

CITY OF GIG HARBOR

RESOLUTION NO. 352

WHEREAS, Snodgrass Freeman Associates has requested site plan approval for the construction and operation of a 2589 square foot dental clinic on 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 March 18, 1992; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on March 18, 1992 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 reports dated March 30, 1992;

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 March 30, 1992 are hereby adopted and the site plan is approved subject to the following conditions:

1. A twenty foot buffer zone shall be retained on the north side of the building and shall be incorporated as part of the required landscape plan stipulated in Section 17.78.070 of the Gig Harbor Zoning Code.
2. All significant trees shall be retained in the buffer zone according to Section 17.78.050 of the Gig Harbor Zoning Code. The Planning Staff shall approve the identification significant trees and the method of tree protection during construction. No site work shall occur prior to obtaining said approval.

3. The site plan and structure shall conform to all fire and building protection measures as specified by the City's Building Official/Fire Marshall and the Uniform Building Code.
4. A final storm drainage plan shall be approved by the City's Public Works Department prior to building permit issuance.
5. Sidewalks, curbs and gutters shall be installed along the entire frontage of Kimball Drive.
6. The Applicant shall provide a written agreement with the adjacent property owner allowing temporary encroachment for the purpose of constructing the rear retaining wall near the east property line. The agreement shall be acceptable to the City Attorney prior to issuance of the building permit on the subject site. This requirement may be waived by the City if the Applicant can demonstrate, to the satisfaction of the City, that the wall can be built without disturbance beyond said property line.
7. Applicant to participate in a no-protest ULID for improvements to the Kimball Drive / Pioneer Way intersection. A copy of the resolution and site plan shall be filed under the Pierce County Auditor and verification of filing shall be provided to the city prior to issuance of the occupancy permit.
8. Exterior lighting to be consistent with the city's zoning code, per section 17.36.120(D).
9. The back side of the sidewalk must abut the property line as per the site plan approved 4/27/92.

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PASSED this 27th day of April, 1992.

Gretchen A. Wilbert
Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hopper
Mark E. Hopper
City Administrator/Clerk

Filed with City Clerk: 4/24/92
Passed by City Council: 4/27/92