

RESOLUTION NO. 1038

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT FOR THE VILLAGE AT HOLLY CIRCLE, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF HOLLYCROFT STREET AND REID DRIVE NW, AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-15-0006.

WHEREAS, on June 17, 2014, the City of Gig Harbor Hearing Examiner conditionally granted preliminary plat and conditional use approval for the 10 lot subdivision of land, located on the northwest corner of the intersection of Hollycroft Street and Reid Drive NW, for the purpose of single-family dwelling units; Pierce County Assessor-Treasurer Parcel Number 7580000516; and

WHEREAS, in November of 2014, the applicant began work to install required utilities and construct roads on the property; and

WHEREAS, the applicant has completed the civil construction of the plat; and

WHEREAS, the street name within the plat was approved by the City on July 13, 2015; and

WHEREAS, an application for final plat approval was submitted to the City on September 9, 2015; and

WHEREAS, the application submitted for final plat approval was deemed to be complete on September 9, 2015; and

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

WHEREAS, the City requested revisions on October 27, 2015 to the final plat drawing; and

WHEREAS, the applicant submitted the requested revisions on December 1, 2015; and

WHEREAS, the City requested revisions to the final plat drawing on December 30, 2015; and

WHEREAS, the applicant submitted the requested revisions on January 4, 2016 and January 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 had 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 approved the application for the final plat at its regular meeting of January 25, 2016; and

WHEREAS, the applicant was found in violation of Gig Harbor Municipal Code, including illegal clear and grade and tree removal, requiring a stop work order on February 1, 2016; and

WHEREAS, on February 4, 2016 a notice of violation was issued to the property owner and developer; and

WHEREAS, at its regularly scheduled meeting on February 8, 2016 the City Council rescinded Resolution Number 1024 which had previously approved the final plat of The Village at Holly Circle; and

WHEREAS, the property owner made several corrective submittals in response to the notice of violation leading to the closure of the code case and lifting of the stop work order on May 12, 2016; and

WHEREAS, the City Council reviewed the application for the final plat at its regular meeting of June 27, 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 Village at Holly Circle Final Plat, 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; 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.

Section 2. Approval; Conditions

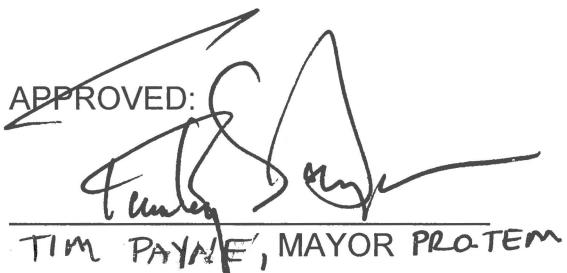
The City Council hereby approves The Village at Holly Circle Final Plat, File No. PL-FPLAT-15-0006, subject to the following conditions:

1. The Declaration of Protective Covenants, Conditions, Easements and Restrictions for The Village at Holly Circle 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 27th day of June, 2016.

APPROVED:


TIM PAYNE, MAYOR PRO-TEM

ATTEST/AUTHENTICATED:



MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY

BY: 

ANGELA G. SUMMERFIELD

FILED WITH THE CITY CLERK: 06/17/16
PASSED BY THE CITY COUNCIL: 06/27/16
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