

ORDINANCE NO. 1434

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO CHAPTER 17.89 GHMC, 'PLANNED RESIDENTIAL DEVELOPMENT ZONE (PRD)'; SPECIFYING A DATE AFTERWHICH THE CITY WILL NOT ACCEPT APPLICATIONS FOR PRD; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Planned Residential Development Zone (PRD) is intended to allow for more 'creative and flexible residential projects' than would otherwise be allowed by the underlying zoning district's standards; and

WHEREAS, the PRD allows certain underlying zoning district standards to be varied; such as: lot area and lot width; setbacks; hard/impermeable surface coverage; height; and

WHEREAS, the PRD requires a rezone from the underlying zoning designation to PRD; and

WHEREAS, the City of Gig Harbor (City) has several subdivisions approved and designated as PRD on the City's official zoning map; and

WHEREAS, the City of Gig Harbor City Council (City Council) desires to preclude future use of the PRD standards provided by Chapter 17.89 GHMC without placing undue burden on those subdivisions already approved and designated as PRD; and

WHEREAS, the City Council initiated the proposed amendment to Chapter 17.89 GHMC at a work study session acting in their capacity as the Committee of the Whole, on September 16, 2019; and

WHEREAS, the City Council considered the amendment and provided direction to City Staff at a second work study session on November 4, 2019; and

WHEREAS, City Staff submitted a Notice of Intent to Adopt to the Washington State Department of Commerce (Commerce) on November 5, 2019 with a request for expedited review in accordance with RCW 36.70A.106; and

WHEREAS, Commerce granted expedited review on November 19, 2019 providing no comments; and

WHEREAS, the City's SEPA Responsible Official determined the proposal is categorically exempt from the threshold determination requirements per Section 197-11-800(19)(b) of the Washington Administrative Code; and

WHEREAS, the City Council considered the Ordinance at first reading and public hearing on December 9, 2019; and

WHEREAS, the City of Gig Harbor City Council considered the Ordinance at second reading on December 16, 2019; Now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. A new section 17.89.025 is hereby added to the Gig Harbor Municipal Code to read as follows:

17.89.025 Prohibition on new preliminary PRD applications.


An application for preliminary PRD permit approval shall not be accepted by the City after December 31, 2019. This prohibition shall have no affect on those PRD applications with preliminary or final approval prior to said date. Future proposed amendments to existing PRDs shall be processed as provided for in this chapter.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should 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 3. Effective Date. This ordinance shall take effect and be in full force five days after publication of notice.

PASSED by the City Council and approved by the Mayor of the City of Gig Harbor, this 16th day of December, 2016.

CITY OF GIG HARBOR



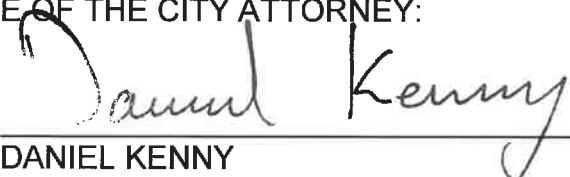
KIT KUHN, MAYOR

ATTEST/AUTHENTICATED:

By: 

MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

DANIEL KENNY

FILED WITH THE CITY CLERK: 12/03/19
PASSED BY THE CITY COUNCIL: 12/16/19
PUBLISHED: 12/26/19
EFFECTIVE DATE: 12/31/19
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