

ORDINANCE NO. 426

AN ORDINANCE amending the title map adopted by Title 17 establishing land use classifications in the City of Gig Harbor; amending the zoning map adopted by said ordinance by providing a change of zone from R-1 (Single Family Residential) and G-S (General Service Use) Districts to the R-2 (Medium Density Residential) District for certain property described herein, and declaring the effective date of this ordinance.

WHEREAS, procedures for change in the zoning thereof have been duly taken and had in accordance with the provision of Title 17 of the Gig Harbor Municipal Code, and;

WHEREAS, the City of Gig Harbor has, during their last area wide zoning, designated the site R-1 and G-S, and;

WHEREAS, the City has determined that conditions affecting the use of the property have substantially changed since the property was given its present zoning classification. Those changes include development of commercial uses on parcels between the property and the highway, the construction of schools, churches and other institutional and commercial uses around the property and the extension of utility services to the property, and;

WHEREAS, the City finds that these changes have made the property unsuitable for single-family residential development and that the R-1 classification is no longer appropriate, and;

WHEREAS, the City finds that a downzoning of the G-S portion of the property would be in the public interest as it would eliminate the possibility of incompatible or piecemeal commercial development, and;

WHEREAS, the R-2 classification bears a reasonable relationship to surrounding properties, and;

WHEREAS, the R-2 classification would be consistent with the comprehensive plan, and;

WHEREAS, the Planning Commission has recommended such change, and;

WHEREAS, the City Council has found the same to be and for good and proper reasons that affect the public welfare.

NOW, THEREFORE, be it ordained by the City Council of the City of Gig Harbor:

Section 1. That the following described real property situated in the City of Gig Harbor, County of Pierce, State of Washington, to wit:

S $\frac{1}{2}$ of N $\frac{1}{2}$ of E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 7 Township 21, Range 2 E. W.M. Assessors No. 02-21-07-2-035.

be and the same is hereby rezoned and classified as R-2 (medium density residential), rather the R-1 (single family residential) and G-S (General Service Use).

Section 2. That the official zoning map of the City of Gig Harbor located in Title 17 of the Gig Harbor Municipal Code, be and the same is hereby amended to reflect such change in zoning of such area. That the City Clerk shall make this classification change on the City's official zoning map and certify said change in accordance with the terms of Title 17 of the Gig Harbor Municipal Code. That this ordinance shall take effect upon its passage and publication as provided by law.

PASSED by the City Council and APPROVED by the Mayor at a regular meeting this 13th day of June, 1983.

Ruth M. Bogue
Ruth M. Bogue, Mayor

ATTEST:

Jeff Shiver
Jeff Shiver,
Administrator/Clerk