

**CITY OF ORTING
WASHINGTON**

RESOLUTION NO. 2015-2

**A RESOLUTION OF THE CITY OF ORTING,
WASHINGTON, APPROVING THE FINAL PLAT
APPLICATION FOR VILLAGE GREEN DIVISION 8
PHASE 1.**

WHEREAS, applicant G.E. Land Development, LLC has made application for City Council approval of the final plat for Phase 1 (lots 1-14) of Village Green Division 8 (#PP01-03) in accordance with the applicable provisions of the City Code; and

WHEREAS, City staff and the City Engineer have reviewed the final plat application for conformance with the conditions of preliminary plat approval, state law and the applicable provisions of the City Code and have recommended approval; and

WHEREAS, the Planning Commission has reviewed the final plat application for conformance with the conditions of preliminary plat approval, state law and the applicable provisions of the City Code and, after providing public notice, conducted an open record public hearing, and has recommended final plat approval;

WHEREAS, the City Council on March 11, 2015 conducted a closed record public hearing regarding the application for final plat approval; and

WHEREAS, the City Council having considered the record before the planning commission including the plat application, record of proceeding and city staff report, and having been in all matters fully advised, has determined that the applicant has met all applicable conditions for final plat approval;

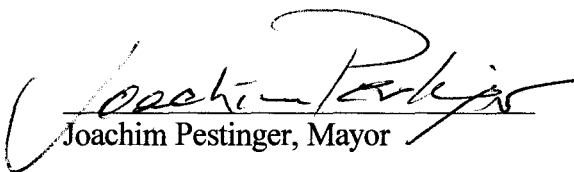
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORTING, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Adoption of Findings of Planning Commission. That, the findings of the Planning Commission pertaining to final plat approval of Phase 1 of the Village Green Division 8, attached hereto as Exhibit "A" and incorporated herein by this reference, are adopted by the City Council as the findings of the City Council supporting final plat approval.

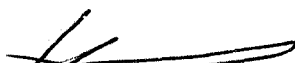
Section 2. Direction to City Administrator. That the Mayor directed to require the City Administrator to prepare or require applicant to prepare all documents necessary as required under applicable state law and the City Code for final plat approval and that final plat is accepted, approved and shall be filed in accordance with the applicable requirements of state law, city Code and the findings as set forth herein.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 11th DAY OF MARCH, 2015.

CITY OF ORTING


Joachim Pestinger, Mayor

ATTEST/AUTHENTICATED:


Mark Bethune, City Clerk

Approved as to form:


Jay Long, City Attorney

Passed by the City Council: 3/11/15
Resolution No.: 2015-2

**CITY OF ORTING PLANNING COMMISSION REVIEW, FINDINGS OF FACT
AND RECOMMENDATIONS TO THE CITY COUNCIL
VILLAGE GREEN PHASE ONE-DIVISION 8 (# PD-1-01 & PP02-01)
DIVISION 8 FINAL PLANNED DEVELOPMENT AND PLAT**

APPLICANT: Contour Engineering, LLC
3309 56th Street NW
Gig Harbor, WA 98335

OWNER: G.E. Land Development, LLC (Presidential Homes)
9106 112th Street East
Puyallup, WA 98373

PROPERTY LOCATION:

Between Washington Ave. N (SR162) and the Puyallup River, south of Village Green Divisions 1, 2, 3 and 5, north of Ptarmigan Ridge School.

DESCRIPTION OF PROPOSAL:

The applicant requests Final Plat approval for Phase 1 Division 8 of the subject development, pursuant to OMC 12-6.

The initial Village Green preliminary subdivision (PP01-03) was approved by the Orting City Council in 1993. Divisions 1,2,3 and 5 of that subdivision were constructed. In 2001, the remaining divisions (4,6,7 and 8) were redesigned and approved as a combined Preliminary Planned Development (PD01-01) and Subdivision (PP02-01). In 2014, G.E. Land Development, LLC requested a minor plat amendment for Division 8 to eliminate the attached four-plex housing units and construct all single family homes. No change in density from the approved 83 units is proposed. The Administration approved the minor amendment in November, 2014. This includes the extension of Boatman Avenue NW to connect with Nunnally Avenue NW. One flag lot is proposed. The average lot size is 6,894 square feet. This recommendation pertains only to the Phase 1 final plat for 13 lots (#70-#83 of the Division).

PLANNING COMMISSION REVIEW:

Final planned developments and final plats are "Type 4" permits subject to approval by the City Council. Per Section 12-6-4 OMC, final approvals are based on recommendations by the Planning Commission and City Engineer.

CRITERIA FOR APPROVAL:

Per 12-6-5 OMC, final approval shall be approved if the proposal:

- A. Meets approval requirements as set forth in chapter 8 (see findings below);
- B. Conforms to the preliminary approval conditions;
- C. Meets other applicable requirements such as state laws; and
- D. Has been contained in written findings of fact by the City Council.

FINDINGS OF FACT:

- A. Phase 1 Meets Plat Approval Requirements: Meets all general requirements for plat approval as set forth in Chapter 8 of this Title;*

OMC 12-8-1:

- Land Use Controls: Complies
- Dedications: PSE dedications of right of way to City – to be completed prior to bill of sale.
- Dedication of Public Park: Not applicable for this phase.
- Release From Damages: Complies
- Flood, Inundation or Swamp Conditions: Not applicable for this phase.
- Bonds: Maintenance bond to be issued prior to bill of sale.

OMC 12-8-2:

Final Plat Certificate: Complies

OMC 12-8-3:

General Filing Requirements: Complies

OMC 12-8-4:

Compliance With Public Works Standards: Complies

- B. Conforms to Preliminary Plat Approval: Conforms to all terms of the preliminary plat approval;*

Specific mitigations for Land Use, Transportation, Utilities and Parks were required in the “Requirements and Conditions” of the original Preliminary Planned Development and Plat approval (PD01-01 & PP02-01). Following is a summary of remaining conditions of approval and their current status:

1. Land Use

- a. Restrict all residential development to that which lies outside designated wetlands and their buffers, and shorelines protected by the Shorelines Management Program currently being developed by the City.*

Complies.

2. Transportation

Does not apply

3. *Design*

- a. *All design plans and specifications, to include erosion control, grading and filling, road, water, sanitary and storm sewer, landscaping and park facilities, shall be reviewed and approved by the City Engineer and City Council prior to the start of construction.*

Completed.

- b. *The developer and the City shall enter into a Developer Extension Agreement prior to construction of any type.*

Completed.

4. *Public Utilities*

a. *Water*

1. *All water infrastructure projects shall be consistent with the Water Comprehensive Plan currently being developed by the City of Orting.*

The City of Orting Water System Plan was adopted by the City in 2009. The current phase meets the requirements of this plan.

b. *Sanitary Sewer*

1. *All sanitary sewer infrastructure projects shall be consistent with the City of Orting General Sewer Plan and the Washington State Department of Ecology Criteria for Sewer Works Design.*

Complies.

c. *Storm Sewer*

1. *The developer shall construct a storm sewer system to serve each phase of development prior to the issuance of any certificates of occupancy for homes to be built within said phases.*

Completed.

- C. *Meets Other Applicable Requirements: Meets the requirements of chapter 58.17 RCW, other applicable State laws, this Title, Title 9, Chapter 4 of this code, and any other applicable City Ordinances which were in effect at the time of preliminary approval.*

Division 8 complies with all other applicable requirements.

D. Approval and Inscription: 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.

To be completed after Council approval.

SUMMARY OF RECOMMENDATIONS:

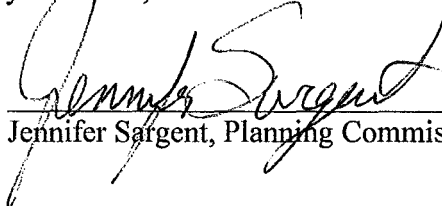
The Planning Commission held a public hearing on March 2, 2015 during its regular meeting at 7:00 PM at the Orting Public Safety Building. A quorum was present. The consulting planner and engineer were both in attendance. The only comment received during the hearing was a statement by the applicant that they intend to build the houses in this phase.

The Planning Commission discussed the proposal and reviewed the staff report and after deliberation moved to recommend approval of the Village Green Division 8 Phase 1 Final Plat. The Planning Commission finds that the dedication of the 36.17 acre Riverside Park and the dedication of 0.68 acre Trailside Park with improvements as well as the development of the other proposed private parks to be included within PD01-01/PP02-01 satisfies the original conditions of approval. These current and proposed parks and improvements make adequate provisions for open space and recreation according to the goals and policies of the Comprehensive Plan and the Development Code standards. The level of service for parks and recreation within the City will not be reduced by this action.

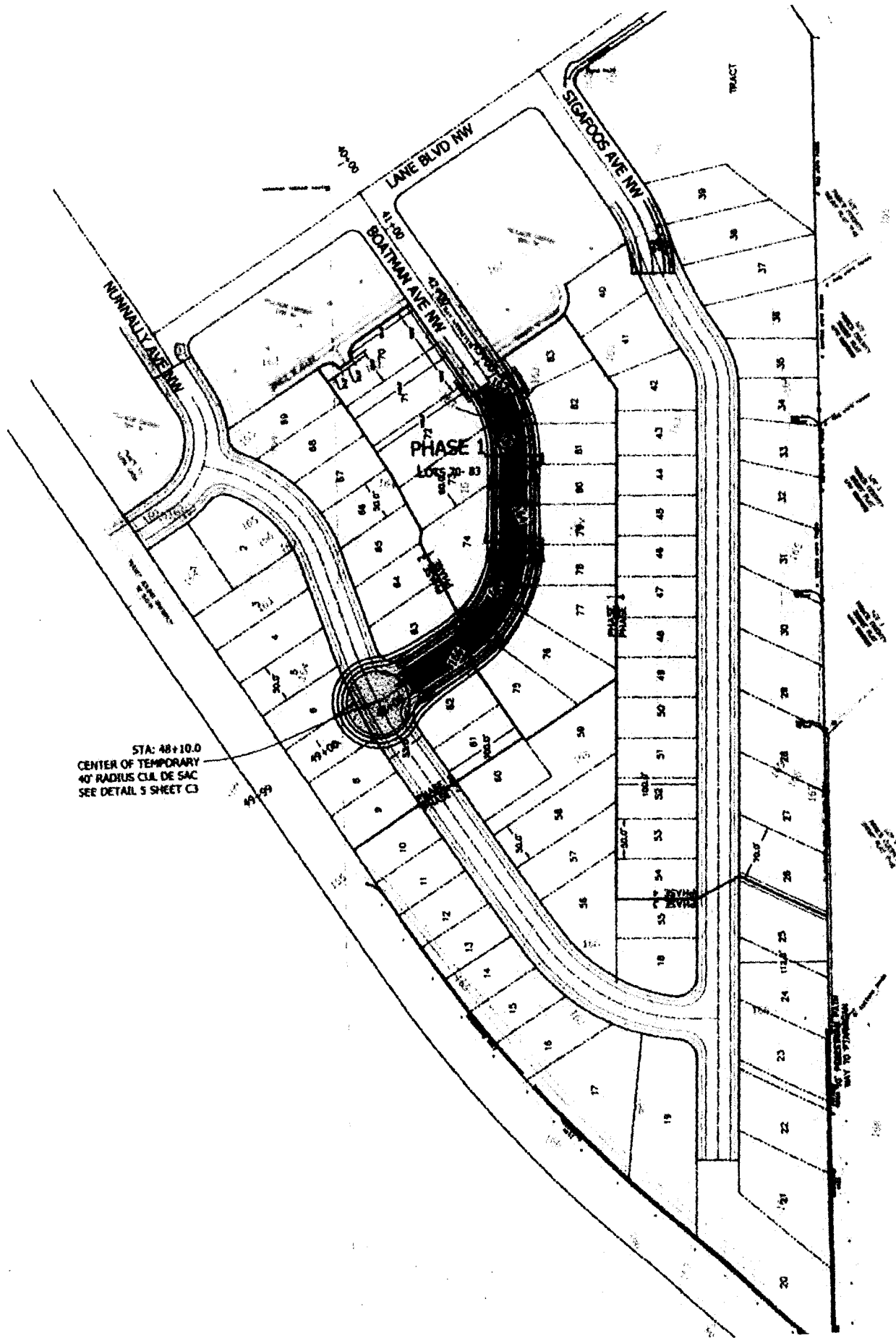
CONCLUSIONS:

The Planning Commission has jurisdiction to review this matter and make a recommendation to the City Council.

Done in Open Meeting this Second day of March, 2015, and signed in authentication of its passage this 5th day of March, 2015.



Jennifer Sargent, Planning Commission Chair



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