

CITY OF GIG HARBOR
RESOLUTION No. 321

WHEREAS, Elmer Ackerman has requested preliminary plat approval for the development of a 2 lot subdivision on property located West of Chinook Avenue; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of preliminary plats and other land issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated June 12, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on June 19, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of in his report dated July 8, 1991.

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 July 8, 1991 are adopted and the application for preliminary plat is granted subject to the following modified conditions:

- 1) In accordance with City of Gig Harbor fire codes, the following shall be provided:
 - A) Fire equipment access must be provided by a 24 foot wide, all weather roadway.
 - B) Fire hydrants and 8 inch water mains shall be provided within 300 feet of the center of each lot and at the entrance of the subdivision.


- C) Fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements. Fire flow must conform to the 1974 ISO guide.
- 2. A clearing and grading permit shall be required prior to any site clearing or construction. The application for a clearing and grading permit shall include provisions for temporary erosion control and dust abatement.
- 3. A storm water management plan shall be submitted to the Department of Public Works for review prior to final plat approval. Any improvements required to migrate storm water runoff shall be installed according to the requirements of the City of Gig Harbor prior to the final plat approval.
- 4. All lots must have a minimum lot size of 12,000 square feet, excluding public rights-of-way.
- 5. The required minimum yards shall be designated or stated on the final plat.
- 6. Pursuant to R.C.W. 58.17.140, a final plat for the subdivision shall be filed within three (3) years of the preliminary plat approval.
- 7. All minimum improvements required by the City of Gig Harbor Subdivision Code (Title 16) shall be installed prior to final plat approval.

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PASSED this 12th day of August, 1991.


Gretchen A. Wilbert, Mayor

ATTEST:


Michael R. Wilson
City Administrator/Clerk

Filed with City Clerk: 8/8/91
Passed by City Council: 8/12/91