesale sales and service.

All of blocks 5 and 6 and the north halves of blocks 3 and 4, within Purdy, also including

Map area 11	Pierce County Assessor's tax parcel numbers 0122242060 and 0122242029. Pierce County Assessor's tax parcel numbers 0122251016 and 0122252036.
WC (Chapter 17.50) Map area 4	Retail, wholesale, light manufacturing. All properties lying west of the centerline of Purdy Drive NW/SR-302, extending from Franklin Street on the north to the quarter section line of Section 24, Township 22 North, Range 1 E.WM. to the south.
Employment ED (Chapter 17.45) Map area 7	Processing and manufacturing; limited retail. Pierce County Assessor's tax parcel numbers 0122241022, 0122241006, 0122241039, 0122241042, 0122241043, 0122241044, 0122245005, 0122245006, 0122245007 and 0122245008.
Map area 8	Pierce County Assessor's tax parcel numbers 0122242000, 0122242042, 0122242044, 0122242066, 0122242064, 0122242067, 0122242056, 0122242057, 0122242058, 0122246001, 0122246002 and 0122246005.
Public Institutional PI (Chapter 17.15) Map area 5 and 6	Public facilities Pierce County Assessor's tax parcel numbers 0122242063, 0122242021, 0122242037 and 0122241058.

Section 2. Preannexation Zoning Map Adopted. A zoning map for the City of Gig Harbor Urban Growth Area, hereby referenced as Exhibit "A", attached, is hereby adopted.

Section 3.. Severability. If any section, sentence, clause or phrase of this ordinance should 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 4.. Effective Date. This ordinance shall take effect and be in full force five (5) days after publication of an approved summary consisting of the title.

APPROVED:

MAYOR, GRETCHEN A. WILBERT

ATTEST/AUTHENTICATED:

MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY _____

FILED WITH THE CITY CLERK:	May 21, 1998
PASSED BY THE CITY COUNCIL:	July 13, 1998
PUBLISHED:	July 22, 1998
EFFECTIVE DATE:	July 27, 1998
ORDINANCE NO.	795

SUMMARY OF ORDINANCE NO. 795

of the City of Gig Harbor, Washington

On the 13th day of July, 1998, the City Council of the City of Gig Harbor, passed Ordinance No.795. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, ADOPTING A CITY PREANNEXATION ZONING MAP FOR THE CITY OF GIG HARBOR URBAN GROWTH AREA WITHIN THE PURDY COMMUNITY AND APPLYING CITY ZONING DESIGNATIONS ON PROPERTY SO AFFECTED UPON THE ANNEXATION OF THE AREA .

The full text of this Ordinance will be mailed upon request.

DATED this _____ day of _____, 1998.

MOLLY TOWSLEE, CITY CLERK