

RESOLUTION NO. 1058

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT FOR THE PLAT OF 72ND STREET, LOCATED ON THE SOUTHEAST CORNER OF 72ND STREET NORTHWEST AND SKANSIE AVENUE, AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-16-0005.

WHEREAS, on January 23, 2007, the City of Gig Harbor Hearing Examiner conditionally granted preliminary plat to the Plat of 72nd Street, located on the corner of 72nd Street NW and Skansie Ave; Pierce County Assessor-Treasurer Parcel Number 0221074083 and 0221074082; and

WHEREAS, on September 11, 2012, the City Council approved a Development Agreement for the Plat of 72nd Street, requiring a pro-rata share contribution towards the cost for intersection improvements and signal installation for the traffic signal at the intersection of Wollochet Drive and Wagner Way to mitigate for the increased traffic as a result of the plat; and

WHEREAS, on July 14, 2014, the applicant received Civil Plan approval to begin work on constructing the roads and the public and private infrastructure required in the preliminary plat approval; and

WHEREAS, on August 26, 2016, the City accepted the final record and survey drawings submitted by the applicant for the public and private infrastructures required in the civil construction of the plat; and

WHEREAS, the street names within the plat were approved by the City on January 14, 2008; and

WHEREAS, an application for final plat approval was submitted to the City on September 27, 2016 and deemed complete on that same day; and

WHEREAS, the proposed final plat application materials were circulated to the appropriate departments of the City for review; and

WHEREAS, the City requested additional information on September 28, 2016 for the required landscaping of the final plat; and

WHEREAS, the City requested revisions to the final plat drawing on November 3, 2016; and

WHEREAS, the applicant submitted the requested revisions and the requested landscaping bonds on November 23, 2016; and

WHEREAS, the City requested some minor revisions to the final plat drawing and corrections to the CC&Rs on December 5, 2016; and

WHEREAS, the applicant submitted the requested revisions on December 7, 2016; and

WHEREAS, the final drawings of the proposed final plat and requested documents were circulated to the appropriate departments of the City and recommendations for approval were obtained; and

WHEREAS, the proposed plat certificate has been reviewed by the City Attorney and all certificates of completion as required by GHMC Section 16.06.001 have been received; and

WHEREAS, the City Council reviewed the application for the final plat at its regular meeting of December 12, 2016; Now, Therefore,

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

Section 1. Findings

A. The City Council hereby finds that, pursuant to Gig Harbor Municipal Code 16.06.005, the Plat of 72nd Street, subject to the conditions imposed in Section 2:

1. Meets all general requirements for plat approval as set forth in Chapter 16.08 GHMC, General Requirements for Subdivision Approval; and
2. Conforms to all terms of the preliminary plat approval with a landscaping bond accepted in lieu of installation of the required and uncompleted landscaping; and
3. Conforms to all terms of the Development Agreement approval; and
4. Meets the requirements of Chapter 58.17 RCW, other applicable state laws, Title 16 GHMC, and all applicable ordinances which were in effect at the time of preliminary plat approval.

B. The City Council hereby finds that, pursuant to Gig Harbor Municipal Code 17.89.080, the Plat of 72nd Street, subject to the conditions imposed in Section 2:

1. Complies with the conditions of approval required by the City Engineer;
2. Complies with all conditions of approval required by the Fire Marshal;
3. Complies with all conditions of approval required by the Planning Director and the landscaping bond accepted in lieu of construction for all uncompleted required landscaping contained within the plat;

4. Meets the requirements of Chapter 58.17 RCW, other acceptable state laws, Title 17 GHMC, and all applicable ordinances which were in effect at the time of preliminary plat approval.

Section 2. Approval; Conditions

The City Council hereby approves the Plat of 72nd Street, File No. PL-FPLAT-16-0005, subject to the following conditions:

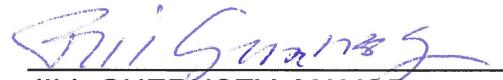
1. Declaration of Covenants, Conditions and Restrictions for McCormick Creek shall be recorded with the County Auditor prior to the recording of the final plat; and
2. The remaining landscape improvements was secured for with a Bond and shall be completed by the applicant and accepted by the City within the timelines established with the agreement, unless an extension is granted by the Planning Director.
3. The Notice of Wetland & Buffer Averaging Mitigation Plan shall be recorded with the County Auditor prior to the recording of the final plat.

Section 3. The City Council directs the Mayor and all other appropriate City officials to inscribe and execute the City's written approval on the face of the plat.

Section 4. The City shall record the final plat with the County Auditor, at the expense of the applicant, after all inspections and approvals, and after all fees, charges and assessments due the City resulting from the subdivision development have been paid in full.

RESOLVED this 12th day of December, 2016.

APPROVED:


JILL GUERNSEY, MAYOR

ATTEST/AUTHENTICATED:


MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY

BY: 
Angela G. Summerfield

FILED WITH THE CITY CLERK: 12/07/16
PASSED BY THE CITY COUNCIL: 12/12/16
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