

CITY OF GIG HARBOR

RESOLUTION #277

WHEREAS, Mr. Jerry Clark, through his representative James Richardson, has requested preliminary subdivision and conditional use approval of an eleven lot subdivision for duplexes on four acres, at a density of approximately one duplex per fifteen thousand square feet; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the review 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, Subdivision 90-01/CUP 90-01, at a density of one dwelling unit per twelve thousand square feet, in a staff report dated February 5, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SUB90-01 and CUP90-01, but has recommended denial of Administrative Appeal 90-01, in his report dated March 9, 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 March 9, 1990 is adopted and the application for preliminary subdivision and conditional use approval is granted, subject to the following conditions:

- 1) The subdivision shall have a minimum lot size of 12,000 square feet for each dwelling unit, up to a maximum of one duplex unit per lot.
- 2) Fire hydrants will be required, as per attached plan (one hydrant at the SE corner of lot 9 and one hydrant on the north side of the entrance).
- 3) A hammerhead turn-a-round will be required to be kept clear of parking. Grading of the site shall be restricted until building permits are applied for.
- 4) Sidewalks, curbs and gutters shall be installed at the property line and run from the north to the south property lines along Stinson. Asphalt shall be placed between the gutter and existing pavement (cut back to a clean edge), necessitating a change to the approach design.


approach design.

- 5) Wheelchair ramps will be required on both sides of the driveways as well as the endings of the sidewalk on the north and south property lines.
- 6) Drainage improvements, designed by a registered engineer and approved by the Department of Public Works, shall be required on Stinson Avenue and for the private road.
- 7) An 8 inch sewer, manhole(s) and any required fire protection system will need to be installed prior to final plat approval.
- 8) All water meters for the subdivision shall be located on Stinson Avenue right-of-way.
- 9) Necessary water lines shall be installed prior to final plat approval.
- 10) Pursuant to RCW 58.17.140, a final plat for the subdivision shall be filed within three (3) years of the preliminary approval date.
- 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.
- 12) An assignment of funds equal to an amount of 110% of the value of the required improvements shall be posted with the City prior to the issuance of any construction permits for the project. The value of the assignment of funds shall be based upon a bonafide contractor's bid.

PASSED this 26th day of March, 1990.


Gretchen Wilbert, Mayor

ATTEST:


Michael R. Wilson
City Administrator/Clerk

Filed with city clerk: 3/20/90
Passed by city council: 3/26/90