

**CITY OF GIG HARBOR  
RESOLUTION NO. 570**

**A RESOLUTION OF THE CITY OF GIG HARBOR, RELATING TO ANNEXATION AND ZONING, PROVIDING THE CITY COUNCIL'S ACCEPTANCE OF THE ANNEXATION PETITION FOR THREE PARCELS OF PROPERTY LOCATED AT 2620, 2702 AND 2710 57<sup>TH</sup> STREET COURT N.W. (ANX 01-01), DECLARING THE CITY COUNCIL'S INTENT TO ADOPT PROPOSED ZONING REGULATIONS FOR THE ANNEXATION AREA AND REFERRING THE PETITION FOR ANNEXATION TO THE BOUNDARY REVIEW BOARD.**

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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, & 2710 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, more particularly described in Exhibit B, attached hereto and incorporated herein as if fully set forth in full; 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 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 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, & 2710 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, as described in Exhibit B; 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; now, therefore,

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

Section 1. The Gig Harbor City Council hereby declares its intent to authorize and approve the annexation of three parcels located along 57<sup>th</sup> Street Court Northwest (2620, 2702, & 2710 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, & 2710 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 will 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, as described in Exhibit B.

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. The City Council hereby authorizes the Mayor to submit all necessary documentation to the Pierce County Boundary Review Board in order to gain approval for the annexation provided in this Resolution. The City Council shall not take any further action on the annexation proposal until such time as the Pierce County Boundary Review Board has completed its review of the Notice of Intent to Annex.

RESOLVED by the City Council this 13<sup>th</sup> day of August 2001.

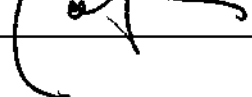
APPROVED:

  
\_\_\_\_\_  
MAYOR, GRETCHEN WILBERT

ATTEST/AUTHENTICATED:

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

APPROVED AS TO FORM;  
OFFICE OF THE CITY ATTORNEY:

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

**EXHIBIT A  
PROPERTY DESCRIPTION**

**ANNEXATION AREA - ALL PARCELS**

**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 SHORE ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF IN VOLUME 10 OF PLATS, PAGE 82, RECORDS OF PIERCE COUNTY. SITUATE IN PIERCE COUNTY, WASHINGTON.**

**INDIVIDUAL PARCEL DESCRIPTIONS**

Refer to attached Exhibit B for location of properties proposed for annexation to the City of Gig Harbor.

**Parcel A:**

**Owner:** Hollycroft, LLC  
**Parcel No.:** 7580000530  
**Address:** 57<sup>th</sup> Street Court NW, Gig Harbor

**Description:** WEST 252.00 FEET OF THE SOUTH 136.91 FEET OF LOT 24 OF PLAT OF SHORE ACRES, EXCEPTING THE WEST 30.00 FEET THEREOF FOR CITY ROAD. SITUATE IN PIERCE COUNTY, WASHINGTON.

**Parcel B:**

**Owner:** Hollycroft, LLC  
**Parcel No.:** 7580000523  
**Address:** 2702 57<sup>th</sup> Street Court NW, Gig Harbor

**Description:** EAST 110.00 FEET OF THE WEST 332.00 FEET OF THE SOUTH 136.91 FEET OF LOT 24 OF PLAT SHORE ACRES. SITUATE IN PIERCE COUNTY, WASHINGTON.

**Parcel C:**

**Owner:** Hollycroft, LLC  
**Parcel No.:** 7580000524  
**Address:** 57<sup>th</sup> Street Court NW, Gig Harbor

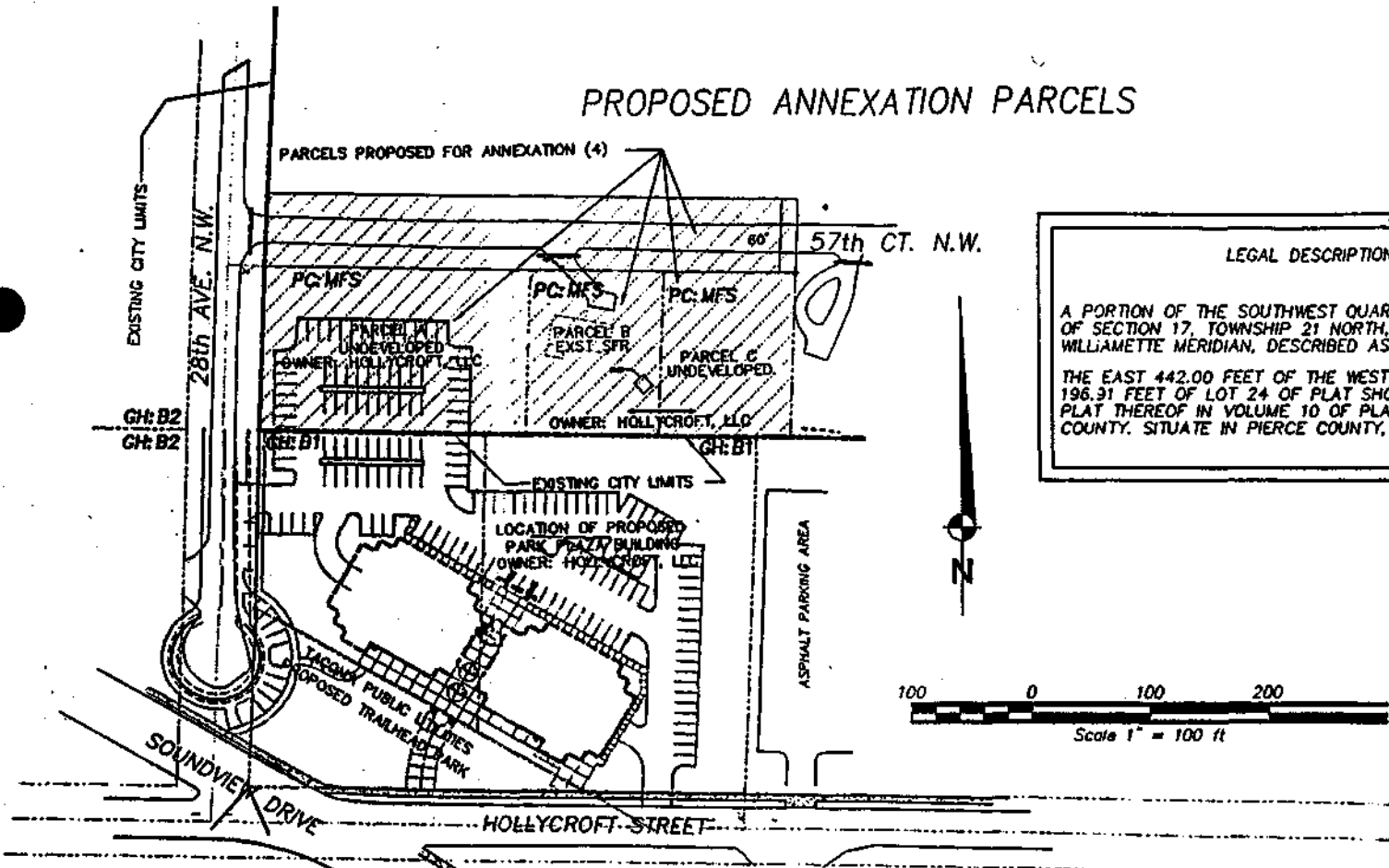
**Description:** EAST 110.00 FEET OF THE WEST 442.00 FEET OF THE SOUTH 136.91 FEET OF LOT 24 OF PLAT SHORE ACRES. SITUATE IN PIERCE COUNTY, WASHINGTON.

**57<sup>th</sup> St Ct NW Right-of-Way**

**Owner:** Pierce County  
**Parcel No.:** 7580000540 (portion)  
**Address:** 57<sup>th</sup> Street Court NW, Gig Harbor

**Description:** EAST 442.00 FEET OF THE WEST 472.00 FEET OF THE NORTH 60 FEET OF THE SOUTH 196.91 FEET OF LOT 24 OF PLAT SHORE ACRES. SITUATE IN PIERCE COUNTY, WASHINGTON

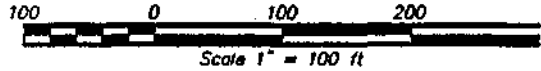
# PROPOSED ANNEXATION PARCELS



LEGAL DESCRIPTION OF ANNEXATION AREA

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.



NOTE:  
SITE PLAN SHOWN FOR PROPOSED PARK PLAZA BUILDING. PARCEL C OF PROPOSED ANNEXATION TO BE PART OF PROJECT (PARKING ONLY) AND WILL PROVIDE FOR 30' MINIMUM BUFFERS TO ADJACENT RESIDENTIALLY ZONED PROPERTIES.

ZONING CODE:  
GH:B2 = GIG HARBOR ZONING B2  
GH:B1 = GIG HARBOR ZONING B1  
PC:MFS = PIERCE COUNTY MODERATE DENSITY SINGLE FAMILY

**North Pacific Design**

Architecture, Engineering  
Design, Land Planning

(253) 528-3204  
(253) 528-3188

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