



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, JANUARY 19, 2022

Although COVID 19 restrictions on gatherings have been relaxed, the State Emergency Declaration is still in effect. These hearing will be held in person, at the above address, but may also be attended remotely. To participate in the hearing remotely, visit www.Zoom.com and click “Join A Meeting” or call 253-215-8782. Refer to the Meeting ID and Password listed below. For additional questions regarding how to participate remotely and the in-person public hearing process, contact Stacy Weaver at stacy.manthou@piercecounitywa.gov or at (253) 798-3292.

HEARING TIME: 9:00 A.M.

Project: Zoning Code Variance: Hu

Application: 967941

Online Address: <https://pals.piercecounitywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=967941>

ID/Password: Enter the following: Meeting ID: 995 0917 8019 / Passcode: 606307, or follow this link: <https://piercecounitywa.zoom.us/j/99509178019?pwd=RTQrVnZ5Rjk3SVU4VzhEOW5zQmZxUT09>

Applicant: Wenyong Hu

Planner: Ty Booth, ty.booth@piercecounitywa.gov

Request: Zoning Code Variance to reduce the 25-ft. front yard setback for a 2,500 sq. ft., two-story single-family residence, with an additional/attached 2-car garage, on a 0.35 acre vacant parcel. The residence/garage would be set back 0 ft. from an access easement located in the southwest corner of the parcel, and 8 ft. from an additional access easement located on the abutting parcel to the west. The site is in the Rural 10 (R10) zone classification and Key Peninsula Community Plan area, located at 9618 Cramer Rd. NW (330 ft. north of Glen Cove), in Council District #7.

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

Project: Sunrise Master Planned Community 5-Year Review
Application: 970316
Online Address: <https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=970316>
ID/Password: Enter the following: Meeting ID: 955 6514 3765 / Passcode: 821252, or follow this link: <https://piercecountywa.zoom.us/j/95565143765?pwd=c0VVR2o1bi9aWTJPYkhMNE5uQ0YxUT09>
Applicant: Sunrise Development Corporation of Washington
Planner: Cory Ragan, cory.ragan@piercecountywa.gov
Request: Review of the Sunrise Master Planned Community (MPC) 5-Year Update Report to comply with conditions of approval for the Major Amendment to the Sunrise Master Plan, Case No. Z22-83, and requirements of the Amended 2014 Sunrise Development Agreement. The report provides a brief history of Sunrise MPC entitlements, location and density of residential and nonresidential development, open space and recreational facilities, location and type of on-site and off-site roads, utilities, and infrastructure. The MPC is located in the South Hill area south of the City of Puyallup. in unincorporated Pierce County Washington, in Council District #3.

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

Project: Shoreline Substantial Development Permit / Shoreline Conditional Use Permit / Shoreline Variance: Minter Creek Hatchery
Applications: 958670, 958671, 958669
Online Address: <https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=958670>
ID/Password: Enter the following: Meeting ID: 984 3552 6078 / Passcode: 261614, or follow this link: <https://piercecountywa.zoom.us/j/98435526078?pwd=VFBqc2J2ek9NWm5MMIBYVFkyTlVvdz09>
Applicant: Douglas Wiedemeier, Washington State Department of Fish & Wildlife
Planner: Robert Perez, robert.perez@piercecountywa.gov
Request: The proposed project will bring the surface water intake(s) up to state and federal standards for screening and fish ladders (passage). There will be substantial long-term energy savings by eliminating the lower intake and transferring those water rights to the upper intake, as the upper intake is gravity fed. A second water line will be installed to allow water to be pumped back up to the upper intake during low flows to maintain minimum flows for fish. At the lower intake site, fish passage will be restored and native riparian vegetation will be established. The site is in the High Intensity and Conservancy Shoreline Environment and Rural Sensitive Resource (RSR) zone classification of the Key Peninsula Community Plan area, located at 12710 124th Ave. Ct. E. KPN, Gig Harbor, WA, in Council District #7.

**** A hearing may not start at the scheduled time if the prior hearing runs overtime.**