

RESOLUTION NO. 898

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT AND FINAL PRD FOR DIVISION 1A OF HARBOR HILL, LOCATED NORTH OF BORGEN BOULEVARD AND EAST OF THE RIDGE AT GIG HARBOR SUBDIVISION; PIERCE COUNTY ASSESSOR-TREASURER PARCEL NUMBER 0222308002, AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-12-0001 AND PL-FPRD-12-0001

WHEREAS, on December 30, 2010, the City of Gig Harbor Hearing Examiner conditionally granted preliminary plat and preliminary planned residential development (PRD) approval to Harbor Hill, located north of Borgen Blvd. and east of the Ridge at Gig Harbor Subdivision; a portion of Pierce County Assessor-Treasurer Parcel Number 0222308002; and

WHEREAS, on October 8, 2010, the City Council approved a Development Agreement for Harbor Hill providing for 20 years of vesting and allowing certain deviations from the code; and

WHEREAS, after preliminary plat approval, the applicant submitted and received approval for Civil Plans documenting the requirements for constructing the plat/PRD; and

WHEREAS, the applicant has posted performance bonds for the public and private infrastructure required in the preliminary plat/PRD approval; and

WHEREAS, street name of North Spring Way being utilized in Harbor Hill Division 1A was previously approved by the City on January 9, 2012; and

WHEREAS, an application for final plat approval was submitted to the City on March 22, 2012; and

WHEREAS, an application for final PRD approval was submitted to the City on March 30, 2012; and

WHEREAS, the applications submitted for final plat and final PRD approval were deemed to be complete on March 30, 2012; 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 April 11, 2012 clarifying documents to be submitted prior to Council review and requesting revisions to the final plat/PRD drawing; and

WHEREAS, the applicant submitted the requested documents and revisions on April 13, 2012 and April 17, 2012; and

WHEREAS, the final corrected 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 at its regular meeting of April 23, 2012; 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 Harbor Hill Division 1A 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. 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 Harbor Hill Division 1A 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 and a performance bond has been accepted in lieu of construction of the required improvements;
3. Complies with all conditions of approval required by the Fire Marshal;
4. Complies with all conditions of approval required by the Planning Director and a performance bond has been accepted in lieu of construction for required landscaping and amenities contained within Division 1A;

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 Harbor Hill Division 1A Final Plat and Final PRD, File Nos. PL-FPLAT 12-0001 and PL-FPRD-12-0001, subject to the following conditions:

1. The Harbor Hill Residential CCRs, By-Laws, and Article of Incorporation shall be recorded with the county auditor prior to the recording of the final plat/PRD; and
2. The ROW Dedications located off site from the final plat/PRD shall be recorded with the County Auditor prior to the recording of the final plat/PRD; and
3. The Stormwater Maintenance Agreement and Sewer Maintenance Agreement shall be recorded with the County Auditor prior to the recording of the final plat/PRD.

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 23rd day of April, 2012.

APPROVED:


CHARLES L. HUNTER, MAYOR

ATTEST/AUTHENTICATED:


MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY

BY: 
Angela S. Belbeck

FILED WITH THE CITY CLERK: 04/18/12
PASSED BY THE CITY COUNCIL: 04/23/12
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