CITY OF GIG HARBOR
ORDINANCE NO. 1212

AN ORDINANCE OF THE CITY OF GIG HARBOR, RELATING TO ANNEXATION AND ZONING, ANNEXING APPROXIMATELY 4.87 ACRES OF PROPERTY LOCATED TO THE WEST OF STATE ROUTE 16 AND NORTH OF 72ND STREET NW, (ANX 10-0002), ADOPTING SINGLE-FAMILY RESIDENTIAL (R-1) ZONING, AND REQUIRING THE PROPERTY OWNERS TO ASSUME THEIR PROPORTIONATE SHARE OF INDEBTEDNESS.

WHEREAS, the City of Gig Harbor received a Notice of Intent to Annex approximately 4.87 acres of property located to the west of SR-16 and north of 72nd Street NW, within the City's Urban Growth Area (UGA), located in Pierce County; and

WHEREAS, the Notice of Intent was signed by the owners of not less than ten percent (10%) of the acreage of the property; and

WHEREAS, on October 11, 2010, the City Council met with the initiators of the petition and voted (Young/Payne, 5-1-0) to authorize circulation of the annexation petition subject to certain conditions including adoption of pre-annexation zoning (R-1) as depicted on the Official Zoning Map of the City and requiring that the property owners assume all of the existing indebtedness of the area being annexed; and

WHEREAS, on November 10, 2010, the petition for annexation of the property described in Exhibit A and graphically depicted on Exhibit B was received by the City; and

WHEREAS, on December 29, 2010, the Pierce County office of the Assessor-Treasurer certified the signatures on the petition for annexation of the property described in Exhibit A and graphically depicted on Exhibit B; and

WHEREAS, the property described in Exhibit A and graphically depicted on Exhibit B proposed to be annexed is within the Urban Growth Area as established by Pierce County and included in the Comprehensive Plans of both the County and the City of Gig Harbor; and

WHEREAS, the City of Gig Harbor Comprehensive Plan, adopted in December, 2004, established the land use map designation for this area as Residential Low, with pertinent goals and objectives, to guide the development of the annexation area over the next twenty years; and

WHEREAS, the proposed pre-annexation zoning (R-1) being applied to the property described in Exhibit A and graphically depicted on Exhibit B is consistent with the City of Gig Harbor Comprehensive Land Use Plan designations; and

WHEREAS, on January 24, 2011, the City Council, following a public hearing on the annexation petition, voted (Payne/Malich 7-0-0) to declare its intent to authorize and approve the annexation for the area described in Exhibit A and graphically depicted on Exhibit B, subject to Boundary Review Board approval (Resolution No. 855); and

WHEREAS, on March 4, 2011, the Notice of Intention, together with supporting documentation, was submitted to the Chief Clerk of the Pierce County Boundary Review Board; and

WHEREAS, on March 14, 2011, the Chief Clerk of the Pierce County Boundary Review Board deemed the annexation proposal as complete, set the official filing date as March 7, 2011, initiated the forty-five (45) day review period, and noted that the period during which jurisdiction could be invoked would expire on April 21, 2011; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meeting of May 23, 2011; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. The Gig Harbor City Council hereby approves the annexation of approximately 4.87 acres of property located west of SR-16 and north of 72nd Street NW, located in Pierce County, as described in Exhibit A and graphically depicted on Exhibit B, attached hereto, as part of the City of Gig Harbor, contingent upon compliance with the following conditions:

A. Pursuant to the terms of the annexation petition, the approximately 4.87 acres of property located west of SR-16 and north of 72nd Street NW, located in Pierce County, as described in Exhibit A and graphically depicted on Exhibit B, shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation;

B. All property within the area described in Exhibit A and graphically depicted on Exhibit B shall be zoned R-1 as depicted on the Official Zoning Map of the City in accordance with the Gig Harbor Municipal Code, Title 17; and

Section 2. The Planning Director is hereby instructed to effectuate the necessary changes to the Official Zoning Map of the City in accordance with the zoning established in Section 1.

Section 3. The Gig Harbor City Clerk hereby declares the property described in Exhibit A and graphically depicted in Exhibit B to be contiguous with the boundaries of the City of Gig Harbor.

Section 4. The City Clerk is hereby directed to record a certified copy of this ordinance with the Office of the Pierce County Auditor.

Section 5. This ordinance shall take effect five days after passage and publication as required by law.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor this 23rd day of May, 2011.

APPROVED:

Charles L. Hunter

MAYOR, CHARLES L. HUNTER

ATTEST/AUTHENTICATED:

Molly M. Towslee

CITY CLERK, MOLLY M. TOWSLEE

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY:

BY: _____
ANGELA BELBECK

FILED WITH THE CITY CLERK: 05/17/11
PASSED BY THE CITY COUNCIL: 05/23/11
PUBLISHED: 06/08/11
EFFECTIVE DATE: 06/13/11
ORDINANCE NO. 1212

Exhibit A

LEGAL DESCRIPTION FOR COMBINED PARCELS 022107-1038, 022107-1045 & 022107-1164

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M. DESCRIBED AS FOLLOWS:

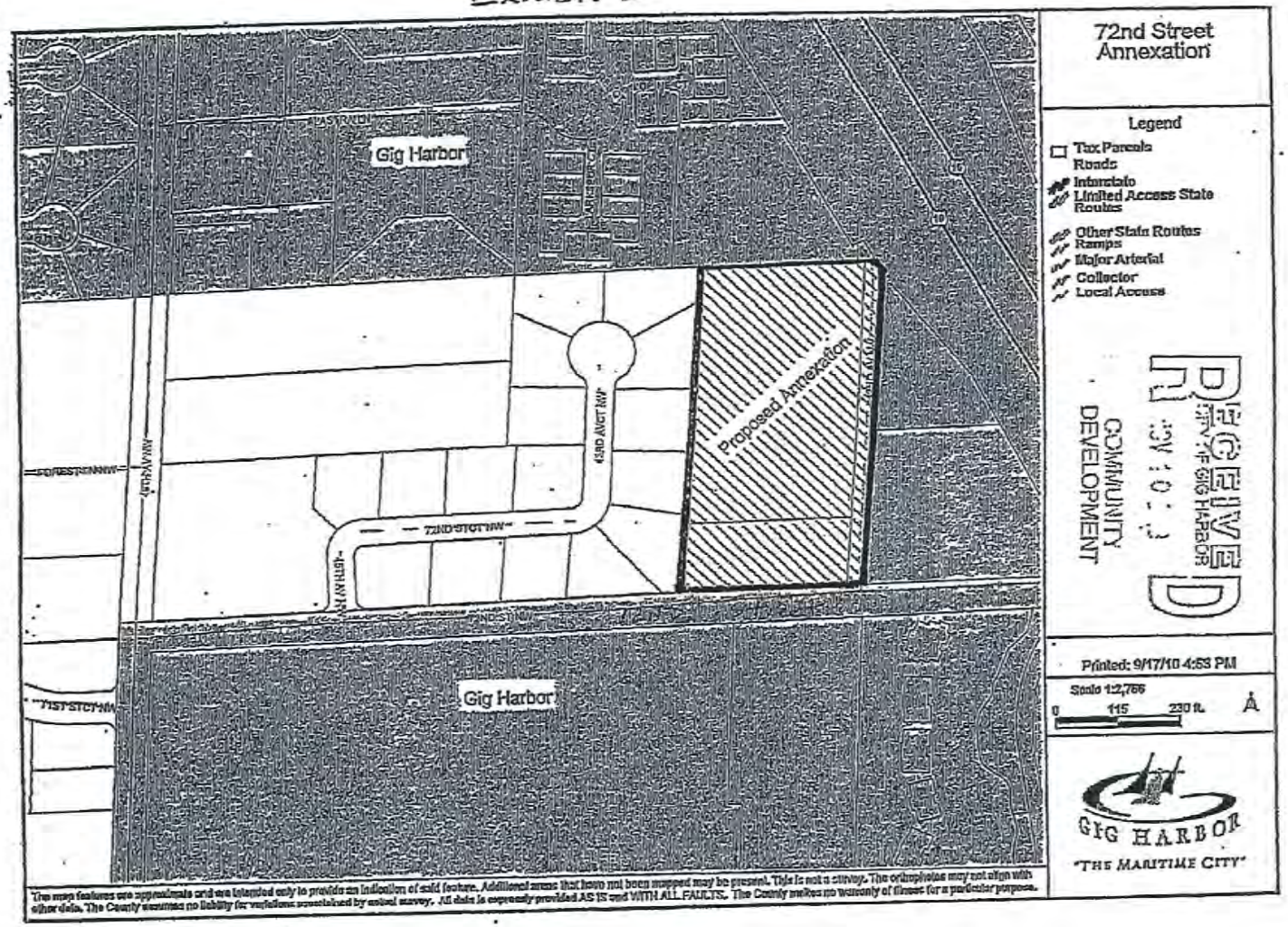
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN SAID SECTION 7; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF THE EAST 330.00 FEET THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID EAST 330.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SAID LINE IS ALSO CITY LIMITS LINE ANNEXED PER ORDINANCE NUMBER 580 DATED MAY 29, 1990; THENCE EASTERLY ALONG SAID LINE 330.00 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING;

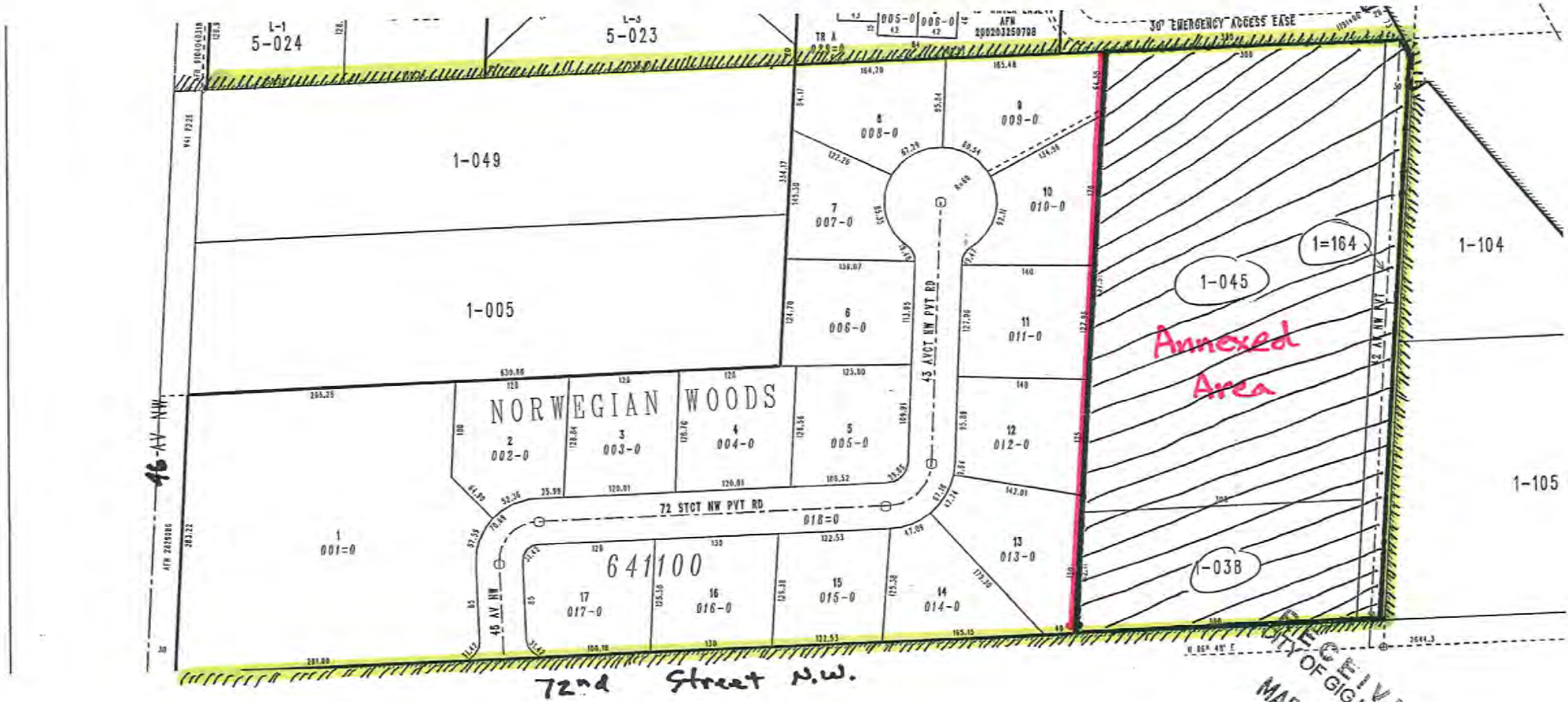
EXCEPT THE SOUTH 30.00 FEET FOR COUNTY ROAD;

ALSO EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON FOR SR-16;

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Exhibit B


72nd Street Annexation
Legend
Tax Parcels
Roads
Interstate
Limited Access State Routes
Other State Routes
Ramps
Major Arterial
Collector
Local Access
Gig Harbor
Proposed Annexation
72ND ST CT NW
45TH AV NW
43RD AVCT NW
FOREST LN NW
71ST ST CT NW
Gig Harbor
RECEIVED
CITY OF GIG HARBOR
COMMUNITY DEVELOPMENT
Printed: 9/17/10 4:53 PM
Scale 1:2,766
0 115 230 ft.
GIG HARBOR
"THE MARITIME CITY"
The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The orthophotos may not align with other data. The County assumes no liability for variations ascertained by actual survey. All data is expressly provided AS IS and WITH ALL FAULTS. The County makes no warranty of fitness for a particular purpose.



RECEIVED
CITY OF GIG HARBOR
MAR 01 2011
COMMUNITY DEVELOPMENT

NE07-T21N-R02E

Scale 1" = 200'

NORTH

DATE OF MAP PRODUCTION: 09/03/10

Public Services Building
2401 S. 35th Street, Room 142
Tacoma, Washington 98409

Pierce County
Assessor-Treasurer

THIS IS NOT A SURVEY
DO NOT USE DATA FOUND ON THIS MAP
WE ASSUME NO LIABILITY FOR VARIATIONS
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FOR ASSESSOR'S USE ONLY

RECEIVED
CITY OF GIG HARBOR
MAR 01 2011
COMMUNITY DEVELOPMENT