

ORDINANCE NO. 263

AN ORDINANCE AMENDING SECTION 17.28.070,
DISTRICT RB-1 OF THE GIG HARBOR MUNICIPAL
CODE TO READ AS FOLLOWS:

17.28.070 SITE PLANS A. Before a building permit will be issued in this zone, except a single family residence or duplex, a minimum of triplicate site plans shall be submitted to the Town Clerk for transmittal to the Town Building Inspector.

B. Site plans will be drawn to scale of no smaller than one inch equals thirty feet and shall include the following:

1. Location and arrangement of proposed building on lot;
2. Three contiguous property lines of adjacent property owners;
3. Location and size of off-street parking to include ingress and egress as well as internal traffic circulation and service facilities;
4. Proposed landscaping to include drainage and permanent landscaping or screening which is feasible for the property within the proposed development;
5. A separate scale drawing of the exterior of the building(s) to include siding material, signs, and screening design and material;
6. A Town of Gig Harbor environmental work sheet.

C. If the Town Clerk and the Town Building Inspector find the plans lacking in any respect, or that the proposed development would not meet the regulations of the district for which they are designed, the Town Clerk or the Town Building Inspector will return same to the applicant(s) with a notation as to where they are deficient. When corrected, they will be again placed in the hands of the Town Clerk and the Town Building Inspector for review and transmittal to the Planning Commission.

D. If the Town Clerk and the Town Building Inspector find a variance, a conditional use permit or a rezone would be a necessary adjunct to the carrying out of the proposed plans,

the applicant shall be so notified, that they may make application for such variance, conditional use permit or zone change coincident with the application for site plan approval, if so desired.

E. The Town Clerk shall assign public hearing dates for the applicant for both the Planning Commission and Town Council and forward the site plans to the Planning Commission which shall, at its earliest possible regular meeting, consider approval of said plans with special attention to:

- (a) Compatibility with the Town's comprehensive plan.
- (b) Compatibility with surrounding buildings, occupancy, and use factors.
- (c) All relevant statutory codes, regulations and ordinances and compliance with same.

F. Upon completion of its study of the site plans the Planning Commission shall transmit same to the Town Council together with a letter of approval or rejection of the plans. Should approval be recommended said letter may include recommendations for any special restrictions or regulations deemed necessary or desirable in furthering the intent of the code pertaining to this proposed development.

G. The Town Council, upon receipt of the site plans, shall hold an advertised public hearing and accept or reject, with or without special restrictions or regulations, the site plans submitted.

H. The Town Council may require suitable performance bonds to assure compliance with all Town ordinances, the amount and nature of same shall be set by the Town Council, and the Town Clerk shall arrange for same.

I. All site plans submitted shall become property of the Town and shall be considered an integral part of the building permit when issued.

J. Upon approval by the Town Council, the Town

Building Inspector is authorized to issue permits for the proposed building(s) and/or development.

PASSED at a regular meeting of the Town Council held on the 23 day of July, 1977.

JACK D. BUJACICH
JACK D. BUJACICH-Mayor

Attest:

DONALD J. AVERY
DONALD J. AVERY-Clerk

Page Three

JOHNSON & KELLEY
ATTORNEYS AT LAW
SUITE 605
WASHINGTON BUILDING
TACOMA, WASHINGTON 98402