

ORDINANCE NO. 733

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, AMENDING SECTION 17.96.020 OF THE GIG HARBOR MUNICIPAL CODE TO DELETE THE REQUIREMENTS FOR CHANGES OF OCCUPANCY UNDER THE UNIFORM BUILDING CODE.

WHEREAS, the Gig Harbor City Council finds that site plan review should be required where there is a substantial and material change to a building or site; and

WHEREAS, the current requirement for site plan review when there is a change in occupancy as defined under the Uniform Building Code is onerous and cumbersome and serves no functional purpose in furthering the public's health, safety, welfare and interest; and,

WHEREAS, sufficient performance standards are contained within the city land use codes which provide remedy for administrative review of projects which do not have any substantial impacts to surrounding properties and uses ; now, therefore,

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

Section 1. Section 17.96.020 of the Gig Harbor Municipal Code is hereby amended to read as follows:

Applicability.~~A.~~ Site plan review and approval shall be required prior to issuance of a building permit when provided under this chapter. Site plan review shall be required for the following:

~~A.B. Site plan review and approval shall be required for~~ All new nonresidential uses for the location of any building or any multifamily development in which more than two dwelling units would be contained, ~~and shall apply throughout the city.~~ Planned unit developments and divisions of land ~~of~~ into four lots or less are exempted from review.

~~B.C.~~ The expansion of any building or development as defined in Section 17.96.020 (A) exceeding 20 percent of the existing floor or site area, or any 1,000-square-foot addition or increase in impervious coverage thereto, whichever is the lesser.

~~D. The change of use or occupancy of any existing building or development as defined per the Uniform Building Code.~~

Section 2. 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 Declaration of Adoption on a First Reading. The City Council hereby declares that it is in the public health, interest and welfare that this ordinance take effect immediately upon passage by a unanimous vote of a majority of members of the City Council, plus one, of the whole membership of the Council and that the same not be subject to referendum.

Section 4. This ordinance shall take effect and be in full force five (5) days after publication of an approved summary consisting of the title.

APPROVED:

MAYOR, GRETCHEN A. WILBERT

ATTEST/AUTHENTICATED:

CITY ADMINISTRATOR, MARK HOPPEN

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY

FILED WITH THE CITY CLERK: July 17, 1996
PASSED BY THE CITY COUNCIL: July 22, 1996
PUBLISHED: July 24, 1996
EFFECTIVE DATE: July 29, 1996
ORDINANCE NO. 733

SUMMARY OF ORDINANCE NO. 733

of the City of Gig Harbor, Washington

On the 22nd day of July, 1996, the City Council of the City of Gig Harbor, passed Ordinance No. 733. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, AMENDING SECTION 17.96.020 TO DELETE THE REQUIREMENTS FOR SITE PLAN REVIEW WHERE A CHANGE OF OCCUPANCY UNDER THE UNIFORM BUILDING CODE IS REQUIRED

The full text of this Ordinance will be mailed upon request.

DATED this _____ day of _____, 199_.

CITY ADMINISTRATOR, MARK HOPPEN