

CITY OF GIG HARBOR

RESOLUTION #276

WHEREAS, Mr. Dennis Davenport has requested site plan approval (SPR89-13) to construct a 95 unit hotel, including 5,500 square feet of restaurant and meeting room; 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 site plan, SPR89-13, but has recommended denial of a height variance (VAR89-14) in his report dated December 21, 1989.

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

1. Concrete sidewalks, curbs, and gutters shall be installed along the property frontage of Kimball Drive and Erickson Street, and a left turn lane shall be installed in front of the property on Kimball Drive, at the owners expense, prior to the issuance of a certificate of occupancy. A bond or an assignment of funds equal to an amount of 110% of the value of the improvements shall be posted prior to the issuance of any construction permits for the project. The value for the improvements shall be based upon a bonafide contractor's bid.
2. A landscaping plan, prepared by a licensed landscape architect, shall be submitted to the Planning Director prior to the issuance of any construction permits for the project. The landscaping plan shall incorporate provisions for the retention and protection of native vegetation, and shall include a statement for the maintenance of all 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. A bond or an assignment of funds equal to an amount of 110% of the value of the improvements shall be posted prior to the issuance of any construction permit for the project.

The value of the landscaping shall be based upon a bonafide contractor's bid.

3. A storm water management plan shall be submitted to the Public Works Director prior to the issuance of any construction permits. Upon approval, required storm water construction improvements shall be installed prior to the issuance of a certificate of occupancy. A bond or an assignment of funds equal to an amount of 110% of the value of the improvements shall be posted prior to the issuance of any construction permit for the project. All storm water management plans shall include provisions for erosion control and sediment containment measure shall be implemented prior to site preparation and grading.
4. The architectural rendition of the proposed structures, inclusive of the type and color of siding material, and as depicted on the site plan, is accepted. The structure shall adhere to this design.
5. Fire flow and fire protection improvements, as required under the Uniform Fire Code and subject to the approval of the City of Gig harbor Fire Marshal, shall be installed and verified as operational prior to the issuance of a certificate of occupancy.
6. A lighting plan for the exterior of the buildings, parking areas, and street frontage shall be submitted to the Planning Director for approval. All lights shall be shrouded to substantially reduce spillover of lighting onto adjacent properties. The lighting plan shall be implemented as approved prior to the issuance of a certificate of occupancy.
7. Substantial progress toward construction of the facility shall be commenced within two (2) years of the approval of the site plan. Substantial progress shall include the letting of bids or making of contracts, signing of a notice to proceed, completion of grading and excavating, application for building permit, or the installation of major utilities.
8. All conditions of site plan approval are deemed binding upon the applicant. Revisions to the site plan which are minor and which may be authorized by the Planning Director include location adjustment to the building pads by ten feet or less from the original, species variation/substitution for landscaping materials, and


variation in building height by 10% or less, however, in no case shall it exceed the height limit as specified in the zoning code. Site plan revisions deemed not to be minor shall be reviewed and authorized by the City Council prior to the applicant proceeding with the project.

9. The property owner or any heirs, successors, or assigns, shall participate in any future LID established for the construction of any off-site and traffic control improvements.

PASSED this 26th day of March, 1990.

  
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Gretchen A. Wilbert, Mayor

ATTEST:

  
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Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 3/9/90  
Passed by city council: 3/26/90