

CITY OF GIG HARBOR

RESOLUTION No. 292

WHEREAS, the Gig Harbor Yacht Club has requested site plan approval (90-07), a conditional use permit (90-02), and a variance (90-06) for the conversion and expansion of a storage building to be used as a recreational meeting facility for the Gig Harbor Yacht Club; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated July 18, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR 90-07 in his report dated August 2, 1990.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions and recommendation of the hearing examiner in his report dated August 2, 1990 is adopted and the application for a shoreline management substantial development permit is granted, subject to the following conditions:

1. A landscape plan prepared by a licensed landscape architect or qualified landscape contractor, and meeting the requirements of Section 17.78 of the Gig Harbor Zoning Code shall be submitted to the Planning Director for consideration and approval, prior to the issuance of a building permit for the site. The plan shall include no plants which would normally be considered to be view obscuring, such as Douglas fir or cedar. The landscape plan shall include provisions for a mechanical irrigation system. Landscaping shall be installed prior to the issuance of occupancy permits.
2. A traffic study prepared by a qualified traffic

engineer or transportation planner shall be submitted to the Director of the Department of Public Works prior to issuance of any construction permits for the project. Any improvements required to mitigate identified traffic related impacts shall be installed prior to occupancy of the buildings.

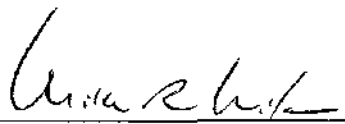
3. The architectural rendition as depicted on the site plan and as described in Section 10a. of the SEPA environmental checklist is accepted as the approved design.
4. The site shall be served by a twenty four foot wide all weather roadway to accommodate fire equipment access.
5. Fire hydrants and an 8 inch water main shall be provided within 150 feet of all portions of each building; fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements and fire flow must conform to 1974 ISO Guide. Fire protection plans shall be submitted to the Fire Marshall prior to issuance of the building permit.
6. A storm water drainage plan shall be submitted to the Department of Public Works for review and approval. The storm drainage plan shall also include provisions for temporary erosion control during site preparation and construction. Storm drainage improvements, as required by the Department of Public Works, shall be installed prior to occupancy of buildings.
7. Sidewalks, curbs and gutters shall be installed along the property frontage of Stinson.
8. An assignment of funds equal to an amount of 110% of a contractors bid for all improvements required under site plan approval shall be posted prior to issuance of any construction permits for the project. Upon satisfactory completion of all improvements as required, the City of Gig Harbor will release the assignment.
9. In accordance with Section 17.96.070, construction on the project must commence within twenty four (24) months from the date of final council action. Failure to commence construction within the allotted time period shall render approval null and void.

10. A notation must be placed on the site plan that the portion of the building within the city right-of-way will be removed by the property owner within 30 days of notification by the city.
11. A copy of the approved site plan must be filed with Pierce County prior to issuance of building permits for the project.

PASSED this 27th day of August, 1990.


Gretchen Wilbert, Mayor

ATTEST:


Mike Wilson
City Administrator/Clerk

Filed with city clerk: 8/24/90
Passed by city council: 8/27/90