

CITY OF GIG HARBOR
RESOLUTION No. 344

WHEREAS, Angela Puzon has requested site plan approval for the construction and operation of a 3,600 square foot bakery and delicatessen on North Harborview 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 December 11, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on December 18, 1991 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 in his reports dated January 6, 1992; 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 reports dated January 6, 1992 are hereby adopted and the site plan is approved subject to the following conditions:

1. In accordance with the requirements of the City of Gig Harbor fire codes, the following must be provided:

- A. A fire hydrant shall be provided within 150 feet of all portions of the building.
 - B. A minimum 24 feet of internal road width clearance is required between parking stall ends for emergency equipment access.
- 2. A storm water management plan shall be submitted to the Department of Public Works for review. Any improvements required to mitigate storm water runoff shall be installed as per the requirements of the City of Gig Harbor prior to occupancy of the building.
- 3. A final landscape plan shall be submitted to the Planning Department for review and approval. The landscape plan shall incorporate provisions for a mechanical irrigation system. Landscaping shall be installed prior to issuance of an occupancy permit for the structure.
- 4. A clearing and grading plan shall be submitted to the city prior to any site clearing or construction. The plan shall include provisions for temporary erosion control and dust abatement. Trees which are to be retained as vegetative buffers shall be identified on the plan and clearly marked on the site. No grading shall be allowed within ten feet of the designated buffer areas.
- 5. The performance standards established per Section 17.36.120 for exterior mechanical devices, outdoor storage of materials and trash receptacles shall be adhered to.
- 6. In lieu of improvements required by the zoning code, a cash assignment or a bond in the amount of 110% of a contractor's bid for the improvements

shall be posted with the City prior to occupancy. Upon satisfactory completion of the improvements, the cash assignment or bond will be released by the City. Failure to complete the required improvements within one-year of occupancy will serve as sufficient cause for the city to foreclose on the bond or cash assignment and complete the required improvements.

7. The architectural rendition as depicted on the site plan as submitted is accepted as the approved design. Any substantial alteration to this design shall warrant review and approval by the City Council.
8. Although the stream bordering the property is within Pierce County, the applicant shall coordinate with the Department of Fisheries in meeting any requirements of H.P.A. approval and for the maintenance of water quality.

PASSED this 27th day of January, 1992.


Gretchen A. Wilbert, Mayor

ATTEST:


Dennis R. Richards
Acting City Clerk

Filed with City Clerk: 1/23/92
Passed by City Council: 1/27/92