

**CITY OF GIG HARBOR
RESOLUTION #413**

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

WHEREAS, on August 23, 1993 PBA Inc. received site plan approval for SPR 93-02 - a carwash/retail center located at 6750 Kimball Drive as stated in the City of Gig Harbor Resolution #387; and,

WHEREAS, PBA Inc. has requested an amendment to SPR 93-02 - Site Plan approval for a carwash/retail center located at 6750 Kimball Drive; and,

WHEREAS, the Planning Department has reviewed the requested amendment and found that the amended site plan is consistent with zoning code requirements for site plans; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a memo to the City Council dated February 28, 1994; and

WHEREAS, the City Council, during its regular meeting of February 28, 1994 reviewed the proposed site plan amendment and the recommendation of the Planning Staff; and,

WHEREAS, the City Council has determined that the site plan and the recommendation of the Planning Staff 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:

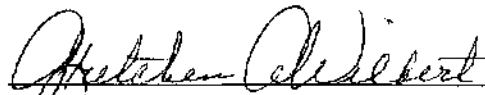
That the amended site plan for SPR 93-02 be approved subject to the following conditions:

1. Any revisions to the plan required to widen driveways or provide fire access shall not result in further encroachment into landscaped areas.
2. Condition #7 of Resolution #387 shall be revised to read as follows


The applicant shall pay a fair share of improvement costs to bring the current level-of-service (LOS) from F to D at the Kimball/Pioneer intersection. The amount as based upon the revised traffic study of March 7, 1994, and as determined by an analysis of the Public Works Director is 1.1% of the total of \$243,750 for the required improvements to the Kimball Drive/Pioneer Way intersection, with an additional 10% credit dedicated for the total mitigation for traffic to the facility that utilizes both the oil change and carwash services. The said amount shall be \$2,413.13 paid to the City by the applicant prior to issuance of a Certificate of Occupancy.

3. A revised site plan showing final parking and driveway layouts shall be submitted to the Staff for review and approval. The plan shall conform to all conditions of approval.
4. A revised final landscape plan reflecting the revised site plan shall be submitted for staff review and approval prior to permit issuance.
5. All other conditions as required with the original site plan approved under Resolution #387 shall be complied with.

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 14th day of March, 1994.


Gretchen A. Wilbert, Mayor

ATTEST:


Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk: 3/14/94
Passed by City Council: 3/14/94