



TO: Elizabeth Pauli, Interim City Manager
FROM: Charla Kinlow, Associate Planner, Planning & Development Services
Peter Huffman, Planning & Development Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Final Plat Approval of “Harbor View Heights” – April 4, 2017
DATE: March 14, 2017

SUMMARY:

The purpose of this request is to finalize the “Harbor View Heights” project, a forty lot residential subdivision located at 5402 25th Street NE. Staff has reviewed the proposal and has verified that all of the required off-site improvements and infrastructure has been constructed or bonded for. Per *TMC* 13.04.100, the Director of Planning and Development Services is required to make a recommendation to approve or deny the project. The Director’s decision is required to be forwarded through Resolution to the City Council for final approval of the Final Plat application.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

The “Harbor View Heights” Preliminary Plat application, in which one parcel would be divided into forty-one parcels for the future construction of eight single-family dwellings, was approved on September 2, 2014. The scope of the project has since been reduced to forty lots for the purpose of meeting stormwater requirements. As part of the application, various conditions of approval were required by the City, including the construction of new utilities, roads, and other improvements to ensure that the project would be adequately served by City services. Staff has verified that all of the required improvements have been completed or bonded for and that the project can now receive final approval.

ISSUE:

Per *TMC* 13.04.100, the recommendation to approve this application by the Director of PDS must be forwarded through Resolution to the City Council for final approval.

ALTERNATIVES:

Because the project conforms to the approved preliminary plat and all requirements specified for the final plat have been fully complied with, it would be a departure from normal procedure to deny at the Council level.

RECOMMENDATION:

PDS recommends approval of the “Harbor View Heights” Final Plat, effective April 4, 2017.

FISCAL IMPACT:

There is no fiscal impact.