

ORDINANCE NO. A-19

AN ORDINANCE AMENDING SECTIONS 20, 32 and 36, CHAPTER 17  
OF THE GIG HARBOR MUNICIPAL CODE.

Section 20 sub-section 0.30, Chapter 17 of the Gig Harbor Municipal Code is amended to read as follows:

17.20.030 Land use regulations. A. Permit Requirements.

1. Before a permit may be issued for any development within this district involving more than ten dwelling units, triplicate site plans and drawings shall be submitted to the planning commission.

2. Upon determination by the planning commission that facilities suitable to the planned development do exist or will be provided, that provisions for compliance with all other requirements of this chapter have been or will be made, and when suitable performance bonds have been provided to the town clerk, a recommendation will be made to the town council.

3. After receiving the report of the planning commission, the town council will hold an advertised public hearing on the site plan and exterior drawing of the planned development and the recommendations of the planning commission. If the plan, and drawing, are approved the town council will then instruct the town building inspector to issue the requested permit.

4. Plan(s), drawing(s), other explanatory materials, if any, and requirements placed on the development by the town council become an official portion of the building permit. Any subsequent changes to the approved plan(s), drawing(s), other materials or conditions require the prior approval of the planning commission and town council.

B. Site Plan and Drawing.

1. Site plan will be drawn to scale no smaller than one inch equals twenty feet and shall include the following:

a. Location of proposed buildings on lot;  
b. All contiguous property lines of adjacent owners;

c. Proposed landscaping and screening;  
d. Location and size of off-street loading;  
e. Location and size of off-street parking including ingress and egress.

2. A separate scale drawing will be made of the exterior of the buildings including architectural design, planned materials and their alternates, and signs. (Ord. 220 §1(part), 1975).

Section 32 sub-section 0.30, Chapter 17 of the Gig Harbor Municipal Code is amended to read as follows:

17.32.030 Use regulations. A. Permit Requirements.

1. Before a permit may be issued for any development within this district, except for those uses permitted in an R-2 district when the uses are developed in accordance with the requirements of Chapter 17.20, triplicate copies of the site development plan shall be submitted to the planning commission.

2. The site development plan shall show an organized and compatible arrangements of buildings, off-street parking, internal traffic circulation, service facilities, drainage and permanent screening which is feasible for the property and the proposed development, and which planned development shall minimize

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any adverse effect on the properties surrounding the proposed development. In addition, the plan shall show the adequacy of the streets providing access to the proposed development to carry traffic generated by the development, and proper methods of ingress and egress to and from the proposed developments.

3. Upon determination by the planning commission that the requirements of subdivision 2 of sub-section A of Section 17.32.030 do exist or will be provided as shown on the site development plan, that provisions for compliance with all other requirements of this chapter have been or will be made, and when suitable performance bonds have been provided to the town clerk, a recommendation will be made to the town council.

4. After receiving the report of the planning commission, the town council will hold an advertised public hearing on the site development plan and the recommendation of the planning commission. If the plan is approved, the town council will then instruct the town building inspector to issue the requested permit.

5. Plan(s), drawing(s), other explanatory materials, if any, and requirements placed on the proposed development by the town council become an official portion of the building permit. Any subsequent changes to be approved plan(s), drawing(s), other materials or requirements first require the prior approval of the planning commission and town council.

B. Site Development Plan. The site plan will be drawn to scale no smaller than one inch equals twenty feet and shall include the following:

1. Location of all existing and proposed building(s) on the lot;
2. All contiguous property lines of adjacent owners;
3. Location and size of off-street loading and service facilities;
4. Location and size of off-street parking;
5. Location and size of the ingress and egress from the streets providing access to the development;
6. Proposed permanent screening and landscaping, as well as preservation of existing natural growth where practicable. (Ord. 231 (part), 1976).

Section 36 sub-section 0.30, Chapter 17 of the Gig Harbor Municipal Code is amended to read as follows:

17.36.030 Use regulations. A. Permit Requirements.

1. Before a permit may be issued for any development within this district, except for those uses permitted in an R-2 district when the uses are developed in accordance with the requirements of Chapter 17.20, triplicate copies of the site development plan shall be submitted to the planning commission.

2. The site development plan shall show an organized and compatible arrangement of buildings, off-street parking, internal traffic circulation, service facilities, drainage and permanent screening which is feasible for the property and the proposed development, and which planned development shall minimize any adverse effect on the properties surrounding the proposed development. In addition the plan shall show the adequacy of the streets providing access to the proposed development to carry traffic generated by the development, and proper methods of ingress and egress to and from the proposed development.

3. Upon determination by the planning commission that the requirements of subdivision 2 of subsection A of Section 17.32.030 do exist or will be provided as shown on the site development plan, that provisions for compliance with all other requirements of this chapter have been or will be made, and when suitable performance bonds have been provided to the town clerk, a recommendation will be made to the town council.

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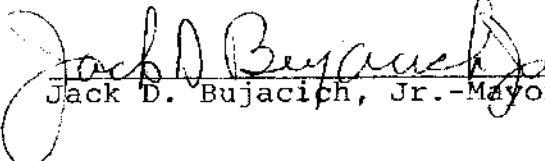
4. After receiving the report of the planning commission, the town council will hold an advertised public hearing on the site development plan and the recommendation of the planning commission. If the plan is approved, the town council will then instruct the town building inspector to issue the requested permit.

5. Plan(s), drawing(s), other explanatory materials, if any, and requirements placed on the proposed development by the town council become an official portion of the building permit. Any subsequent changes to the approved plan(s), drawing(s), other materials or requirements first require the prior approval of the planning commission and town council.

B. Site Development Plan. The site plan will be drawn to scale no smaller than one inch equals twenty feet and shall include the following:

1. The location of the proposed building(s) on the lot;
  2. All contiguous property lines of adjacent owners;
  3. The location and size of off-street loading and service facilities;
  4. The location and size of off-street parking;
  5. The location and size of the ingress and egress from the streets providing access to the development;
  6. The proposed permanent screening and landscaping.
- (Ord. 231 (part), 1976).

PASSED at a regular meeting of the Town Council held on the 22 day of November, 1976.

  
Jack D. Bujacich, Jr.-Mayor

Attest:

  
Donald J. Avery-Clerk