

**CITY OF GIG HARBOR  
RESOLUTION NO. 428**

**WHEREAS**, Bud Tynes and Snodgrass Freeman Associates have requested site plan approval for the construction of a 10,000 square foot office building at 7626 Pioneer Way; 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 August 17, 1994; and

**WHEREAS**, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on August 17, 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 August 26, 1994; and,

**WHEREAS**, the City Council, during its regular meeting of September 12, 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 August 26, 1994, are hereby adopted and the site plan is approved subject to the following conditions:

1. The driveway entrance shall be perpendicular to Pioneer Way. This will require a driveway approach not to exceed 24 feet in width with the easterly curb of the driveway being perpendicular to the road. In addition, the curbs shall provide handicap ramps on both sides of the driveway aligning with the street sidewalk. A final design of the driveway approach shall be submitted to and approved by the Public Works Department prior to permit issuance.
2. 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 shall be designed so as to assure unity in the building's overall signage.
3. All landscaping shall be installed prior to issuance of a final occupancy permit or an assignment of funds may be submitted to the City equal to 110% of the cost of the required landscaping.
  4. The project shall conform to all building and fire code requirements as follows:
    - i. Fire flow must be provided to within 150 FT of the front entrance to the building parcel and within 150 FT of all portions of the building in accordance with the Section 10.401, 1991 Uniform Fire Code. The minimum fire hydrant spacing on Pioneer Way is at each street intersection, at the entrance to the site. Since the building is proposed to be immediately adjacent to the property lines fire hydrants and water mains may need to be extended up the 4th Street right of way to provide the necessary fire protection.
    - ii. Fire flow must be provided to the building in accordance with the Section 10.401, 1991 Uniform Fire Code (See Appendix III-A & B):

REQUIRED FIRE FLOW (Table A-III-A-1):

Note: The minimum Fire Flow is 1,750 gpm at 20 psi for a 10,000 sqft Type V-One hour fire rated building.

The minimum Fire Flow is 2,750 gpm at 20 psi for a 10,000 sqft Type V-NonRated building.

- iii. REQUIRED NUMBER OF HYDRANTS (Table A-III-B-1):

Note: 1,500 gpm Fire Flow requires 1 hydrant at 500 FT Spacing within 250 FT of the Road

2,500 gpm Fire Flow requires 3 hydrants at 450 FT Spacing within 225 FT of the Road

- iv. Access must be provided to all areas in accordance with the Washington State Standards for Access. Access must also be provided in accordance with the Federal ADA Standards.
- v. Access must be provided to within 150ft of all portions of the building in accordance with Chapter 10.2, 1991 Uniform Fire Code. Access is not provided on two sides and the rear of the building as proposed on the site plan.
- vi. One hour fire rated walls are required for B-2 Occupancies (an office/retail building) within 20ft of the property lines. Three quarter hour fire rated windows and openings are required for buildings within ten feet of property

lines.

- vii. A fire resistant roof will be required in accordance with Chapter 32, 1991 UBC.
- viii. A complete plan review will be completed upon submittal of plans for a building permit.
- ix. Prior to permit issuance, the applicant shall submit to the City an environmental report prepared by a professional soils surveyor and/or environmental waste specialist which certifies that there are no contaminated soils or waste deposits on this site.

**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 12th day of September, 1994.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen  
City Administrator/Clerk

Filed with City Clerk: 9/13/94  
Passed by City Council: 9/21/94