

CITY OF GIG HARBOR
RESOLUTION NO. 312

WHEREAS, Peninsula School District has requested site plan and conditional use approval for the development of an additional 74,871 square feet of educational facilities to the existing Gig Harbor High School located at 5101 Rosedale Street; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and conditional uses 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 15, 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 in his report dated April 5, 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 5, 1991 is adopted and the application for site plan and conditional use approval is granted subject to the following modified conditions:

1. Based upon the traffic study prepared by Heath and Associates and as submitted to the Director of the Department of Public Works, traffic impact mitigation from this project shall consist of the

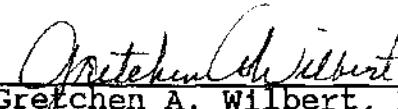
School District participating, on a fair-share basis, in future improvements to the Skansie Avenue-Rosedale intersection and the Stinson Avenue-Rosedale Street intersection.

2. A storm water drainage plan shall be submitted to the Public Works Department for review and approval. The storm drainage plan shall also include details providing for temporary erosion control during site preparation and construction. Storm drainage improvements, as required by the Public Works Department, shall be installed prior to occupancy.
3. The proposal shall conform to the City of Gig Harbor Fire Code.
4. The designated wetlands buffer shall remain intact for the life of the project.
5. The project shall not exceed the thirty-five feet height limit as established under the height overlay district standards.
6. In accordance with Section 17.96.070, construction on the project must commence within twenty-four(24) months from the date of final council action. Failure to commence construction within the allotted time period shall render approval null and void.
7. In lieu of any required construction improvements prior to occupancy of the expanded facilities, a bond or an assignment of funds equal in amount to 110% of a contractor's bid for the improvements may be considered by the City. The bond or assignment shall be valid for a period of two years from the date of construction. This condition does not supercede the requirements for the posting of a construction and maintenance bond in accordance with the Gig Harbor Municipal Code.

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8. In accordance with Section 17.01.080, sidewalks, curbs and gutters shall be constructed on the north side of Rosedale Street, with the final design to be mutually agreed to by the school district and the Department of Public Works.

PASSED this 22nd day of April, 1991.


Gretchen A. Wilbert
Gretchen A. Wilbert, Mayor

ATTEST:


Michael R. Wilson
Michael R. Wilson
City Administrator/Clerk

Filed with City Clerk: 4/17/91
Passed by City Council: 4/22/91