

CITY OF GIG HARBOR
RESOLUTION No. 316

WHEREAS, Dylan Enterprises, has requested Shoreline Management Substantial Development permit and variance approval for the development of an additional 588 square feet to the existing Tides Tavern located at 2925 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 approval of the project, in a staff report dated May 10, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on May 15, 1991 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 in his report dated May 20, 1991.

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 May 20, 1991 and the findings and conclusions of City Staff as stated in the report of May 10, 1991 are adopted and the application for Shoreline Management Substantial Development permit and variance is granted subject to the following findings and conclusions:

- 1) In accordance with Section 17.50.030, the proposed addition to the tavern is permitted as a conditional use.

- 2) Site plan review is required when expanding a pre-existing use more than twenty percent, or any one-thousand square foot addition, thereto, whichever is the lessor. The proposed kitchen expansion is less than twenty percent of the existing floor area and less than one-thousand square feet. Consequently, the expansion is exempt from site plan review.
- 3) The front yard encroachment will be located below grade level under the existing off-street parking spaces. Consequently, the kitchen expansion will bear no adverse impact on traffic at Soundview Drive/Harborview Drive or on the off-street parking of the Tides Tavern.
- 4) The existing structure encroaches within the side yard setback nine feet. The applicant's request to encroach seven feet within the side yard setback will bear no greater adverse impacts than the existing conditions, given the scope of the proposal.
- 5) The finish floor level of the existing structure is below the existing grade. The topography of the lot and the location of the current improvements are such that the request to exceed the height limits is not unreasonable.
- 6) The granting of the variances will not constitute a grant of special privilege, given the number of structures which encroach within setbacks and exceed the height limit in the vicinity and zone.
- 7) The kitchen expansion will not increase the seating capacity of the existing tavern and will not require additional off-street parking to be provided. The design is such that the kitchen expansion will be located under the existing off-street parking spaces in a concrete vault.


Resolution No.316
Tides Tavern
Page3

- 8) The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone, given the scope of the proposal.
- 9) The proposal appears to be consistent with the City of Gig Harbor Shoreline Master Program as the facility is of a length, width, height and bulk so as to be the minimum dimensions necessary to conduct the proposed activity on the site.

PASSED this 10th day of June, 1991.


Gretchen A. Wilbert, Mayor

ATTEST:


Michael R. Wilson
City Administrator/Clerk

Filed with City Clerk: 4/17/91
Passed by City Council: 6/10/91