

**ORDINANCE NO. 444**

**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) to the RB-1 (Residential-Business) 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;

**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 the increased intensity of commercial and industrial activity and increased traffic at the intersection of Stinson and Rosedale, 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 RB-1 classification bears a reasonable relationship to surrounding properties, and;

**WHEREAS**, the RB-1 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:

A .74 acre parcel of land located on the NE corner of the intersection of Stinson Avenue and Rosedale Street and more specifically described as follows:

Beginning at the southwest corner of Government Lot 7, Section 5 Township 21 N., R2E of the W.M.; thence north along the west line of said government lot 205.27 feet to the south line extended westerly of a tract of land conveyed to Tony Gilich and Angeline Gilich, husband and wife, by deed recorded March 28, 1962 under Auditors Fee No. 1959400; thence south 89°48'21" east along said south line 212.40 feet; thence south 205.75 feet along said south line of government Lot 7 to point of beginning, in Pierce County, Washington.

EXCEPT Carrs Inlet-Gig Harbor County Road and EXCEPT Burton Northern County Road.

be and the same is hereby rezoned and classified RB-1 (residential-business), rather than R-1 (single family residential) contingent upon a contract zone with site plan approval submitted by the applicant.

**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** at a regular meeting of the City Council held on the 26th day of March, 1984.

  
Ruth M. Bogue, Mayor

**ATTEST:**

  
Jeff Slider  
City Administrator