



AGENDA

PUBLIC HEARINGS BY THE PIERCE COUNTY HEARING EXAMINER

WEDNESDAY, JUNE 3, 2020

Due to COVID-19 restrictions, these hearings will be held remotely due to limitations on gatherings. To participate in the remote hearing, or to find out if room capacity is available, contact Stacy Weaver at stacy.manthou@piercecountywa.gov or at (252) 798-3292, for instructions.

HEARING TIME: 9:00 A.M.

Project: Major Amendment to Preliminary Plat: Canyon Rim Estates
Application: 908878
Online Address: <https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=908878>
Applicant: Clint Myers, Northwest Cascade
Planner: Ty Booth, ty.booth@piercecountywa.gov
Request: In 2011, the Pierce County Hearing Examiner approved the Preliminary Plat (subdivision) of an existing 39-acre surface mine into 16 single-family residential lots and three tracts. The lots were going to be located at the bottom of the mine. The subdivision has not yet been built. The Applicant now seeks a Major Amendment to allow the lots to be relocated to the top of the mine (along 62nd Ave. E). On the west side of 62nd Ave. E., 10 feet of additional road right-of way would be dedicated to the County, street improvements (including a paved pathway) would occur, and every two (of the 16 lots) would share an access. Each lot would be 27,180 sq. ft. in size while the vast majority of the site would consist of three tracts of land for set-aside/open space, wetlands/creek, and septic drainfields. The former mine would continue to be reclaimed in accordance with State Department of Natural Resources (DNR) requirements. Water service would be from Summit Water Company. The site is in the Rural Separator (R-Sep) zone classification and Mineral Resource Overlay (MRO), in the Mid-County Community Plan area, located south of 72nd St. E. / 72nd St. Ct. E. and west of 62nd Ave. E., in Council District #5.

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

Project: Shoreline Substantial Development Permit: Peterson/Johnson
Applications: 897707, 897708
Online Address: <https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=897707>
Applicants: Mark Peterson and Sharon Johnson
Planner: Ray Hoffmann, ray.hoffmann@piercecounywa.gov
Request: Construct a 152-ft. long dock system, which consists of:

- a 4-ft. by 94-ft. timber framed pier (partially grated);
- a 3-ft. by 40-ft. aluminum ramp (partially grated);
- an 8-ft. by 24-ft. float (partially grated); and
- installation of ten 8 ¾" galvanized steel pier piling(s), and four 10 ¾" galvanized steel float piling(s).

The dock system will have a total overwater length of approximately 150 ft. from the ordinary high-watermark(OHWM)/bulkhead, and will be accessory to a single-family residence on a 1.27-acre parcel on Carr Inlet. The site is in the Rural 10 (R10) zone classification, Rural Residential Shoreline Environment, and Gig Harbor Peninsula Community Plan area, located at 7422 89th Ave. NW, Gig Harbor, WA, in Council District #7.

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

Project: Conditional Use Permit: Backyard Storage Solutions
Application: 929184
Online Address: <https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=929184>
Applicant: Backyard Storage Solutions LLC
Planner: Dan Buhl, dan.buhl@piercecounywa.gov
Request: Intermediate manufacturing and final assembly of storage units for residential use. The storage unit kits arrive 6-8 times per month from the manufacturer and are delivered via pickup truck to clients locally at a rate of 10-15 a day during their summer busy season. The project will have 6-8 employees. The site is in the Community Center (CC) zone classification and Mid-County Community Plan area, located at 10908 66th Ave. E., Puyallup, WA, in Council District #5.