

# REVISED

## AGENDA

**City of Gig Harbor Hearing Examiner  
Meeting of Thursday November 17<sup>th</sup>, 2016  
Civic Center, 3510 Grandview Street  
1:30 PM**

### 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. **Frank Lawhead, 12342 Northup Way, Bellevue, WA 98005** - The project involves the development of a one-story, 5,500 square foot office building and a one-story, 3,556 square foot vehicle canopy building on a 5.4 acre parcel of property owned by the city of Gig Harbor. The proposed office building would be utilized by the city's street maintenance, storm water, water distribution and parks staff. The vehicle canopy building would be used to store city vehicles and equipment. Outdoor equipment storage is proposed for a gated, paved, uncovered storage area located to the west of the proposed office building. The proposed office building would have a maximum height of approximately 23-feet. The proposed vehicle canopy building would have a maximum height of approximately 18-feet. 39 off-street parking stalls would be provided to serve the proposed project. A one-story, 430 square foot well house building for city well #11 is also proposed for the easterly portion of the site. A category III wetland is located on the northeasterly portion of the site. A Critical Area Variance is required to allow the proposed buildings, off-street parking areas and access driveway to be located within the 150-foot wide regulated buffer of a category III wetland located on the site. Design review is required and the applicant has requested design alternatives to the requirements of GHMC Chapter 17.99 for the proposed office, vehicle canopy and well house buildings. The project is located west of Skansie Avenue and approximately 320-feet south of 89<sup>th</sup> Street NW.
2. **McKenzie River Restaurants (Katie Doherty and Thad Lyman), 3507 15<sup>th</sup> Ave Ct NW, Gig Harbor, WA 98335**. The proposal involves the relocation of the Brix 25 Restaurant (Restaurant 3 per Gig Harbor Municipal Code) from its current location at 7707 Pioneer Way to the Bayview Building located at 3315 Harborview Drive. The proposed location is in the Waterfront Millville zoning district and, if southeast of Dorotich Street, is a conditionally allowed use requiring an approved conditional use permit. The proposed location will provide 3,074 square feet of gross

floor area between two floors, of which a portion totaling less than 40% of the dining area will be dedicated as bar/lounge area. The restaurant seating plan will accommodate approximately 60 people. Parking will be provided in accordance with Gig Harbor Municipal Code 17.72. Operating hours for the proposed location will be unchanged from those of the current location with an opening time of 4:00 P.M. and last seating at 9:00 P.M. Standard, commercial grade, ventilation equipment will be utilized in the kitchen; which will continue to operate without fryers or wood burning equipment. (PL-CUP-16-0005)

3. **McCormick Creek LLC, P.O. Box 1054 Sumner, WA 98390** - Applications are for a plat vacation of Lot 2 of McCormick Creek Plat and Planned Residential Development (PRD) Phase 1 and a subsequent major amendment to the final PRD. The applications would remove Lot 2 from the plat/PRD requirements of the subdivision and modify the Phase 1 density calculations through the PRD amendment. The entire subdivision received preliminary plat and preliminary PRD approval for a phased development of 157 residential lots and 3 nonresidential lots. Lot 2 is one of the nonresidential lots. Phase 1 received final plat/PRD approval and was recorded on March 22, 2016. The project is located at Burnham Drive and McCormick Creek Drive.

### **III. Adjournment**