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07-06-2004 03:48pm \$26.00
PIERCE COUNTY, WASHINGTON

Return Address:
City Clerk
City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

Please print legibly or type information.

Document Title(s) (Or transaction contained therein):

1. **ORDINANCE NO. 962 – NORTHWEST EMPLOYMENT CENTER ANNEXATION.**
- 3.
- 2.
- 3.
- 4.

Grantor(s) (Last name first, then first name and initials):

1. **CITY OF GIG HARBOR**
 - 2.
 - 3.
 - 4.
5. Additional Names on Page ___ of Document.

Grantee(s) (Last name first, then first name and initials):

1. Bay Estates
2. Puget Sound Energy
3. Proby, Eva
4. Peninsula Property Assoc.
5. Wood, Chiara
6. Holcomb, Lyle
7. Sizemore, David
8. Webster, Craig
9. Peninsula Equipment
10. Signwageon Partnership
11. Hemleys Septic
12. Intl. 4-Square Church
13. Richards, Edmond
14. Glacier Northwest
15. Mt. View Development Co.
16. D. Johnson Homes
17. CMC Development
18. Wildblue Communications
19. D'Olivo, Douglas
20. Ross, John
21. Cropsey LLC

Additional Names on Page ___ of Document.

Legal Description (Abbreviated: i.e., lot, block, plat; or section, township, range):

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 1 EAST, ALL OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY,....

Legal Description is on Page 6 & 7 of Document.

Reference Number(s) (Of documents assigned or released):

Additional Reference numbers on Page ___ of Document.

Assessor's Property Tax Parcel/Account Number

06-21-02...

The Auditor/Recorder will rely on the information provided on this cover sheet. The staff will not read the Document to verify the accuracy or completeness of the indexing information provided herein.

**CITY OF GIG HARBOR
ORDINANCE NO. 962**

AN ORDINANCE OF THE CITY OF GIG HARBOR, RELATING TO ANNEXATION AND ZONING, ANNEXING APPROXIMATELY TWO HUNDRED AND TWENTY-SIX (226) ACRES OF PROPERTY LOCATED WEST OF HIGHWAY 16, SOUTH OF THE WASHINGTON CORRECTION CENTER FOR WOMEN, AND NORTH OF ROSEDALE STREET LOCATED IN PIERCE COUNTY (ANX 03-04), ADOPTING ZONING REGULATIONS FOR THE ANNEXATION AREA, AND REQUIRING THE PROPERTY OWNERS TO ASSUME THEIR PROPORTIONATE SHARE OF INDEBTEDNESS.

WHEREAS, on June 4, 2003, the City of Gig Harbor received a Notice of Intent to Annex approximately two hundred and twenty-six (226) acres of property located west of Highway 16, south of the Washington Correction Center for Women, and north of Rosedale Street located in Pierce County, more particularly described in Exhibit A, attached hereto and incorporated herein as if fully set forth in full; and

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

WHEREAS, on September 8, 2003, the City Council met with the initiators of the petition voted to authorize circulation of the annexation petition subject to certain conditions including adoption of pre-annexation Employment District (ED), Public Institutional (PI), and Single-Family Residential (R-1); and that the property owners assume a proportionate share of the City's indebtedness; and

WHEREAS, on November 10, 2003, a petition for annexation of the property described in Exhibit A was received by the City; and

WHEREAS, on February 5, 2004, the petition for annexation was certified by the Pierce County Office of the Assessor-Treasurer, as being legally sufficient, and as

containing the signatures of the owners of a majority of the acreage of the area proposed for annexation described in Exhibit A; and

WHEREAS, on March 22, 2004, the City Council, following a public hearing on the annexation petition, the voted to approve the proposed pre-annexation Employment District (ED), Public Institutional (PI), and Single-Family Residential (R-1) zoning for the area and the annexation, subject to Boundary Review Board approval (City of Gig Harbor Resolution No. 616); and

WHEREAS, on March 24, 2004, the Notice of Intention, together with supporting documentation, was submitted to the Chief Clerk of the Pierce County Boundary Review Board; and

WHEREAS, on April 8, 2004, the Chief Clerk of the Pierce County Boundary Review Board deemed the annexation proposal as complete, set the official filing date as April 5, 2004, initiated the forty-five (45) day review period, and noted that the period during which jurisdiction could be invoked would expire on May 20, 2004; and

WHEREAS, the property described in Exhibit A and 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 November 1994, established a land use map designation for this area as Employment Center, Public Institutional, and Urban Residential Low Density, along with pertinent goals and objectives, to guide the development of the annexation area over the next twenty years; and

WHEREAS, the proposed pre-annexation Employment District (ED), Public Institutional (PI), and Single-Family Residential (R-1) zoning of the property described in Exhibit A is consistent with the City of Gig Harbor Comprehensive Land Use Plan designation as Employment Center, Public Institutional, and Urban Residential Low Density; and

WHEREAS, the Gig Harbor Council has provided its intent to annex approximately two hundred and twenty-six (226) acres of property located west of Highway 16, south of the Washington Correction Center for Women, and north of Rosedale Street Located in Pierce County, contingent upon the following conditions:

- A. Assumption by the property owners of their proportionate share of the City of Gig Harbor's indebtedness; and
- B. Imposition of Employment District (ED), Public Institutional (PI), and Single-Family Residential (R-1) zoning of the property; and

WHEREAS, on May 25, 2004, the Pierce County Boundary Review Board issued a written decision approving the annexation of the property as described in Exhibit A; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meeting's of June 14 and June 28, 2004; 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 two hundred and twenty-six (226) acres of property located west of Highway 16, south of the Washington Correction Center for Women, and north of Rosedale Street Located in Pierce County, contingent upon the following conditions:

- A. Assumption by the property owners of their proportionate share of the City of Gig Harbor's indebtedness; and
- B. Imposition of Employment District (ED), Public Institutional (PI), and Single-Family Residential (R-1) zoning of the property as identified in Exhibit B.

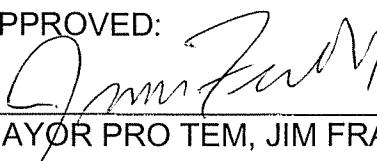
Section 2. The Community Development Director is hereby instructed to effectuate the necessary changes to the Official Zoning Map of the City in accordance with the zoning established in Section 1.

Section 3. The Gig Harbor City Clerk hereby declares the property described in Exhibit A 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.

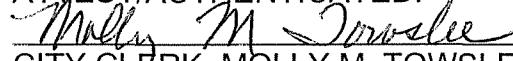
Section 5. This ordinance shall take effect five days after passage and publication as required by law.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor this 28th day of June 2004.

APPROVED: 

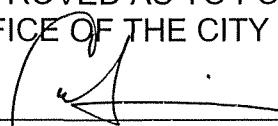
MAYOR PRO TEM, JIM FRANICH

ATTEST/AUTHENTICATED:



CITY CLERK, MOLLY M. TOWSLEE

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY:

BY: 

FILED WITH THE CITY CLERK: 6/9/04

PASSED BY THE CITY COUNCIL: 6/28/04

PUBLISHED: 7/7/04

EFFECTIVE DATE: 7/12/04

Exhibit A
NORTHWEST GIG HARBOR EMPLOYMENT
CENTER ANNEXATION (ANX 03-04)

"A"

July 29, 2003
File #27705/0

GIG HARBOR ANNEXATION
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST, THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 1 EAST, ALL OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 6; THEN EASTERLY ALONG THE NORTH LINE THEREOF, 310.4 FEET MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SR-16, AS SHOWN ON WASHINGTON STATE DEPARTMENT OF HIGHWAYS MAP ENTITLED SR-16 MP 8.34 TO MP 18.87, NARROWS BRIDGE TO OLYMPIC DRIVE, SAID POINT BEING 75 FEET LEFT OF STATION 1272 + 94.9 AS DEPICTED ON SAID HIGHWAY PLANS; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE 2,594.90 FEET TO STATION 1247 + 00 AND AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY PERPENDICULAR TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE, 15.00 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF 46TH AVENUE N.W., AS SHOWN IN THE DOCUMENT RECORDED UNDER AUDITORS FILE NUMBER 8106080152, TO THE NORTH LINE OF THE SOUTH HALF, OF THE SOUTH HALF, OF THE SOUTH HALF OF THE AFOREMENTIONED SECTION 6; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WESTERLY MARGIN OF THE AFOREMENTIONED 46TH AVENUE N.W.; THENCE NORTHWESTERLY ALONG SAID MARGIN TO THE SOUTHEAST CORNER OF LOT 3 OF PIERCE COUNTY SHORT PLAT RECORDED UNDER AUDITORS FILE NUMBER 8405310234; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF, 369.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORtherly ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 306.86 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 272.00 FEET, TO THE WESTERLY LINE OF SAID SHORT PLAT; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, 306.86 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 6; THENCE EASTERLY ALONG SAID LINE TO INTERSECT WITH A LINE HEREIN AFTER REFERRED TO AS LINE "A", SAID LINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 85°36'40" EAST, 700.00 FEET; THENCE NORTH 02°34'33" WEST, 1,530.77 FEET; THENCE NORTH 00°12'32" WEST, TO THE AFOREMENTIONED INTERSECTION AND

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THE TERMINUS OF THIS LINE DESCRIPTION.

THENCE SOUTH $00^{\circ}12'32''$ EAST ALONG SAID LINE "A", 350 FEET, MORE OR LESS, TO A LINE 350 FEET SOUTHERLY, AND PARALLEL WITH, SAID NORTH LINE OF THE SOUTHWEST QUARTER; THENCE EASTERNLY ALONG SAID PARALLEL LINE TO THE WESTERLY RIGHT OF WAY LINE OF 46TH AVENUE N.W.; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE TO INTERSECT A LINE PARALLEL WITH AND 1530 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 6; THENCE WESTERLY ALONG SAID PARALLEL LINE TO THE AFOREMENTIONED LINE "A"; THENCE SOUTH $02^{\circ}34'33''$ EAST, ALONG SAID LINE "A" 1500.77 FEET, MORE OR LESS, TO THE NORtherly RIGHT OF WAY LINE OF ROSEDALE STREET N.W.; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF SAID SECTION 6; THENCE NORtherly ALONG THE LINE COMMON TO SAID SECTION 6 AND THE AFOREMENTIONED SECTION 1, TO THE NORTH LINE OF THE SOUTH 60 RODS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE ALONG SAID NORTH LINE OF THE SOUTH 60 RODS, WESTERLY, 80 RODS; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SECTION 1, TO THE SOUTH LINE OF THE NORTHEAST QUARTER THEREOF; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 825 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORtherly ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED NORtherly, TO A LINE WHICH IS 60 FEET NORTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE EASTERNLY ALONG SAID LINE TO THE EAST LINE OF THE WEST 40 ACRES, OF GOVERNMENT LOT 2 OF THE AFOREMENTIONED SECTION 1; THENCE NORtherly ALONG SAID EAST LINE TO THE NORTH LINE OF AFOREMENTIONED NORTHEAST QUARTER; THENCE EASTERNLY, ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER, OF SAID NORTHEAST QUARTER, OF SAID SECTION 1, SAID POINT ALSO BEING THE NORTHWEST CORNER, OF THE NORTHWEST QUARTER, OF THE AFOREMENTIONED SECTION 6, AND THE POINT OF BEGINNING.

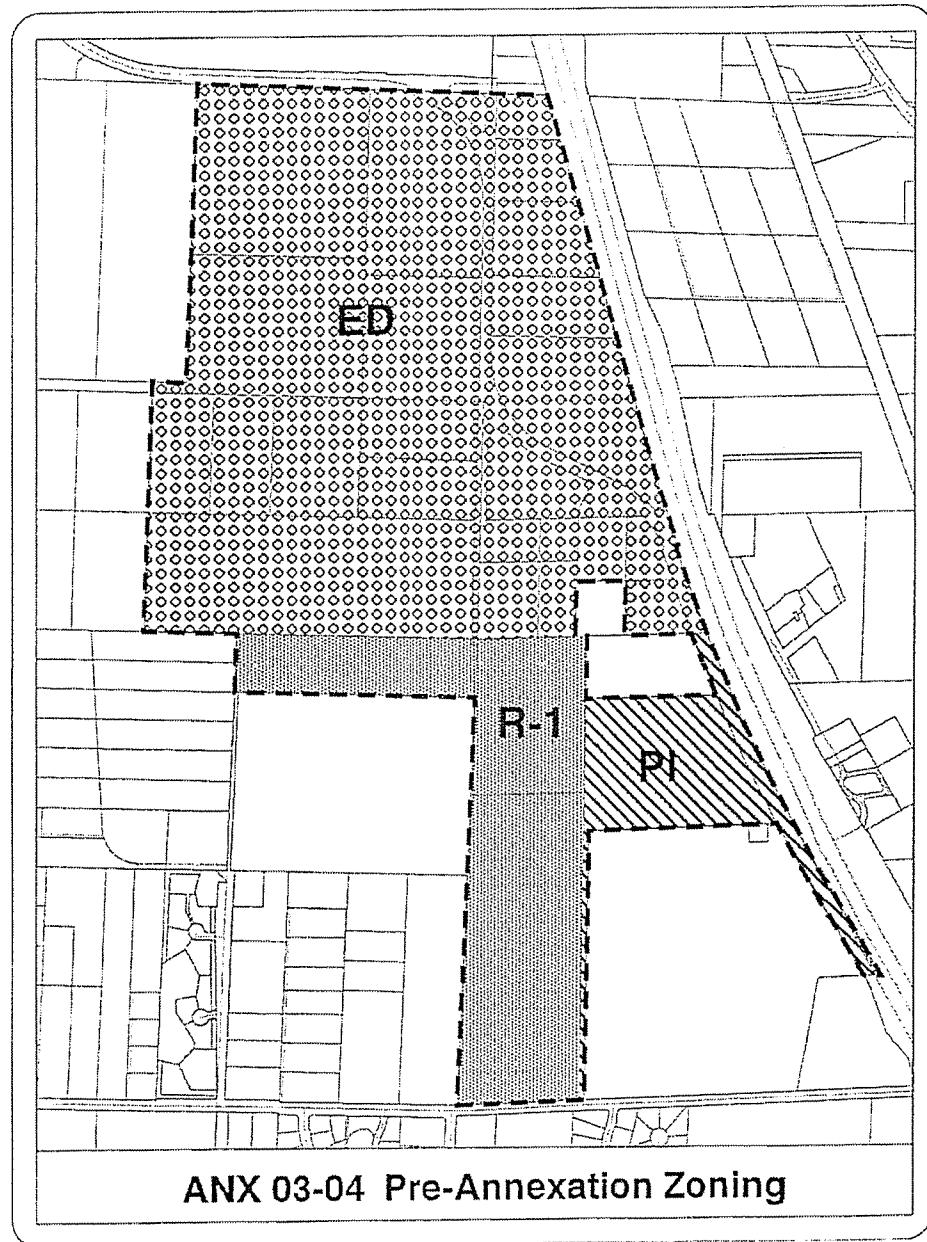
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8/25/03

"B"



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