

CITY OF GIG HARBOR
RESOLUTION NO. 474

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO THE FINDINGS, CONCLUSIONS AND DECISION OF THE CITY COUNCIL ON THE APPLICATION FOR AN AMENDMENT TO SUB 94-01 (PUD) ALLOWING INCREASED FENCE HEIGHT ALONG FRONT PROPERTY LINE.

WHEREAS, GHMC Section 17.90 defines review procedures for planned unit developments (PUDs) and stipulates the required findings for approval of a planned unit development.

WHEREAS, the City Council granted Mr. Rod Nilsson approval on October 24, 1994 for a PUD condominium project located at 7502 Pioneer Way as per Resolution # 431; and,

WHEREAS, Mr. Nilsson has requested an amendment to his Planned Unit Development allowing increased fence height along the Edwards Drive frontage which is the front lot line of the subject site; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the requested PUD amendment allowing increased fence height, in a staff report dated March 20, 1996; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public

hearing on the requested PUD amendment on March 20, 1996 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner is recommending approval of the requested PUD amendment subject to the findings and conditions stipulated in his report dated March 26, 1996

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions and recommendations of the Hearing Examiner in his report dated March 26, 1996 are hereby adopted by reference and the project is approved, subject to the following conditions:

1. All fencing material along Edwards Street shall be wrought iron.
2. The fence must be no higher than 3 feet in front of units 4-8. A higher fence of up to 6 feet may be located at the front setback line of these units.
3. The gate of the fence must maintain a net 20-foot opening and must include an opticon control with a knox box, as approved by the building Official/Fire Marshal.
4. The fence shall meet all visibility requirements for corner parcels stipulated in GHMC Section 17.08.010(B)
5. All other conditions stipulated under the original PUD (SUB 94-01) approval shall apply.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the Council held on this 10th day of June, 1996.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk: 5/20/96
Passed by City Council: 6/10/96