

**CITY OF GIG HARBOR
RESOLUTION # 424**

WHEREAS, Rick North has requested site plan approval for the construction of an office/retail building at 5790 Soundview 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 June 22, 1994; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on June 22, 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 July 6, 1994; and,

WHEREAS, the City Council has determined that the findings accurately reflect site conditions, zoning code requirements and building code requirements;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, the recommendation of the Hearing Examiner on the North Retail/Office Park site plan (SPR 94-01) is hereby approved, subject to the following conditions:

1. A storm water drainage plan must be submitted to the Public Works Department prior to building permit issuance.
2. All significant trees within the proposed buffer and perimeter landscape areas (front, rear, and sides) shall be retained, except for a 20 foot wide driveway access to the Tacoma/Cushman right-of-way. It will also require preliminary identification of the building and parking pavement edge and installation of a protective barricade before major excavation begins. The barricade should be visually and functionally significant (e.g., a fence made of plywood or construction safety fencing attached to steel T-posts or heavy lumber). The barricade shall be retained and maintained in good condition during the entire construction phase, including major excavation and clearing, and shall not be removed until the parking area has been paved or until approved by the Planning Staff.
3. Prior to building permit issuance, a master sign plan shall be submitted to and approved by the Planning Staff which identifies the type, size, and location of signage allocated to each tenant space (consistent with current sign code regulations) and which includes details

on how the signs should be designed so as to assure unity in the building's overall signage.
4. All parking stalls shall be a minimum of 9 feet x 19 feet except for required handicap stalls which shall be installed in accordance with ADA standards and as approved by the Building Official.

5. Fire hydrants must be within 150 feet of any portion of the building and the building must include a fire-sprinkler system as reviewed and approved by the Building Official/Fire Marshal.

6. All landscaping shall be installed prior to issuance of a final occupancy permit, or during the first growing season following occupancy if a landscape bond acceptable to the City is provided prior to issuance of the Certificate of Occupancy.

7. Prior to permit issuance a final landscape plan shall be reviewed and approved by the Planning Staff. The plan shall indicate (a) significant vegetation to be retained on both the front, rear, and side of the building, (b) specific plant species in accordance with zoning code landscaping requirements, and (c) a sprinkling plan.

8. The final site and landscape plan shall indicate a location for waste recycling bins.

9. All trees, shrubs and/or power poles located within the right-of-way which interfere with safe sight distances shall be removed. The Public Works Department shall review and approve final site and landscape plans to assure adequate sight distance.

10. The landscape plan shall meet all regular provisions of the 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 8th day of August, 1994.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk