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03/14/2019 02:44:31 PM \$106.00  
AUDITOR, 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. 1413 – JOHNSON 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):

Additional Names on Page    of Document.

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

A PORTION OF THE NW ¼ OF THE NE ¼, SECTION 17, TOWNSHIP 21 N, RANGE 2 E,  
WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS: TRACT 1 OF BUTLER'S SOUNDVIEW  
TRACTS, AS PER MAP THEREOF RECORDED IN BOOK 18 OF PLATS AT PAGE 39...

Description is on Page 6 of Document.

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

Additional Reference numbers on Page    of Document.

Assessor's Property Tax Parcel/Account Number: **2800000010**

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.

## ORDINANCE NO. 1413

**AN ORDINANCE OF THE CITY OF GIG HARBOR, RELATING TO ANNEXATION AND ZONING, ANNEXING APPROXIMATELY .31 ACRES OF PROPERTY LOCATED TO THE EAST OF SOUNDVIEW DRIVE AND IMMEDIATELY SOUTH OF 61ST ST CT NW, WITHIN THE CITY'S URBAN GROWTH AREA, LOCATED IN PIERCE COUNTY, (PL-ANX-18-0002), ADOPTING SINGLE-FAMILY RESIDENTIAL (R-1) ZONING, AND REQUIRING THE PROPERTY OWNERS TO ASSUME THEIR PROPORTIONATE SHARE OF INDEBTEDNESS.**

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WHEREAS, the City of Gig Harbor received a Notice of Intent to Annex approximately .31 acres of property located to the east of Soundview Drive and immediately south of 61st St Ct NW, within the City's Urban Growth Area, located in Pierce County; and

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

WHEREAS, on June 11, 2018 the City Council met with the initiators of the petition and voted (Perrow/Woock) 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 April 16, 2018 the 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, 2018 the Pierce County office of the Assessor-

Treasurer certified the signatures on the petition for annexation of the property described and graphically depicted on Exhibit A and Exhibit B; and

WHEREAS, the property described and graphically depicted on Exhibit A and Exhibit B 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, last amended in November 2016, established the land use map designation for this area as Residential Low, 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 zoning of Single Family Residential (R-1) applied to the property described and graphically depicted on Exhibit A and Exhibit B is consistent with the City of Gig Harbor Comprehensive Land Use Plan; and

WHEREAS, on October 22, 2018 the City Council, following a public hearing on the annexation petition, voted to declare its intent to authorize and approve the annexation and the proposed pre-annexation zoning of Single Family Residential (R-1), subject to Boundary Review Board approval; now, therefore,

WHEREAS, on December 12, 2018 the Notice of Intention, together with supporting documentation, was submitted to the Chief Clerk of the Pierce County Boundary Review Board; and

WHEREAS, on December 21, 2018, the Chief Clerk of the Pierce County Boundary Review Board deemed the annexation proposal as complete, set the official filing date as December 12, 2018 initiated the forty-five (45) day review period, and noted that the period during which jurisdiction could be invoked would expire on February 4, 2019; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meeting of March 11, 2019; 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 .31 acres of property located to the east of Soundview Drive and immediately south of 61st St Ct NW, within the City's Urban Growth Area, 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 .31 acres of property located to the east of Soundview Drive and immediately south of 61st St Ct NW, within the City's Urban Growth Area, 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 Planning 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.

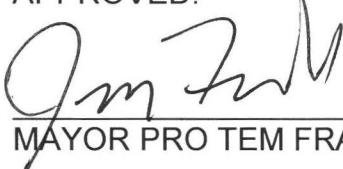
Section 3. The Gig Harbor City Clerk hereby declares the property described in Exhibit A and graphically depicted in Exhibit B to be contiguous with the boundaries of the City of Gig Harbor.

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.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor this 11<sup>th</sup> day of March, 2019.

APPROVED:

A handwritten signature in black ink, appearing to read "Jm Tm".

MAYOR PRO TEM FRANICH

ATTEST/AUTHENTICATED:

Molly M. Towslee  
CITY CLERK, MOLLY M. TOWSLEE

APPROVED AS TO FORM;  
OFFICE OF THE CITY ATTORNEY:

BY: Daniel King

FILED WITH THE CITY CLERK: 03/06/19  
PASSED BY THE CITY COUNCIL: 03/11/19  
PUBLISHED: 03/14/19  
EFFECTIVE DATE: 03/19/19  
ORDINANCE NO. 1413

## **Exhibit A**

### Legal Description of Perimeter Boundaries

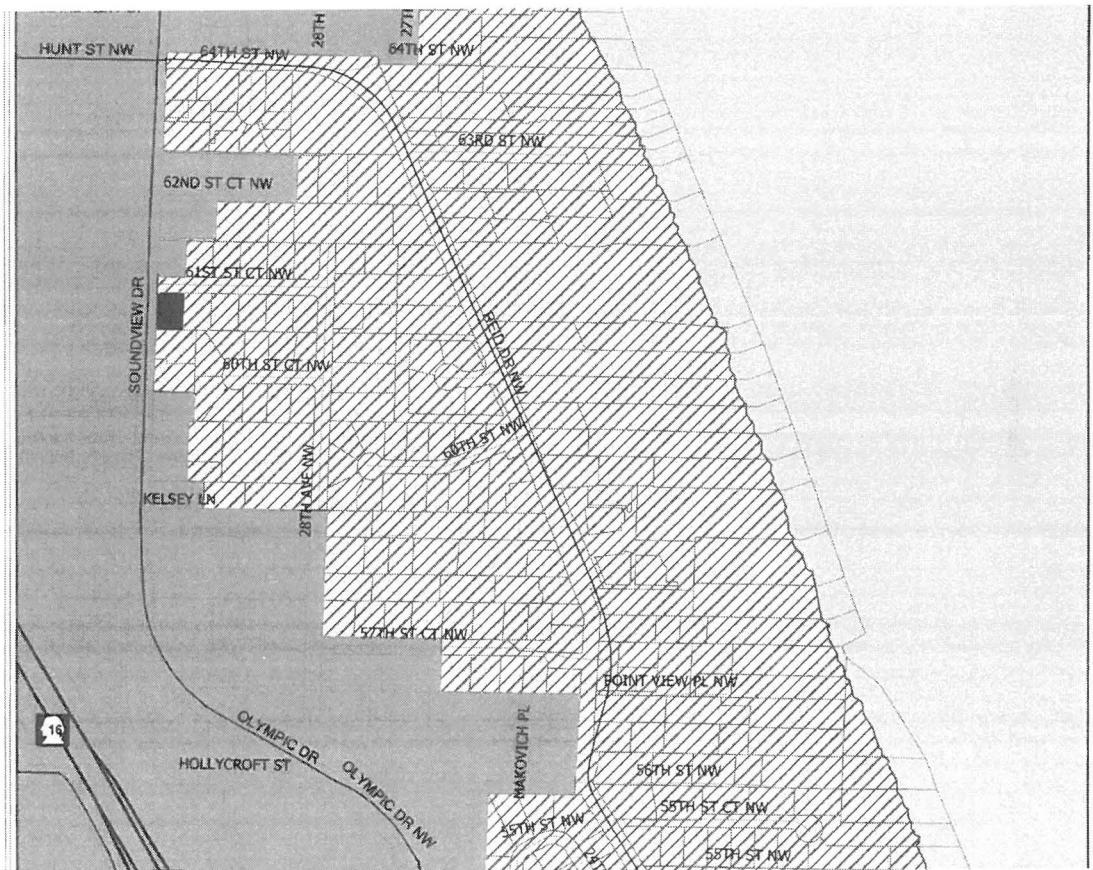
Legal Description-Johnson Annexation PL-ANX-18 -000 2

### Johnson Annexation (PL-ANX-18-0002) Legal Description

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

TRACT 1 OF BUTLER'S SOUND VIEW TRACTS, AS PER MAP THEREOF RECORDED IN BOOK 18 OF PLATS AT PAGE 39 OF THE COUNTY AUDITOR, IN PIERCE, STATE OF WASHINGTON

## Exhibit B



## AUDITOR'S NOTE

LEGIBILITY FOR RECORDING AND COPYING UN-  
SATISFACTORY IN A PORTION OF THIS INSTRU-  
MENT WHEN RECEIVED