

ORDINANCE NO. 445

**AN ORDINANCE** amending the title map adopted by Title 17 establishing land use classifications and districts in the City of Gig Harbor: amending the zoning map adopted by said ordinance by providing a change of zone from R-2 (medium density residential) to R-B-1 (residential-business) 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 at R-2, and;

**WHEREAS**, commercial growth in the downtown core continues to create additional direct and indirect impacts on the site and the adjacent residential areas seriously compromising the site's adequacy for residential development, and;

**WHEREAS**, there is a surplus of R-2 zoned property within the City, and;

**WHEREAS**, RB-1 zoning will be in conformance with the community's goals and objectives, and;

**WHEREAS**, RB-1 zoning will be compatible with surrounding land uses, and;

**WHEREAS**, RB-1 zoning will reasonably reflect the land use conditions existing in the surrounding area, 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:

Beginning 1329.4 ft. East of the S.W. corner, Lot 2, THENCE N. 651.43 ft., THENCE S. 38°47" E. 332.37 ft., THENCE S. 51°13" W. 105 ft., THENCE S. 44°03" E. 200 ft., THENCE N. 51°13" E. 19.97 ft. THENCE S. 15°50" E. 202.25 ft. to S. line, said Lot 2, THENCE W. to beginning less Rds and less S. 125 ft. of that part of Lot 2 lying between Gilbert Wickersham County Road & outside Ferry Landing Co. Road AND that portion of Government Lot 2 described as follows: That portion of following described triangle lying Westerly and South Westerly of Jerisich Drive commencing with N.E. corner of S.E. of N.E. of N.W. in C/L of Gilbert Wickersham Rd. THENCE S. 00°58" W. 10.63 ft., THENCE S. 38°47" E. 332.37 ft. & point of beginning; THENCE S. 51°13" W. 105 ft., THENCE S. 44°03" E. 200 ft., THENCE N. 51° 13" E. 250 ft. M/L to point in ML, THENCE along ML N. 51° W. 8 ft. M/L to a point THENCE along ML N. 27°30" W. 195.62 ft., THENCE S. 51° 13" W. 202 ft. M/L to point of beginning, EXCEPT Roads Seg. F 7111.

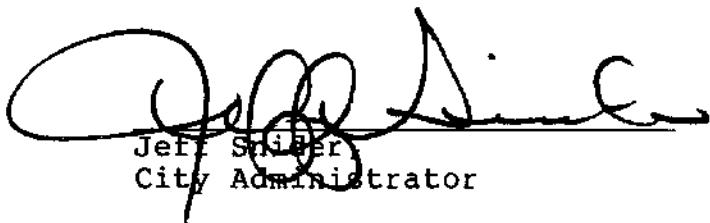
be and the same is hereby rezoned and classified R-B-1 (residential business), rather than R-2 (medium density) contingent to a contract zone with site plan approval submitted by the applicant.

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  
Ruth M. Bogue, Mayor

ATTEST:

  
Jeff Snider  
City Administrator