

CITY OF GIG HARBOR

RESOLUTION No. 298

WHEREAS, Rose Sehmel has requested site plan approval for the development of 24,000 square feet of commercial and professional office space on property located at the southwest corner of Rosedale Street and Skansie Avenue; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #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 March 12, 1990; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on March 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 of in his report dated October 17, 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 October 17, 1990 is adopted and the application for a site plan is granted, subject to the following conditions:

1. A six to seven foot high berm shall be created along the south property line. The berm shall then be landscaped along with other areas shown on the site plan. The landscape plan shall be prepared by a licensed landscape architect and shall be submitted to the planning director prior to the issuance of any construction permits. The landscape plan shall incorporate provisions for the retention and protection of native vegetation along the north perimeter of the site and shall include a dense, vegetative buffer on the newly constructed berm along the south property line of no less than twenty feet in width. Landscaping shall be maintained for the life of the project, consistent with

the approved landscape plan. The landscape plan shall also include a mechanical irrigation system, which shall be maintained for the life of the project. Upon approval by the planning director, the landscaping shall be installed, consistent with the approved plan, prior to the issuance of a certificate of occupancy.

2. A storm water management plan, prepared by a registered engineer, shall be submitted to the Department of Public Works prior to the issuance of any construction permits. Upon approval of the Public Works Director, required storm water control improvements shall be installed prior to the issuance of a certificate of occupancy. All storm water management plans shall include provisions for temporary erosion control and sediment containment measures shall be implemented prior to site preparation and grading and shall be maintained up to the completion of construction.
3. The architectural rendition of the structure(s), inclusive of the type of siding material, and as depicted upon the site plan, is accepted. The structure(s) shall adhere to the approved design.
4. A lighting plan for the exterior of the buildings, parking areas and street frontage shall be submitted to the planning director for approval. The lighting plan shall be implemented, as approved, prior to the issuance of the certificate of occupancy. Lighting shall be directional in nature and shall be oriented to retain lighting on the property.
5. Curbs, gutters and sidewalks shall be constructed adjacent to the project in accordance with city standards in effect at the time of building permit vesting.
6. Prior to the issuance of a certificate of occupancy for any building within the project, a contribution of \$5,200 (1.6% of the Stinson/Pioneer intersection improvement costs) shall be made to the city.
7. Substantial progress toward construction of the project shall be commenced within two (2) years of approval of the site plan. Substantial progress shall include the letting of bids or the making of contracts, signing of a notice to proceed, completion of grading and excavating or the installation of major utilities. The project

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shall be completed within five (5) years of site plan approval.

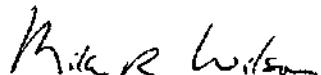
8. An assignment of funds equal to an amount of 110% of the value of the required improvements shall be posted with the City prior to the issuance of any construction permits for the project. The value of the assignment of funds shall be based upon a bonafide contractor's bid.

PASSED this 10th day of December, 1990.



Gretchen A. Wilbert, Mayor

ATTEST:



Michael R. Wilson
City Administrator/Clerk

Filed with city clerk: 11/20/90
Passed by city council: 12/10/90