

# AGENDA

## PUBLIC HEARINGS BY THE PIERCE COUNTY HEARING EXAMINER

Pierce County Public Services Building (Annex), Public Meeting Room, 2401 S. 35th St., Tacoma, WA 98409

### **WEDNESDAY, DECEMBER 5, 2018**

HEARING TIME: 9:00 A.M.:

The following appeals were continued from October 10, 2018

- Project:** Administrative Appeal: Banzeruk Properties LLC  
**Application:** 893236  
**Online Address:** <https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=893236>  
**Appellant:** 507 Motorsports, and Jason Cruz, represented by Jane Kohler, Attorney at Law  
**Staff Contact:** Kim Doughty, [kim.doughty@piercecounitywa.gov](mailto:kim.doughty@piercecounitywa.gov)  
Yvonne Reed, [Yvonne.reed@piercecounitywa.gov](mailto:Yvonne.reed@piercecounitywa.gov)  
**Request:** Appeal of Final Notice and Order to Correct, Case Number 62782, dated August 6, 2018, by a Pierce County Administrative Official. Parcel #0217164025 is in the Rural 10 (R10) zone classification, located at 33303 State Route 507 S., Roy, WA, in Council District #3.
- Project:** Administrative Appeal: KK Slater Enterprises  
**Application:** 893237  
**Online Address:** <https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=893237>  
**Appellant:** 507 Motorsports, and Jason Cruz, represented by Jane Kohler, Attorney at Law  
**Staff Contact:** Kim Doughty, [kim.doughty@piercecounitywa.gov](mailto:kim.doughty@piercecounitywa.gov)  
Yvonne Reed, [Yvonne.reed@piercecounitywa.gov](mailto:Yvonne.reed@piercecounitywa.gov)  
**Request:** Appeal of Final Notice and Order to Correct, Case Numbers 60614 and 62993, dated August 6, 2018, by a Pierce County Administrative Official. Parcel Nos. 0217164038 and 0217164039 are in the Rural 10 (R10) zone classification, located at 33421 and 33419 State Route 507 S., Roy, WA, in Council District #3.
- Project:** Administrative Appeal: Marcelle/Hudson  
**Application:** 893239  
**Online Address:** <https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=893239>  
**Appellants:** 507 Motorsports, and Jason Cruz, represented by Jane Kohler, Attorney at Law  
**Staff Contact:** Kim Doughty, [kim.doughty@piercecounitywa.gov](mailto:kim.doughty@piercecounitywa.gov)  
Yvonne Reed, [Yvonne.reed@piercecounitywa.gov](mailto:Yvonne.reed@piercecounitywa.gov)  
**Request:** Appeal of a Final Notice and Order to Correct, Case Number 62781, dated August 6, 2018, by a Pierce County Administrative Official. Parcel No. 0217168005 is in the Rural 10 (R10) zone classification, located at 33215 State Route 507 S., Roy, WA, in Council District #3.

HEARING TIME: 1:00 P.M., OR AS SOON THEREAFTER AS POSSIBLE:

**Project:** Shoreline Conditional Use Permit: Pierce County Public Works - Surface Water Management

**Applications:** 890970, 890971

**Online Address:** <https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=890970>

**Applicant:** Erick Thompson, Pierce County Planning and Public Works – Surface Water Management

**Planner:** Andrew Van Gordon, [andrew.vangordon@piercecounitywa.gov](mailto:andrew.vangordon@piercecounitywa.gov)

**Request:** Applicant proposes the following along the Puyallup River between river miles 27.2 to 28.6:

- Remove a section (2,500 linear feet) of existing levee.
- Remove existing levee facing and toe rock where feasible.
- Place Engineered Log Jams (ELJ) to control water flow, provide shore bank erosion control and provide fish habitat enhancement.
- Provide additional flood protection of Orville Road using material taken from the removed section of levee.

The site is in the Conservancy Shoreline Environment, and Rural 20 (R20) and Designated Forest Land (FL) zone classifications, located at 26927, 27005, 27110 & xxx 169<sup>th</sup> Ave. E. and 28215 & xxx Orville Rd. E., Orting, WA, in Council Districts #1 and #3.

HEARING TIME: 2:00 P.M., OR AS SOON THEREAFTER AS POSSIBLE:

**Project:** Preliminary Plat / Administrative Design Review: Lincoln Court

**Applications:** 864865, 864873

**Online Address:** <https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=864865>

**Applicant:** Terry Folden, Presidential Homes

**Planner:** Robert Jenkins, [Robert.jenkins@piercecounitywa.gov](mailto:Robert.jenkins@piercecounitywa.gov)

**Request:** Divide a 3.08 acre one-parcel site into 14 single-family lots, with a minimum lot size of 5,023 sq. ft. and an average lot size of 7,114 sq. ft. The plat includes a 11,871 sq. ft. tract along the north edge including a private road serving three single-family lots to the west and landscape buffer tracts along “B” St. E. The plat will be served by public water, sanitary sewers, and public road, and accessed from “B” St. E. The site is in the Parkland-Spanaway-Midland Community Plan area and Moderate Density Single Family (MSF) zone classification, located at 18914 “B” St. E., Spanaway, WA, in Council District #3.

HEARING TIME: 3:00 P.M., OR AS SOON THEREAFTER AS POSSIBLE:

**Project:** Variance: Hyada Park L3 & 4 B10

**Application:** 890715

**Online Address:** <https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=890715>

**Applicants:** Brandy A. and Cameron J. Swift

**Planner:** Andrew Van Gordon, [andrew.vangordon@piercecounitywa.gov](mailto:andrew.vangordon@piercecounitywa.gov)

**Request:** Reduce the required side yard setback from 10 ft. to 3 ft. for siting a new two-story garage. The proposed footprint of the garage is 22 ft. by 40 ft. The site is in the Browns Point/Dash Point Community Plan area and Single Family (SF) zone classification, located at 5025 Hyada Blvd. E., Tacoma, WA, in Council District #2.

*Note: The Hearing Examiner’s decision is final unless appealed. Please call (253) 798-7210 for further information.*