

RESOLUTION NO. 2331

A RESOLUTION OF THE CITY OF PUYALLUP, WASHINGTON, approving the final plat of Stewart Crossing PDR Phase 3 & 4, subject to the conditions contained herein

WHEREAS, under Chapter 19.08 of the Puyallup Municipal Code, the City's Hearing Examiner is given authority to review and approve preliminary plat applications; and

WHEREAS, on June 25, 2013 the Hearing Examiner approved the preliminary plat of Stewart Crossing pursuant to chapter 21.06 PMC; and

WHEREAS, the Engineering Services Division has confirmed that the proposed final plat of Stewart Crossing PDR Phase 3 and 4, as conditioned, satisfies all conditions of the Hearing Examiner preliminary plat approval and meets zoning requirements; and

WHEREAS, all utility and street improvements have been inspected by the Engineering Services Division staff and are substantially complete. The City Engineer has reviewed and approved the financial surety provided by the Developer guaranteeing the remaining items will be completed in accordance with this Resolution; and

WHEREAS, pursuant to Puyallup Municipal Code 19.08.170, the City Council is authorized to issue final plat approval, and staff recommends final approval be granted for the plat addressed herein;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PUYALLUP AS FOLLOWS:

Section 1. Finding. As required by RCW 58.17.195 and PMC 19.08.170, the City Council finds that the proposed Stewart Crossing PDR Phase 3 & 4 subdivision is in conformity with applicable City zoning and other land use controls as such exist on the date of this resolution.

Section 2. Approval. The final plat of Stewart Crossing PDR Phase 3 & 4 is hereby approved subject to the following conditions:

- a. The street survey monuments, utility grade adjustments, second lift of asphalt, and sidewalks must be completed within eighteen (18) months of final plat approval, or when 90% of the homes are constructed within the plat (as assignment of funds is on file with the Engineering Services Division to guarantee completion of the infrastructure improvements);

- b. The punchlist must be completed within sixty (60) days of final plat approval (an Assignment of Funds is on file with the Engineering Services Division to guarantee completion of the infrastructure improvements);
- c. Maintenance of the public infrastructure is guaranteed by the developer for a one-year period from the date of final construction approval/acceptance and proper surety is on file with the Engineering Services Division;
- d. Street trees and tract landscaping, as proposed within this Division for planting strips abutting residential building lots shall be planted upon completion of the sidewalks (an Assignment of Funds is on file with the Planning Division to guarantee completion). The Assignment of Funds or portion thereof for these trees shall be released upon a finding of healthy establishment and following completion of a full growing season after planting.
- e. Installation of a drainage system relative to the Toomey property (Parcel 0420207003) in accordance with plans approved by the City Engineer (Toomey Drainage Plan) along with a financial guarantee as required by the City Engineer pursuant to Puyallup Municipal Code shall be provided. This condition is required to mitigate direct impacts of this plat development and shall be provided as a condition of final plat approval.
- f. Installation of a drainage system relative to the Elmwood Homeowners Cooperative property (Parcel 0420203006) in accordance with plans approved by the City Engineer (Elmwood Interceptor Drain) along with a financial guarantee as required by the City Engineer pursuant to Puyallup Municipal Code shall be provided. This condition is required to mitigate direct impacts of this plat development and shall be provided as a condition of final plat approval.
- g. The flow control structure for the regional wetpond/detention facility serving this plat and located in the northwest corner of Stewart Crossing shall be modified to increase the live storage elevation to the elevation of 22 feet pursuant to plans approved by the City Engineer and a financial guarantee as required by the City Engineer pursuant to Puyallup Municipal Code. This condition is required to mitigate direct impacts of this plat development and shall be provided as a condition of final plat approval.

Section 3. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this resolution is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this resolution.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this resolution is hereby ratified and affirmed.

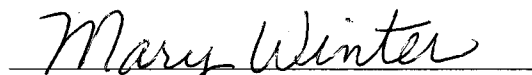
Section 5. Effective Date. This resolution shall take effect and be in force immediately upon its passage.

ADOPTED by the City Council of the City of Puyallup, Washington, on the 18th day of April, 2017 and signed in authentication thereof this 20th day of April, 2017.




John Hopkins, Mayor

ATTEST:



Mary Winter, City Clerk

APPROVED AS TO FORM:



Joseph N. Beck, City Attorney