

RESOLUTION NO. 1133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT AND FINAL PLANNED RESIDENTIAL DEVELOPMENT FOR MCCORMICK CREEK PHASE 4, LOCATED OFF MCCORMICK CREEK DRIVE, AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-18-0001 AND PL-FPRD-18-0001.

WHEREAS, on August 2, 2017, the City of Gig Harbor Hearing Examiner conditionally granted preliminary plat and preliminary planned residential development (PRD) to McCormick Creek Phase 4, located on the east side of McCormick Creek Drive and north of the Peninsula Light fields and regional stormwater pond; Pierce County Assessor-Treasurer Parcel Number 0222316001, 0222316002, 0222316003, and 0222316004; and

WHEREAS, on September 14, 2017, the applicant received Civil Plan approval to begin work on constructing the roads and the public and private infrastructure required in the preliminary plat and PRD approval; and

WHEREAS, the City has accepted the final record and survey drawings submitted by the applicant for the public and private infrastructures required in the civil construction of the plat; and

WHEREAS, the street name within the plat and PRD was approved by the City on October 8, 2018; and

WHEREAS, an application for final plat and PRD approval was submitted to the City on July 31, 2018 and deemed complete on August 1, 2018; and

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

WHEREAS, the City requested revisions on September 14, 2018 to the final plat and PRD drawing; and

WHEREAS, the applicant submitted the requested revisions on September 26, 2018; and

WHEREAS, the City requested revisions to the final plat and PRD drawing on October 12, 2018; and

WHEREAS, the applicant submitted the requested revisions on October 19, 2018; and

WHEREAS, the final drawings of the proposed final plat and 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 December 10, 2018; 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, McCormick Creek Plat and PRD Phase 4, 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; and
2. Conforms to all terms of the preliminary plat and preliminary PRD approvals with cash set aside agreements accepted in lieu of installation of the required and uncompleted landscaping; 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 and PRD approval.

B. The City Council hereby finds that, pursuant to Gig Harbor Municipal Code 17.89.080, the McCormick Creek Plat and PRD Phase 4, 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 and a cash set aside agreement has been accepted in lieu of construction for all uncompleted required landscaping contained within the plat and PRD;
5. Meets the requirements of Chapter 58.17 RCW, other acceptable 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 McCormick Creek Plat and PRD Phase 4, File No. PL-FPLAT-18-0001 and PL-FPRD-18-0001, subject to the following conditions:

1. Second Amendment to Declaration of Covenants, Conditions and Restrictions for McCormick Creek shall be recorded with the County Auditor prior to the recording of the final plat; and
2. The remaining landscape improvements were secured for with a Cash Set Aside Performance Agreement and shall be completed by the applicant and accepted by the City within the timelines established with the agreement, unless an extension is granted by the Planning Director.

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 10th day of December, 2018.

APPROVED:



Kit Kuhn, MAYOR

ATTEST/AUTHENTICATED:



MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY

BY: 
Angela G. Summerfield

FILED WITH THE CITY CLERK: 11/07/18
PASSED BY THE CITY COUNCIL: 12/10/18
RESOLUTION NO. 1133

LEGAL DESCRIPTION

McCORMICK CREEK PLAT AND PRD PHASE 4:

Parcel A:

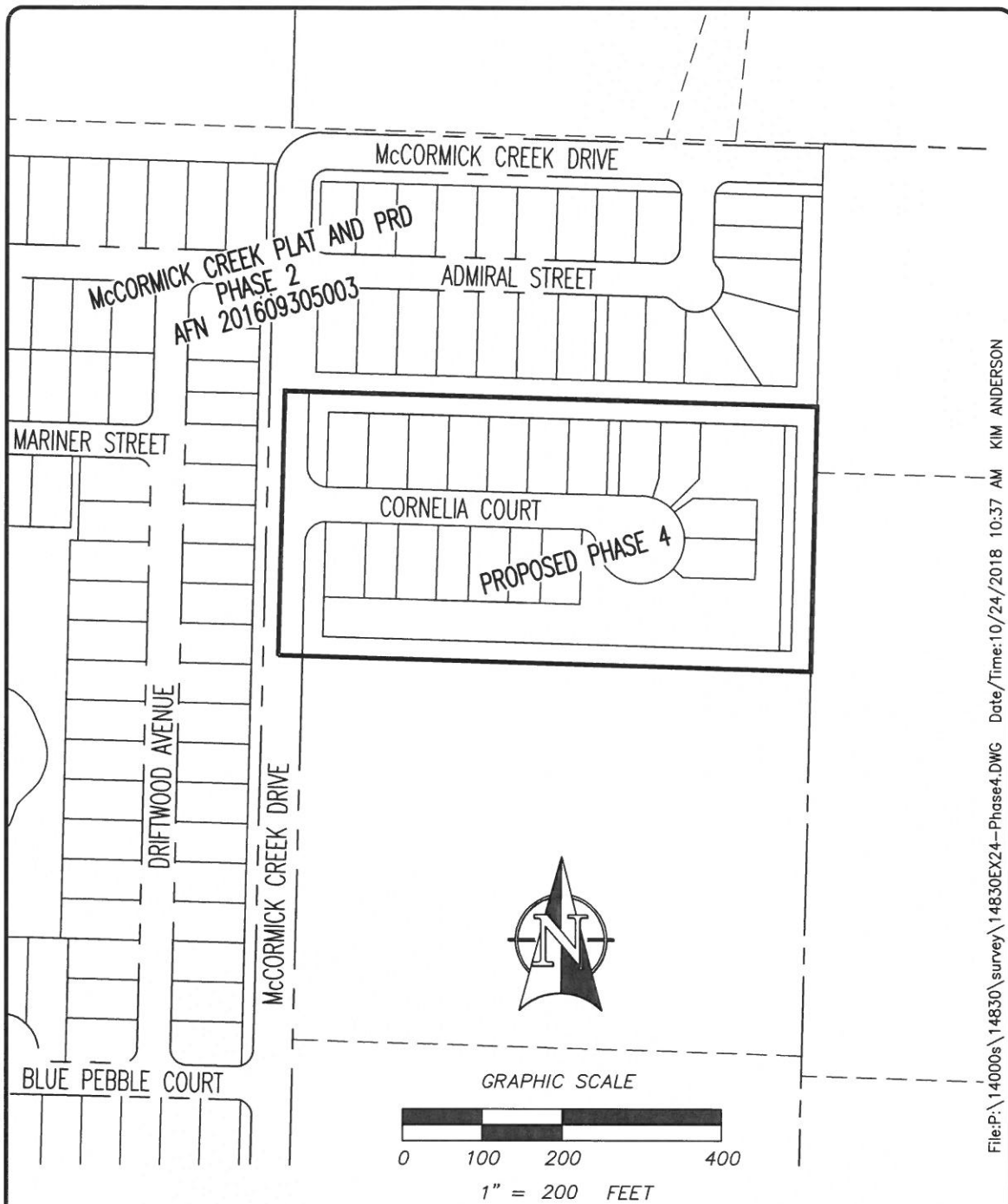
Lots 1 through 4, inclusive, Pierce County Short Plat number 8510020266, according to the plat thereof recorded October 2, 1985, records of the Pierce County Auditor;

Situate in the City of Gig Harbor, County of Pierce, State of Washington.

Parcel B:

A 30-foot private road and utilities easement as delineated on Pierce County Short Plat number 8510020266, according to the plat thereof recorded October 2, 1985, records of the Pierce County Auditor;

Situate in the City of Gig Harbor, County of Pierce, State of Washington.



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18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND
PLANNING, SURVEYING,
ENVIRONMENTAL SERVICES

MCCORMICK CREEK PHASE 4

JOB NUMBER
14830
14830L.028.DOC
SHEET
1 of **1**

DESIGNED _____ DRAWN KMA CHECKED _____ APPROVED _____ DATE 10/24/18