

CITY OF GIG HARBOR  
RESOLUTION NO. 365

WHEREAS, Walter Williamson, has requested a Shoreline Management Substantial Development permit and variance approval for the demolition and reconstruction of 12,672 square feet of boat storage and office space located at 3117 Harborview Drive; and,

WHEREAS, the Gig Harbor city Council has adopted Ordinance #489 which establishes guidelines for the reviewing of Shoreline Management Substantial Development permits and variances and other land use issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated May 28, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on June 19, 1991 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 in his reports dated July 5 and August 29, 1991; and,

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 reports dated July 5 and August 29, 1991 are hereby adopted and the application for shoreline Management Substantial Development permit and variance is granted subject to the following findings and conclusions:

- 1) A storm water drainage plan shall be submitted to the Public Works Department for review and approval. The storm drainage plan shall also include details providing for temporary erosion control during site preparation and construction. Storm drainage improvements, as required by the Public Works Department, shall be installed prior to occupancy of the building.
- 2) The proposal shall conform to the Gig Harbor Fire Code as recommended in the City Fire Marshal's report in Exhibit 'A'.
- 3) There shall be 70 designated off-street parking

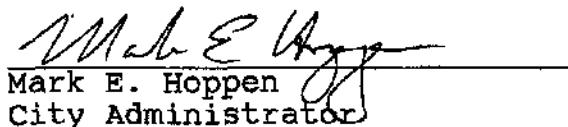
spaces provided as depicted on the applicant's drawing prepared by SK Engineers, dated November 9, 1992, pages 3 & 4, and shall be striped and clearly visible.

- 4) The proposed structure shall not exceed the sixteen foot height limit as established under the district standards.
- 5) Construction on the project shall begin within twenty-four (24) months from the date of the final council action in compliance with Section 17.96.070. Failure to start construction within the allotted time period shall render approvals null and void.
- 6) The applicant shall be prepared to furnish a bond or an assignment of funds to assure completion of improvements that are required by the City but remain incomplete after occupancy of the expanded facility is allowed. The amount of the bond or assigned funds is to equal 110% of a reputable contractor's bid for completion of the requirements. The bond or assignment of funds shall be valid for a period of two years from the date of construction. This requirement does not supercede the requirements for the posting of a construction and maintenance bond to comply with the Gig Harbor Municipal Code.
- 7) A side yard variance of five feet is granted and the shoreline substantial development permit is approved subject to the conditions cited in my July 5, 1991 decision.
- 8) Landscaping will be provided in accordance with Chapter 17.78 of the Gig Harbor Municipal Code and shall be installed in a minimum of areas depicted on applicant's sketch dated November 9, 1992, sheets 3 and 4. Landscaping, as approved, shall be installed prior to occupancy.

PASSED this 14th day of December, 1992.

  
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Gretchen A. Wilbert, Mayor

ATTEST:

  
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Mark E. Hoppen  
City Administrator

Filed with City Clerk: 06/22/92  
Passed by City Council: 12/14/92