



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 7, 2023

These hearings are being held at the address listed above, and remotely via Zoom. To participate in the virtual hearing, 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 the virtual hearing process, contact Stacy Weaver at (253) 798-3292, or at stacy.manthou@piercecounitywa.gov

HEARING TIME: 9:00 A.M.:

Hearing continued from April 5, 2023

Project: Administrative Appeal: 0528 Holdings LLC
Application: 1005613
Online Address: <https://pals.piercecounitywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=1005613>
ID/Password: Enter the following: Meeting ID: 994 5333 6873, and Passcode: 791557, or follow this link: <https://piercecounitywa.zoom.us/j/99453336873?pwd=KzIGN1FIQnMrTm52M2hZOEhPSkRWdz09>
Appellant: 0528 Holdings LLC, and Thomas Jonez, represented by Jane Koler, Attorney at Law
Planner: Tony Kantas, tony.kantas@piercecounitywa.gov
Request: Appeal a decision letter by County Staff, dated January 17, 2023, regarding an after-the-fact building permit application. The site is in the Rural 10 (R10) zone classification and Gig Harbor Peninsula Community Plan area, located at 5604 33rd St. Ct. NW, Gig Harbor, WA, in Council District #7.

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

Project: Conditional Use Permit: Nisqually State Park
Applications: 977691
Online Address: <https://pals.piercecounitywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=977691>
ID/Password: Enter the following: Meeting ID: 951 9297 4932 and Passcode: 261479, or follow this link: <https://piercecounitywa.zoom.us/j/95192974932?pwd=Ti8xS0RjdHFInZBzeFhRcDINWXYyZz09>
Applicant: Washington State Parks and Recreation Commission
Planner: Tony Kantas, tony.kantas@piercecounitywa.gov
Request: Applicant proposes a two phased development associated with the Nisqually State Park.

- Phase 1 is complete or under construction.

Nisqually State Park CP – continued:

- Phase 2 includes: Nisqually/Ohop Access (Trailhead, Single Vault Restroom, Trails, Boardwalk, & Overlooks @ Nisqually River & Ohop Creek), an Administration Building, Staff Duplex, and utilities. The trail includes approximately 2,100 LF of gravel and 350 LF will be boardwalk. Wood rail fence will be constructed along the Nisqually River to deter visitors from going off trail into habitat under mitigation enhancement. There are a total of three overlooks, each approximately 460 sq. ft. The first encountered overlook is along the Nisqually River and is a crushed surfacing pad. The next two overlooks are along Ohop Creek and are a part of the boardwalk system. Approximately 623,700 sq. ft. of the shoreline area around the improvements will be mitigated with vegetation enhancement including invasive species removal and plant restoration.
- Phase 3 includes: a roundabout/park entry, a welcome center, a 61-site campground, Mashel River Trail & Overlook, RV dump station, maintenance building expansion, wastewater treatment plant, and utility improvements.

The site is in the Rural 10 (R10) and Park and Recreation zone classifications, located at 43371 Mashel Prairie Road East, Eatonville, WA, in Council District #3.