

City of Gold Bar

EST. 1910



107 – 5th Street, Gold Bar, WA 98251

REZONES

Site-specific Rezones are identified as a Type III (3) Action (GBMC 19.01.030)

Rezoning is the changing of the land use designation of parcels initiated by property owners or the City. Rezoning is approved by the City Hearing Examiner based on findings and recommendations of the city staff. Rezoning must be consistent with Gold Bar's Comprehensive Plan.

Criteria for Approval – The City Hearing Examiner may grant a rezoning when the criteria identified below are met.

1. The rezoning will not adversely affect the general public interest;
2. The resulting zoning of the subject property is consistent with the Comprehensive Plan;
3. The rezoning will not create significantly adverse non-conforming use or building impacts;

The applicant has the burden of proving that denial of the rezoning will create an undue hardship. Thorough documentation will greatly assist in the City's Hearing Examiner process and improve the likelihood of approval. Applicants are advised to request a pre-application meeting with city staff prior to submitting an application.

The informal vacation and alteration consideration procedure is:

1. The (6) copies of the application packet is submitted, each including:
 - a) A completed application cover sheet;
 - b) An explanation of the conditions which affect and impact the land use within the proposed rezoning boundary have so changed since the adoption of the existing zoning that the existing land use classification is no longer appropriate;
 - c) An explanation of how the proposed rezoning relates to the Comprehensive Plan. Explain how the proposal supports or does not support the goals and policies of the Plan;
 - d) A SEPA Checklist (\$400.00)
 - e) Mailing labels for all property owners within 300 feet of the project site'
 - f) Filing fees are as follows:
 - Rezoning Application Type III (3) permit: \$1,500 deposit

- Plus any additional city costs
All checks should be payable to the City of Gold Bar.

2. A staff report describing the proposal and an evaluation of the conditions is prepared. The city may request clarification from the applicant during this evaluation.
3. The City Hearing Examiner holds a public hearing on the application. The applicant or a representative must attend this hearing and be prepared to respond to the question concerning the proposal. The Hearing Examiner considers the application and makes a recommendation on approval, conditional approval, or denial.
4. The Hearing Examiner findings and recommendations are the final decision with no administrative appeal. (GBMC 19.01.030)
5. Upon approval, the official map is amended.