

## RESOLUTION NO. 1069

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT AND FINAL PLANNED RESIDENTIAL DEVELOPMENT FOR ESTATES AT GIG HARBOR PHASE II, LOCATED ADJACENT TO AND NORTH OF THE PLAT OF ESTATES AT GIG HARBOR PHASE I, TAKING ACCESS OFF OF NORTH CREEK LANE DUE WEST OF SKANSIE AVENUE; PIERCE COUNTY ASSESSOR-TREASURER PARCEL NUMBER(S) 0221072059, AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-15-0004 AND PL-FPRD-15-0003.**

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WHEREAS, on August 13, 2008, the City of Gig Harbor Hearing Examiner conditionally granted preliminary plat and preliminary planned residential development (PRD) approval to Estates at Gig Harbor Phase II, located adjacent to and north of the plat of Estates at Gig Harbor Phase I, taking access off of North Creek Lane due west of Skansie Avenue; Pierce County Assessor-Treasurer Parcel Number 0221072059; and

WHEREAS, A minor preliminary plat revision was administratively approved on May 29, 2014; and

WHEREAS, on April 14, 2015, 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, the City Council approved the name 53<sup>rd</sup> Place for the public street within the plat on August 10, 2015; and

WHEREAS, an application for final plat and final PRD approval was submitted to the City on August 11, 2015 and deemed complete on that same day; and

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

WHEREAS, the City requested more information on September 4, 2015; and  
WHEREAS, the applicant submitted the requested information on September 23, 2015; and

WHEREAS, the City requested revisions to the final plat/PRD drawing on November 17, 2015; and

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

WHEREAS, the city requested revisions to the final plat/PRD drawing on February 23, 2016; and

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

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

WHEREAS, the applicant submitted the requested revisions on November 10, 2016; and

WHEREAS, the city requested revisions to the final plat/PRD drawing on January 6, 2017; and

WHEREAS, the applicant submitted the requested revisions on January 19, 2017; 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 February 27, 2017; 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 Estates at Gig Harbor Phase II 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;
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 Estates at Gig Harbor Phase II 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 Estates at Gig Harbor Phase II Final Plat and Final PRD, File Nos. PL-FPLAT-15-0004 and PL-FPRD-15-0003, subject to the following conditions:

1. The Declaration of Covenants, Conditions and Restrictions for Estates at Gig Harbor Phase II shall be recorded with the County Auditor prior to 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 27 day of February, 2017.

APPROVED:

  
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JILL GUERNSEY, MAYOR

ATTEST/AUTHENTICATED:

  
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MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM;  
OFFICE OF THE CITY ATTORNEY

BY:   
Angela G. Summerfield

FILED WITH THE CITY CLERK: 02/23/17  
PASSED BY THE CITY COUNCIL: 02/27/17  
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