

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

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

MEMBERS PRESENT:

Sami Jensen
Domoni Glass
Marcia Harris
Mark Cockerill
Cindy Worden

MEMBERS ABSENT:

Steve Whittier (unexcused)
Don Swensen (excused)

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

NEW BUSINESS

**Shoreline Substantial Development/Accessory Dwelling Unit: Bauer
Applications 897519, 897628**

Applicant: Philip & Kathrine Bauer
Planner: Dan Buhl, dan.buhl@piercecountywa.gov
Request: To construct a 1,234 sq. ft. Accessory Dwelling Unit (ADU) within the shoreline area. The ADU will be served by Peninsula Light and onsite septic. Located at 7304 Crescent Beach Rd NW, Vaughn, within the Rural 10 zone classification, the Rural Shoreline Environment, the Key Peninsula Community Plan area, and Council District #7.

Staff presented the case.

Dan Buhl, Associate Planner, summarized the Initial Project Review.

COMMISSION QUESTIONS

- Will additional septic work need to be done or is the existing system adequate?
 - A: Unsure at this time.

APPLICANT TESTIMONY

Brett Allen, *Contour Engineering – PO Box 949, Gig Harbor*, agent for the applicant, stated the septic drain field will be updated to meet current standards. The existing well is sufficient.

PUBLIC COMMENT

No members of the public testified.

COMMISSION DISCUSSION

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

**Variance: Hollingsworth
Application 897193**

Applicant: Greg & Linda Hollingsworth
Planner: Dan Buhl, dan.buhl@piercecountywa.gov
Request: Variance to reduce the prescribed 25-ft. front setback to 8 ft. and reduce the interior yard setback from 10 ft. to 6.5 ft. on a vacant parcel to accommodate the construction of a new single-family home. This is an identical variance approved for the previous owners of the property. In addition, they request a 19% increase in the maximum square footage for an accessory structure without a principal use from 576 to 688 sq. ft. to construct a garage on the lot across the street that contains components of the proposed home's septic system. Located at 18904 115th St, Gig Harbor, in the Rural 10 zone classification, the Rural Shoreline Environment, the Key Peninsula Community Plan area, and Council District #7.

Staff presented the case.

Dan Buhl, Associate Planner, summarized the Initial Project Review.

COMMISSION QUESTIONS

- Which setbacks are being encroached upon?
 - The required front setback is 25 feet and the side setbacks are 10 feet. Applicant is wanting to reduce the front setback to 8 feet and side setback to 6.5 feet.
- Are they allowing for the wetland buffer?
 - Yes, they will be marking the buffer with a sign and a cedar split rail fence.
- Will you have an individual well?
 - No, there is a community well and the applicants received the last water letter. No more homes will be allowed access to it.
- There is shell midden on the site, but staff is unsure if a full cultural study will be required.
- Is there enough space for emergency vehicles?
 - Yes, the fire department visited the site and confirmed their requirements have been, or can be, met.

APPLICANT TESTIMONY

Linda Hollingsworth (applicant), 33730 4th Ave SW, is excited to be a part of this community.

PUBLIC COMMENT

No members of the public testified.

COMMISSION DISCUSSION

Motion made (Jensen/Worden) that Hollingsworth application 897193 for parcel numbers 7239900190 and 7239900100 be approved. *Motion passed unanimously.*

OTHER BUSINESS

Minutes

(February 20, 2019)

Motion made (Cockerill/Harris) to postpone review of the February minutes until the next meeting. *Motion passed unanimously.*

Ordinance 2018-95

This Ordinance would require shoreline permits to continue to go in front of the Land Use Advisory Commissions, even if they are now processed administratively.

This will go to final hearing on April 2.

Commission should wait and see if this passes and then go from there.

Staff suggested they contact Dave Risvold with Pierce County with any questions or concerns.

Attendance

Commission discussed concerns over some commissioner's attendance.

Motion to adjourn at 7:25 PM.