

**CITY OF GIG HARBOR
RESOLUTION NO. 464**

WHEREAS, Bruce McKean, representing Cheri Grant, has requested site plan approval for the construction of a 1,469 square-foot expansion of the existing office building at 7306 Stinson Avenue; and,

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

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated February 7, 1996; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on February 7, 1996 to accept public comment on; and,

WHEREAS, 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 February 12, 1996; and,

WHEREAS, the City Council, during its regular meeting of February 26, 1996 reviewed the proposed site plan and the findings and recommendation of the Hearing Examiner; and,

WHEREAS, the City Council has determined that the site plan and the recommendation of the Hearing Examiner to be consistent with City codes and policies regulating site plan development;

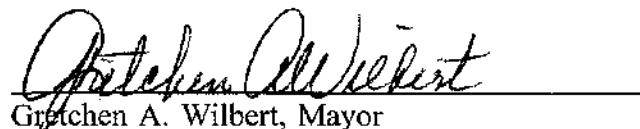
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions and recommendations of the hearing examiner in his report dated February 12, 1996, are hereby adopted and the site plan is approved subject to the following conditions:

1. A pedestrian entrance shall be located on the front (east) side of the building with a walkway located in the current landscaped area connecting the pedestrian entrance with the public sidewalk along the street. An alternative design may be proposed and approved by the Planning Department and Building Official provided:
 - a. The sidewalk does not result in impervious coverage exceeding 60% as per GHMC 17.28.050(F).
 - b. The sidewalk conform to all ADA requirements.
2. Parking stall dimensions must be at least 8 feet wide x 18 feet long with 15ft wide one-way driveway. A 24-foot driveway is required in back of 90 degree angle parking.

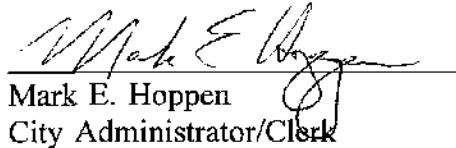
3. Fire flow volume is required according to the proposed building use (UBC occupancy group designation) and building size. A water availability letter is required from the water district stating the fire flow volume on Stinson Ave.
4. Fire hydrants must be provided within 150 feet of all portions of the building.
5. A Knox Box with a master key is required for access to the building if a fire alarm or intrusion alarm system is proposed. A fire alarm system may be required in accordance with Article 14, 1991 UFC or the codes and standards effective at the time of application for a building permit.
6. Prior to issuance of occupancy permits, curbs gutters and sidewalks must be installed along the parcel's entire frontage length, as per the City of Gig Harbor Public Works Standards.
7. Prior to permit issuance, a final grading and drainage plan must be submitted to the Public Works Department for review and approval.
8. Prior to permit issuance, a final landscape plan shall be submitted which includes plant species and size and also includes an irrigation plan.
9. Prior to permit issuance, details for the dumpster screen shall be submitted to and approved by the planning staff. The screen shall be designed to match materials on the building.
10. Prior to permit issuance a lighting plan consistent with Section 17.28.090(D) must be submitted to and approved by the planning staff.

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 26th day of February, 1996.



Gretchen A. Wilbert
Gretchen A. Wilbert, Mayor

ATTEST:



Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk: 2/16/96
Passed by City Council: 2/26/96