

CITY OF GIG HARBOR

RESOLUTION NO. 301

WHEREAS, Dan and Sharon Snuffin have requested site plan approval and a variance (SPR 90-11/VAR 90-14) for the conversion of a single family residence into a catering business, located at 7101 Stinson Avenue; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance No.489 which establishes guidelines for the reviewing of site plans and other land use issues; and,

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated November 15, 1990; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on November 21, 1990 to accept public comment on; and,

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval in his report dated December 5, 1990.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions and recommendation of the Hearing Examiner in his report dated December 5, 1990 are adopted and the application for a site plan is granted, subject to the following conditions:

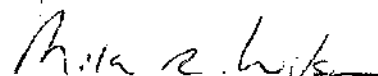
1. The applicant shall submit a drainage plan to the Department of Public Works for review and approval. Any improvements required to control storm water drainage shall be installed prior to issuance of an occupancy permit for the structure.
2. The applicant shall be required to develop fire equipment access, which must be provided by a 24-foot wide (two-way traffic) or fifteen-foot wide all weather roadway (one-way traffic).
3. Fire hydrant and an 8-inch water main shall be provided within 150 feet of all portions of each building; fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements; fire flow must conform to 1974 ISO Guide.
4. Exterior fire wall protection shall be required if

4. Exterior fire wall protection shall be required if the structures are within twenty feet of the property line.
5. Combined access to Stinson Avenue, as described on the site plan, is acceptable. Final approval of the combined access location and design shall be authorized by the Public Works Director prior to issuance of a building permit for the proposal.
6. A landscape plan meeting the requirements of Section 17.80.070(A) shall be submitted to the City prior to issuance of construction permits for the project. All landscaping must be installed prior to the issuance of occupancy permits or within one year of site plan approval, whichever is the lesser. An assignment of funds for the landscaping improvements in an amount equal to 110% of a contractor's bid shall be posted with the city prior to issuance of construction permits. Upon installation of landscaping, the assignment of funds will be released by the city.
7. In accordance with Section 17.96.070, construction on the project must commence within twenty four (24) months from the date of final council action. Failure to commence construction within the allotted time period shall render approval null and void.
8. The property owner shall be required to participate in any future local improvement district (L.I.D). for the area.

PASSED this 14th day of January, 1991.


Gretchen Wilbert, Mayor

ATTEST:


Michael R. Wilson
City Administrator/Clerk

Filed with city clerk: 01/11/91
Passed by city council: 01/14/91