

CITY OF GIG HARBOR

RESOLUTION NO. 286

WHEREAS, Western Clinic and St. Joseph Hospital (Franciscan Health Care Services) has requested site plan approval (SPR90-03) to construct a 30,000 square foot medical facility; 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, SPR90-03 in a staff report dated April 24, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR90-03 in his report dated May 16, 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 May 16, 1990, are adopted and the application for a site plan is granted, subject to the following conditions:

1. Any contaminated soils which must be removed from the site shall be disposed of in a manner consistent with applicable state requirements.
2. A landscape plan, prepared by a licensed landscape architect, 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, where feasible, and shall include a statement on the maintenance of vegetation on-site, during and after construction. The landscape plan shall also include a mechanical irrigation system. Upon approval by the Director, the landscaping shall be installed, consistent with the approved plan, prior to the issuance of a

certificate of occupancy.

3. A stormwater 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 by the Director of Public Works, required stormwater control improvements shall be installed prior to the issuance of a certificate of occupancy. All stormwater management plans shall include provisions for temporary erosion control and sediment containment. 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.
4. The architectural rendition of the structure(s), inclusive of the type and color of siding material, and as depicted upon the site plan, is accepted. The structure(s) shall adhere to the approved design.
5. 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 a certificate of occupancy.
6. 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 shall be completed within five (5) years of site plan approval.
7. Traffic control improvements, as required for traffic impact mitigation, shall be installed prior to the issuance of a certificate of occupancy. Said mitigation shall be based upon recommendations of the traffic study submitted by the applicant.
8. A proportional share of the traffic control improvements on Kimball Drive, including any

Western Clinic Site Plan Resolution  
Page 3

improvements required at the intersection of Hunt Street and Soundview Drive shall be assessed to the development under a future LID. The owner of the property, including future owners, shall be obligated to participate in the LID.

9. A sidewalk shall be installed abutting the subject site along both Kimball Drive and Hunt Street in accordance with adopted city codes.
10. The applicant shall hire an arborist or landscape architect to examine the large trees on the site. Said arborist or landscape architect shall determine if any of the trees which have been proposed to be saved are diseased and should be cut down.

PASSED this 25th day of June, 1990.

  
Gretchen A. Wilbert  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 5/24/90  
Passed by city council: 6/25/90