

## RESOLUTION NO. 1045

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT AND FINAL PLANNED RESIDENTIAL DEVELOPMENT FOR ANCICH COURT, LOCATED WEST OF WOODWORTH AVENUE AND SOUTH OF SUTHERLAND COURT, AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-15-0009 AND PL-FPRD-15-0006.**

---

WHEREAS, on December 29, 2005, the City of Gig Harbor Hearing Examiner conditionally granted preliminary plat and preliminary planned residential development (PRD) approval to Ancich Court, located west of Woodworth Avenue and south of Sutherland Court; Pierce County Assessor-Treasurer Parcel Number 0221061089; and

WHEREAS, on October 31, 2006, the City of Gig Harbor Hearing Examiner conditionally approved one major preliminary plat revision, amending condition No. 10 of the original Decision and added one additional condition; and

WHEREAS, on September 18, 2013, the applicant received Civil Plan approval to begin work on constructing the roads and the public and private infrastructure required in the preliminary plat/PRD approval; and

WHEREAS, on September 24, 2014 the City Hearing Examiner conditionally granted a request to exclude the 4.01 acre subject parcel from the City's height restriction area; and

WHEREAS, on October 27, 2014, the City Council passed Ordinance No. 1303 authorizing the Planning Director to effectuate the necessary changes to the Official Height Restriction Area Map of the City; and

WHEREAS, the City Council added "Ancich" to the list of approved street names within the City's "historical name area" on June 13, 2005, under Resolution No 651; and

WHEREAS, the City Council approved the name Ancich Court for the private street within the plat on March 24, 2008; and

WHEREAS, an application for final plat and final PRD approval was submitted to the City on December 8, 2015 and deemed complete on that same day; and

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

WHEREAS, the City requested revisions on February 11, 2016 to the final plat/PRD drawing; and

WHEREAS, the applicant submitted the requested revisions on March 3, 2016; and

WHEREAS, the City requested revisions to the final plat/PRD drawing on May 5, 2016; and

WHEREAS, the applicant submitted the requested revisions on July 12, 2016; and

WHEREAS, the final drawings of the proposed final plat/PRD 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/PRD at its regular meeting of September 26, 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 Ancich Court subdivision, 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;
2. Conforms to all terms of the preliminary plat and preliminary PRD approvals; and
3. 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 Ancich Court Final PRD, subject to the conditions imposed in Section 2:

1. Provides all features and amenities identified in the preliminary PRD;
2. Complies with the conditions of approval required by the City Engineer;
3. Complies with all conditions of approval required by the Fire Marshal;
4. Complies with all conditions of approval required by the Planning Director;
5. Meets the requirements of Chapter 58.17 RCW, other applicable 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 Ancich Court Final Plat and Final PRD, File Nos. PL-FPLAT-15-0009 and PL-FPRD-15-0006, subject to the following conditions:

1. The Declaration of Covenants, Conditions and Restrictions for Ancich Court shall be recorded with the County Auditor prior to recording of the final plat/PRD; and
2. The private street maintenance agreement for Ancich Court shall be recorded with the County Auditor prior to recording of the final plat/PRD; and

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 26 day of September, 2016.

APPROVED:

  
\_\_\_\_\_  
JILL GUERNSEY, MAYOR

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
SHAWNA WISE, ASSISTANT CITY CLERK

APPROVED AS TO FORM;  
OFFICE OF THE CITY ATTORNEY

BY:

Angela Summerfield

Angela G. Summerfield

FILED WITH THE CITY CLERK: 09/21/16  
PASSED BY THE CITY COUNCIL: 09/26/16  
RESOLUTION NO. 1045