

ORDINANCE NO. 1328

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, REZONING 6.11 ACRES FROM PCD-RLD ZONING DISTRICT TO PRD (PLANNED RESIDENTIAL DEVELOPMENT), LOCATED SOUTH OF BORGEN BOULEVARD AND EAST OF HARBOR HILL DIVISION S7; PIERCE COUNTY ASSESSOR-TREASURER PARCEL NUMBER(S) 4003200290 , AND CITY OF GIG HARBOR FILE NO. PL-FPRD-15-0004, AND AMENDING THE OFFICIAL ZONING MAP TO BE CONSISTENT THEREWITH

WHEREAS, Harbor Hill LLC requested Final PRD Approval for Division S1 of the Harbor Hill Plat located south of Borgen Blvd. and east of the plat of Harbor Hill Division S7; a portion of Pierce County Assessor-Treasurer Parcel Number 4003200290; and

WHEREAS, the land use designation in the Comprehensive Plan for the subject site is PCD-Residential Low; and

WHEREAS, the existing zoning district on the Official Zoning Map of the City for the subject site is PCD-RLD (Planned Community District – Residential Low); and

WHEREAS, on December 2, 2008 Olympic Property Group LLC requested Preliminary Planned Residential Development (PRD) approval of 200 acres, comprised of three parcels, into 554 single family lots and two multiple family lots that would be developed with a total of 270 units on the subject site; and

WHEREAS, a SEPA threshold determination of Mitigated Determination of Nonsignificance was issued on November 17, 2010; and

WHEREAS, the SEPA threshold decision was not appealed; and

WHEREAS, the preliminary PRD is a Type III-A action as defined in GHMC 19.01.003(B); and

WHEREAS, a final decision for a Type III-A application shall be rendered by the Hearing Examiner as per GHMC 19.01.003(A); and

WHEREAS, a public hearing on the preliminary PRD was held before the Hearing Examiner on December 16, 2010, at which time the Hearing Examiner heard public testimony on the preliminary PRD; and

WHEREAS, the Hearing Examiner approved the Preliminary PRD in her decision dated December 30, 2010; and

WHEREAS, the appeal period expired on January 23, 2011; and

WHEREAS, no appeals of the decision were filed; and

WHEREAS, Olympic Property Group LLC requested a Revision to the Approved Preliminary Planned Residential Development (PRD) for all portions of the Harbor Hill Residential Plat/PRD except Division 1A on March 13, 2013; and

WHEREAS, a SEPA addendum was issued on July 31, 2013; and

WHEREAS, the preliminary PRD is a Type III-A action as defined in GHMC 19.01.003(B); and

WHEREAS, Amendment 1 to the Harbor Hill Development Agreement recorded on December 4, 2012 authorizes the Planning Director to approve modifications to the Approved Preliminary PRD as a Type 2 Decision; and

WHEREAS, the Planning Director approved the Revised Preliminary PRD in her decision dated August 2, 2013; and

WHEREAS, the appeal period expired on August 19, 2013; and

WHEREAS, no appeals of the decision were filed; and

WHEREAS, Olympic Property Group LLC quitclaimed the subject property to Harbor Hill LLC on August 6, 2013, at Auditor Recording Number 201308130540; and

WHEREAS, on July 14, 2014 the Planning Director approved the North Revision modifications to the Harbor Hill Preliminary Plat and PRD to modify setbacks, impervious surface calculations and grading; and

WHEREAS, on July 29, 2014 the Planning Director approved the South Revision modifications to the Harbor Hill Preliminary Plat and PRD to increase the size of the M2

lot, remove excess lots and allow minor modifications to open space tracts, grading and phase lines; and

WHEREAS, an application for final PRD approval was submitted to the City and deemed complete on September 22, 2015 for Division S1, a portion of the approved preliminary PRD; and

WHEREAS, the Final PRD is a Type IV action as defined in GHMC 19.01.003(B); and

WHEREAS, a closed record decision for a Type IV application shall be rendered by the City Council as per GHMC 19.01.003(A); and

WHEREAS, the City Council approved the final PRD application under Resolution No. 1017 on November 23, 2015; and

WHEREAS, GHMC 17.89.130 requires that the property subject to the final PRD be designated on the official zoning map as PRD; and

WHEREAS, the change to the official zoning map must be adopted by ordinance as per GHMC 17.89.130; and

WHEREAS, the Gig Harbor City Council considered the Ordinance at first reading on November 23, 2015;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. The real property located south of Borgen Blvd. and east of Harbor Hill Division S7, a portion of Pierce County Assessor-Treasurer Parcel Number 4003200290 and legally described in Exhibit "A", is hereby rezoned from PCD-RLD (Planned Community District – Residential Low) to PRD (Planned Residential Development).

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 designation established by Section 1.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance is not subject to referendum, and shall take effect (5) days after passage and publication of an approved summary thereof consisting of the title.

PASSED by the City Council and approved by the Mayor of the City of Gig Harbor this 23rd day of November, 2015.

CITY OF GIG HARBOR



JILL GUERNSEY, MAYOR

ATTEST/AUTHENTICATED:

By: 
MOLLY TOWSLEE, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 
ANGELA G. SUMMERFIELD

FILED WITH THE CITY CLERK: 11/18/15
PASSED BY THE CITY COUNCIL: 11/23/15
PUBLISHED: 11/25/15
EFFECTIVE DATE: 11/30/15
ORDINANCE NO: 1328

EXHIBIT A
HARBOR HILL
LEGAL DESCRIPTION: DIVISION S1

TRIAD JOB # 08-058
SEPTEMBER 23, 2015

THAT PORTION OF TRACT X, HARBOR HILL DIVISION S7, ACCORDING TO PLAT
RECORDED JUNE 24, 2015 UNDER RECORDING NO. 201506245003, RECORDS OF
PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT X;
THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A
RADIUS OF 7,050.00 FEET, THE CENTER OF WHICH BEARS NORTH 01° 02' 22" WEST,
THROUGH A CENTRAL ANGLE OF 02°03'12", AN ARC DISTANCE OF 252.64 FEET,
SAID CURVE BEING THE SOUTH MARGIN OF BORGEN BOULEVARD AND THE
NORTH LINE OF TRACT X AS SHOWN ON SAID PLAT;
THENCE SOUTHERLY LEAVING SAID MARGIN SOUTH 03° 05' 35" EAST, 145.32 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF
4,975.00 FEET, THE CENTER OF WHICH BEARS NORTH 03° 31' 10" WEST, THROUGH
A CENTRAL ANGLE OF 00°07'25", AN ARC DISTANCE OF 10.73 FEET;
THENCE NORTH 86° 21' 26" EAST, 22.13 FEET;
THENCE SOUTH 01° 14' 53" WEST, 519.46 FEET;
THENCE SOUTH 06° 49' 59" WEST, 50.24 FEET;
THENCE SOUTH 01° 14' 53" WEST, 95.00 FEET;
THENCE NORTH 88° 45' 07" WEST, 100.00 FEET;
THENCE SOUTH 85° 17' 33" WEST, 50.27 FEET;
THENCE SOUTH 80° 12' 37" WEST, 52.44 FEET;
THENCE SOUTH 25° 17' 03" WEST, 120.70 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF
225.00 FEET, THE CENTER OF WHICH BEARS NORTH 25° 17' 03" EAST, THROUGH A
CENTRAL ANGLE OF 18°18'35", AN ARC DISTANCE OF 71.90 FEET;
THENCE NORTH 46° 24' 22" WEST, 30.80 FEET TO THE WESTERLY LINE OF SAID
TRACT X;
THENCE ALONG SAID WESTERLY LINE THE FOLLOWING EIGHT COURSES:

THENCE NORTH 45° 21' 25" EAST, 50.02 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF
25.00 FEET, THE CENTER OF WHICH BEARS NORTH 43° 35' 38" EAST, THROUGH A
CENTRAL ANGLE OF 95°39'26", AN ARC DISTANCE OF 41.74 FEET;

THENCE NORTH 45° 17' 45" WEST, 50.14 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF
25.00 FEET, THE CENTER OF WHICH BEARS NORTH 41° 19' 53" WEST, THROUGH A
CENTRAL ANGLE OF 04°49'49", AN ARC DISTANCE OF 2.11 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF
210.00 FEET, THE CENTER OF WHICH BEARS NORTH 50° 05' 12" EAST, THROUGH A
CENTRAL ANGLE OF 67°30'47", AN ARC DISTANCE OF 247.45 FEET;
THENCE NORTH 27° 35' 59" EAST, 117.45 FEET;
THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 310.00
FEET, THROUGH A CENTRAL ANGLE OF 28°13'54", AN ARC DISTANCE OF 152.75
FEET;
THENCE CONTINUING ALONG SAID WESTERLY LINE OF TRACT X, NORTH 00° 37'
56" WEST, 267.11 FEET TO THE POINT OF BEGINNING.

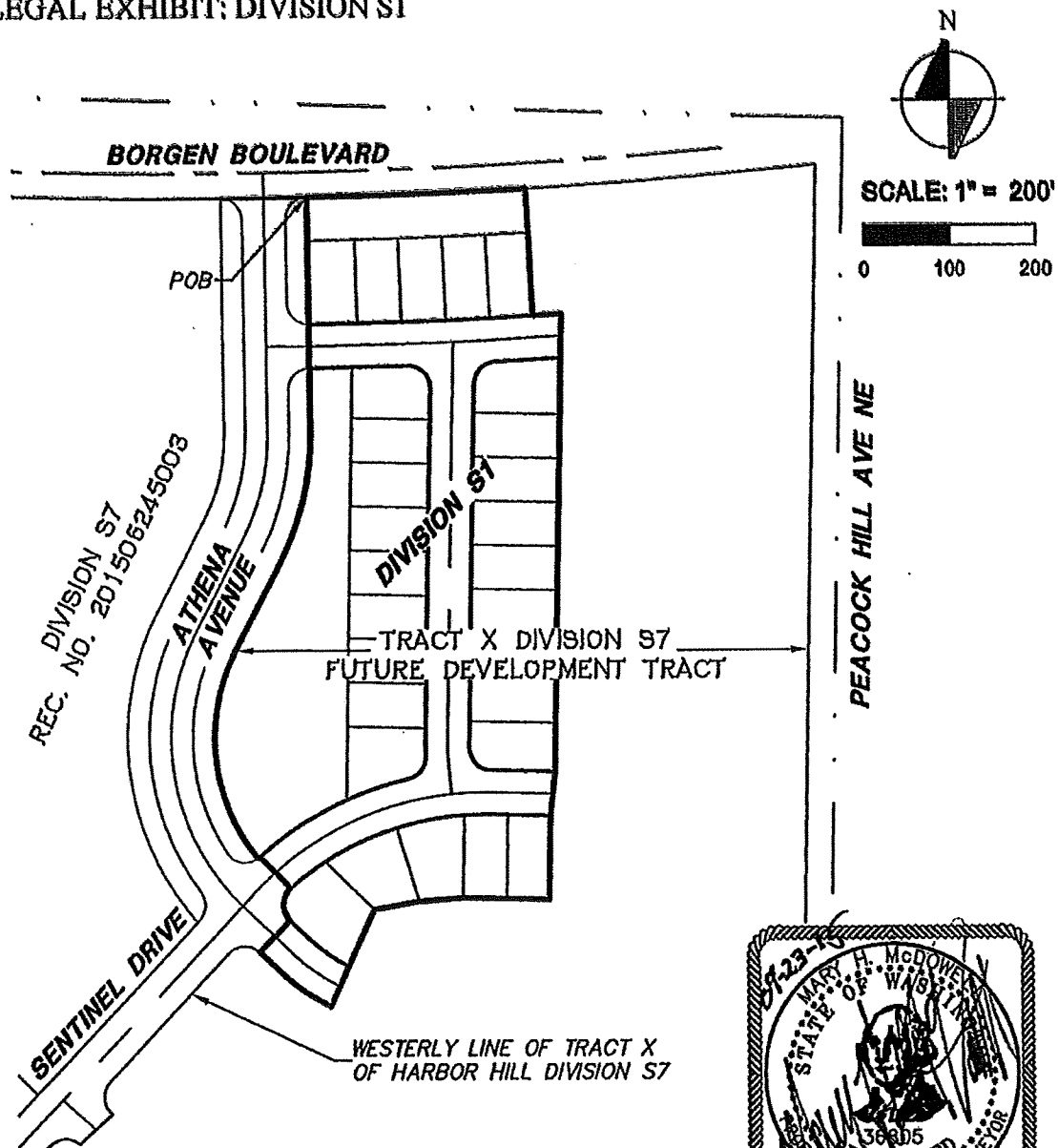
CONTAINING 266,066 SQUARE FEET OR 6.11 ACRES OF LAND, MORE OR LESS.

WRITTEN BY: KBR
CHECKED BY: MHM

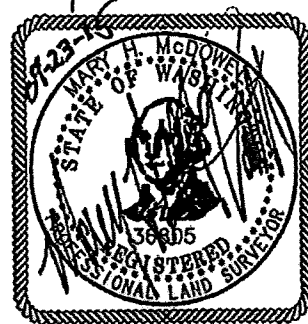


EXHIBIT B
HARBOR HILL
LEGAL EXHIBIT: DIVISION S1

TRIAD JOB # 08-058
SEPTEMBER 23, 2015



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN
THE INTERPRETATION OF THE ACCOMPANYING LEGAL
DESCRIPTION. IF THERE IS A CONFLICT BETWEEN
THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH,
THE LEGAL DESCRIPTION SHALL PREVAIL.



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HARBOR HILL

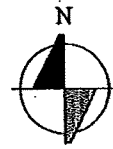
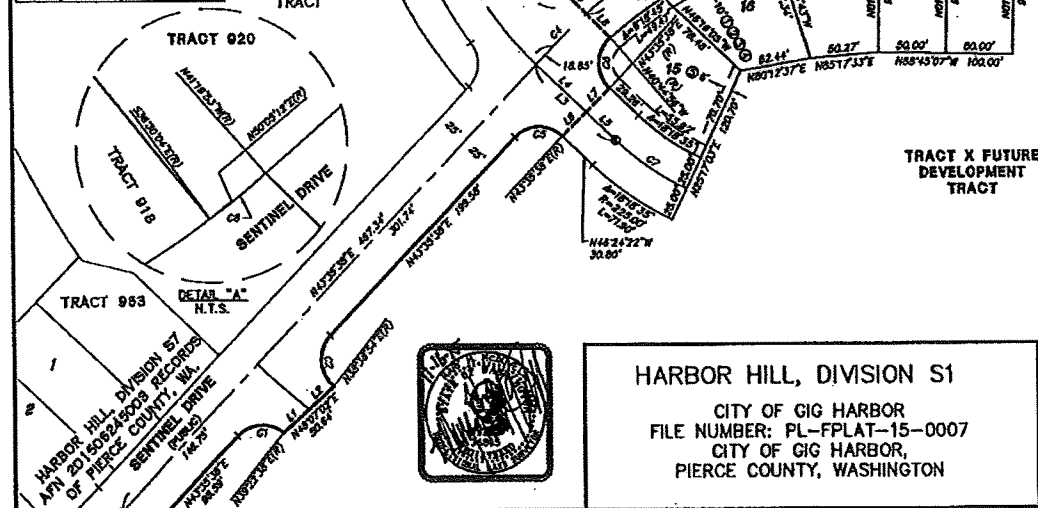
DIVISION S1 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

PORTIONS OF NE, SW, & SE OF NE 1/4,
SECTION 31, TOWNSHIP 22 N, RANGE 2 E, WM.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

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LINE	DIRECTION	LENGTH
L1	N48°07'02"E	25.31'
L2	N48°07'02"E	25.33'
L3	N48°24'22"W	80.80'
L4	N48°24'22"W	80.77'
L5	N48°24'22"W	30.03'
L6	N45°21'25"E	25.01'
L7	N45°21'25"E	25.01'
L8	N45°17'45"W	25.07'
L9	N45°17'45"W	25.09'
L10	N00°37'56"W	25.00'
L11	N00°37'56"W	25.00'
L12	N89°22'04"E	80.00'
L13	N89°22'04"E	80.00'
L14	N89°22'04"E	8.20'
L15	N89°22'04"E	8.20'
L16	N00°37'56"W	28.50'
L17	N00°37'56"W	25.12'
L18	N01°14'33"E	22.01'
L19	N01°14'33"E	18.99'
L20	N01°14'33"E	25.09'
L21	N01°14'33"E	25.09'
L22	N01°14'33"E	17.85'
L23	N88°45'07"W	20.22'

CURVE	DELTA	RADIUS	LENGTH
C1	83°47'00"	35.00'	37.43'
C2	84°35'44"	35.00'	41.43'
C3	87°04'48"	348.00'	54.15'
C4	90°00'00"	35.00'	39.27'
C5	85°39'28"	25.00'	41.76'
C6	181°18'35"	200.00'	63.91'
C7	149°19'19"	25.00'	2.11'
C8	92°42'23"	7050.00'	80.00'
C9	93°57'09"	4975.00'	47.97'
C10	92°47'18"	5025.00'	41.37'
C11	83°04'43"	25.00'	40.81'
C12	83°47'04"	25.00'	37.43'
C13	93°35'01"	4975.00'	50.88'
C14	70°07'59"	180.00'	18.99'
C15	80°07'34"	341.00'	28.82'
C16	90°00'00"	25.00'	39.27'
C17	30°07'22"	185.00'	8.94'
C18	79°14'21"	25.00'	34.97'



SCALE: 1" = 60'

0 30 60 120

HORIZONTAL DATUM
NAD 83 (WASHINGTON STATE PLANE
COORDINATE SYSTEM - WA SOUTH)

BASIS OF BEARINGS
HELD A BEARING OF N 01°25'45" E FROM THE
MONUMENT IN CASE AT THE SOUTHEAST CORNER OF
SECTION 30, TOWNSHIP 22 NORTH, RANGE 2
EAST, WM. TO A PUNCH IN 3" BRASS DISC AT
THE EAST QUARTER CORNER OF SECTION 30,
TOWNSHIP 22 NORTH, RANGE 2 EAST, WM.

- LEGEND
- ⊙ SET MONUMENT
 - (M-V) MONUMENT TO MONUMENT
 - (R) RADIAL BEARING
 - ① PUBLIC DRY UTILITY EASEMENT
 - ② PRIVATE STORM DRAINAGE EASEMENT
 - ③ PUBLIC WATER EASEMENT
 - ④ PUBLIC SANITARY SEWER EASEMENT
 - ⑤ PRIVATE ROOFTOP EASEMENT

NOTES
1. REFER TO SHEET 2 FOR ADDITIONAL
EASEMENT INFORMATION

LOT	ADDRESS
1	3981 BROTHERS COURT
2	3983 BROTHERS COURT
3	3985 BROTHERS COURT
4	3987 BROTHERS COURT
5	3989 BROTHERS COURT
6	11104 PERSHING PLACE
7	11100 PERSHING PLACE
8	11076 PERSHING PLACE
9	11082 PERSHING PLACE
10	11048 PERSHING PLACE
11	11034 PERSHING PLACE
12	11020 PERSHING PLACE
13	11006 PERSHING PLACE
14	10992 PERSHING PLACE
15	3956 SENTINEL DRIVE
16	3940 SENTINEL DRIVE
17	3916 SENTINEL DRIVE
18	3898 SENTINEL DRIVE
19	3882 SENTINEL DRIVE
20	10983 PERSHING PLACE
21	11007 PERSHING PLACE
22	11021 PERSHING PLACE
23	11035 PERSHING PLACE
24	11049 PERSHING PLACE
25	11063 PERSHING PLACE
26	11077 PERSHING PLACE
27	11091 PERSHING PLACE
28	11105 PERSHING PLACE



HARBOR HILL, DIVISION S1
CITY OF GIG HARBOR
FILE NUMBER: PL-FPLAT-15-0007
CITY OF GIG HARBOR,
PIERCE COUNTY, WASHINGTON

triad

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JOB NO 08-058
SHEET 6 OF 7

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