

**CITY OF GIG HARBOR
RESOLUTION No. 358**

WHEREAS, William Higgins, through his agent Pac-Tech Engineering, has requested a preliminary plat approval for a 28-lot subdivision (SUB 91-04) on approximately 9.5 acres located south of Rosedale Street, opposite Gig Harbor High School; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of subdivisions; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated February 11, 1992; and,

WHEREAS, the City of Gig Harbor Hearing Examiner (Pro-tem) conducted a public hearing on the application on February 19, 1992 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner (Pro-tem) has made specific findings and conclusions and has recommended conditional approval of the application in his report dated May 20, 1992; and,

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 reports dated May 20, 1992 are hereby APPROVED, subject to the following conditions:

1. In accordance with the requirements of the City of Gig Harbor fire codes, the following must be provided:
 - A. Fire equipment access must be provided by a twenty four foot wide paved road. The cul-de-sac serving lots 14 through 24 must have a minimum radius of 45 feet.
 - B. Fire hydrants and eight-inch water mains shall be provided to serve the subdivision.
 - C. Fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements and fire flow must

conform to 1974 ISO Guide.


- D. The public road designation must conform to the City Street Name Ordinance.
- 2. A storm water management plan shall be submitted to the Department of Public Works for review. Any improvements required to mitigate storm water runoff shall be installed as per the requirements of the City of Gig Harbor prior to final plat approval.
- 3. Water and sewer lines must be separated by ten (10) feet of horizontal separation. Final detailed plans for stormwater retention, sewer and water, as prepared by a licensed engineer (Washington State) shall be required for review and approval prior to final plat approval. All required improvements shall be installed in accordance with the approved plans.
- 4. A clearing and grading plan shall be submitted to the city prior to any site clearing or construction. The plan shall include provisions for temporary erosion control and dust abatement. Trees which are volunteered be retained as vegetative buffers shall be identified on the plan and clearly marked on the site. No grading shall be allowed within ten feet of the designated buffer areas.
- 5. If common facilities are to be maintained by a home owners association, the association shall be established and incorporated prior to final plat approval. A copy of the association's bylaws shall be submitted with the final plat and shall include, at a minimum, the following authorities and responsibilities:
 - A. The enforcement of covenants imposed by the landowner or developer.
 - B. The levying and collection of assessments against all lots to accomplish the association's responsibilities.
 - C. The collection of delinquent assessments through the courts.
 - D. The letting of contracts to build, maintain and manage common facilities.
- 6. The applicant shall comply with the street

alignment and associated improvements in the Rosedale Street right-of-way, subject to the necessary permits and approval by the City of Gig Harbor, as follows:


- A. The entrance to the subdivision and entrance to the High School shall align and necessary modifications made to the traffic signal.
- B. Sidewalks, curbs and gutters shall be installed along the Rosedale Street frontage of the proposed subdivision in addition to the storm drainage improvements according to City of Gig Harbor standards.
7. The minimum yards required by the zoning code shall either be delineated on all lots or shall be clearly stated on the final plat.
8. All minimum improvements as required in accordance with the City of Gig Harbor Subdivision Code (Title 16) shall be installed prior to final plat approval.
9. In lieu of construction of required improvements prior to final plat approval, a bond equal to an amount of 120% of a contractors bid for all improvements required under the preliminary plat approval shall be posted with the city. If accepted by the City, the bond shall have a term not to exceed eighteen (18) months from the filing of the plat with the Pierce County auditor. Required improvements shall be installed within twelve months of the date of the filing of the plat. Failure to construct or install the required improvements within the time specified to City standards shall result in the city's foreclosure of the bond. Upon foreclosure, the City shall construct, or may contract to construct and complete, the installation of the required improvements.
10. Pursuant to R.C.W. 58.17.140, a final plat for the subdivision shall be filed within three (3) years of the preliminary approval date.
11. The applicant shall modify the subject plat to provide a ten foot natural vegetative buffer on the west and east perimeters of the plat and along the Rosedale Street right-of-way.

12. The wetland buffer on the west boundary of the plat shall be fifty feet in width and shall consist of undisturbed native vegetation. This shall be so designated on the final plat.

PASSED this 8th day of June, 1992.


Gretchen A. Wilbert, Mayor

ATTEST:


Mark E. Hoppen, City Administrator

Filed with City Clerk: 6/3/92
Passed by City Council: 6/8/92