

CITY OF GIG HARBOR
RESOLUTION NO. 460

WHEREAS, John Gilich has requested approval of a shoreline substantial development permit to allow improvement of a parking lot at 3110 Harborview Drive; and

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

WHEREAS, the Planning Department for the City of Gig Harbor has recommended approval of the shoreline permit in a staff report dated November 29, 1995; and,

WHEREAS, the proposed parking lot requires a variance to reduce the landscaping requirements as defined in the City's zoning ordinance; and,

WHEREAS, the Hearing Examiner approved a variance to eliminate sideway landscaping requirements and to reduce front yard landscaping subject to conditions; and,

WHEREAS, a public hearing was held on November 29, 1995 with the Hearing examiner to accept public input relating to this request; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended approval of the application in his report dated December 1, 1995;

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 December 1, 1995 are hereby adopted and the application for a Shoreline Management Substantial Development permit is APPROVED subject to the following conditions:

- a. The front yard landscaping shall be installed in areas shaped as shown on the plan submitted as Exhibit B. Minimum dimensions shall be as follows:
 - 1) The northern area (adjacent to the Harbor Inn Restaurant) shall be a minimum of 8 feet in width at a point nineteen feet from the northern property line.
 - 2) The southern area shall be a minimum of 10 feet in width.
- b. The above widths are to be measured from the property line along Harborview. Additional landscaping may be extended into the right-of-way up to the sidewalk edge.
- c. Landscaping shall be provided on any remaining portion of the site which are not required for parking stalls or driveway areas including, but not limited to, the inside of the curve where the driveway turns into the Gig Harbor Marina property. Grasscrete may be used in place of formal landscaping on the inside of the curve, noted above.
- d. A landscape plan shall be submitted for review and approval by

the planning staff prior to paving of the parking lot.

- e. The driveway shall be striped so as to delineate full-width access into the Gig Harbor Marina property. The driveway shall be demarcated as a no-parking zone.
- f. The PVC pipe in the catch basin shall include a tee with a plug on the top. A final drainage and grading plan shall be submitted to and approved by the Public Works Department prior to paving and grading of the site. Storm water retention devices shall be consistent with the Public Works Construction standards and must include, at a minimum, an oil-grease separator.
- g. The applicant shall be required to obtain all necessary approvals from the Washington Department of Fish and Wildlife prior to construction.

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 January, 1996.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk: January 3, 1996
Passed by City Council: January 8, 1996