

CITY OF GIG HARBOR

RESOLUTION No. 296

WHEREAS, Texaco Marketing and Refining has requested site plan approval (90-09) to remodel and convert service bays at the Pioneer Avenue Texaco Station into an addition to the convenience store and to install a new canopy; 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 September 10, 1990; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on September 19, 1990 to accept public comment on SPR 90-09; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR 90-09 in his report dated September 24, 1990.

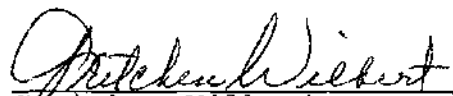
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions and recommendation of the hearing examiner in his report dated August 2, 1990 is adopted and the application for a shoreline management substantial development permit is granted, subject to the following conditions:

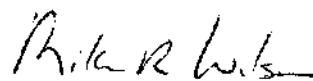
1. The facility shall clearly delineate a minimum of seven parking spaces, conforming to the dimensional requirements of the parking standards of the zoning code.
2. The new canopy shall be a minimum of twenty feet from the front property line.
3. The architectural rendition as depicted on the site plan is accepted as the approved design.

4. A landscape plan meeting the requirements of Section 17.80.070(A) for the perimeter area on the northeast portion of the property 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 lessor. 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.
5. 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.
6. The property owner shall participate in a "no-protest" L.I.D. for traffic improvements which may be required by the city at a future date.

PASSED this 8th day of October, 1990.


Gretchen Wilbert, Mayor

ATTEST:


Mike Wilson
City Administrator/Clerk

Filed with city clerk: 8/24/90
Passed by city council: 8/27/90