

**CITY OF GIG HARBOR
RESOLUTION NO. 429**

WHEREAS, Stephen & Kathryn Gernon have requested a shoreline variance to allow construction of a single family residence over the water at 6847 Craig Lane; 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 variance, in a staff report dated August 17, 1994; and,

WHEREAS, a public hearing was held on August 17, 1994 with the Hearing examiner to accept public input relating to this request; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended approval of the application in his report dated August 26, 1994;

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 August 26, 1994 are hereby adopted and the application for a Shoreline Management Substantial Development permit is **APPROVED**, subject to the following conditions:

- A. The applicant must provide the necessary sanitation facilities as approved by the Tacoma / Pierce County Health Department.
- B. The building must be re- constructed in accordance with all applicable Sections of the 1991 Uniform Codes as adopted by the City of Gig Harbor:

Uniform Building Code. Including but not limited to: Structure (including piling and pile connections), Exiting, Smoke Detectors, Egress windows from bedrooms, Minimum Floor Areas in habitable rooms, and Fire Walls for building walls and windows on the south property line. An engineer's review may be required to determine the adequacy of the existing structure.

Uniform Plumbing Code: Including but not limited to: Sanitation facilities such as: Water Closet, Potable Water and Kitchen Sink

Uniform Mechanical Code: Including but not limited to: Mechanical Exhaust system in rest room and over kitchen range and a Heating System capable of providing heat of 70 degree F at a point three feet above the floor.

Washington State Energy Code. Including but not limited to:
Insulation in walls, ceiling and floor, double pane windows

- C. A complete plan review will be completed upon submittal of plans for a building permit.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the Council held on this 12th day of September, 1994.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk