

RESOLUTION NO. 975

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT OF BELLESARA, LOCATED WEST OF SKANSIE AVENUE AND NORTH OF HUNT STREET AT 4613 HUNT STREET; PIERCE COUNTY ASSESSOR-TREASURER PARCEL NUMBER 0221073086, AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-14-0001.

WHEREAS, on January 10, 2007, the City of Gig Harbor Hearing Examiner conditionally granted preliminary plat approval to Heritage Wright, located west of Skansie Avenue and north of Hunt Street at 4613 Hunt Street; Pierce County Assessor-Treasurer Parcel Number 0221073086; and

WHEREAS, after preliminary plat approval the applicant elected to change the name of the plat to Bellesara;

WHEREAS, in May of 2013, the applicant began work to install required utilities and construct roads on the property; and

WHEREAS, the applicant has posted performance bonds for the construction of Sanitary Sewer Lift Station 21A required as SEPA Mitigation to be completed prior to occupancy of any houses, buildings, or structures within the plat; and

WHEREAS, street name of Serenity Loop for the Bellesara subdivision was approved by the City on September 9, 2013; and

WHEREAS, an application for final plat approval was submitted to the City on August 19, 2014, and deemed to be complete on August 29, 2014; 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 September 15, 2014 related to final plat drawing corrections, acceptance of the water system by the water purveyor and additional corrections relative to the CC&RS on September 17, 2014; and

WHEREAS, the applicant submitted the requested corrections and documentation on September 18, 2014, and September 23, 2014; and

WHEREAS, the City requested revisions and corrections on October 9, 2014 related to final plat drawing corrections, corrections to CC&RS, and direction relative to public comments; and

WHEREAS, the applicant submitted the requested corrections and revisions on October 14, 2014; and

WHEREAS, the City requested minor corrections to the final plat on October 17, 2014; and

WHEREAS, the final corrected drawings of the proposed final plat were received from the applicant on October 20, 2014; 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 October 20, 2014; 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 October 27, 2014; 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 Bellesara 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 Bellesara, File No. PL-FPLAT-14-0001:

1. The remaining landscape improvements contained in Bellesara and the continued maintenance and monitoring of the wetland mitigation work installed for impacts associated with the construction of Hunt Street (generally bonded for under surety #756264S and #756265S respectively, additionally a cash set aside has been established at the applicant's bank for missing site amenities that are part of the landscape plan) shall be completed by the applicant and accepted by the City within the timelines established within the bonds unless an extension is granted by the Planning Director; and

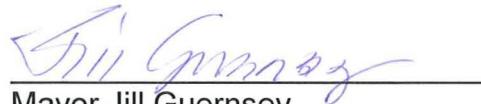
2. The Pump Station 21A infrastructure, detailed in Civil Permit EN-07-0091 (and bonded for under surety # 754661S) shall be completed by the applicant and accepted by the City on or before December 31, 2014 unless an extension is granted at the sole discretion of the City Engineer related to weather or other unavoidable construction delays; and
3. No certificate of occupancy for any building permit within this Plat will be issued unless all the sewer infrastructure improvements identified in condition number 2 above have been completed in its entirety and accepted by the City.

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.

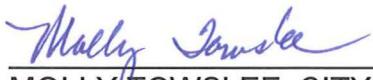
RESOLVED this 27th day of October, 2014.

APPROVED:



Mayor Jill Guernsey

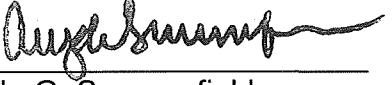
ATTEST/AUTHENTICATED:



MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY

BY:


Angela G. Summerfield

FILED WITH THE CITY CLERK: 10/22/14
PASSED BY THE CITY COUNCIL: 10/27/14
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