

ORDINANCE NO. 365

AN ORDINANCE TO AMEND CHAPTER 17.08 OF THE GIG HARBOR MUNICIPAL CODE BY THE ADDITION OF SECTION 17.08.073 MOBILE HOMES-TEMPORARY USES.

WHEREAS, it has been recommended to the Gig Harbor City Council that Chapter 17.08 of the Municipal Code be amended by the addition of Section 17.08.073; and

WHEREAS, it has been determined by the Gig Harbor City Council that it is in the best interests of the City of Gig Harbor to amend Chapter 17.08 of the Municipal Code by the addition of Section 17.08.073;

NOW, THEREFORE, BE IT ORDAINED by the Gig Harbor City Council that Chapter 17.08 of the Municipal Code be amended by the addition of Section 17.08.073. Section 17.08.073 shall read as follows:

17.08.073 Mobile Homes-Temporary Uses for. (a) Applicants who are in the process of building a dwelling may apply for a temporary permit, which shall be subject to renewal, to locate a mobile home on the building lot during the course of construction of the dwelling. Such permit shall not be issued until after a building permit (for the building) has been obtained. (b) Mobile homes may be used as caretaker's quarters at various job sites, i.e., construction projects, gravel pits and/or dumping operations which are controlled by other permits of limited time duration. All other types of caretaker quarters must meet the requirements for dwellings.

Mobile homes used for temporary uses must have an approval on sewage disposal system, water supply, and electrical connection.

A temporary use permit may be issued by the Planning/Building Department for a period not to exceed one year; provided, the department, for good cause shown, may renew the permit for an additional six-month period, at which time the temporary use (mobile home) and all appurtenances thereto shall be removed from the property.

As a condition to the issuance of a temporary permit under the provisions of this section, the owner shall deposit in trust with the CITY OF GIG HARBOR, in cash or its equivalent, the amount of FIVE HUNDRED DOLLARS (\$500.00), to be deposited in a special fund hereby created by this ordinance and identified as the "Mobile Home Deposit Fund", and shall enter into an agreement with the CITY OF GIG HARBOR. Such agreement shall provide, at a minimum, as follows:

- A. The applicant agrees to pay to the CITY all fees, costs, and/or expenses, legal or otherwise, which the CITY may incur in causing the removal of the mobile home, and all its appurtenances left in place beyond the time period approved by the CITY or used or installed in violation of the ordinances of the CITY; and furthermore,
- B. The applicant agrees that all such fees, costs and/or expenses incurred by the CITY shall be deducted from said FIVE HUNDRED DOLLAR (\$500.00) deposit; and furthermore,
- C. The applicant agrees to pay to the CITY such fees, costs, and/or expenses incurred by the CITY which are in excess of said FIVE HUNDRED DOLLAR (\$500.00) deposit; and furthermore,

- D. The CITY agrees to refund said FIVE HUNDRED DOLLAR (\$500.00) deposit at the time of expiration of the permit, in total, provided the CITY does not incur such fees, costs, and/or expenses, or shall refund the remainder of said deposit after deduction of such fees, costs, and/or expenses; and furthermore,
- E. the CITY agrees to provide to the applicant a complete and accurate accounting of all such fees, costs, and/or expenses, if any, incurred by the CITY.

#### TEMPORARY PERMIT

A temporary use permit will be issued by the Planning/Building Department. The fee will be fifty dollars and is in addition to all other required permits for electrical, plumbing and sewage disposal systems.


Temporary Hardship - Relief. The Planning/Building Department shall have the authority to temporarily delay the enforcement of the terms of this chapter for a period not to exceed one year. The delay shall follow the 6-month renewal period and be subject to issuance of a permit as herein previously provided. An applicant for such permit shall submit proof that all of the following conditions exist:

- (1) That there are unusual circumstances, temporary in nature, which are applicable to the occupancy of subject property which, when the terms of chapter are strictly applied thereto, cause unnecessary hardship;
- (2) That the delay of enforcement will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity in which subject property is located;
- (3) When authorizing delay of enforcement the Planning/Building Department shall impose such conditions including the posting of a cash bond or its equivalent as will assure that the delay of enforcement shall not disturb the compatibility of existing and potential uses within the general area of the proposed use and reasonably assure that nuisance or hazard to life or property shall not develop.

If any of the terms and conditions of the permit are violated, the permit shall become void.


Permits for temporary hardship shall be issued by the Planning/Building Department upon a payment of a fifty dollar permit fee. This is in addition to all other required permits for electrical, plumbing and sewage disposal systems.

PASSED AND APPROVED by the Gig Harbor City Council at a regular meeting held on the 9 day of MARCH, 1981.

  
Ruth M. Bogue

Mayor

Attest:

  
Donald J. Avery Clerk