

ORDINANCE NO. 790

AN ORDINANCE GIG HARBOR CITY COUNCIL ADOPTING AMENDMENTS TO THE CITY OF GIG HARBOR ZONING DISTRICT MAP FOR CERTAIN COMMERCIAL PROPERTIES WITHIN THE WESTSIDE 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 applied land-use designations for the City as well as the unincorporated areas within the Urban Growth Area; and,

WHEREAS, the Westside area was annexed to the City in March of 1997, and that prior to annexation, the City adopted ordinance No. 734 (August, 1996), which established a “pre-annexation” zoning map for the area; and,

WHEREAS, following annexation, a local citizens planning committee consisting of representatives from the residential neighborhoods and the business community was formed in July of 1997 by direction of the Mayor of the City of Gig Harbor to review and recommend, amongst other issues, proposed zoning district changes for this area; and,

WHEREAS, the Westside Subarea Planning Committee conducted four open public meetings from September through October of 1997; and,

WHEREAS, the committee recommended that several parcels designated as commercial-business in the City of Gig Harbor Comprehensive Plan within the business district be rezoned; and,

WHEREAS, in a staff report dated February 25, 1998, the Planning and Building Services Department recommended that the City of Gig Harbor Zoning District map be amended as per the recommendation of the Westside Subarea Planning Committee; and,

WHEREAS, the Planning Commission finds that several goals in the Comprehensive Plan relate to economic development and job opportunities within the city and its UGA and that increasing the availability of commercially zoned lands for those areas considered suitable by the Comprehensive Plan serves to implement the City’s adopted economic development policies; and,

WHEREAS, the proposed zoning amendments for the Westside areas as recommended by the Planning Commission are consistent with the goals, policies and objectives of the City of Gig Harbor

Comprehensive Plan; and,

WHEREAS, the C-1 and B-2 districts as proposed in the Westside area require that a 30 vegetated buffer be retained between the commercial use and the adjacent residential use or zone; and,

WHEREAS, a C-1 district provides for more intensive uses than a B-2 district; and,

WHEREAS, the Planning Commission finds that where adjacent to an existing residential development or located along the SR-16 corridor outside of the freeway interchanges, the less intensive B-2 designation should be applied; and,

WHEREAS, a B-2 designation provides that all business be conducted within enclosed buildings whereas a C-1 district permits outdoor storage and sales; and,

WHEREAS, adopted performance standards under current City of Gig Harbor Municipal Code are sufficient to minimize impacts to adjacent residential properties; 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

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

Section 1. The City of Gig Harbor Zoning District Map is amended as follows:

Section 8, Township 21 N. Range 2 E.Wm.

Parcels amended from RB-2 to B-2

02-21-08-3-024;02-21-08-3-032;02-21-08-3-034;02-21-08-3-054;02-21-08-3-070;
02-21-08-3-071;02-21-08-3-133

Section 17, Township 21 N. Range 2 E.Wm.

Parcel amended from RB-2 to B-2

02-21-17-2-006, west of SR-16

Parcels amended from B-2 to C-1

02-21-17-2-028; 02-21-17-2-063; 02-21-17-2-006, east of SR-16

Parcels amended from RB-2 to C-1

02-21-17-2-088; 02-21-17-2-089

Parcels amended from RB-2 to B-2

02-21-17-3-047;02-21-17-3-048;02-21-17-3-078;02-21-17-7-001;02-21-17-7-002;
02-21-17-7-003;02-21-17-7-004;02-21-17-7-017;02-21-17-7-018;02-21-17-7-019;
02-21-17-7-020;02-21-17-7-025;02-21-17-7-026;02-21-17-7-027;02-21-17-7-036.

Section 2. The Official City of Gig Harbor Zoning Map is amended as per exhibits 'A', 'B' and 'C', attached.

Section 3. 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. This ordinance shall be in full force and effect five days after its passage and publication as required by law.

APPROVED:

MAYOR, GRETCHEN A. WILBERT

MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY _____

FILED WITH THE CITY CLERK: 4/27/98
PASSED BY THE CITY COUNCIL: 5/11/98
PUBLISHED: 5/20/98
EFFECTIVE DATE: 5/25/98
ORDINANCE NO. 790

SUMMARY OF ORDINANCE NO. 790
of the City of Gig Harbor, Washington

On the 11th day of May, 1998, the City Council of the City of Gig Harbor, passed Ordinance No. 790. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE GIG HARBOR CITY COUNCIL ADOPTING AMENDMENTS
TO THE CITY OF GIG HARBOR ZONING DISTRICT MAP FOR CERTAIN
COMMERCIAL PROPERTIES WITHIN THE WESTSIDE AREA.

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

DATED this _____ day of _____, 1998.

MOLLY TOWSLEE, CITY CLERK