

ORDINANCE 1521

AN ORDINANCE OF THE CITY OF GIG HARBOR, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GIG HARBOR; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the city received a complete application to amend the height restriction overlay district to exclude Pierce County parcel numbers 0221068037, 0221068036, 0221064172, 0221064173, 0221064174, 0221064177, 0221068039, and 0221068040; and

WHEREAS, the current comprehensive plan land use designation for Pierce County parcel numbers 0221068037, 0221068036, 0221064172, 0221064173, 0221064174, 0221064177, 0221068039, and 0221068040 within the city is Residential Low and the current zoning district for these parcels is Single-Family Residential (R-1); and

WHEREAS, Pierce County parcel numbers 0221068037, 0221068036, 0221064172, 0221064173, 0221064174, 0221064177, 0221068039, and 0221068040 are within the height restriction area overlay district; and

WHEREAS, the existing height restriction overlay district designation restricts structure heights to 16 feet; and

WHEREAS, the height restriction overlay district is a zoning district which implements the height restriction overlay; and

WHEREAS, September 7, 2023, Ordinance 1516 was adopted providing interim zoning controls pertaining to site specific rezones and height restriction area variances, amending chapters 17.62, 17.100, and 19.01 of the Gig Harbor Municipal Code (GHMC); and

WHEREAS, the proposed rezone is a Type IV action as defined in GHMC 19.01.003(B) for Site specific zoning map amendments; and

WHEREAS, a final decision for a Type IV application shall be rendered by the City Council after a recommendation from the hearing examiner as per GHMC 19.01.003(A); and

WHEREAS, the hearing examiner held a public hearing on the site specific rezone on November 7, 2023, and recommended approval; and

WHEREAS, following the November 7, 2023, public hearing, the hearing examiner provided their recommendation of approval of the proposed amendment

removing Pierce County parcel numbers from the height restriction overlay district subject to two conditions; and

WHEREAS, the city council approved the rezone application under Resolution 1301 on February 12, 2024; and

WHEREAS, the change to the official zoning map must be adopted by ordinance as per GHMC 17.100.070;

NOW THEREFORE, the City Council of the City of Gig Harbor, Washington, do ordain as follows:

Section 1. Rezone. As shown on Exhibit A attached hereto and incorporated by this reference, including tax parcel numbers 0221068037, 0221068036, 0221064172, 0221064173, 0221064174, 0221064177, 0221068039, and 0221068040, are hereby removed from the height restriction area overlay district.

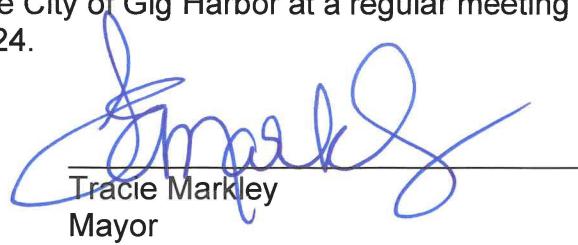
Section 2. Zoning Map. The community development director is hereby instructed to effectuate the necessary changes to the official zoning map of the city in accordance with the zoning established by section 1.

Section 3. Severability. If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 4. Correction of Errors. The city clerk and codifiers of the ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

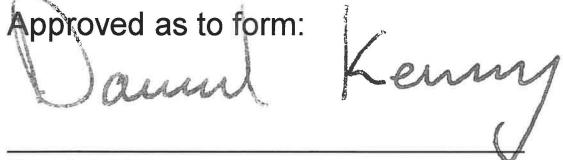
Section 5. Effective Date. This ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

ADOPTED by the City Council of the City of Gig Harbor at a regular meeting thereof, held this 12th day of February, 2024.



Tracie Markley
Mayor

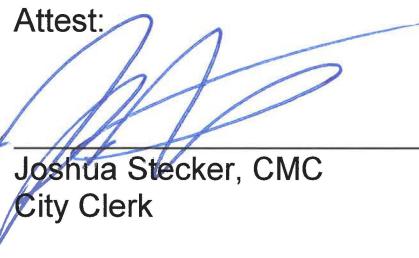
Approved as to form:



Daniel Kenny

Daniel Kenny
City Attorney

Attest:



Joshua Stecker, CMC
City Clerk

Parcels Removed from Height Restriction Area



0 250 500

Feet

0221068037
0221068036
0221064172
0221064173
0221064174
0221064177
221068039
221068040

Legend

Parcel Boundary

Parcels to be Removed from Height Restriction Area

Height Restriction Area

Alastraln

State Route 16

Myers

Foster St

Stinson Ave

Extent Map