

CITY OF GIG HARBOR
RESOLUTION No. 356

WHEREAS, Monument Construction, Inc., has requested a Shoreline Management substantial development to complete the construction of a 48 slip marina, including associated upland parking; 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 conditional approval of the project, in a staff report dated April 13, 1992; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on April 15, 1992 to accept public comment on; 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 May 6, 1992; 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 May 6, 1992 are hereby adopted and the application for a Shoreline Management Substantial Development permit is **APPROVED**, subject to the following conditions:

1. The stormwater plan shall be consistent with the design standards of the City Department of Public Works for on-site stormwater retention and release.
2. A final landscaping plan meeting the requirements of Section 17.78 shall be submitted to the Planning Department for review and approval prior to issuance of the building permit for the project. Landscaping must be installed prior to issuance of a certificate of occupancy for the project.

3. A plan for exterior lighting and screening meeting the requirements of Section 17.48.090 shall be submitted for review and approval prior to the issuance of a building permit.
4. Fire protection improvements, including fire flow as required by the Gig Harbor Fire Code, shall be provided to the moorage facility.
5. Consistent with the City of Gig Harbor Shoreline Master Program which requires that no moorage or moored vessel shall extend beyond the outer harborline, the applicant or owner shall provide verification by a drawing or sketch, signed by a licensed surveyor, the identification and reference to a local survey monument to document the outer harbor line. This shall be submitted prior to issuance of the certificate of occupancy. The project as presented on the site plan as prepared by Layton and Sells dated 7/28/88 must fit within the "pre Mel Garland" outer harbor line.
6. Consistent with the City of Gig Harbor Shoreline Master Prorgam, the applicant or owner shall submit a plan for waste disposal. The plan shall provide for a method to accommodate, process and convey sewage wastes from pleasurecraft moored as "liveaboards" at the facility and shall also include a waste pump-out facility for marina patrons. The plan shall be reviewed by the City Public Works Department for acceptance prior to implementation. The marina owner or operator will be responsible for maintainance and management of the waste disposal facility.
7. Informational signage shall be displayed at appropriate locations within the marina, and accessible to marina patrons, advising boaters of applicable federal and state laws governing the storage and disposal of sewage wastes.
8. Public access pier and view platform as designated on the site plan (SDP 92-02), or as modified by requirement of the Department of Fisheries through the HPA process, shall be constructed prior to occupancy.
9. Sidewalks, curbs and gutters as depicted on the

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site plan of 7/28/88 shall be constructed prior to occupancy.

10. All dumpsters shall be screened from public view as required per 17.48.090 of the zoning code.

PASSED this 26th day of May, 1992.

Gretchen A. Wilbert
Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk: 5/21/92
Passed by City Council: 5/26/92

CITY OF GIG HARBOR
SHORELINE MANAGEMENT ACT OF 1971
PERMIT FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT,
CONDITIONAL USE, OR VARIANCE

Substantial Development Permit
 Conditional Use
 Variance

Application No. SDP 92-02

Administering Agency City of Gig Harbor

Date Received February 28, 1992

Approved _____ Denied _____

Date of Issuance _____

Date of Expiration _____

Pursuant to RCW 90.58, a permit is hereby granted/denied to

Monument Construction, Inc. P.O. Box 2002
(name of applicant)

Gig Harbor, WA 98335

(address)

to undertake the following development Construct a 48 slip

Marina; provide upland parking for 51 vehicles

upon the following property SW 1/4, Sec. 2, T 21N, R 2E
(Section, Township, Range)

Within Gig Harbor Bay and/or its associated
wetlands. The project will not be within shorelines
(be/not be)
of statewide significance (RCW 90.58.030). The project will
be located within an Urban designation.
(environment)

Development pursuant to this permit shall be undertaken pursuant to the following terms and conditions

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.68.140(7) in the event the permittee fails to comply with the terms or conditions hereof.

CONSTRUCTION PURSUANT TO THIS PERMIT WILL NOT BEGIN OR BE AUTHORIZED UNTIL THIRTY DAYS FROM THE DATE OF FILING AS DEFINED IN RCW 90.58.140(6) AND WAC 173-14-090, OR UNTIL ALL REVIEW PROCEEDINGS INITIATED WITHIN THIRTY DAYS FROM THE DATE OF SUCH FILING HAVE TERMINATED; EXCEPT AS PROVIDED IN RCS 90.58.140(5)(a)(b)(c).

5/28/92
(Date)

Dorechen Ahlbert
Mayor, City of Gig Harbor

THIS SECTION FOR DEPARTMENT USE ONLY IN REGARD TO A CONDITIONAL USE OR VARIANCE PERMIT.

Date received by the department

Approved _____ Denied _____

This conditional use/variance permit is approved/denied by the department pursuant to chapter 90.58 RCW.

Development shall be undertaken pursuant to the following additional terms and conditions:

(Date)

(Signature of Authorized Department Official)