

**CITY OF GIG HARBOR
RESOLUTION NO. 470**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO THE FINDINGS, CONCLUSIONS AND DECISION OF THE CITY COUNCIL ON THE APPLICATION FOR SITE PLAN 95-05.

WHEREAS, GHMC Section 17.10 specifies procedures for the reviewing of site plans; and,

WHEREAS, the City Council is required bylaw to make findings, conclusions and a final decision on Site Plan application SPR 95-05; and,

WHEREAS, the City Council, during its regular meeting of May 13, 1996 reviewed the proposed site plan and the findings and recommendation of the Hearing Examiner as per GHMC Section 17.10.

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

Findings and Conclusions

1. The applicant is David Fisher representing Rush Construction, Inc., and the subject property is located at 5801 Soundview Drive.
2. The applicanat requests site plan approval for a proposed office building of 37,860 square feet under Chapter 17.96 GHMC;
3. Current codes limit buildings to 5,000 square feet maximum per parcel.
4. The applicant submitted a complete building permit application on November 17, 1995 which was prior to adoption of current building size limitations and is therefore vested under codes in effect on November 17, 1995.
5. The Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated February 21, 1996.
6. The City of Gig Harbor Hearing Examiner conducted a public hearing on the application on February 21, 1996.
7. The City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of said site plan in his report dated March 6, 1996.

8. A request for reconsideration dated March 15, 1996 from the Public Works Department to address health/safety issues related to the use of the right-of-way, was submitted to the Planning Department on March 18, 1996.

9. The Hearing Examiner considered the issues identified by the Public Works Department and made specific findings and conclusions in his reconsideration report dated April 10, 1996 and has revised his recommendation for approval to incorporate the conditions of approval as recommended by the Public Works Department.

10. The findings and conclusions of the Hearing Examiner in his report dated March 6, 1996 and April 10, 1996 are consistent with City codes and policies regulating site plan development at the time the building permit application was submitted.

DECISION

The site plan (spr 95-05) is approved subject to the following conditions:

1. Prior to permit issuance, the applicant shall submit to the planning staff for review and approval a master sign plan which includes specifications on signage allocation among tenants, specific locations of signage, and which provides details on how each sign will be designed so as to provide unity to the project design as per GHMC Section 17.80.031(K).
2. Prior to installation of outdoor lighting, a lighting plan must be submitted to and approved by the Planning Staff consistent with GHMC Section 17.36.120.
3. Fire flow must be provided to within 150 feet of all portions of each building in accordance with the Section 10.401, and Table A-III-A-1, 1994 Uniform Fire Code. The building design must be modified to reflect the required auto-fire sprinkler system, One Hour Fire Resistive Construction and a 2 Hour Area Separation Wall with Protected Openings.
4. Fire hydrants must be provided to within 150 feet of all portions of each building in accordance with the Section 10.401, and Table A-III-B-1, 1994 Uniform Fire Code. The fire hydrant locations on the site plan do not reflect the requirement that a fire hydrant be located on the right side of the entrance to the site. The design must be revised to show the required fire hydrant on the right side of the entrance and within 150 feet of all portions of the building.
5. The building must be made accessible to the handicapped ;in accordance with the WA State Regulations for Making Buildings Accessible (Chapter 11, 1994 UBC as

amended by the WA State Building Code Council). Van accessible parking stalls will be required with an 18-foot stall width. An accessible walkway will be required from the public sidewalk to the entrance of the building.

6. A Knox Box must be installed to provide access to each building. Knox Box(s) must be ordered from Pierce Co. Fire District No. 5.
7. Additional pedestrian walks will be required to accommodate emergency egress from the building. The walkways may not be blocked by parking stalls.
8. Prior to permit issuance, an erosion and sediment control plan shall be submitted to and approved by the City's Public Works Department.
9. Prior to permit issuance, significant trees within the proposed buffer and perimeter landscape areas (both front and back) shall be retained. This will require preliminary identification of the building and parking pavement edge and installation of a protective barricade before major excavation begins. The barricade shall be retained and maintained in good condition during the entire construction phase, including major excavation and clearing, and shall not be removed until the parking area has been paved or until approved by the Planning Staff.
10. Prior to permit issuance, a final grading and utility plan shall be submitted to and approved by both the Planning Department and the Public Works Department. The plan shall specify how utilities will be extended through the driveways serving the site so as not to encroach into the perimeter landscaping areas, and shall verify that perimeter area landscaping can be retained as proposed and as required by code. To account for unforeseen topographic difficulties, the staff may administratively approve encroachments into the setback areas for required fill and retention, provided that encroachments do not exceed 20 percent of the proposed landscaped setback areas and do not involve loss of more than 20 percent of existing trees within the setback areas which are 6 inches in diameter or greater.
11. To assure minimal encroachment into the required perimeter landscaped area by driveways, two way driveways shall be limited to no more than 24 feet in width and one-way driveways shall be limited to no more than 15 feet in width.
12. The applicant shall construct half street improvements along the entire Soundview frontage of the subject property. Said half street improvements shall include a left turn lane, through lane, bike lane, transit pull-out, curb and gutter, sidewalks and transitions in accordance with the City's Public Works Standards and Pierce Transit requirements.
13. The proposed site plan shall be amended to eliminate dual driveway approach to Soundview Drive to ensure maximum available sight distance for entering traffic,

and minimizing the grade change from the sidewalk to the parking area to facilitate ingress and egress.

14. The plan shall be modified to reduce or eliminate the excavation for the driveway approach to Soundview Drive to ensure maximum available sight distance for entering traffic, and minimizing the grade change from the sidewalk to the parking area to facilitate ingress and egress.
15. The applicant shall submit a storm drainage report prepared by a professional engineer for review and approval by the Department of Public Works.
16. Sewer and water services shall be installed in accordance with the City's Public Works standards.

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 28th day of May, 1996.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk: 5/6/96
Passed by City Council: 5/28/96