

RESOLUTION NO. 926

A RESOLUTION OF THE CITY OF GIG HARBOR, SUPPORTING THE INCREASE OF PERMITTED STRUCTURE HEIGHTS TO 35 FEET AND BUILDING SIZE TO 10,000 SQUARE FEET IN THE PURDY COMMERCIAL AREA WHICH IS LOCATED IN UNINCORPORATED PIERCE COUNTY BUT WITHIN THE CITY OF GIG HARBOR'S URBAN GROWTH AREA AND RECOMMENDING THAT THE PIERCE COUNTY COUNCIL CONDUCT AN APPROPRIATE PUBLIC PROCESS TO CONSIDER THE INCREASES.

WHEREAS, Pierce County, in conformance with the State of Washington's Growth Management Act, established urban growth areas that were associated with all cities within Pierce County; and

WHEREAS, to provide consistency when the urban growth areas are annexed, Pierce County established zoning regulations within the urban growth areas that were consistent with the adjacent City's zoning regulations; and

WHEREAS the urban growth area for the City of Gig Harbor included the area north of the City commonly known as Purdy; and

WHEREAS, the City designated the commercially developed property adjacent to Henderson Bay and Burley Lagoon in Purdy with the pre-annexation zoning of "Waterfront Commercial" and Pierce County zoning regulations were established that are consistent with that "Waterfront Commercial" pre-annexation zoning district; and

WHEREAS, the height limit established for the Purdy commercial area is 16 feet which is consistent with the City of Gig Harbor's "Waterfront Commercial District"; and

WHEREAS, the gross floor area maximum established for the Purdy commercial area is 5,000 square feet which is 1,000 square feet less than allowed within the City of Gig Harbor's "Waterfront Commercial District"; and

WHEREAS, there are substantial differences in circumstances between the Purdy commercial area and the City of Gig Harbor Waterfront Commercial District including but not limited to views from adjacent residential neighborhoods, location within an Historic District Overlay and the presence of historical structures; and

WHEREAS, the factors that make it appropriate for a 16 foot height limit and 6,000 square foot gross floor area limit within the Waterfront Commercial District in the City of Gig Harbor do not appear to be present within the commercial area of Purdy; and

WHEREAS, a potential applicant has expressed interest in constructing a two story commercial building in the commercial area of Purdy and that two story structure would not be permitted under the existing height and gross floor area limitation for the district; and

WHEREAS, on April 8, 2013, the City Council held a public hearing on the resolution; now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The Gig Harbor City Council hereby acknowledges that there are substantial differences in circumstances between the Purdy commercial area and the Waterfront Commercial Districts abutting Gig Harbor Bay. The circumstances such as established views, historic structures and a Historic District Overlay make it appropriate to have a 16 foot height limitation in the Waterfront Commercial District within the City. These circumstances do not appear to be present within the Purdy commercial district. In light of the clear differences between the City of Gig Harbor Waterfront Commercial District and the Purdy commercial area it is appropriate to examine whether the 16 foot height limitation and 6,000 square foot gross floor area maximum in Purdy is correct. If after an appropriate public process, the Pierce County Council finds that it is reasonable to increase the height for structures up to 35 feet and gross floor area up to 10,000 square feet within the Purdy Commercial Area, the City of Gig Harbor would have no objections.

RESOLVED by the City Council this 8th day of April, 2013.

APPROVED:

Charles L. Hunter
MAYOR, CHARLES L. HUNTER

ATTEST/AUTHENTICATED:

Molly Towslee
CITY CLERK/MOLLY M. TOWSLEE

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY:

BY: Angela Belbin

FILED WITH THE CITY CLERK: 04/03/13
PASSED BY THE CITY COUNCIL: 04/08/13
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