

GARIBALDI ORDINANCES

ORDINANCE NO. 142

AN ORDINANCE AMENDING THE ZONING MAP AND COMPREHENSIVE PLAN FOR THE CITY OF GARIBALDI, AND DECLARING AN EMERGENCY.

WHEREAS the existing Commercial Zone line is inappropriately drawn in that it cuts across numerous property boundaries, leaving a portion of each property in the Commercial Zone and a portion in the Residential Zone. There are 35 individual parcels which are divided by the Commercial Zone boundary; and

WHEREAS the boundary line creates substantial confusion among property owners and developers as to the buildability of their parcels. It is unclear whether, for example, the rear 2500 square feet is commercial, or if it may be used for parking, storage or other associated purpose. The rezoning of these properties will alleviate the problem; and

WHEREAS the City has responded to several requests of the affected property owners by changing the zone boundary on a case by case basis. This is an inefficient and time consuming method of addressing the problem, particularly with 35 individual parcels. It is the finding of the City Council that the rezoning procedure should be carried out legislatively; and

WHEREAS the adjacent residential zone contains a number of parcels which are contiguous to commercially zoned properties and are under the same ownership. These include Block E, lots 6,7,8, at Garibaldi Avenue (currently Laughlin property), and lots 9,10 at 103 Eighth (currently Assembly of God Church property). In order to make the properties more usable and to provide the owners with more certainty as to the use of the property, it is necessary to change the zoning designation and include them in the Commercial Zone; and

WHEREAS there are certain properties which have existing commercial or industrial uses on them, but are within the Residential Zone. Properties located at First and East Driftwood (currently Hixson properties) have been used as construction material storage areas and truck yard. Property at 116 East Driftwood at Garibaldi Avenue (currently Sours property) has been used as a school bus garage. These properties have been used as such since before the enactment of the City's first Zoning ordinance. The size and topography of the properties are suitable for more intensive commercial activities. Therefore, it has been proposed to be included in the Commercial Zone. It is the finding of the City Council that these are more appropriately included in the Commercial Zone; and

WHEREAS the properties to be included in the Commercial Zone are all within 200 feet of Garibaldi Avenue, or are jointly owned with other holdings which front on Garibaldi Avenue; and

WHEREAS the Commercial Zone along Garibaldi Avenue on the East end of Garibaldi is suitable for expansion because of its topography and access to the highway. Some of the parcels involved, such as two undeveloped properties; one abutting Keenon Drive at Garibaldi Avenue (currently Wolf property), one bordering the Wolf property on Garibaldi Avenue (currently Nelson property), are 800 feet to 900 feet long. However, only the southern 200 feet is included in the Commercial Zone. The northern portion of the properties are on steep slopes and are not suitable for commercial development; and

WHEREAS the existing and proposed Commercial Zone line and the properties that would be affected are included as Exhibit 1, Maps 1, 2 and 3;

THEREFORE THE CITY OF GARIBALDI ORDAINS AS FOLLOWS:

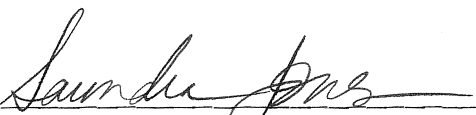
Section 1. Amendment to the Garibaldi Zoning Map, which is on file at Garibaldi City Hall, is hereby adopted and approved.

Section 2. The City Council deems an emergency to exist, and this ordinance shall take effect immediately.

PASSED by the Garibaldi City Council and Approved by the Mayor this 24th day of November, 1986.


C. JOANNE DALZIEL, MAYOR

ATTEST:


SAUNDRA JONES, CITY RECORDER