

CITY OF GIG HARBOR
CITY COUNCIL
RESOLUTION NO. 475

WHEREAS, Snodgrass-Freeman Architects have submitted, in behalf of Richard Getty, an application for site plan approval for the construction of 61,000 square feet of office buildings to be constructed in two structures in two phases over a three year period; and,

WHEREAS, the proposal includes off-street parking for 216 vehicles; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of Shoreline Management permits and site plans; and,

WHEREAS, a public hearing was held on February 21, 1996 by the city Hearing examiner to accept public input relating to this request; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended approval of the site plan in a report dated February 8, 1996; and,

WHEREAS, in order to allow sufficient review of the traffic study submitted to the Public Works Department by the applicant, the hearing was administratively continued for two weeks; and,

WHEREAS, the Hearing Examiner findings and conclusions are as stated in the report of March 20, 1996, , pages 3 through 8, and which is attached

hereto; and,

WHEREAS, the hearing examiner, in his report of March 20, 1996, recommended that the application for site plan review be approved, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

The application for a site plan is approved, subject to the following conditions:

1. Prior to issuance of the building permit, the applicant shall submit a final landscape plan which is consistent with the minimum landscaping standards of chapter 17.78. The All landscaping shall be installed prior to issuance of a final occupancy permit or an assignment of funds may be submitted to the City equal to 110% of the cost of the required landscaping. Landscaping not installed within one year of occupancy shall result in the city's foreclosure on the assignment of funds.
2. Areas of native vegetation which are designated as landscape or buffer areas shall be subject to a ten (10) foot wide no-construction zone and shall be protected by a temporary perimeter fence. Clearing, grading or contour alteration is not permitted within this no-construction area unless a qualified arborist provides written documentation that proposed construction activity within the 10 foot set-back will not harm nor existing vegetation within the designated landscape or buffer area.
3. Sidewalks curbs, and gutters shall be required along the property street frontage of Kimball Drive.
4. Prior to a decision by the Examiner on this application, a master sign plan shall be submitted to and approved by the Planning Staff which identifies the type, size, and location of signage allocated to each tenant space

(consistent with current sign code regulations) and which includes details on how the signs should be designed so as to assure unity in the building's overall signage.

5. The project shall conform to all building and fire code requirements as stated in the Building Official/Fire Marshall's report on this project application.
6. Parking shall comply with the parking and loading standards of Chapter 17.72 for business and professional office (one parking space for 300 square feet of floor area)
7. The use of the structures shall be limited to professional office and business as defined in chapter 17.04. The purpose of this condition is to assure that the uses within the buildings do not exceed the zoning code parking requirements.
8. A two-phase construction plan is proposed for this project. Construction for phase one must commence within two years of the approval of the site plan. In reliance upon the application submitted, phase two must be completed by no later than December 31, 1998. The applicant is advised that vesting does not occur until a complete building permit application is submitted for the proposed structures.
9. All work within public right-of-way shall be subject to the bonding requirements in Section 1.090 of the Public Works Construction Standards. No building permit shall be issued until all public improvements are completed and final acceptance granted or, with the approval of the Public Works Director, a performance bond is posted with the city in an amount equal to 100% of the cost of the public works improvements. A maintenance bond in an amount equal to 15% of the total cost of the improvements shall be posted with the city and it shall be active for a period of two years after job completion.
10. The driveway location at Kimball Drive shall be adjusted to align approximately with the existing or revised driveway entrance to the Pierce Transit Park and Ride facility as reviewed by this department.

11. A storm drainage report shall be prepared by a Professional Engineer for review and approval by the Department of Public Works. Prior to issuance of a Certificate of Occupancy, storm drainage requirements which are consistent with the approved storm drainage report shall be constructed.
12. The applicant shall participate in, or at a minimum, provide a construction and maintenance easement for the purpose of signalization at the driveway-Kimball Drive intersection (in conjunction with the City and Pierce Transit/others).
13. Prior to issuance of a Certificate of Occupancy, the applicant shall construct a 15 foot minimum width secondary access from the site to the developed section of McDonald Avenue. The secondary access shall be designed primarily as a pedestrian corridor with sufficient structural capacity for emergency vehicles. Design and construction shall be subject to the review and approval of the Planning and Public Works Departments.
14. The maximum floor area for each building is 35,000 square feet.

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 22 day of July , 1996.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk