

**CITY OF GIG HARBOR
RESOLUTION NO. 468**

WHEREAS, David Fisher, representing Rush Construction, has requested preliminary plat approval for a 28 lot planned unit development subdivision (sub 94-02) on approximately 5 acres located at the end of Alastra Lane and abutting SR-16; and,

WHEREAS, the City Council granted PUD approval for said subdivision on March 14, 1994 as per Resolution # 440; and,

WHEREAS, GHMC Section 16.04.020 stipulates (in part) that no person, firm or corporation may alter or revise the boundary lines of any property or partition, or divide for separate ownership any land, or proposing to make, or having made a plat or subdivision of land containing four or more lots without first complying with all code prescribed rules and regulations for subdivisions; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of subdivisions; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the preliminary plat, in a staff report dated September 13, 1995; and,

WHEREAS, the applicant has requested a one year time extension and also a revision to buffer area requirements as stated in Resolution #440 granting approval of the PUD; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the requested time extension and buffer amendment in a staff report dated February 21, 1996; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application for preliminary plat approval on September 13, 1995 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application for the requested landscape buffer amendment and time extension on February 21, 1996 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner is recommending approval of the requested amendment subject to the findings and conditions stipulated in his report dated March 5, 1996; and,


WHEREAS, the City of Gig Harbor Hearing Examiner is recommending approval of the preliminary plat subject to the findings and conditions stipulated in his report dated September 15, 1995;

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 September 15, 1995 and in his report dated March 5, 1996 are hereby adopted by reference and the project is approved, subject to the following conditions:

1. The final plat shall substantially conform to the approved Alastra Court PUD (Resolution #440 as amended hereby) and with GHMC Section 17.28.
2. All utility easements as indicated on the plat shall be extended through the interior portion of the parcel. Utility easements shall not be extended through perimeter area buffers.
3. The applicant shall work with the staff in identifying which of the larger significant trees may be saved by designing the detention pond around the trees (e.g., using "bottlenecks") and as recommended by a certified arborist.
4. A solid vegetative screen shall be provided along the west side of the project in all locations where the buffer area is disturbed. Additional trees and bushes shall be dispersed through out the disturbed portion of the buffer area to assimilate natural growth patterns of trees and understory and to soften the rigid line of trees along the property line. Alternatively, the applicant may stagger the trees and bushes at the property line to assimilate a more natural growth pattern, provided that effective screening is maintained. Prior to permit issuance, a final landscape plan of the disturbed portion of the buffer area shall be submitted to and approved by the planning staff.
5. All original conditions of approval shall apply, except for allowances to encroach into the buffer area for detention pond purposes only.
6. Construction on the PUD shall commence by no later than April 8, 1997. Otherwise, approval for the project will become null and void.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the Council held on this 8th day of April, 1996.



Gretchen A. Wilbert, Mayor

ATTEST:



Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk: 4/3/96
Passed by City Council: 4/8/96