

KEY PENINSULA ADVISORY COMMISSION (KPAC)

Meeting Minutes | May 15, 2019

Key Pen Civic Center, VFW Room, 17010 South Vaughn Road, Vaughn, WA

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
Sami Jensen
Cindy Worden
Kristen Augusztiny

MEMBERS ABSENT:

Steve Whittier (unexcused)
Julia Runyan (excused)

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

NEW BUSINESS

**Shoreline Variance/Setback Variance: Pinney & Brown
Applications 899941, 904432**

Applicant: Alesia L Pinney & Jackie L Brown

Request: A Shoreline Variance to construct a deck waterward of the residence and a Land Use Variance to reduce the front yard setback from 25 feet to 5 feet, 2 inches. The project is located at 2208 215th Ave SW, Lakebay, within the Rural 10 zone classification, the Residential Shoreline Environment, the Key Peninsula Community Plan area, and Council District #7.

Staff presented the case.

Andrew Van Gordon, Associate Planner, gave a presentation and summarized the Initial Project Review.

COMMISSION QUESTIONS

- Residence will be taken down to the foundation and a new residence will be built in the existing footprint, expanding landward and up.
- The septic is being moved.
- Mr. Van Gordon would like to see what vegetation is being proposed to be removed prior to making a staff recommendation.

APPLICANT/AGENT TESTIMONY

Gretchen Masee, architect for the project, showed the Commission the proposed site plan, including the septic design. The septic tank would go behind the house and is effective for use on a hill. The septic is currently within the shoreline setback; under this proposal, the tank would be further away from the shoreline than it is now. The house needs to be raised by five feet due to FEMA flood issues. The owners want to age in place and would like to maintain the current access to the water. There are no steps from the bulkhead, they walk around it.

Ms. Masee then read a prepared statement from Alesia Pinney, applicant/property owner, into the record.

PUBLIC COMMENT

Tom Tucci, *PO Box 871*, Gig Harbor, stated that the proposal will block his view. He is opposed to the height of the project, but not the overall proposal.

COMMISSION DISCUSSION

- Reasonable Use means they can have a residence there. By not approving the deck, it does not affect Reasonable Use of the property.
- What problem does the deck pose?
 - A: The deck must meet all Variance criteria to be approved, including those required by Dept. of Ecology.
- The applicant claims they need the deck in order to age in place, yet they still have stairs proposed. This contradicts their claim.

Motion made (Jensen/Augusztiny) to recommend approval of the proposal pending County approval of the septic plan, vegetation plan, and impervious surface plans, as required. *Motion passed unanimously.*

OTHER BUSINESS

Minutes

(February 20, 2019)

Motion made (Worden/Jensen) to approve the February 20, 2019 minutes, as presented. *Unanimous aye.*

(March 20, 2019)

Motion made (Jensen/Worden) to approve the March 20, 2019 minutes, as presented. *Unanimous aye.*

(April 17, 2019)

Motion made (Harris/Jensen) to approve the April 17, 2019 minutes, as presented. *Unanimous aye.*

Motion to adjourn.