

KEY PENINSULA ADVISORY COMMISSION (KPAC)
Meeting Minutes
February 20, 2019

Minutes of the Key Peninsula Advisory Commission (KPAC) are not verbatim; however, recorded copies are available upon request.

MEMBERS PRESENT:

Don Swensen
Domoni Glass
Marcia Harris
Mark Cockerill
Cindy Worden
Sami Jensen

MEMBERS ABSENT:

Steve Whittier (unexcused)

The meeting was called to order at 6:30 PM. Roll was called, and a quorum was present.

NEW BUSINESS

**Shoreline Substantial Development/Shoreline Variance: Wakefield
Applications 897816, 897817**

Applicant: Lawrence & Nanci Wakefield
Planner: Andrew Van Gordon, andrew.vangordon@piercecountywa.gov
Request: Approval of an unpermitted second story addition (built in 2008) to an existing detached single-family residence located at 7904 SR 302 NW, Wauna, in the Rural 10 (R10) zone classification, the Rural-Residential Shoreline Environment, within the Key Peninsula Community Plan area, in Council District #7.

Staff presented the case.

Andrew Van Gordon, Associate Planner, gave a presentation and summarized the proposal.

COMMISSION QUESTIONS/DISCUSSION

- Questioned what standards are not being met by the applicant
- Questioned what was expanded.
- Asked about violations on the property
- Questioned what was added to the inside.
- Wondered why this being discussed if it has been in existence for 11 years.
- Because the addition has been there so long, it seems unreasonable to recommend denial and require it be removed.
- The addition improves the structure.
- Applicant should face additional fines, as opposed to a recommendation of denial.

PUBLIC COMMENT

No members of the public testified.

Motion made (Swensen/Harris) to recommend approval of the proposal. *Motion passed unanimously.*

**Shoreline Substantial Development/Conditional Use/Shoreline Variance: Dressel
Applications 897427, 897428, 897429**

Applicant: Robert Dressel
Planner: Robert Perez, robert.perez@piercecountywa.gov
Request: To partially or completely demolish an existing single-family residence and construct a new beach cabana/boat house in the same footprint; Construct a retaining wall within the 50-ft shoreline setback; Remove an existing impervious asphalt driveway; and Demolish an existing outbuilding and rebuild a new shop in the same location. Located at 19315 99th St. NW, Vaughn, in the Rural 10 (R10) zone classification, the Key Peninsula Community Plan area, in Council District #7.

Staff presented the case.

Andrew Van Gordon, Associate Planner, gave a presentation and summarized the proposal.

APPLICANT TESTIMONY

Terri Schultz, agent, explained that the applicant plans to pull the request for a variance, as they are no longer putting in the retaining wall as proposed.

COMMISSION QUESTIONS/DISCUSSION

- Questioned why staff recommends denial of the variance.

PUBLIC COMMENT

No members of the public testified.

Motion made (Harris/Worden) to recommend approval of the proposal, excluding bullet point four: construction of the retaining wall. *Motion passed unanimously.*

**OTHER BUSINESS
Election of Officers**

Motion made (/) to re-elect all sitting officers:

**Chair: Don Swensen
Vice Chair: Domoni Glass
Secretary: Mark Cockerill**

Motion passed unanimously.

- Commission inquired as to the status of the proposed Hope Recovery Center and when the LUAC meeting will be held.
- Commission asked staff how the new shoreline regulations have changed so the LUAC still hears SD cases.

Motion to adjourn.