

CITY OF GIG HARBOR

RESOLUTION #289

WHEREAS, Mr. Pat Rockey has requested preliminary plat and site plan approval for a 21 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, SUB90-02, in a staff report dated June 14, 1990; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on this proposal at a regular meeting of June 20, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SUB 90-02 in his report dated July 18, 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 July 16, 1990 is adopted and the request for preliminary plat approval is granted, subject to the following conditions:

1. The applicant shall construct and install minimum improvements as required by the Gig Harbor Fire Code as follows:

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 shall be provided within 300 feet of all portions of each building.

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.

2. The removal of all structures within right-of-ways and easements shall be required.
3. The project shall construct the extension of Edwards Drive to the east and cul-de-sac to City standards, and shall allow for a future connection of Edwards Drive to the east.
4. The project shall improve the north side of Edwards Drive between Stinson Avenue and the project site to include curbs, gutter and sidewalk.
5. Sidewalks, curbs and gutters shall be constructed along all lot frontage within the subdivision, prior to final plat approval.
6. The project shall provide emergency vehicle only access from the cul-de-sac to Rosedale Street via an access easement between lots 7 and 8 and along the west site property line north to Rosedale Street. Said easement shall include provisions for sewer and storm water and shall be constructed in accordance with the conditions outlined in Exhibit C.
7. 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.
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

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.

PASSED this 23rd. day of July, 1990.

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Gretchen Wilbert, Mayor

Although approved by council, the Mayor did not wish to endorse this resolution by signing.

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Mike Wilson  
City Administrator/Clerk

Filed with city clerk: 7/20/90  
Passed by city council: 7/23/90