

ORDINANCE NO. 505

AN ORDINANCE of the City of Gig Harbor, Washington, 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 on certain real property commonly known as the Brocato/Hogan rezone, file number RZ-86-04, from W-1 (waterfront) to RB-1 (professional office) for certain property described herein; authorizing execution of a concomitant zoning agreement and establishing an effective date of this ordinance.

WHEREAS, procedures for change in the zoning of the site commonly known as Brocato/Hogan have been duly taken and had in accordance with the provisions 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 W-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 property being developed and improvements sited prior to the adoption of the waterfront zone and the inability of the existing zone to satisfy the intent of the W-1 district or the Shoreline Master Program, and;

WHEREAS, the city finds that providing a professional office and maintaining the architectural character of the structure is in the public interest, and;

WHEREAS, the RB-1 classification bears a reasonable relationship to surrounding properties, and;

WHEREAS, the RB-1 classification would be consistent with the existing comprehensive plans, and;

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

WHEREAS, the City Council has found that a concomitant zoning agreement is necessary in connection with the rezone of the property described in this ordinance to protect the public health, safety, and general community welfare,

NOW, THEREFORE, the City Council of the City of Gig Harbor DO ORDAIN as follows:

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

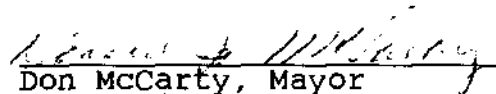
The southwesterly 120 feet of Lot 5, Block Two, Town of Millville, according to the Plat recorded in Volume 2 of Plats, Page 23, records of Pierce County; situate in the County of Pierce, State of Washington.

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. 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.

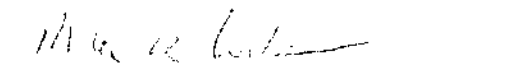
Section 2. The Mayor is hereby authorized to execute and the city clerk to attest to that certain document entitle "Agreement Concomitant to Rezone of Property located at 3425 Harborview Drive, Gig Harbor, Washington". The city clerk is further directed to record said concomitant zoning agreement with the Pierce County Auditor as a covenant running with the land. The cost of said recordation shall be paid by the owner in accord with the terms of the Concomitant Zoning Agreement.

Section 3. This ordinance shall be published in the official newspaper of the city and take effect and be in full force five (5) days after the date of publication.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the council held on this 26th day of January, 1987


Don McCarty, Mayor

ATTEST:


Michael R. Wilson
City Administrator/Clerk

Filed with city clerk: 12/22/86
Passed by city council: 1/27/87
Date published: 2/4/87
Date effective: 2/9/87