



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, FEBRUARY 27, 2019

HEARING TIME: 9:00 A.M.

Project: Wetland Variance: Presidential Homes LLC

Application: 900955

Online Address: <https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=900955>

Applicant: Presidential Homes LLC

Biologist: Niki Yonkow, niki.yonkow@piercecounitywa.gov

Request: Reduce a portion of the required 110-ft. Category III wetland buffer to a minimum of 23 ft., reducing the buffer approx. 7,000 ft. To mitigate for impacts to the wetland and buffer, 4,600 sq. ft. of enhancement planting is proposed within the buffer and a split rail fence placed along the buffer. The site is in the Rural 10 (R10) zone classification, located at 6914 325th St. Ct. S., Roy, WA, in Council District #3.

HEARING TIME: 11:00 A.M. OR AS SOON THEREAFTER AS POSSIBLE:

Project: Wetland Variance: Coats

Application: 896775

Online Address: <https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=896775>

Applicants: Susan and Aaron Coats

Biologist: Dara Kessler, dara.kessler@piercecounitywa.gov

Request: Reduce the required 110-ft. wetland buffer to 29 ft. for construction of a single-family residence and on-site septic system. A 15-ft. building setback will be required. The site is in the Rural 10 (R10) zone classification, located at 36510 28th Ave. Ct. E., Roy, WA, in Council District #3.

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

Project: Conditional Use Permit / Site Plan Review: MAJ Development Corporation

Applications: 885862, 885865, 885866

Online Address: <https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=885862>

Applicant: MAJ Development Corporation

Planner: Dan Buhl, dan.buhl@piercecounitywa.gov

Request: In association with an active 2-lot short plat with a critical area tract:

- Lot 1 (0.95 acres) will contain an 8-vehicle fueling station and 3,000 sq. ft. convenience store (Conditional Use Permit required)
- Lot 2 (5.31 acres) will have 3 multi-family units with 78 dwelling units, along with associated storage and parking for tenants (permitted outright).
- Lot 3 will be a wetland tract.

The fueling station and associated convenience store requires a Conditional Use Permit. Site Plan Review is requested for the review of native vegetation retention, landscaping, recreational area, and a building design element. The site is served by private power and water, and Pierce County sewer. The site is in the Residential/Office-Civic (ROC) zone classification and Frederickson Community Plan area, located at 7714 - 176th St. E., Puyallup, WA, in Council District #3.

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