

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, JUNE 12, 2019

HEARING TIME: 9:00 A.M.:

Project: Preliminary Plat: Tehaleh Commerce Center

Application: 896316

Online Address: <https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=896316>

Applicant: NASH Cascadia Verde, LLC

Planner: Robert Jenkins, rob.jenkins@piercecounywa.gov

Request: Divide a six parcel, 112.62-acres lot into 24-lot non-residential lots, four phase subdivision. The plat also includes: 1) five wetland/wetland buffer tracts totaling 7.46 acres; 2) a 2.39-acre open space tract; 3) three utility and open space tracts totaling 2.39 acres; and 4) one future development tract on the east side of Tehaleh Blvd. E. The plat also establishes two internal public roads and the right-of-way for the extension of Tehaleh Blvd. E., north of the intersection with Cascadia Blvd. E. The plat will front onto Tehaleh Blvd. E. and be served by public water and sanitary sewers. All lots except for 16.72-acre Lot 16 will access internal plat roads. Lot 16 will have direct access onto Tehaleh Blvd. E. This plat is within Ph. 1 of the Cascadia Employment Based Planned Community (EBPC) zone classification and is divided into three Tehaleh specific zones: 35-acre Community Center, 49.9-acre Business Park, and 8.3-acre Residential classifications. The project is located at 14300-15200 Blocks (west side) of future Tehaleh Blvd. E., at the west end of Cascadia Blvd. E., Bonney Lake, WA, in Council District #1.

HEARING TIME: 10:00 A.M., OR AS SOON THEREAFTER AS POSSIBLE:

Project: Administrative Appeal: Foldesi and Briles

Application: 907879

Online Address: <https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=907879>

Appellants: Steve Foldesi and Carrie Briles, represented by Carolyn Lake, Attorney at Law

Staff Contact: Jeff Sharp, jeff.sharp@piercecounywa.gov

Request: Appellant is appealing a civil penalty, dated March 25, 2019, by a Pierce County Administrative Official. The site is in the Rural Residential (RR) zone classification, located at 14429 – 94th Ave. E., Puyallup, WA, in Council District #1.

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

Project: Conditional Use Permit / Site Plan Review: Still Valley Spirits

Application: 898732, 904244

Online Address: <https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=898732>

Applicants: Mark and Christine Bridges, Alderton Holdings LLC

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

Request: Conditional Use Permit for crop production, the construction of three 3,600 sq.-ft. agricultural buildings, and the opening of a craft distillery. The distillery will contain a retail sales and sampling area. The applicant also requests a Site Plan Review to reduce the width of the required landscape buffer along SR162 from the prescribed 50 ft. planting bed to a width of 20 ft. The site is in the Rural 10 (R10) zone classification and Alderton-McMillin Community Plan area, located at 12323 SR162 E., Puyallup, WA, in Council District #2.

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

Project: Shoreline Substantial Development Permit / Shoreline Conditional Use Permit: Pierce County Planning and Public Works – Surface Water Management, Upper Nisqually River Revetment Project

Application: 866304, 868580, 866306

Online Address: <https://pals.piercecounywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=866304>

Applicant: Pierce County Planning and Public Works – Surface Water Management

Planner: Mojgan Carlson, mojgan.carlson@piercecounywa.gov

Request: Construct a series of 28 rock deflectors on the Upper Nisqually levee face (Nisqually Park) to divert erosive flows away from the levee face and toe in order to preserve the structure and reduce overall maintenance costs. Thirteen of the deflectors will be placed on 2,135 ft. of levee within Mount Rainier National Park (MRNP) and 15 deflectors will be placed on 3,080 ft. of levee adjacent to and outside MRNP. The Pierce County portion of the project site is within a Rural 40 (R40) zone classification in the Upper Nisqually Valley Community Plan area and Conservancy Shoreline Environment, located at SR706 (adjacent to the entrance to MRNP), in Council District #3.

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