

**CITY OF GIG HARBOR
RESOLUTION # 387**

WHEREAS, PBA Inc. has requested site plan approval for the construction and operation of a car wash/retail building at 6750 Kimball Drive; 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 June 9, 1993; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on June 9, 1993 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 July 19, 1993; and,

WHEREAS, the City Council, during its regularly scheduled meeting of August 9, 1993, has considered the Hearing Examiner's recommendation and has determined that all conclusions and recommendations of the Examiner (with the exception of the Examiner's conclusions on the driveway location for the project) accurately reflect existing conditions and circumstances; and,

WHEREAS, the City Council has determined, based upon input from the fire department, that concerns over the driveway location can be mitigated by providing a two-way left turn lane the full length of the parcel frontage; and,

WHEREAS, after hearing a Staff presentation and considering input by the Staff and the applicant, the City Council moved to approve the proposed site plan at its August 9, 1993 meeting;

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 July 19, 1993, with the exception of conclusion C and Recommendation 8, are hereby adopted and the site plan is approved subject to the following conditions:

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1. Sidewalks, curbs and gutters must be installed along the street frontage (of Kimball Drive) prior to occupancy of the facility.
2. A storm drainage management plan must be submitted to the City of Gig Harbor Department of Public Works (and the City of Tacoma Public Utilities Department, as necessary) for review and approval prior to the issuance of a building permit for this project. Storm drainage improvements must be installed, as approved, prior to occupancy of the facility (verification of approval from the Tacoma Public Utilities Department should be provided prior to permit issuance.). Storm drainage shall also include provisions for treatment of car-wash residual waste-water, in accordance with local and state requirements.
3. A final landscape plan meeting the requirements of the Landscaping Section of the City Zoning Code shall be submitted for approval prior to the issuance of a building permit for the facility. Landscaping as approved shall be installed prior to occupancy of the facility. The landscape buffer along the south property line of the subject property shall be a minimum of ten (10) feet in width as is shown on the short plat.
4. Fire protection improvements as required per the City Fire Code shall be installed, as follows:
 - A. Fire equipment access must be provided by a twenty four (24) foot-wide all weather lane for two-way traffic.
 - B. Fire hydrants shall be provided within 150 feet of all portions of the building and structures and locations must be accessible to fire fighting equipment and approved by the City Fire Marshal.
 - C. A 2 hr. fire wall with a 30-inch parapet will be required for all structures along the north property line (no openings permitted); a 1 hr. fire wall with a 30 inch parapet will be required for all structures within twenty feet of the south property line.
 - D. Fire-lane access to within 150 feet of all portions of the buildings are required; if a fire truck will be required to go further than 150 feet from the public street, a hammer-head turnaround will be required.
5. Consistent with the Uniform Building Code, a van parking stall will be required which conforms to the Washington State regulations for Accessibility. Sidewalks must be ramped at the curbs. Additionally, the canopy post shown on the site plan must be located outside of the 25 foot

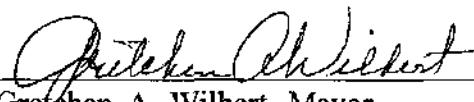
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canopy post shown on the site plan must be located outside of the 25 foot west setback.

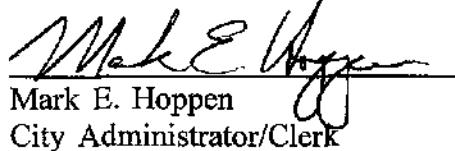
6. In lieu of construction of required improvements prior to final plat approval, a bond or cash assignment equal to an amount of 110% of a contractors bid for all improvements required shall be posted with the City. If accepted by the City, the improvements shall be installed within twelve months of the date of issuance of the occupancy permit for the facility. Failure to construct or install the required improvements within the time specified to City standard shall result in the City's foreclosure of the bond. Upon foreclosure, the City shall construct, or may contract to construct and complete, the installation of the required improvements. This condition does not absolve the applicant or developer of their responsibility to comply with the construction and maintenance bond requirements of the applicable City codes.
7. The applicant shall pay his fair share of improvement costs to bring the LOS from F to D at the Kimball/Pioneer intersection. Said amount shall be determined by the City's Public Works Director and shall be paid to the City by the applicant prior to issuance of a Certificate of Occupancy.
8. A two-way left turn lane along the entire frontage of the property, with proper taper length on each side of the turn lane shall be provided. The design of the turn lane shall be submitted to and approved by the Public Works Department.

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 23rd day of August, 1993.



Gretchen A. Wilbert, Mayor

ATTEST:



Mark E. Hoppen
City Administrator/Clerk

Passed by City Council: 8/23/93

Date published: 9/1/93

Date effective: 9/6/93