

CITY OF GIG HARBOR
RESOLUTION NO. 458

WHEREAS, Snodgrass Freeman Associates has requested site plan approval for the construction of an office building at 6622 Wollochet Drive N.W., filed with the City as SPR 95-03; 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 September 13, 1995; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on September 13, 1995 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner approved a variance which would allow the parking lot to encroach into the required yards as shown on the site plan reviewed by the Hearing Examiner (VAR 95-06); 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 October 11, 1995; and,

WHEREAS, in a statement letter dated October 20, 1995, Mr. Geoff

Moore, representing the applicant, requested reconsideration of the Examiner's decision to clarify certain points of his decision; and,

WHEREAS, the staff forwarded the statement letter to the Hearing Examiner with recommendations in a memo dated November 1, 1995; and,

WHEREAS, the City of Gig Harbor Hearing Examiner, in response to the request for reconsideration and the staff's recommendation, submitted an amendment to his October 11th report dated November 14, 1995; and,

WHEREAS, the site plan meets the criteria for the approval of a site plan, pursuant to chapter 17.96.030 (B) as follows:

1. It is compatible with the City Comprehensive Plan.
2. It is compatible with the surrounding buildings occupancy and use factors.
3. It is consistent with the applicable standards of the City of Gig Harbor Zoning Code, Title 17 of the GHMC.

WHEREAS, the City Council, during its regularly scheduled meeting of November 27, 1995, has considered the Hearing Examiner's recommendation and has determined that all conclusions and recommendations of the Examiner are consistent with all City codes and regulations pertaining to site plans; and,

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 October 11, 1995 and in his November 14, 1995 amendment to his report are hereby adopted and the site plan is approved subject to the following conditions:

1. Prior to clearing and grading, a horizontal survey shall be completed which verifies that there is sufficient area between the front (Wollochet Drive) property line and the wetland buffer line to meet the minimum dimensions for parking, circulation and landscaping.
2. Strict limits of disturbance shall be complied with on this project, This will require preliminary identification of the proposed area of disturbance for staff inspection and approval, then installation of a protective barricade before major excavation begins. The barricade should be visually and functionally significant (e.g. a fence made of plywood or construction safety fencing attached to steel T-posts or heavy lumber). The protective barricade shall be maintained for the entire duration of construction. The contractor shall submit a written statement that the proposed location of the construction fence will provide adequate room for all construction activities. If there is not sufficient room to assure protection of the trees within the buffer, a revised site plan shall be submitted to and approved by the City.
3. A certified arborist or forester shall verify that the proposed location of the barricade fence will provide reasonable assurance that the trees within the protective area will not be at risk due to construction activities outside the protective barricade. If, in the opinion of the arborist, the trees will be threatened due to the proximity of construction activity, a revised site plan which

provides recommended clearance between the trees and construction activities shall be submitted to and approved by the City. If a forester is used, then the forester shall meet at least one of the following qualifications:

- a) be a certified arborist;
 - b) have a degree in forestry from an SAF accredited Forestry School; or
 - c) be an urban forester with a degree in forestry.
4. A certified arborist or forester shall comment on the advisability of topping the douglas fir trees and identify possible alternatives to topping.
 5. Sufficient existing vegetation in the buffer area shall be retained to screen the development from the freeway (the annexation agreement requires a 25-foot buffer along SR-16).
 6. The trail system shall be completed up to and including the view platform behind the proposed Phase II building.
 7. Prior to building permit issuance, a final landscaping plan shall be submitted to the City Council for both the parkland and private areas of development. The plan shall include an irrigation plan for all domestic or nursery-stock landscaping.
 8. A master sign plan shall be submitted to and approved by the Planning Staff consistent with all sign code requirements.
 9. 66th Street Ct. N.W. is to be dedicated and designed as a 55-foot wide public right-of-way.

10. Curbs, gutters and sidewalks along the property frontage of Wollochet Drive and 66th Street Court N.W. are required.
11. Prior to building permit issuance, a plan showing how City water and sewer will be provided is shall be submitted for review and approval of the Public Works Department.
12. Prior to building permit issuance, a storm drainage plan shall be submitted for review and approval of the Public Works Department.
13. If 66th St. Ct. N.W. is going to end at the property line, a cul-de-sac type turn around will be required with provisions to extend the street to 72nd St. N.W. in the future, as development occurs.
14. Fire hydrants and water mains must be extended to within 150 feet of all portions of the building. Fire flow volume is required as per Appendix Table No. A-III-A-1, 1991 UBC.
15. Provide an accessible pedestrian walkway from the public sidewalk to the front entrances of the building.
16. The street name "66th Street Court" must be revised to reflect a historical name or another name which is approved by the Gig Harbor City Council in accordance with the Gig Harbor Addressing Ordinance.
17. 66th Street Court must be designed to interconnect 72nd Street and Wollochet Drive to provide fire fighting equipment access to

this site and adjoining properties.

- 18. The project owner shall submit a sight distance analysis for the 66th Street N.W. driveway with the Wollochet Drive before the construction of 66th Street N.W.*
- 19. The project owner shall build curbs, gutters and sidewalks along with the appropriate storm drainage provisions on Wollochet Drive along the entire length of the project on the North side of street.*
- 20. The proposed 66th Street N.W. shall be built according to the City of Gig Harbor Public Works Standards as public road with curbs, gutters and sidewalks on both sides of the street.*

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 27 day of November, 1995.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk: 11/20/95

Passed by City Council: 11/27/95
Resolution No. 458