

CITY OF GIG HARBOR

RESOLUTION NO. 317

WHEREAS, Bennett PS&S, John Armstrong, has requested preliminary plat approval for the development of a 15 lot subdivision on property located North of 76th Street NW; and,

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

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

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on March 20, 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 the subdivision in his report dated April 3, 1991.

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

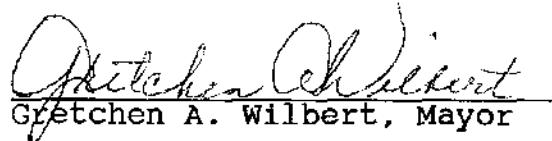
That the findings, conclusions, and recommendations of the Hearing Examiner in his report dated April 3, 1991 is adopted and the application for preliminary plat is granted subject to the following modified conditions:

1. In accordance with City of Gig Harbor fire codes, the following must be provided:
 - A. Fire equipment access must be provided by a 24-foot wide all-weather roadway, with a 45-foot minimum radius cul-de-sac.
 - 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 ISO guide.
2. A traffic study, prepared by a qualified transportation planner or traffic engineer, shall be developed and submitted to the Director of Public Works for review and approval, prior to the Hearing Examiner's recommendation on the preliminary plat. Traffic control improvements, as required by the Director of Public Works, for pedestrian safety and traffic impact mitigation, shall be installed prior to finalization of the plat.
3. A storm water management plant shall be submitted to the Department of Public Works for review. Any improvements required to mitigate storm water runoff shall be installed as per requirements of the City of Gig Harbor prior to the final plat approval.
4. 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.
5. Sidewalks, curbs, and gutters shall be constructed along all frontages within the subdivision.
6. Access to the preliminary plat by way of 76th Street NW shall be improved to city standards as established by the Gig Harbor Public Works Department. Dedication of the roadway to the city shall be coordinated with Gig Harbor Public Works Department and shall be accomplished prior to final plat approval.
7. All lots must have a minimum lot size of 12,000 square feet, excluding rights-of-way (public or private).
8. The required minimum yards shall be designated or stated on the final plat.

9. Prior to clearing, the applicant shall submit a tree removal plan to the Planning Department for review and approval.
10. Pursuant to RCW 58.17.140, a final plat for the subdivision shall be filed within three (3) years of the preliminary plat approval.
11. 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.

PASSED this 29th day of June, 1991.


Gretchen A. Wilbert
Gretchen A. Wilbert, Mayor

ATTEST:


Michael R. Wilson
City Administrator/Clerk

Filed with city clerk: 4/17/91
Passed by city council: 6/29/91