

CITY OF GIG HARBOR

RESOLUTION NO. 313

WHEREAS, Mr. Robert Carlson and Lorne Bentley (Harbor Place Marina) have requested a shoreline management substantial development permit (SDP 90-02) and site plan approval (SPR 90-05) to construct and install additional moorage for eight small craft, including additional parking for 4 vehicles, on-site; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance No.489 which establishes guidelines for the review of site plans and other land use issues; and,

WHEREAS, the Planning Director has recommended conditional approval of the project in a report issued May 9, 1990; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on May 16, 1990; and,

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval in a report issued March 18, 1991 and in a supplemental report of April 9, 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 reports of March 18, 1991 and April 9, 1991, are hereby adopted, in part, and the shoreline substantial development permit SDP 90-02 and site plan SPR 90-05 are approved, subject to the following conditions:

- 1) A storm drainage plan for the additional parking stalls shall be prepared by the applicant or his agent and submitted to the Department of Public Works for review. Upon approval of the plan, required improvements must be installed before the issuance of the building permit for the additional moorage float.

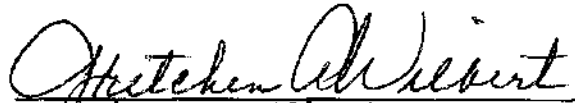
- 2) The construction of the parking area shall precede the construction and installation of the moorage float. A building permit for the floats shall not be issued until required off-street parking is installed.
- 3) Fire flow must be extended onto the new floats and a fire department connection at the pierhead, in accordance with appendix II-C of the 1988 Uniform Fire Code; fireflow must conform to 1974 ISO guide and a fireflow test will be required; fire equipment access must be reviewed per the Gig Harbor Fire Marshal and Pierce County Fire District No. 5; verification will be required for minimum parking stall size and maintenance of a 24 foot-wide driveway between the stalls.
- 4) No vessel or craft is permitted to extend waterward of the outer harbor line.
- 5) Vessels or craft exceeding forty-five (45) feet in length shall not be permitted to berth at the additional two moorage spaces on the northwest side of the facility (slips 20 and 22).
- 6) The two additional moorage spaces on the southeast side of the facility shall not exceed thirty (30) in length and any vessel or craft exceeding thirty-two (32) feet shall not be permitted to berth on that side of the facility (slips 21 and 23).
- 7) In respect to the request for reconsideration requested by adjacent property owners Puratich, Exhibit B, shall be revised to eliminate any possibility of boats tying up to any slip where a boat would extend more than two feet beyond the end of the thirty-foot slips on the southeast side of the marina, or more than two feet beyond the end of the 45 foot slips on the northwest side of the marina.
- 8) As no provisions have been made to provide waste discharge facilities at the marina, and in order to minimize any potential for increased waste discharge into receiving waters at this facility, liveaboards (vessels used as a dwelling unit)

Resolution No. 313
SDP 90-02


shall not be permitted at the eight additional moorage spaces.

- 9) To assure that adequate off-street parking is available for the total number of moorage spaces created, a covenant shall be filed with the Pierce County Auditor that references the approved site plan and which states that slips 24 through 27 are for the exclusive use of the condominium owners. A copy of the covenant, with the Auditor's file number affixed, must be presented to the City prior to the issuance of the building permit.
- 10) The above conditions are considered reasonable to implement the requirements of the City zoning code, fire code, building code and Shoreline Master Program. Violation of any of these conditions would be subject to a civil penalty assessment under the applicable city codes and Chapter 90.58 RCW and WAC 173-17-050.

Approved this 13th day of May, 1991.


Gretchen A. Wilbert, Mayor

ATTEST:


Michael R. Wilson
City Administrator/Clerk

Filed with City Clerk: 4/17/91
Passed by City Council: 5/13/91