

RESOLUTION NO. 1003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT OF PEACOCK MEADOWS, LOCATED NORTH OF THE INTERSECTION OF RINGOLD STREET AND WOODWORTH AVENUE; PIERCE COUNTY ASSESSOR-TREASURER PARCEL NUMBER 0222318053, AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-15-0003.

WHEREAS, on September 17, 2007, the City of Gig Harbor Hearing Examiner conditionally granted preliminary plat approval to Peacock Meadows, located north of the intersection of Ringold Street and Woodworth Avenue; Pierce County Assessor-Treasurer Parcel Number 0222318053; and

WHEREAS, in September 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, street names within the plat were approved by the City on March 23, 2015; and

WHEREAS, an application for final plat approval was submitted to the City on June 2, 2015, and deemed to be complete on June 10, 2015; and

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

WHEREAS, the City requested revisions and corrections on June 30, 2015 related to final plat drawing corrections, clarification of the fire flow information for the onsite water system and additional corrections relative to the CC&RS; and

WHEREAS, the applicant submitted the requested corrections and documentation on July 7, 2015; and

WHEREAS, the City identified that a new fire flow test would be needed to determine compliance on July 13, 2015; and

WHEREAS, the applicant submitted results of the fire flow test on July 16, 2015; and

WHEREAS, the City requested minor corrections to the final plat on July 20, 2015 and July 21, 2015; and

WHEREAS, the final corrected drawings of the proposed final plat were received from the applicant on July 22, 2015; and

WHEREAS, the final corrected drawings of the proposed final plat were circulated to the appropriate departments of the City and recommendations for approval were obtained from the Engineering Division of Public Works on July 22, 2015; 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 July 27, 2015; 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 Peacock Meadows 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 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.

Section 2. Conditions

A. The City Council hereby imposes the following conditions upon the final plat of Peacock Meadows, File No. PL-FPLAT-15-0003:

1. The Declaration of Protective Covenants, Conditions, Easements and Restrictions for Peacock Meadows shall be recorded with the county auditor prior to the recording of the final plat; 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 27th day of July, 2015.

APPROVED:



Jill Guernsey
Mayor Jill Guernsey

ATTEST/AUTHENTICATED:

Molly Towslee
MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY

BY: Angela Summerfield
Angela G. Summerfield

FILED WITH THE CITY CLERK: 7/22/15
PASSED BY THE CITY COUNCIL: 7/27/15
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