



"THE MARITIME CITY"

AGENDA

City of Gig Harbor Hearing Examiner Virtual Hearing of Thursday May 6, 2021 at 9:00AM

Due to public health concerns, this meeting will be accessible to listen by using the information below:
link to join Webinar <https://zoom.us/j/93838423312>
Call-in: (253) 215-8782 Meeting ID: 938-3842-3312

To speak during the meeting, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Comments are only allowed during designated portions of the meeting. Please refrain from "raising your hand" until the Hearing Examiner has announced that he has opened the public comment portion of the meeting. Your name or the last four digits of your phone number will be called out when it is your turn to speak. When using your phone to call in you may need to press *6 to unmute yourself. All speakers will have up to three minutes to speak.

If you wish to submit written public comment, please provide your comments to the Planning Division by **Wednesday, May 5, 2021 at 5:00PM**. All written comments must be able to be read in 3 minutes or less to be included in the record and have the title: **FOR PUBLIC COMMENT** included. Send comments to: candrews@gigharborwa.gov. Written comments will be read during the appropriate agenda item.

I. Open Public Meeting

II. Public Hearing

Items on this agenda will be reviewed according to the following format:

1. Open public hearing
2. Staff Report
3. Applicant's presentation
4. Public Comment
5. Close public hearing

New Business

1. **Horsehead Investments LLC, 10809 32nd St. Ct., Gig Harbor, WA 98335-5872: 7-Seas Tap Room (PL-SPR-19-0013, PL-SDP-19-0004, PL-ALP-19-0009, PL-DR-19-0115, PL-NCR-19-0005, PL-FLOOD-20-0004 and PL-SEPA-19-0017)**. The proposal is for the redevelopment of the subject site through demolition of an existing 2,799 square foot structure with attached 1,834 square foot deck and construction of a new 6,000 square foot structure consisting of two stories and a 1,089 square foot footprint for the associated patio. The main level is proposed for a taproom that will have both a family area and an adults-only area, while the lower level is proposed for office space, storage and on-site brewing. A deck will wrap around the waterside and the south side of the structure, overlooking the landscaping and outdoor amenities with an accessible ramp linking the parking lot to the building's lower level, a redeveloped marina, and the water's edge.

The existing 4,302 square foot dock will be redeveloped to a smaller marina of only 3,674 square feet,

resulting in a net decrease of 628 square feet of overwater coverage. The project scope also includes the removal of the existing 23 creosote-treated support pile and the installation of 12 steel support pile, resulting in a net reduction of 11 support pile. Temporary moorage will be available to accommodate customers that arrive via the water.

Vehicular entrance to the site will be changed to a one-way only and exiting the site will be from a new driveway connected to Harborview Drive along the southern portion of the site. The site is located at 2905 Harborview Dr, Parcel No. 0221081138, Sec 08, Tw 21, R 02 Qtr 12.

2. **Harborview Marina, c/o Jeff Stroud, 3219 Harborview Drive, Gig Harbor, WA 98335: Harborview Marina Office Replacement and Bulkhead Repair – (PL-SDP-20-0004, PL-SPR-20-0004, PL-SVAR-20-0005, PL-DR-19-0120, PL-NCR-20-0003, PL-FLOOD-20-0003, PL-SEPA-20-0007).** The proposal includes the stabilization of the existing bulkhead and replacement of the existing marina office building and asphalt parking area adjacent to the bulkhead. The applicant proposes to remove the existing 562 square foot marina office building and 81 square foot covered storage area. The proposal also includes removal of a portion of the parking area to facilitate the proposed bulkhead stabilization. After the bulkhead is stabilized, the marina office will be replaced with a new one-story, 475 square foot building with a 70 square foot exterior covered storage area. The proposal also includes a new 10-foot-wide native landscaping area between the bulkhead that retains the site and the new building. Public access adjacent to the north side of the new building and new signage is also proposed. The shoreline variance is required to allow an “at-grade” public access viewing area rather than one located at the highest elevation of the proposed building. The site is located at 3219 Harborview Drive, Assessor’s Parcel No. 0221053112. Sec 05, Tw 21, R 02 Qtr 34.

3. **Henderson Burnham, LLC, 11302 Burnham Drive, Gig Harbor, WA 98332: The Terrace and the Village in Henderson Heights at Gig Harbor - (PL-REZ-18-0001)** The proposal is a non-project action to rezone the subject site’s current Employment District (ED) and Single-Family Residential (R-1) zoning districts to the General Business (B-2) zoning district. The subject site’s Land Use Designation is Commercial/Business (CB) and the B-2 Zoning District is an implementing zone of the CB Land Use Designation, consistent with GHMC 17.12.015. The site is located at 11302 Burnham Drive, Gig Harbor, WA 98332, Assessor’s Parcel Numbers: 0122361072, 0122254093, 0122254100, 0122254101, 0122254102 & 0122254103, Sec 25, Tw 22, R 01, Qtr 43

III. Adjournment