

ORDINANCE 802

AN ORDINANCE OF THE GIG HARBOR CITY COUNCIL RELATING TO SUBDIVISIONS OF LAND; ESTABLISHING CERTIFICATES, FORMS AND SIGNATURES OF APPROVAL FOR INSERTION OF SHORT SUBDIVISIONS AND FINAL PLATS, AND MAKING MINOR CLEAN-UP AMENDMENTS TO THE CITY'S SUBDIVISION CODE; AMENDING SECTIONS 16.04.003, 16.06.005 AND 16.07.003 OF THE GIG HARBOR MUNICIPAL CODE.

WHEREAS, Title 16 was updated in 1996 as part of the City's Development Regulations update under the Growth Management Act and the regulatory reform act of 1995; and,

WHEREAS, the requirements for providing statements of approval on short plats and final subdivision plats from city officials was omitted from the updated Title 16; and,

WHEREAS, this ordinance reinstates those provisions previously omitted from the updated Title 16 by restoring statements of approval forms for short plats and subdivisions; and,

WHEREAS, minor house keeping changes are included for consistency with Title 17, GHMC

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Section 16.04.003 of the Gig Harbor Municipal Code is hereby amended as follows:

16.04.003 ~~Criteria for approval.~~ Approval of Short Plats

A. Criteria for Approval. The director shall ~~approve the short subdivision and short plat after making~~ make a determination:

1. A. Whether the application complies with Chapter 16.08 GHMC, General requirements for subdivision approval;

2. B. If appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; and

3. C. Whether the public interest will be served by the short subdivision and dedication.

B. Director's Decision. If the application conforms to all of the above criteria, the Director shall approve or conditionally approve the short plat.

C. Any short plat application submitted to the City for approval shall contain the following certificates. The property owner and the land surveyor shall execute their respective certificates prior to the Director's final decision. The certificates to be executed by City and County officials and employees shall be executed after plat approval , if granted.

- 1) Mayor – A signature block and statement for the approval of the short plat.
- 2) City Clerk - A signature block and statement that the City Clerk finds that there are no delinquent assessments outstanding on the property subject to this short subdivision approval.
- 3) City Engineer – A signature block and statement that the short plat complies with the applicable provisions of the City of Gig Harbor Public Works Construction Standards.
- 4.)Short Plat Administrator – A signature block and statement that the short plat complies with the City’s Development Regulations under Title 16 and 17 of the Gig Harbor Municipal Code.

Section 2. Section 16.06.005 of the Gig Harbor Municipal Code is hereby amended to read as follows:

16.06.005 Criteria for approval. A final plat application shall be approved if the subdivision proposed for approval:

1. ~~A.~~ Meets all general requirements for plat approval as set forth in Chapter 16.08 GHMC, General requirements for subdivision approval;
2. ~~B.~~ Conforms to all terms of the preliminary plat approval; and
3. ~~C.~~ Meets the requirements of Chapter 58.17 RCW, other applicable state laws, this title and any other applicable city ordinances which were in effect at the time of preliminary plat approval.
4. ~~Director's Decision.~~ If the application conforms to all of the above criteria, the Director shall approve or conditionally approve the short plat. Any subdivision submitted to the City for approval shall contain the following certificates. The property owner and the land surveyor shall execute their respective certificates prior to the Director's final decision. The certificates to be executed by City and County officials and employees shall be executed after final plat approval , if granted.

- A) Mayor – A signature block and statement for the approval of the final plat.
- B) City Clerk - A signature block and statement that the City Clerk finds that there are no delinquent assessments outstanding on the property subject to this final plat approval.
- C) City Engineer – A signature block and statement that the short plat complies with the applicable provisions of the City of Gig Harbor Public Works Construction Standards.
- D)Planning Director – A signature block and statement that the subdivision complies with the City’s Development Regulations under Title 16 and 17 of the Gig Harbor Municipal Code.

6. ~~D.~~ The city council shall make written findings of fact relating to its decision on the final plat, and if approved, shall suitably inscribe and execute its written approval on the face of the plat.

Section 3. Section 16.07.003 of the Gig Harbor Municipal Code is hereby amended to read as follows:

16.07.03 Requirements for a complete plat alteration.

A. Application Contents. In addition to the requirements for a complete application as set forth in GHMC 19.02.002, an applicant for a plat alteration shall submit the following:

* * *

3. A copy of the approved plat sought to be ~~vacated~~ altered, together with all plat amendments recorded

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance shall take effect and be in full force five (5) days after publication of an approved summary consisting of the title.

APPROVED:

MAYOR, Gretchen A. Wilbert

ATTEST/AUTHENTICATED:

CITY CLERK, Molly Towslee

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY _____
FILED WITH THE CITY CLERK: 9/10/98
PASSED BY THE CITY COUNCIL: 9/24/98
PUBLISHED: 10/7/98
EFFECTIVE DATE: 10/12/98
ORDINANCE NO. 802

SUMMARY OF ORDINANCE NO. 802

of the City of Gig Harbor, Washington

On the 28th day of September, 1998, the City Council of the CITY OF GIG HARBOR, passed Ordinance No. 802. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE GIG HARBOR CITY COUNCIL RELATING TO SUBDIVISIONS OF LAND; ESTABLISHING CERTIFICATES, FORMS AND SIGNATURES OF APPROVAL FOR INSERTION OF SHORT SUBDIVISIONS AND FINAL PLATS, AND MAKING MINOR CLEAN-UP AMENDMENTS TO THE CITY'S SUBDIVISION CODE; AMENDING SECTIONS 16.04.003, 16.06.005 AND 16.07.003 OF THE GIG HARBOR MUNICIPAL CODE.

The full text of this Ordinance will be mailed upon request.

DATED this 25th day of September, 1998.

CITY CLERK, Molly Towslee