

**CITY OF GIG HARBOR
RESOLUTION #388**

WHEREAS, Dan and Sharon Snuffin have requested site plan approval for the construction and operation of a retail building at 6900 Kimball 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 August 18, 1993; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on August 18, 1993 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 September 1, 1993; and,

WHEREAS, the City Council, during its regular meeting of September 13, 1993 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 September 1, 1993, are hereby adopted and the site plan is approved subject to the following conditions:

1. Curbs, gutters and sidewalks shall be provided along the entire length of the parcel's frontage.
2. A storm water drainage plan must be submitted to the Public Works Department prior to building permit issuance.
3. A two-way left turn lane along the entire frontage of the property, with proper taper length on each side of the turn lane shall be provided. The design of the turn lane shall be submitted to and approved by the Public Works Department.
4. A fair share financial contribution, as identified in the submitted traffic study is required. The contribution must be submitted to the City prior to issuance of the Final Occupancy permit.
5. All significant trees within the proposed buffer and perimeter landscape areas shall be retained. This will require preliminary identification of the 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). This shall apply to the 30 foot landscape buffer on the back side of the parcel also. 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.

6. The driveway must maintain a clear area of 15 feet and a minimum outside turning radius of 45 feet unless approval to reduce the turning radius is granted through formal process as determined by the Building Official.

7. 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.

8. All parking stalls shall be a minimum of 9 X 19 feet.

9. Fire hydrants must be within 150 feet of any portion of the building.

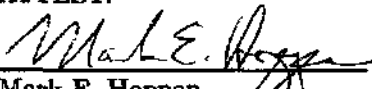
10. All landscaping shall be installed prior to issuance of a final occupancy permit.

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 13rd day of September, 1993.



Gretchen A. Wilbert, Mayor

ATTEST:



Mark E. Hoppen
City Administrator/Clerk

Passed by City Council: 9/13/93

Date published: 9/22/93

Date effective: 9/27/93