

CITY OF GIG HARBOR

RESOLUTION No. 295

WHEREAS, Charles and Diane Hunter have requested site plan approval (90-06) to construct two professional office buildings on property at the southeast corner of Stinson Avenue and Grandiview Street; 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 June 14, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR 90-06 in his report dated September 18, 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 September 18, 1990 is adopted and the application for site plan approval is granted, subject to the following conditions:

1. A landscape plan prepared by a licensed landscape architect and meeting the requirements of Section 17.78 of the Gig Harbor Zoning Code shall be submitted to the Planning Director for consideration and approval, prior to the issuance of a building permit for the site. The landscape plan shall include provisions for a mechanical irrigation system. Landscaping shall be installed prior to the issuance of occupancy permits.
2. The architectural rendition as depicted on the site plan and as described in Section 10a. of the SEPA environmental checklist is accepted as the approved design.

3. The site shall be served by a twenty four foot wide all weather roadway to accommodate fire equipment access.
4. Fire hydrants 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 and fire flow must conform to 1974 ISO Guide. Fire protection plans shall be submitted to the Fire Marshall prior to issuance of the building permit.
5. A storm water drainage plan shall be submitted to the Department of Public Works for review and approval. The storm drainage plan shall also include provisions for temporary erosion control during site preparation and construction. Storm drainage improvements, as required by the Department of Public Works, shall be installed prior to occupancy of buildings.
6. Sidewalks, curbs and gutters shall be installed along the property frontage of Stinson and Grandview.
7. The project may be phased, however an assignment of funds equal to an amount of 110% of a contractors bid for all improvements required under site plan approval shall be posted prior to issuance of any construction permits for the project. Upon satisfactory completion of all improvements as required, the City of Gig Harbor will release the assignment.
8. 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.
- 9) The property owner shall pay to the city the sum of nine hundred fifty (\$950.00) dollars for fair-share mitigation improvements of traffic impacts at the intersection of Pioneer and Stinson, as based upon a traffic study completed


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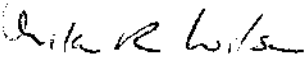
by the applicant's traffic consultant, Heath and Associates.

- 10) 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 8, 1990.

  
Gretchen Wilbert, Mayor

ATTEST:

  
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Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 10/1/90  
Passed by city council: 10/8/90