

CITY OF GIG HARBOR

RESOLUTION # 299

WHEREAS, Mr. Leslie Skelly has requested preliminary plat and site plan approval for a 14 lot subdivision for single family residences; and

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

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, SUB 90-04, in a staff report dated July 26, 1990; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on this proposal at a regular meeting of August 15, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SUB 90-04 in his report dated November, 1990.

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

That the findings, conclusions and recommendation of the hearing examiner in his report dated November, 1990 is adopted and the request for preliminary plat approval is granted, 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 all weather road, with a 45 foot minimum radius for cul-de-sacs.
 - B. Fire hydrants and eight-inch water mains shall be provided within 300 feet of all portions of each lot, along Soundview Drive at 600 foot centers and at the entrance to 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 private road designation must have a "Lane" designation as opposed to "Court"; Seaview Place must be revised to Seaview Court.

2. The applicant shall either widen Soundview Drive adjacent to the project in accordance with the ongoing improvement of Soundview Drive or shall pay its fair share to the city as follows:

A. The Soundview Drive Project proposes to remove and replace existing pavement, to widen the roadway to three lanes, to construct curbs, gutters and sidewalks on both sides of the street with an enclosed storm drainage system. The exact details of the improvements have yet to be determined by the City Council.

B. The applicant's fair share is calculated as \$29,437 based upon the following factors:

1. The Seaview Estates project has 272 feet of frontage along Soundview Drive;
2. The total improvement cost of Soundview Drive is \$1,360,000; and
3. The total length of the Soundview Drive project is 1.19 miles.

The property owner shall participate, on a fair share basis, in any future L.I.D. on Soundview Drive, should it occur.

3. 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.
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 lot frontage within the subdivision and along that portion fronting Soundview Drive prior to final plat approval.
6. All lots must have a minimum lot size of 12,000 square feet, excluding rights-of-way (public or private).
7. The required minimum yards shall be designated on the final plat.
8. 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.
9. 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.
10. An assignment of funds equal to 110% of a contractors bid for all improvements required under the preliminary plat approval shall be posted prior to issuance of any construction permits for the project. Upon satisfactory completion of all improvements as required, the City of Gig Harbor will release the assignment of funds.
11. In required yard areas abutting the north, south and west perimeters of the subdivision site, and the east perimeter and Soundview Drive right-of-way, all significant trees with a diameter of eight (8) inches or larger (as measured at a height five feet above the existing natural grade) shall be retained. Wherever such trees would be adversely impacted by grading, filling or other construction necessary to the completion of the subdivision, they shall be protected by appropriate measures. A survey of such trees on the entire site shall be completed and those to be retained shall be flagged in the filed for review and approval by the City prior to the issuance of a clearing and grading permit.

The developer shall preserve a majority of the smaller trees and native shrubs in these perimeter yard areas. Nothing in this condition shall be construed as requiring the planting of trees where none presently exist; however, this is encouraged. The developer shall also make an effort to preserve significant trees in other yard areas not abutting the north, south, east and west perimeters of the site.

PASSED this 10th day of December, 1990.


Gretchen Wilbert, Mayor

ATTEST:


Mike Wilson
City Administrator/Clerk

Filed with city clerk: 12/07/90
Passed by city council: 12/10/90