

A resolution adopting a policy on annexation.

WHEREAS, the City of Gig Harbor has never adopted a formal policy on annexation; and,

WHEREAS, the City frequently receives requests from property owners to annex; and,

WHEREAS, the City does operate services needed by property owners outside the corporate limits; and,

WHEREAS, the County of Pierce does not offer all of these services; and,

WHEREAS, the City Council determined that providing services by annexation is necessary to protect the health and safety of the public; and,

WHEREAS, the time is appropriate for the City Council to make known its policy on annexation; NOW, THEREFORE,

The City Council for the City of Gig Harbor do resolve the following:

Section 1. General Provisions.

- A. It shall be the policy of the City of Gig Harbor to foster a geographic expansion of its boundaries which recognize the need of residents and businesses to annex to the City of Gig Harbor if such addition is not detrimental to the City of Gig Harbor.
- B. The City of Gig Harbor acknowledges that annexation is an orderly method by which legal boundaries of the City can be extended to keep pace with actual urban growth. The City also acknowledges that annexation should serve the long-term interest of the entire community and not merely the interest of any one group.
- C. The City of Gig Harbor will assist applicants for annexation by meeting with them and by supplying documents, forms and information necessary to process a proposal.
- D. The evaluation of an annexation proposal shall include but not be limited to:
  1. Density of development (proposed and/or existing);
  2. The extent and quality of existing public services and the existing utilities system;
  3. Water, sewer, and storm drainage characteristics;
  4. Condition of existing streets;
  5. Long term maintenance costs of the utility and street systems;
  6. Cost/revenue balance for general government services and utilities;
  7. Logical boundaries;
  8. Condition and/or existence of sidewalks, curbs, lighting, and underground wiring; and,
  9. Park and recreational facilities.
- E. Full non-emergency services shall not be guaranteed to a newly annexed area for two years due to the lag in revenues generated by the new area.

Section 2. Boundaries.

- A. Annexation proposals shall be evaluated on the basis of maintaining a logical corporate boundary line.
- B. An annexation boundary should recognize the integrity of existing and future neighborhoods while maintaining logical services areas.
- C. Direct access to the annex area should be available from contiguous city territory, thus avoiding "gaps" consisting of unincorporated area.
- D. Proposed boundaries shall, where possible, follow water bodies, streets, land contours, and other physical features to create regular and recognizable boundaries.
- E. The City prefers large area annexations to ensure that capital improvements can be better planned and financed. However the City will consider small area annexations where special circumstances exist.

Section 3. Land use.

- A. Land-uses for proposed annexing areas should be, where possible, consistent with the City's comprehensive plan and land-use regulations.
- B. The City shall evaluate the proposed land-uses on the basis of all land-use regulations and the current uses and development within the proposed area.
  - 1. If the proposed area is substantially developed (at least 60% of the land has been improved with permanent structures) a zoning district designation should be applied that would most nearly reflect the existing pattern and intensity of development within the annexation area. If the City's land-use regulations do not provide guidance, the City shall initiate a zoning/special district study, parallel to the annexation proceedings, and apply a zoning classification based on the results of the study.
  - 2. If proposed properties are largely undeveloped (more than 40% is vacant or undeveloped), a City zoning district designation(s) should be applied that most nearly reflects the patterns and intensities of land use, found in the City's comprehensive plan.
- C. The determination of zoning process should occur simultaneously with the annexation process. This ensures reliability for the property owners and the City as to permitted uses when the annexation is effective.
- D. The zoning classification specified at the time of annexation shall be in effect for eighteen (18) months before a change in classification can be requested.
- E. Owners of annexing properties should acknowledge, by letter, their understanding of the City's land-use regulations and decisions as applied to their proposal.

Section 4. Utilities.

- A. The City should anticipate the utility needs of future annexation areas and develop the necessary utility capacities to serve those areas. Existing facilities would be improved and renovated to increase their utilization and adjust to the changing needs of the population.
- B. The utility networks of the City should relate to the needs of all its citizens.
- C. Areas proposed for annexation shall be analyzed for their potential affect on the City's utilities and to determine the condition of existing utilities within the proposed area.
- D. Property owners shall assure the City that improvements will be made in the annexed area or elsewhere in the City network to correct identified deficiencies or the lack of specific facilities.

- E. Where facilities within an area are deemed to be substandard or where a lack of facilities jeopardizes the publics health and safety, prior commitments from property owners to form LID's for improvements may be required.
- F. An adequate water supply and distribution system for domestic use, fire flow and fire protection shall be maintained. The City shall not allow an annexed area to compromise its fire rating.
- G. The duplication of utilities extension and other capital intensive facilities, by adjoining jurisdictions or districts, should be avoided.
- H. If a utility district exists within an area proposed for annexation, the City shall evaluate the benefits of purchasing the system versus developing a service agreement. The primary concern should be the needs and financial concerns of the people served and the effects on the City systems.
- I. Annexation proposals should include an acknowledgement that the cost of improvements in sewers, water service and streets shall be the property owners' responsibility.

Section 5. Streets.

- A. The City shall analyze the condition of all streets within a proposed area to identify safety problems, needed improvements, and long-term maintenance cost.
- B. The City shall require street deficiencies to be corrected if they pose significant maintenance or safety problems.
  - 1. Necessary corrections may vary and should be determined on a case by case basis.
  - 2. Property owners must indicate their willingness to finance the necessary improvements.
- C. The City shall require that all private streets within a proposed area that are a part of a transportation corridor be dedicated to the City and upgraded to necessary design and construction standards to ensure adequate access and right-of-way for emergency vehicles and to ensure continuity and proper maintenance.

Section 6. Public safety.

- A. The City shall deny any proposed annexation that reduces the existing level of police service.
- B. All existing buildings within a proposed area shall meet the Citys fire and life safety requirements within two years of the annexation date.
- C. The City should avoid annexing any major portion of a fire district at one time.

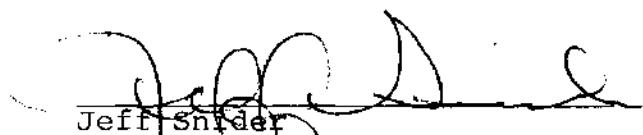
Section 7. Financial considerations.

- A. The costs and benefits of any proposed annexation shall be clearly defined for all affected parties.
- B. Annexations must be economically feasible from the standpoint of long-term revenue and service costs.
- C. Property owners within an annexation area shall be responsible for or reasonably share in the cost of improving utilities necessary to meet the additional demand.
- D. All newly annexed areas shall bear a prorata share of the City's general obligation indebtedness existing as of the date of annexation.
- E. Information relating to short range and long range capital improvements and the methods of financing these improvements shall be included in an annexation proposal.

PASSED this 13th day of June, 1983.

Ruth M. Bogue  
Ruth M. Bogue, Mayor

ATTEST:

  
Jeff Snider  
Administrator/Clerk