

**ORDINANCE NO. 1343**

**AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, REZONING 4.01 ACRES FROM R-1 ZONING DISTRICT TO PRD (PLANNED RESIDENTIAL DEVELOPMENT), LOCATED WEST OF WOODWORTH AVENUE AND SOUTH OF SUTHERLAND COURT; PIERCE COUNTY ASSESSOR-TREASURER PARCEL NUMBER(S) 0221061089 , AND CITY OF GIG HARBOR FILE NO. PL-FPRD-15-0006, AND AMENDING THE OFFICIAL ZONING MAP TO BE CONSISTENT THEREWITH**

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WHEREAS, Apogee Capital LLC requested Final PRD Approval for Ancich Court located west of Woodworth Avenue and south of Sutherland Court; Pierce County Assessor-Treasurer Parcel Number 0221061089; and

WHEREAS, the land use designation in the Comprehensive Plan for the subject site is Residential Low; and

WHEREAS, the existing zoning district on the Official Zoning Map of the City for the subject site is R-1 (Single-Family Residential); and

WHEREAS, on December 29, 2005 Georg R. O. Haub, Trustee requested Preliminary Planned Residential Development (PRD) approval of 4.01 acres, into 12 single family lots on the subject site; and

WHEREAS, a SEPA threshold determination of Determination of Nonsignificance was issued on September 9, 2005; and

WHEREAS, the SEPA threshold decision was not appealed; and

WHEREAS, the preliminary PRD is a Type III-A action as defined in GHMC 19.01.003(B); and

WHEREAS, a final decision for a Type III-A application shall be rendered by the Hearing Examiner as per GHMC 19.01.003(A); and

WHEREAS, a public hearing on the preliminary PRD was held before the Hearing Examiner on December 14, 2005, at which time the Hearing Examiner heard public testimony on the preliminary PRD; and

WHEREAS, the Hearing Examiner approved the Preliminary PRD in his decision dated December 29, 2005; and

WHEREAS, the appeal period expired on January 19, 2006; and

WHEREAS, no appeals of the decision were filed; and

WHEREAS, Georg R. O. Haub, Trustee quitclaimed the subject property to J. Scott Construction Inc. on December 29, 2006, at Auditor Recording Number 200612290842; and

WHEREAS, J. Scott Construction, Inc. quitclaimed the subject property to Apogee Capital LLC on December 18, 2014, at Auditor Recording Number 201412181165; and

WHEREAS, an application for final PRD approval was submitted to the City and deemed complete on December 8, 2015; and

WHEREAS, the Final PRD is a Type IV action as defined in GHMC 19.01.003(B); and

WHEREAS, a closed record decision for a Type IV application shall be rendered by the City Council as per GHMC 19.01.003(A); and

WHEREAS, the City Council approved the final plat application under Resolution No. 1045 on September 26, 2016; and

WHEREAS, GHMC 17.89.130 requires that the property subject to the final PRD be designated on the official zoning map as PRD; and

WHEREAS, the change to the official zoning map must be adopted by ordinance as per GHMC 17.89.130; and

WHEREAS, the Gig Harbor City Council considered the Ordinance at first reading on September 26, 2016;

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

Section 1. The real property located west of Woodworth Avenue and south of Sutherland Court, Pierce County Assessor-Treasurer Parcel Number 0221061089 and

legally described in Exhibit "A", is hereby rezoned from R-1 (Single-Family Residential) to PRD (Planned Residential Development).

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 designation established by Section 1.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance is not subject to referendum, and shall take effect (5) days after passage and publication of an approved summary thereof consisting of the title.

PASSED by the City Council and approved by the Mayor of the City of Gig Harbor this 26<sup>rd</sup> day of September, 2016.


CITY OF GIG HARBOR

  
\_\_\_\_\_  
JILL GUERNSEY, MAYOR

ATTEST/AUTHENTICATED:

By:   
\_\_\_\_\_  
SHAWNA WISE, ASST. CITY CLERK

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

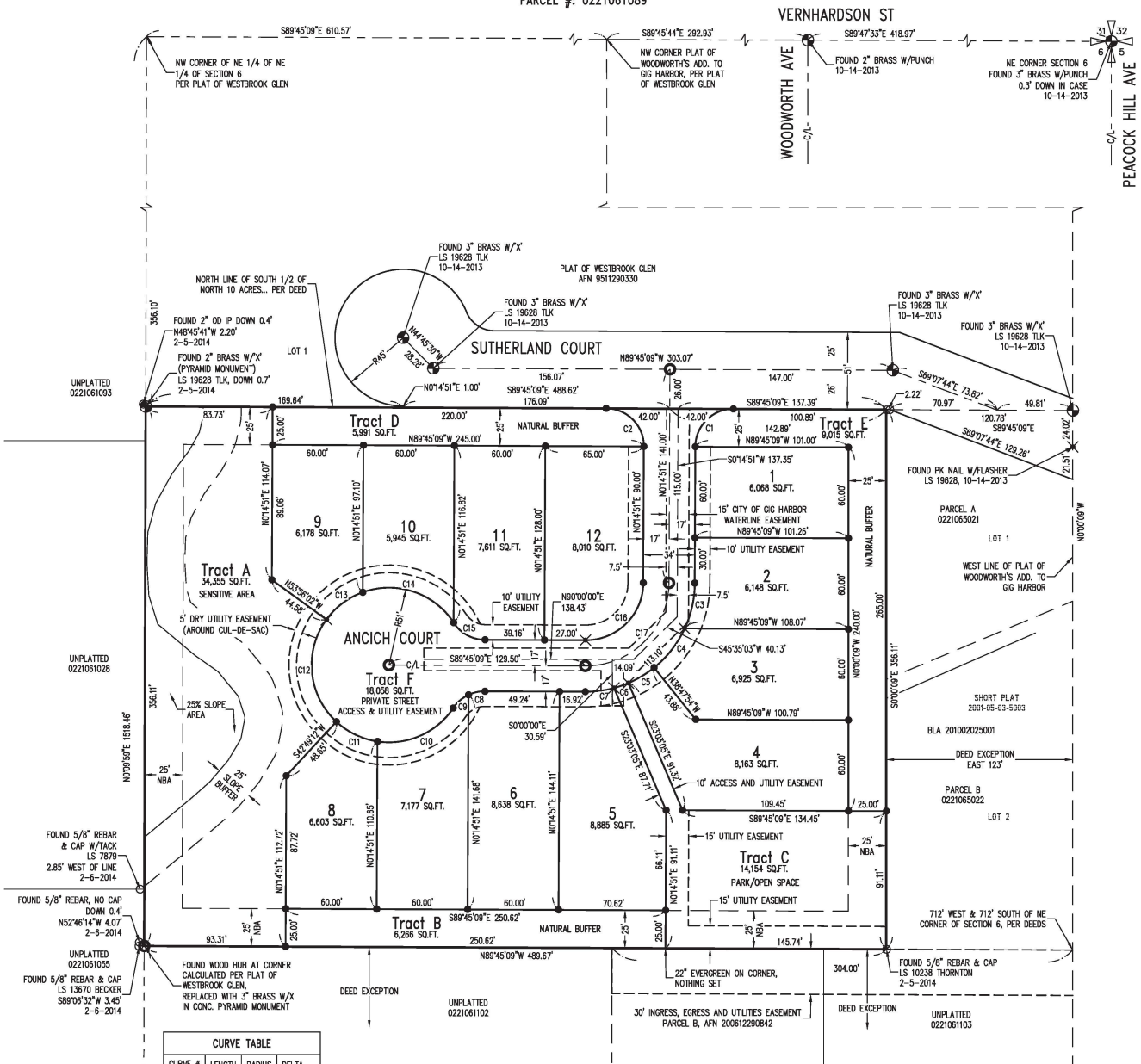
By:   
\_\_\_\_\_  
ANGELA G. SUMMERFIELD

FILED WITH THE CITY CLERK: 09/21/16  
PASSED BY THE CITY COUNCIL: 09/26/16  
PUBLISHED: 09/29/16  
EFFECTIVE DATE: 10/04/16  
ORDINANCE NO: 1343

# ANGICH COURT PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 N., RANGE 2 E., W.M., CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON  
PARCEL #: 0221061089

Sheet 2 of 2



CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	90°00'00"
C2	39.27'	25.00'	90°00'00"
C3	30.94'	72.00'	24°37'28"
C4	33.09'	72.00'	26°19'47"
C5	19.79'	72.00'	15°44'49"
C7	19.25'	72.00'	15°18'55"
C8	11.12'	25.00'	25°29'17"
C9	13.51'	25.00'	30°57'51"
C10	57.89'	51.00'	64°48'55"
C11	30.45'	51.00'	34°12'33"
C12	74.10'	51.00'	83°14'46"
C13	30.37'	51.00'	34°06'55"
C14	68.11'	51.00'	76°31'06"
C15	24.63'	25.00'	56°27'08"
C16	59.89'	38.00'	90°00'00"
C17	86.39'	55.00'	90°00'00"

## SETBACKS:

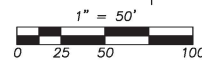
FRONT: HOUSE = 20 FEET  
PORCH = 12 FEET  
GARAGE: 26 FEET  
SIDE: (SEE SIDE YARD SETBACK TABLE)  
REAR: 15 FEET

SIDE YARD SETBACK TABLE (AS VIEWED FROM STREET)			
LOT	LEFT SIDE	RIGHT SIDE	
1	5	3	
2	3	5	
3	5	3	
4	3	5	
5	5	3	
6	3	5	
7	5	3	
8	3	5	
9	5	3	
10	3	5	
11	5	3	
12	3	11 (FLANKING)	

## ADDRESSES:

LOT 1: 9431 ANCHIC COURT  
LOT 2: 9429 ANCHIC COURT  
LOT 3: 9427 ANCHIC COURT  
LOT 4: 9425 ANCHIC COURT  
LOT 5: 9421 ANCHIC COURT  
LOT 6: 9419 ANCHIC COURT  
LOT 7: 9417 ANCHIC COURT  
LOT 8: 9415 ANCHIC COURT  
LOT 9: 9413 ANCHIC COURT  
LOT 10: 9411 ANCHIC COURT  
LOT 11: 9409 ANCHIC COURT  
LOT 12: 9422 ANCHIC COURT

THE TOTAL IMPERVIOUS SURFACE ALLOWANCE FOR THIS PLAT IS EQUAL TO 40%.



## BASIS OF BEARINGS:

PLAT OF WESTBROOK GLEN

## EQUIPMENT/PROCEDURES:

FIELD TRAVERSE: TOPCON 8205, TOPCON IS303  
RTK/STATIC GPS: TOPCON HIPER GA  
THIS SURVEY COMPLES WITH MINIMUM STANDARDS  
ESTABLISHED BY WAC 332-130.

## SYMBOL LEGEND:

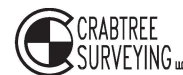
- FOUND MONUMENT AS NOTED
- SET BRASS MONUMENT IN CONCRETE
- FOUND AS NOTED
- SET 1/2" REBAR W/ PLASTIC CAP, PLS 46311
- ✕ SET MAG NAIL W/ FLASHER, PLS 46311, UNLESS OTHERWISE NOTED

## REFERENCES/NOTES:

BOUNDARY LINE ADJUSTMENT: AFN 920030068  
BOUNDARY LINE ADJUSTMENT: AFN 201002025001  
DEED: STATUTORY WARRANTY DEED, AFN 200612290842  
PLAT: WOODWORTH'S ADDITION TO GIG HARBOR CITY PIERCE COUNTY, WASH., VOL. 5, PG 66  
PLAT: WESTBROOK GLEN, AFN 951290330  
SHORT PLAT: AFN 77-22  
SHORT PLAT: AFN 8303220206  
SHORT PLAT: AFN 8506070291  
SHORT PLAT: AFN 200105035003  
SUBDIVISION GUARANTEE: ATTORNEYS TITLE OF WASHINGTON ORDER NO. T01-39378-OR  
SURVEY: AFN 9107010526

1. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT MAY BENEFIT OR BURDEN THE SUBJECT PROPERTY.
2. ONLY IMPROVEMENTS/FEATURES PERTINENT TO THIS SURVEY HAVE BEEN SHOWN.
3. THIS DRAWING IS NOT TO BE USED FOR DETERMINING THE EXACT LOCATION OF ANY UTILITY LINES. BEFORE STARTING ANY CONSTRUCTION, EACH INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR MOST CURRENT LOCATIONS OF LINES AND/OR CALL 811 FOR UTILITY LOCATE.

1/16TH CORNER  
SW COR. OF NE 1/4 OF  
NE 1/4 OF SEC 6-21-2E  
CALCULATED PER PLAT OF  
WESTBROOK GLEN



7328 104TH ST E  
PUYALLUP, WA 98373  
253-845-0048  
crabtreesurveying.com

Job #: 157  
Scale: 1" = 50'  
Date: 7-27-2016  
Drawn by: JHC  
Checked by: JHC  
Drawing name: 157PLAT-C  
Field Book: LL  
Sheet 2 of 2