

RESOLUTION NO. 698

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT AND FINAL PRD OF HARBOR CROSSING, LOCATED NORTH OF BORGEN BOULEVARD AT THE NORTH END OF 51ST AVENUE; PIERCE COUNTY ASSESSOR-TREASURER PARCEL NO. 0222303010; File No. SUB 06-1329

WHEREAS, on August 23, 2005, the Hearing Examiner conditionally granted preliminary plat approval and preliminary planned residential development approval to the Gig Harbor North Preliminary Plat, now called Harbor Crossing, located north of Borgen Boulevard at the north end of 51st Avenue; Pierce County Assessor-Treasurer Parcel No. 0222303010; and

WHEREAS, the preliminary plat and planned residential development approval were not appealed; and

WHEREAS, after preliminary plat and planned residential development approval, the applicant began work to install required utilities and construct roads on the property; and

WHEREAS, street names for the Harbor Crossing subdivision were approved by the City Council at its regular meeting of July 24, 2006; and

WHEREAS, an application for final plat approval was submitted to the City on June 26, 2006 and determined complete on October 30, 2006; and

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

WHEREAS, the City requested revisions and corrections on November 17, 2006, November 20, 2006, December 18, 2006 and December 29, 2006; and

WHEREAS, the applicant submitted the requested corrections and revisions on November 30, 2006, December 27, 2006 and December 29, 2006; and

WHEREAS, the final corrected drawings of the proposed final plat and final PRD were circulated to the appropriate departments of the City and recommendations for approval were obtained on January 2, 2007; 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 January 8, 2007; 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 and 17.89.080(A)(5), the Harbor Crossing subdivision and planned residential development, 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;

4. Meets the requirements of Chapter 17.89 GHMC.

B. The City Council hereby finds that, pursuant to Gig Harbor Municipal Code 17.89.080, the applicant for the Harbor Crossing planned residential development has:

1. Constructed, improved or bonded for all conditions imposed on the preliminary PRD requiring public works department approval to the satisfaction of the City Engineer;
2. Constructed all conditions imposed on the preliminary PRD requiring fire code approval to the satisfaction of the Fire Marshal, with the exception of fire lane painting and signage, which the Fire Marshal has determined shall be installed prior to the issuance of certificates of occupancy of any homes in the plat;
3. Constructed or bonded for all conditions imposed on the preliminary PRD requiring planning department approval to the satisfaction of the Planning Director;
4. Bonded for all improvements not yet made in the designated common open space;
5. Submitted to the City and received approval as to form, from the City Attorney, for the Harbor Crossing Homeowner Association CCRs, By-Laws, and Article of Incorporation;

Section 2. Conditions

A. The City Council hereby imposes the following conditions upon the final plat and final PRD of Harbor Crossing, File No. SUB 06-1329:

1. The Harbor Crossing Homeowner Association CCRs, By-Laws, and Article of Incorporation approved as to form by the City Attorney shall be recorded with the county auditor;
2. All fire lane painting and signage shall be installed, as approved by the City Engineer and Fire Marshal, prior to the issuance of certificates of occupancy for any homes in the plat;
3. School impact fees shall be paid for each single-family dwelling, detached or attached, located in the plat prior to building permit issuance (this is a condition of the Hearing Examiner's preliminary plat and preliminary PRD approval for Gig Harbor North Preliminary Plat dated August 23, 2005);
4. Traffic impact fees shall be paid for each single-family dwelling located in the plat as set forth in GHMC 19.12.110(A), or as that section is amended in the future, prior to building permit issuance for each individual lot within the plat (this is a condition of the Hearing Examiner's preliminary plat and preliminary PRD approval for Gig Harbor North Preliminary Plat dated August 23, 2005);
5. Connection fees for domestic water shall be paid for each individual parcel located within the plat prior to building permit issuance. Water connection fees vary in price based upon meter size and shall be calculated upon receipt of a City utility application form as set forth in GHMC 13.04.080 (this is a condition of the Hearing Examiner's preliminary plat and preliminary PRD approval for Gig Harbor North Preliminary Plat dated August 23, 2005);
6. Sewer connection fees for sewer zone C shall be paid for each individual lot located in the plat prior to building permit issuance (this is a condition of the

Hearing Examiner's preliminary plat and preliminary PRD approval for Gig Harbor North Preliminary Plat dated August 23, 2005).

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 8th day of January, 2007.

APPROVED:



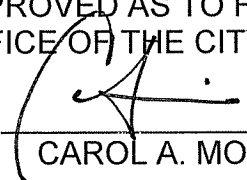
CHARLES L. HUNTER, MAYOR

ATTEST/AUTHENTICATED:



MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY

BY: 

CAROL A. MORRIS

FILED WITH THE CITY CLERK: 01/03/07
PASSED BY THE CITY COUNCIL: 01/08/07
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