

RESOLUTION NO. 223

WHEREAS, Marv Turner and the American North Pacific Corporation have requested approval of a shoreline substantial development permit and variance, site plan review and height variance to construct a multi-family residential complex at 3901 Harborview Drive, Gig Harbor; and

WHEREAS, the Gig Harbor City Council has adopted in Ordinance #489, guidelines for review of site plans and other land use issues and section 17 of said ordinance states, "Any application requiring action by the City Council shall be taken by adoption of a resolution or ordinance by the Council," and

WHEREAS, the Gig Harbor Planning Director recommended limited approval of SDP-87-03/SP-87-07/V-87-13 subject to conditions in a staff report dated September 23, 1987; and

WHEREAS, the Gig Harbor Hearing Examiner conducted a public hearing on the application on September 23, 1987; and

WHEREAS, the Gig Harbor Hearing Examiner made specific findings and conclusions and recommended a limited approval of SDP-87-03/SP-87-07/V87-013 subject to conditions in his report dated October 21, 1987; and

WHEREAS, the applicants requested that the Examiner reconsider the requirement for a forty foot view corridor between structures; and

WHEREAS, the Gig Harbor Hearing Examiner held public hearings on the request on December 16, 1987 and January 20, 1988; and

WHEREAS, the Gig Harbor Hearing Examiner reaffirmed his original action in his report dated February 3, 1988; and

WHEREAS, the applicants appealed the requirement of the view corridor and denial of the height variance to the Gig Harbor City Council; and

WHEREAS, the Gig Harbor City Council reviewed the appeal at the regular meeting on February 22, 1988; and

WHEREAS, the Gig Harbor City Council found that there was no hardship to justify granting the height variance; and

WHEREAS, the Gig Harbor City Council further found that recorded covenants restricting and precluding construction on lots 1 and 2 of said project site will substantially accomplish the view protection goals of the Gig Harbor Shoreline Master Plan and the Washington Shoreline Management Act;

NOW, THEREFORE, BE IT RESOLVED by the Gig Harbor City Council adopts the findings and conclusions of the Hearing Examiner with the exception of any reference to or requirement for the forty foot view corridor.

BE IT FURTHER RESOLVED that construction permits shall not be issued until the proof of ownership for parties bound by the covenants and restrictions are approved by the City Attorney.



Don McCarty, Mayor

ATTEST:

Michael R. Wilson
City Administrator/Clerk

Filed with city clerk: 3/10/88
Passed by city council: 3/14/88