

CITY OF GIG HARBOR
RESOLUTION No. 350

WHEREAS, Robert Ellsworth and Michael Thornhill have submitted an application for a Shoreline Management substantial development permit to permit the construction of a 190 foot long float to accommodate six new boats 45 feet or greater in length at the applicants' small boat moorage facility (Stanich Dock); and,

WHEREAS, the proposal would require the applicants to provide off-street parking at a ratio of one parking space per boat, thus requiring a variance from the parking standards of the zoning code for the new facilities; 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 October 11, 1989; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on October 25, 1989 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 the shoreline permit; and,

WHEREAS, the hearing examiner recommended denial of the variance application in his report dated November 16, 1989, with the findings that the applicant did not meet the burden of proof required to qualify for relief from the parking requirements, that the existing moorage facility did not conform to the parking requirements and that the applicant should provide eight off-street parking stalls within two hundred feet of the property to accommodate the proposed expansion; and,

WHEREAS, the City Council tabled the application on January 9, 1990, to allow the applicant sufficient time to submit an acceptable off-street parking plan, consistent with the hearing examiner's recommendation; and,

WHEREAS, the applicant has demonstrated that obtaining eight off-street parking spaces within two hundred feet of the site has not been possible and has entered into a long-term lease with an adjacent property owner to provide three off-street parking spaces, in addition to two off-street parking spaces on the applicant's property; and,

WHEREAS, the applicant has agreed to limit total moorage (existing and proposed under this permit application) to fourteen (14) vessels under this shoreline management permit application; and,

WHEREAS, the proposal with the five off-street parking spaces and reduction in total moorage at the facility will decrease the non-conformity of the existing marina; and,

WHEREAS, the hardship is specific to the property as the existing moorage facility predates the City zoning code and Shoreline Master Program; and,

WHEREAS, the design of the project, inclusive of providing off-street parking in conjunction with the reduction of total moorage at the facility, is compatible with other permitted uses in the area and will not cause adverse effects to the adjacent properties or the shoreline.

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 November 16, 1989 are adopted in part and the application for a shoreline management substantial development permit and zoning variance for off-street parking is approved, subject to the following conditions:

1. The float arrangement and parking plan as depicted in the revised site plan of February, 1992, and referenced as Exhibit "A" is accepted and approved.
2. The total number of vessels at the entire moorage facility is limited under this permit application to fourteen, eight of which are less than forty-five feet in length and six of which are forty-five feet in length or greater.
3. The applicant shall provide verification, prior to

occupancy, a drawing and/or a sketch, signed by a registered land surveyor, the identification and reference to a local survey monument to which all north/south dimensioning shall be referenced.

4. As required by the Uniform Fire Code, fire protection improvements as referenced by the Fire Marshal in his review of August 21, 1989, shall be required. This shall include required fire flow, hose racks and fire extinguishers.
5. The applicant shall participate in any future city-wide waste management program as required by city ordinance.
6. As required by the Gig Harbor Shoreline Master Program, no portion of a watercraft moored at a pier nor any float shall be allowed to extend waterward of the outer Harbor Line.
7. No portion of any new construction shall be allowed to extend into the required twelve foot setback from adjacent leases or property lines

PASSED this 23rd day of March, 1992.



Gretchen A. Wilbert, Mayor

ATTEST:



Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk: 3/17/92
Passed by City Council: 3/23/92

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 89-03

Administering Agency City of Gig Harbor

Date Received August 18, 1989

Approved _____ Denied _____

Date of Issuance _____

Date of Expiration _____

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

Robert Ellsworth / Mike Thornhill
(name of applicant)

5720 144th NW, Gig Harbor, WA 98335
(address)

to undertake the following development construct 190' extension
to dock.

upon the following property portion of the SE of Section 5
(Section, Township, Range)

Township 21 N., Range 2 EWM.

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)

1

2

3

4

5

6

STANICH DOCK
EXHIBIT B

EXHIBIT 'A'

