

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GIG HARBOR, RELATING TO ANNEXATION AND ZONING, ANNEXING APPROXIMATELY .66 ACRES OF PROPERTY LOCATED TO THE EAST OF SOUNDVIEW DRIVE AND SOUTH OF 62ND STREET CT NW (PL-ANX-16-0001), ADOPTING SINGLE-FAMILY RESIDENTIAL (R-1) ZONING, AND REQUIRING THE PROPERTY OWNERS TO ASSUME THEIR PROPORTIONATE SHARE OF INDEBTEDNESS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on May 9, 2016 the City of Gig Harbor received a Notice of Intent to Annex approximately .66 acres of property located to the east of Soundview Drive and south of 62nd Street CT 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 assessed value of the property; and

WHEREAS, on June 13, 2016, the City Council met with the initiators of the petition and voted 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 June 20, 2016, the 60% petition for annexation of the property described in Exhibit A and graphically depicted on Exhibit B was received by the City; and

WHEREAS, on July 6, 2016, 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 June 13, 2016, the City Council, voted 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; and

WHEREAS, after consideration of this ordinance staff will provide the Notice of Intention, together with supporting documentation, to the Chief Clerk of the Pierce County Boundary Review Board for review; and

WHEREAS, the City Council held a public hearing, first reading, and made final approval of the annexation during its regular City Council meeting of October 24, 2016; 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 .66 acres of property located east of Soundview Drive and south of 62nd Street CT 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 .66 acres of property located east of Soundview Drive and south of 62nd Street CT 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.

Section 2. 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 3. The Planning Director is hereby instructed to submit this ordinance to the Boundary Review Board for approval or the Boundary Review

Board's determination that the annexation is exempt from review under RCW 36.93.110.

Section 4. Upon receipt of approval or notice of exemption from the Boundary Review Board, the Planning Director is further instructed to effectuate the necessary changes to the Official Zoning Map of the City in accordance with the zoning established in Section 1.

Section 5. 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 upon passage and publication as required by law, and the effective date of the annexation shall be January 1, 2017, subject to Pierce County Boundary Review Board approval or determination that the annexation is exempt from review under RCW 36.93.110.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor this ___ day of _____, 2016.

APPROVED:

MAYOR, Jill Guernsey

ATTEST/AUTHENTICATED:

CITY CLERK, MOLLY M. TOWSLEE

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY:

BY: _____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

“Exhibit A”

**LEGAL DESCRIPTION FOR REFERENCE PARCEL 7580000793 INCLUDING
TAX PARCELS 9004640010, 9004640020, 9004640030, 9004640040**

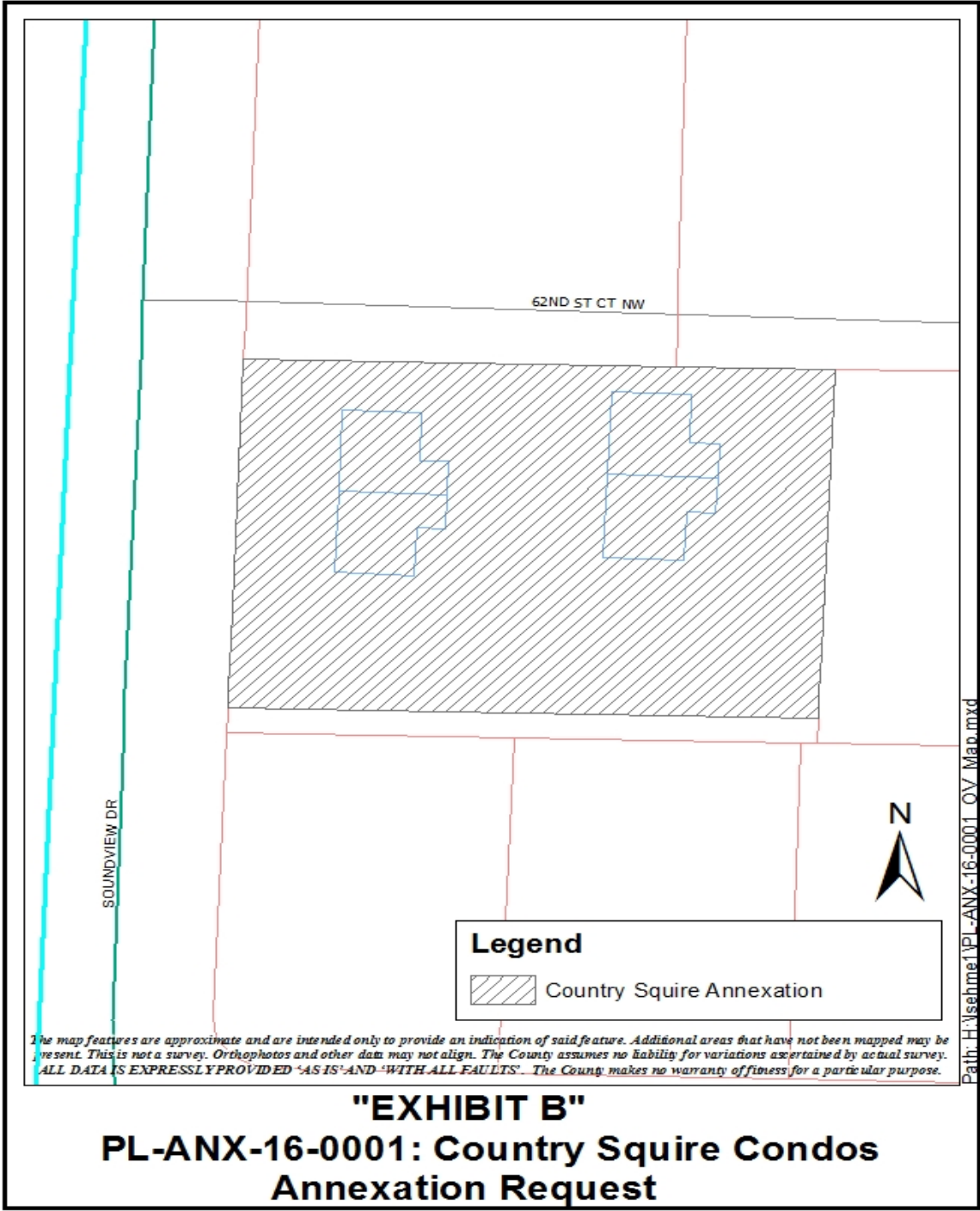
A PORTION OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, SECTION 17, TOWNSHIP 21 N,
RANGE 2 E, W.M. PIERCE COUNTY, WASHINGTON

THE WEST 205 FEET OF THE SOUTH 150 FEET OF TRACT 29, SHORE
ACRES, PIERCE COUNTY, WASHINGTON, ACCORDING TO THE PLAT
RECORDED IN BOOK 10 OF PLATS AT PAGE 82, IN PIERCE COUNTY,
WASHINGTON

EXCEPT THE SOUTH 10 FEET THEREOF

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS OVER AND
ACROSS THE NORTH 30 FEET OF THE SOUTH 180 FEET OF THE WEST
205 FEET OF SAID TRACT 29.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESTRICTIONS AND
RESERVATIONS OF RECORD.



"EXHIBIT B"
PL-ANX-16-0001: Country Squire Condos
Annexation Request