

**RESOLUTION NO. 1181**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT FOR DOGWOOD, LOCATED ON THE NORTH SIDE OF 72<sup>ND</sup> STREET AT THE INTERSECTION OF 72<sup>ND</sup> STREET AND TEAL LOOP; PIERCE COUNTY ASSESSOR-TREASURER PARCEL NUMBERS 0221071104, 0221071105, 0221071038, 0221071045, 0221071064 AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-19-0004.**

---

WHEREAS, on April 18, 2013, the City of Gig Harbor Hearing Examiner conditionally granted preliminary plat approval and design manual approval for the Dogwood Plat, located on the north side of 72<sup>nd</sup> Street at the intersection of 72<sup>nd</sup> Street and Teal Loop; and

WHEREAS, on November 3, 2017, the city approved a minor preliminary plat revision for the plat to bring the plat into compliance with minimum residential density and building setback requirements; and

WHEREAS, Dogwood Plat is located on the north side of 72<sup>nd</sup> Street at the intersection of 72<sup>nd</sup> Street and Teal Loop, Pierce County Assessor-Treasurer Parcel Numbers 0221071104, 0221071105, 0221071038, 0221071045, 0221071064, containing 26-single family residential lots, two-open space tracts, dedicated right-of-way for public streets to be constructed, and one utility (storm pond) tract; and

WHEREAS, the applicant submitted and received approval on March 19, 2019 for Civil Construction Plans for the preliminary plat (File #EN-17-0143); and

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

WHEREAS, street names being utilized in Dogwood Plat were previously approved by the City on December 9, 2019; and

WHEREAS, an application for final plat approval was submitted to the City on December 27, 2019; and

WHEREAS, the application submitted for final plat approval was deemed to be complete on December 18, 2019; and

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

WHEREAS, the City requested revisions on February 20, 2020 to the final plat drawing and other related documents included in the submittal; and

WHEREAS, the applicant submitted the requested revisions on March 30, 2020; and

WHEREAS, the city requested additional revisions on April 23, 2020 to the final plat drawing and other related documents included in the submittal; and

WHEREAS, the applicant submitted the requested revisions on June 6, 2020; and

WHEREAS, the final drawings of the proposed final plat 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 June 22, 2020; 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 Dogwood Final 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 approvals; all required  
improvements have been constructed and a performance bond is in place  
until required record drawings are submitted to the Public Works  
Department;
3. Complies with the conditions of approval required by the Public Works  
Director;
4. Complies with all conditions of approval required by the Fire Marshall;
5. Complies with all conditions of approval required by the Community  
Development Director and a performance bond has been accepted in lieu  
of construction for required landscaping and amenities contained within the  
plat;
6. 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.

## Section 2. Approval; Conditions

The City Council hereby approves the Dogwood Final Plat File No. PL-FPLAT-19-0004 subject to the following conditions:

1. The landscape improvements contained in the Dogwood Plat (and bonded for under surety #3480662 for on-site perimeter buffer and open space areas, and surety #3480663 for public right-of-way) shall be completed by the applicant and accepted by the City within the timelines established within the bonds unless an extension is granted by the Community Development and Public Works Directors; and
2. The infrastructure contained in Civil Permit EN-17-0143 (public right-of-way, storm & sanitary sewer, & water) bonded for under surety #8132725-M) shall be completed by the applicant and accepted by the City; and
3. The applicant shall maintain control of the on-site construction limits until such time as the infrastructure improvements are completed in its entirety and accepted by the City. "Control of the on-site construction limits" is understood to mean that use of the improvements and access to and from the limits of construction is restricted by the applicant at the applicant's sole discretion and liability for use of the construction site and improvements lies solely and completely with the applicant; and
4. No certificate of occupancy for any building permit within this Division will be issued unless the infrastructure improvements have been completed in its entirety and accepted by the City, notwithstanding possible future written agreements.

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 22nd day of June 2020.

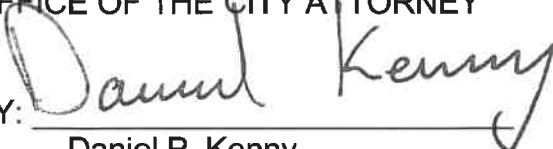
APPROVED:

  
\_\_\_\_\_  
KIT KUHN, MAYOR

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM;  
OFFICE OF THE CITY ATTORNEY

BY:   
\_\_\_\_\_  
Daniel P. Kenny

FILED WITH THE CITY CLERK: 06/15/20  
PASSED BY THE CITY COUNCIL: 06/22/2020  
RESOLUTION NO. 1181