

CITY OF GIG HARBOR
RESOLUTION NO. 425

WHEREAS, Dave Hagen and Raymond Nelsen have requested site plan approval for the construction of a minimart gas station at building at 7102 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 July 20, 1994; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on July 20, 1994 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 August 4, 1994; and,

WHEREAS, the City Council, during its regular meeting of August 22, 1994 reviewed the proposed site plan and the findings and recommendation of the Hearing Examiner; and,

WHEREAS, the City Council has determined that the proposed use, site plan and the recommendation of the Hearing Examiner is consistent with City codes and policies regulating allowed uses and 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 August 4, 1994, are hereby adopted and the site plan is approved subject to the following conditions:

1. The increased asphalt area resulting from the decrease in the rear yard buffer shall be compensated with increased buffering and berming along the Stinson Avenue frontage including:
 - (a) Landscaped berms in the front yard perimeter area at least three feet high, provided that clear vision near the driveway exit is retained as per Public Works Department standards.
 - (b) Maximum driveway widths of 24 feet.
2. Prior to building permit issuance, a final landscape and sprinkling plan which indicates all berms and specific plant species shall be submitted to and approved by both the Tacoma Public Utilities Department and the City of Gig Harbor Planning and Public Works Departments. Berms shall be a minimum of 3 feet high spanning the full width of the landscaped area except for required tapering at the edges. Landscaping shall be sufficient to provide screening from the freeway.
3. All landscaping shall be installed prior to issuance of a final occupancy permit unless a bond or assignment of funds totalling 110% of the estimated cost of landscaping is posted with the City.
4. Due to the alternative landscape plan's reliance on reduced buffer areas in exchange for a more unique style of architecture, all structures and signs shall be built in substantial compliance with the design as reviewed and approved through the site plan review process.
5. The roof color shall be limited to subdued earthtone matte finish colors (e.g., grays to charcoals, browns to reddish-browns or forest greens). Brighter colors may be acceptable if they are imbued with black or brown undertones (e.g., nautical blue). A color sample of the roofing material shall be submitted to and approved by the Planning Staff prior to installation.
6. Wainscot panels on the exterior of the building shall be steel, wood or masonry
7. Details for the dumpster screen shall be submitted to and approved by the Planning Staff prior to permit issuance. The dumpster screen shall be designed to match the building using similar colors and materials.

8. Fire flow must be provided to within 150 feet of each portion of the building in accordance with the Section 10.401, 1991 Uniform Fire Code.
9. Fire flow must be provided to the building in accordance with Section 10.401, 1991 Uniform Fire Code.
10. Access around the building must be provided to within 150 feet of all portions of the building in accordance with Chapter 10, 1991 Uniform Fire code. (fire sprinklers may be provided as an alternative).
11. Access must be provided to all areas in accordance with the Washington State Standards for Access. Access must also be provided in accordance with the Federal ADA Standards.
12. The project must conform to Chapter 15.20 GHMC (gasoline service stations).
13. The applicant shall submit for the City's review a copy of the agreement between the applicant and Tacoma Public Utilities which allows use of the Tacoma/Cushman right of way for this project's required parking and landscaping.
14. Prior to permit issuance, a final grading and drainage plan shall be submitted to the City for review and approval by both the Gig Harbor Public Works Department and the Washington State Department of Transportation.
15. The driveway shall be subject to the conditions as agreed and stipulated by the applicant and the Public Works Department including the following:
 - a. The south driveway will be restricted to right-in and right-out only operation upon determination of the City in the future that this driveway is adversely affecting the traffic operations on Stinson Avenue.
 - b. The north driveway will be restricted to right-in and right-out only operation upon determination of the City in the future that this driveway is also affecting the traffic operations on Stinson Avenue.
 - c. The City's determination can be verified by an independent traffic engineer selected mutually by both parties and paid by the property owners.
 - d. There will not be open trench cut on Stinson Avenue for any utilities which includes, but not limited to, city water, sewer and storm sewer. All connections to the existing utilities will be completed by boring rather than cutting the brand new pavement on Stinson Avenue.
16. Prior to permit issuance, the applicant shall provide a copy of the lease agreement with Tacoma Light which allows use of the use right-of-way as specified on the site plan. In the event the lease is terminated, the owner of the mini-mart parcel shall have 90 days to bring the parking and circulation into compliance with codes in place at that time.

Failure to bring the parking and circulation into compliance may result in termination of the existing use.

17. Site plan approval and all associated conditions of approval shall be file with the Pierce County Auditor's office as a covenant with the land. A copy of the filed covenant and filing number shall be submitted to the Planning Department prior to permit issuance.

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 22nd day of August, 1994.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Passed by City Council: 8/22/94