

**CITY OF GIG HARBOR
RESOLUTION NO. 473**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO THE FINDINGS, CONCLUSIONS AND DECISION OF THE CITY COUNCIL ON THE APPLICATION FOR SITE PLAN 96-01.

WHEREAS, GHMC Section 17.10 specifies procedures for the reviewing of site plans; and,

WHEREAS, the City Council is required bylaw to make findings, conclusions and a final decision on Site Plan application SPR 96-01; and,

WHEREAS, the City Council, during its regular meeting of May 13, 1996 reviewed the proposed site plan and the findings and recommendation of the Hearing Examiner as per GHMC Section 17.10.

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

Findings and Conclusions

1. The applicant is Kenneth Braaten, and the subject property is located at 6575 Kimball Drive
2. The applicant requests site plan approval for a proposed 90 room hotel under Chapter 17.96 GHMC;
3. The Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated March 20, 1996.
4. The City of Gig Harbor Hearing Examiner conducted a public hearing on the application on March 20, 1996.
5. 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 April 9, 1996
6. The findings and conclusions of the Hearing Examiner in his report dated April 9, 1996 are consistent with City codes and policies regulating site plan development at the time the building permit application was submitted.

DECISION

The site plan (spr 96-01) is approved subject to the following conditions:

1. Prior to permit issuance, the applicant shall identify significant trees six inches in diameter or greater in proposed landscaped areas which are within 10 feet of the building footprint or 2 feet of hard surface areas . The applicant shall make all reasonable efforts to protect the trees during construction as recommended by a certified arborist.
2. Prior to permit issuance, a final landscape plan shall be submitted which (a) incorporates all retained trees into the plan, (b) includes temporary landscaping for the portion of the site the phase II portion of the building will be located in, (c) identifies permanent landscaping on all pervious surfaces on the site including the area of the phase II portion of the building, (d) incorporates a vegetative planting area at the base of the free-standing sign which is at least twice the size of the sign area, and (e) includes a 30-foot buffer with a dense vegetative screen on the east side and which incorporates existing significant vegetation.
3. Prior to permit issuance, the applicant shall submit a bond or assignment of funds for 120% of the market cost of installing all landscaping including the area of the phase II portion of the building. If Phase II does not commence within 2 years of phase I certificate of occupancy, the City may, at its option, apply the landscaping assignment of funds toward completion of the landscaping, including the portion of the site where the phase II portion of the building will be located.
4. 80 parking stalls must be finished with the phase I building shell whether the entire shell is completed or not (sufficient for 64 rooms).
5. Prior to permit issuance, a detailed sign plan shall be submitted for planning staff and approval. The plan shall provide details consistent with GHMC Section 17.80.031(K) and shall identify the exact location of the free-standing sign.
6. The driveway shall be limited to 24 feet wide maximum, except for required flaring where the driveway meets the street pavement.
7. Fire flow shall be provided to within 150 FT of all portions of each building in accordance with the Section 10.401, and Table A-III-A-1, 1994 Uniform Fire Code.
8. A fire hydrant shall be installed within 150 FT of all portions of each building. New fire hydrants must be located on Kimball Drive, of the building to accommodate this requirement. Required number of hydrants shall be as per Table A-III-B-1.
9. Access around each building must be provided to within 150 FT of all portions of the building in accordance with Chapter 10, 1994 Uniform Fire Code. Setup areas and fire lanes with 24ft wide roadways and maximum grades of 15% around the

buildings must be provided in accordance with City of Gig Harbor Fire Code requirements. Secondary access to the site from a public roadway is required. The McDonald Street entrance may provide the secondary access and may be restricted with an approved opticon controlled gate.

10. If the McDonald Street entrance is controlled with an opticon controlled gate, a 15 foot all-weather traversable surface must be installed on McDonald which connects with the paved portion of McDonald Street. If the entrance is not controlled with an opticon controlled gate, a 24-foot all-weather traversable surface will be required. Pedestrian access to McDonald shall be maintained.
11. The parking lot must be modified to make the entrance to the building accessible.
12. A clear height of 13 ft. 6 in. under the porte cochere canopy must be maintained
13. Parking stalls shall not be located in front of fire hydrants and auto-fire sprinkler system fire department connections.
14. An auto-fire sprinkler system must be provided for each building in accordance with section 1003.2.8 GHMC. Fire department connections will be required to the auto-fire sprinkler system in accordance with the 1994 UFC and PC Fire District No. 5 requirements.
15. The building must be made accessible to the handicapped in accordance with the WA State Regulations for Making Buildings Accessible (Chapter 11, 1994 UBC as amended by the WA State Building Code Council). Van accessible parking stalls will be required with an 18 ft stall width. An accessible walkway will be required from the public sidewalk to the entrance of the building.
16. A Knox Box must be installed to provide access to each building. Knox Box(s) must be ordered from Pierce Co. Fire District No. 5.
17. One Hour Fire resistive wall construction and 3/4 Hour rated window assemblies, where the building is within 20 ft of the property line are required.
18. Traversable pedestrian walks shall be included to accommodate emergency egress from the building. The walkways may not be blocked by parking stalls.
19. Prior to permit issuance, sanitary sewer availability and capacity at the site shall be confirmed to the satisfaction of the Public Works Department . Evidence of easements and ownership of the sanitary sewer line in the east side of Kimball Drive south of the fire station shall be confirmed to the satisfaction of the Public Works Department. At such time as ownership and capacity are confirmed as available, connection may be made to the sanitary sewer in accordance with City Standards.

20. Half-width improvements shall be constructed along the parcel frontage based on a three lane section, with bicycle lanes and sidewalks on both side in accordance with City standards and the City of Gig Harbor 1994 Transportation Plan.
22. Prior to permit issuance, a Storm drainage report shall be submitted to and approved by the Public Works Department.
23. Prior to permit issuance, a complete set of engineered utility and street plans shall be submitted to and approved by the Public Works Department.
24. All utility, drainage and grading plans shall be designed to avoid encroachment into required buffers and areas of retained significant vegetation. The driveway encroachment into the rear 30-foot buffer area shall be limited to a 24-foot maximum width.

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 10th day of June, 1996.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk: 6/4/96
Passed by City Council: 6/10/96