

**CITY OF GIG HARBOR
RESOLUTION #409**

WHEREAS, Heartwood Homes LTD. has requested site plan approval for the construction and operation of a motel or inn building at 3212 Harborview Drive; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated January 19, 1994; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on January 19, 1994 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of said site plan in his report dated February 10, 1994; and,

WHEREAS, the City Council, during its regular meeting of February 28, 1994 reviewed the proposed site plan and the findings and recommendation of the Hearing Examiner; and,

WHEREAS, the City Council has determined that the site plan and the recommendation of the Hearing Examiner to be consistent with City codes and policies regulating site plan development;

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

That the findings, conclusions and recommendations of the hearing Examiner in his report dated February 10, 1994, are hereby adopted and the site plan is approved subject to the following conditions:

- (1) Fire Hydrant(s) and fire fighting equipment access shall be required within 150 feet of all portions of the building.
- (2) One unit shall be handicap accessible and shall include a telephone and fire alarm for the hearing impaired.
- (3) A complete fire alarm and sprinkler system as approved by the City's Fire Marshall shall be required.
- (4) Required parking shall not be located in the shared driveway (roadway). Therefore, stall #20 as shown on the submitted site plan shall be eliminated.

- (5) The handicap accessible parking stall shall be van accessible (16' wide) and as approved by the Building Official.
- (6) Minimum walkway widths shall be 44 inches or as approved by the Building Official.
- (7) The two-way driveway width shall be 24 feet minimum.
- (8) The trash enclosure shall accommodate recycle bins as approved by the Building Official. Plans for the enclosure shall be submitted to the Department of Community Development for review and approval prior to the issuance of a building permit.
- (9) A final landscape plan meeting the requirements of the Landscaping Section of the city zoning Code shall be submitted to and approved by the Planning Staff prior to clearing, excavation or building permit issuance. Landscaping, as approved, shall be installed prior to occupancy of the structure. Special attention shall be paid to providing a landscape buffer between the proposed project and the single family house to the north.
- (10) Final elevation drawings showing the treatment of the foundation in the front of the building and all other trim details and materials shall be submitted to the Planning Staff prior to building permit issuance. The applicant is encouraged to incorporate window and trim details on the existing building into the final plan.
- (11) A grading and drainage plan shall be submitted to and approved by the Public Works Department prior to building permit issuance.
- (12) A sign shall be installed near the deck which limits hours of use of the deck. The deck shall not be used between the hours of 10:00 p.m. and 8:00 a.m.
- (13) No hot tub shall be permitted on the deck or on the north side of the property as long as the adjacent house to the north is used for single family purposes.
- (14) All mechanical equipment shall be either located or vented to the south of the existing and proposed buildings.
- (15) All exterior lighting shall be shrouded to minimize light and glare on adjacent properties.
- (16) One sign shall be permitted near the vehicular entrance to the project and shall comply with all requirements of Section 17.80 of the Zoning Code.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the Council held on this 28th day of February, 1994.

Nick Markovich, Jr. - Mayor Pro tempore

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Passed by City Council: 2/28/94
Date published: 3/7/94
Date effective: 3/12/94