

**CITY OF GIG HARBOR  
ORDINANCE NO. 893**

**AN ORDINANCE OF THE CITY OF GIG HARBOR, RELATING TO  
ANNEXATION AND ZONING, PROVIDING THE CITY COUNCIL'S  
ANNEXATION OF THREE PARCELS OF PROPERTY LOCATED AT  
2620, 2702 AND 2727 57<sup>TH</sup> STREET COURT N.W. (ANX 01-01) AND  
ADOPTION OF ZONING REGULATIONS FOR THE ANNEXATION  
AREA.**

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WHEREAS, on December 19, 2000, the City of Gig Harbor received a Notice of Intent to Annex three parcels located along 57<sup>th</sup> Street Court Northwest (2620, 2702, & 2727 57<sup>th</sup> St. Ct. NW), 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%) in value, according to the assessed valuation for general taxation, of the property described in Exhibit A; and

WHEREAS, the City Council met with the initiators of the petition and on February 12, 2001, and on the same day voted to authorize circulation of the annexation petition subject to certain conditions including adoption of pre-annexation Single-Family Residential (R-1) zoning; that the property owners enter into a pre-annexation agreement with the Department of Public Works regarding the level of street improvements necessary to bring 57<sup>th</sup> Street Court Northwest up to City road standards within one-year of annexation; and that the property owners assume a proportionate share of the City's indebtedness; and

WHEREAS, a petition for annexation of the property described in Exhibit A was subsequently received by the City on July 2, 2001; and

WHEREAS, the petition for annexation was certified by the Pierce County Office of the Assessor-Treasurer on July 19, 2001, as being legally sufficient, and as containing the signatures

of not less than 60% of the owners of assessed value, according to the assessed valuation for general taxation of the property described in Exhibit A; and

WHEREAS, the property described in Exhibit A 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 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 Single-Family Residential (R-1) zoning of the property described in Exhibit A as Single-Family Residential (R-1) is consistent with the City of Gig Harbor Comprehensive Land Use Plan designation as Urban Residential Low Density; and

WHEREAS, the Gig Harbor Council has provided its intent to annex three parcels located along 57<sup>th</sup> Street Court Northwest (2620, 2702, & 2727 57<sup>th</sup> St. Ct. NW), contingent upon the following conditions:

- A. Assumption by the property owners of their proportionate share of the City of Gig Harbor's indebtedness;
- B. Imposition of Single-Family Residential (R-1) zoning of the property; and
- C. That the property owners enter into a pre-annexation agreement with the Department of Public Works regarding the level of street improvements necessary to bring 57<sup>th</sup> Street Court Northwest up to City road standards within one-year of annexation; and

WHEREAS, following the public hearing on the annexation petition held on August 13, 2001, the City Council approved the proposed pre-annexation Single-Family Residential (R-1) zoning for the area and the annexation, subject to Boundary Review Board approval; and

WHEREAS, on August 24, 2001 the property owners entered into a pre-annexation agreement with the Department of Public Works regarding the level of street improvements necessary to bring 57<sup>th</sup> Street Court Northwest up to City road standards within one-year of annexation (Pierce County Auditors File No. 200108290310); and

WHEREAS, the Boundary Review Board issued a decision approving the annexation of the property described in Exhibit A on October 29, 2001; now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON,  
HEREBY RESOLVES AS FOLLOWS:

Section 1. The Gig Harbor City Council hereby approves the annexation of three parcels located along 57<sup>th</sup> Street Court Northwest (2620, 2702, & 2727 57<sup>th</sup> St. Ct. NW), as described in Exhibit A, 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, all property within the three parcels located along 57<sup>th</sup> Street Court Northwest (2620, 2702, & 2727 57<sup>th</sup> St. Ct. NW), and described in Exhibit A, 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 shall be zoned as Single-Family (R-1) in accordance with the Gig Harbor Municipal Code, Title 17; and
- C. All property owners within the area described in Exhibit A have entered into a pre-annexation agreement with the Department of Public Works regarding the level of street improvements necessary to bring 57<sup>th</sup> Street Court Northwest up to City road standards within one-year of annexation.

Section 2. The Gig Harbor City Clerk hereby declares the property described in Exhibit A, which is the subject of the annexation petition, to be contiguous with the boundaries of the City of Gig Harbor.

Section 3. Effective Date. This Ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

ORDAINED by the City Council this 26th day of November, 2001.

APPROVED:

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MAYOR, GRETCHEN WILBERT

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
CITY CLERK, MOLLY M. TOWSLEE

APPROVED AS TO FORM;  
OFFICE OF THE CITY ATTORNEY:

BY:\_\_\_\_\_

FILED WITH THE CITY CLERK: 11/7/01  
PASSED BY THE CITY COUNCIL: 11/26/01  
PUBLISHED: 12/5/01  
EFFECTIVE DATE: 12/10/01

**Exhibit A**

**57<sup>th</sup> Street Court Northwest Annexation  
Legal Description**

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLIAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

THE EAST 442.00 FEET OF THE WEST 472.00 FEET OF THE SOUTH 196.91 FEET OF LOT 24 OF PLAT SHORE ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF IN VOLUME 10 OF PLATS, PAGE 82, RECORDS OF PIERCE COUNTY. SITUATE IN PIERCE COUNTY, WASHINGTON.

**SUMMARY OF ORDINANCE NO. 893  
of the City of Gig Harbor, Washington**

On November 26, 2001 the City Council of the City of Gig Harbor, Washington, approved Ordinance No. 893, the summary of text of which is as follows:

**AN ORDINANCE OF THE CITY OF GIG HARBOR, RELATING TO ANNEXATION AND ZONING, PROVIDING THE CITY COUNCIL'S ANNEXATION OF THREE PARCELS OF PROPERTY LOCATED AT 2620, 2702 AND 2727 57<sup>TH</sup> STREET COURT N.W. (ANX 01-01) AND ADOPTION OF ZONING REGULATIONS FOR THE ANNEXATION AREA.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GIG HARBOR:

The full text of this ordinance will be mailed upon request.

APPROVED by the City Council at their regular meeting of November 26, 2001.

BY: \_\_\_\_\_  
MOLLY M. TOWSLEE, CITY CLERK