

**MINUTES OF THE  
KEY PENINSULA ADVISORY COMMISSION MEETING  
WEDNESDAY, April 18, 2018**

Minutes of the Key Peninsula Advisory Commission (KPAC) are not verbatim; however, recorded compact disks are available upon request. Copies of handouts were available. Members of the public were in attendance. (20+)

**MEMBERS PRESENT:**

Don Swensen, Chair  
Mark Cockerill  
Marcia Harris

Domoni Glass, Vice Chair

Steve Whittier arrived 6:41

**MEMBER ABSENT:**

Audra Garcia

Cindy Worden

**STAFF PRESENT:**

Ray Hoffmann, Associate Planner  
Toni Fairbanks, Clerk

The meeting was called to order by Don Swensen, Chair, at 6:30 pm. A quorum was present. Copies of the staff reports were available. Members of the public were in attendance.

**Conditional Use Permit: Application [877648](#)**

Applicant: Aldoren Kauzlarich

Planner: Ray Hoffmann, [rhoffm3@co.pierce.wa.us](mailto:rhoffm3@co.pierce.wa.us)

Request: To establish a 6-pad recreational vehicle park (3 existing; 3 proposed), with an on-site septic system on two .62-acre parcels, located at 16811 57th St KPN, Vaughn, WA, in a Rural 10 zone within the Key Peninsula Community Plan area and Council District #7.

**STAFF PRESENTATION** (*began at 6:35*)

Ray Hoffmann presented the initial project review report, explaining that the next step will be review by the Hearing Examiner, yet to be scheduled. The proposal must meet use criteria in the zoning code; and RV requirements found in 18J. The proposal is allowed in the Use category with approval of a Conditional Use Permit.

There are currently deficiencies in the proposal such as a landscape plan, situation of a recreational area on the site (common open space), potable water, and septic required for the number of pads proposed.

**COMMISSION DISCUSSION:**

Discussion focused on:

- RV parks in the R10 Zone, not commercial zoning. Lodging as a use in this zone is allowed with approval of a Conditional Use Permit.
- Possible road improvements necessary.
- Fire flow and EV requirements. Staff provided information on comments provided from Fire Prevention, as well as noting that EV access will be addressed prior to Hearing Examiner review.

### **APPLICANT PRESENTATION**

Al Kauzlarich stated that the road is private with different requirements. He showed his original previously approved short plat; 6 additional sites are requested but he believes that only 3 need approval at this time as 3 sites have approved septic with original short plat. Each parcel will have its own septic system. When asked, he noted that the site is on a community well, with 4 service connections on the property. A full 750 gallons/day has been approved for each site by a hearing examiner. The applicant has a bid from a professional paver to pave the entire length of the road at 16 feet wide, which may or may not include a turnaround. He has a bid, and is hoping that the neighboring property owners will help pay for it, because of benefit to all. He noted that he does not have the budget to complete the project.

### **PUBLIC TESTIMONY**

Asher Swissa noted that the average home has 2 cars. He would like to see the proposal humanized with consideration given of neighboring families. 500 feet away is middle school, using the road to get to school. This site has had police visits often. Drug use, yelling in the middle of night. He himself took a terrified woman from a tent there to calm her down. Financial implications are severe.

Joshua Polliard provided written testimony in opposition of the proposal and provided a petition signed by neighboring property owners, also in opposition. He expressed concern with crime and drug use, and fears for the safety of his children and others. He does not see this location as a vacation spot, and doubts that background checks will be done. The applicant does not live in the area. He noted that electrical has already been installed, but he cannot find any permits.

Joseph Jonas asked where the drainfield is located.

Jonathan Fritsch noted that he and his family are avid RV owners but does not believe anyone would ever choose this site as a destination spot when within 5 miles are 2 state parks that provide what most RVers are seeking. He sees nothing to prevent the applicant from installing mobile homes with low level clientele.

Vanessa Fritsch expressed concern that Washington state defines a homeless person as someone who does not have a fixed residence which is what this would be. Also concerned with a school located 500 feet away from possible homeless camp.

Randy Squance lives on Lackey Road and stated that this winter the road was solid mud at the entrance. He and another had rock delivered, but no one offered to contribute to the expense. Creeks surround the proposal site and does not believe an RV park should be sited there with access of Lackey. Possibly access off 302, but not Lackey.

Janet Brown agrees that road needs improved and is sympathetic to the worries of the other neighbors. Concern with the maintenance of the road as time goes by. Transients will be the ones staying there and she does not want to see something that would affect the community as a whole.

Kip Clinton is a commissioner with Key Pen Parks but spoke as a private citizen. She also has concerns with the septic systems, road access, and EV access availability, noting that the Parks Department has to provide 20 feet road. She has concerns about the comments coming from Fire Prevention, but reminded everyone that this is the first step in the process and encouraged following through the hearing process.

Danielle Chrisinger expressed concern related to the 3 sites noted as already permitted because she cannot find any permits for them or the electrical. She is concerned that he will do whatever he wants to anyway, as well as the possible increase in crime in the Key Center and Vaughn areas. Encouraged a recommendation of denial.

Karl Mueller owns property to the east of the Kauzlarich proposal and is concerned with well ownership and maintenance of road as the applicant has never added any gravel himself or offer up his back hoe or excavator. Two springs at the top of the hill that wash the road. Noted previous criminal activities on the site.

Joseph Jonas emphasized the approval of 750 gallons of water per slab as noted by the applicant. No matter how much the RVs will use, the potential is there to use that much and what is to stop him from doing this, potentially limiting others water availability.

Merye Adell Shaffer noted that the pump has not been serviced in 33 years. She also noted that she watched children go hungry in the previous RV park, while their mother was doing drugs. The applicant is paying taxes on 'unimproved' property but had a family living in a 20-foot travel trailer. At one point there were 3 families staying there.

## **APPLICANT RESPONSE**

Mr. Kaulzarich stated that everything that has been said is true; lowlife people were there in the past. He hauled garbage away himself after having previously had a burn barrel. His responsibility is to keep the bad people out by charging high fees. He can be out there more and the visitors can be just as responsible as anyone in this room. This park will be legal.

*Public testimony closed.*

## **CASE REVIEW**

Mr. Cockerill visited the site and provided a Google earth picture of the site, as well as pictures of the mobile home, RV, equipment, and trucks. The road is unpaved with numerous potholes. The concerns expressed are valid. While he cannot see how we can deny a property owner the right to use his property, he also understands the neighbors' concerns. Compromise may be necessary. He counted 9 cars, with a 2-bedroom mobile home. Figuring 2 persons per RV, there could be up to 14 people on a property just a little more than one acre. Approving as proposed would add a large number of vehicles.

Ms. Glass noted that primarily the job is to keep with the intent of applicability of the community plan, noting that the LUAC cannot force fence building and such. While the density in R10 is 1 dwelling unit per 10 acres, this proposal kind of fits in with the

Ms. Glass noted primarily job is to keep with the intent of applicability of the community plan. Cannot force anyone to build a fence or something. Her thoughts is that in R10, noting that this kind of fits with the policies relating to tourism facilities which allows up to 20 guest rooms as a conditional use.

## **MOTIONS**

A motion was made (Cockerill) to recommend approval of the application based upon 2 RV sites per parcel, total of 4. Motion failed for lack of second.

A second motion was made (Whittier/Glass) to recommend denial. It was made apparent during testimony that the applicant does not have the funding availability to complete the project.

## **VOTE a 'Yes' vote is a vote to recommend denial.**

Domoni	Yes
Marcia	Yes
Mark	No
Steve	Yes
Don	Yes

Mr. Swensen explained why he voted the way he did, noting he also lives on a private unimproved road and experienced the same issues recently with a neighbor. He has looked into paving the 200 yards of road and the cost is close to \$100,000. He believes the applicants bid of \$40,000 to be a pipe dream, and would most likely not be a good paving job.

Motion to recommend denial passed with a vote of 4-1.

*Review ended 7:58.*

**Adoption of Minutes (February 21, 2018) - Action**

A motion was made (Harris/Cockerill) to adopt the minutes; motion passed unanimously.

**Election of Officers – Action**

A motion was made (Harris/Cockerill) to re-elect the slate of officers as sit currently. Motion passed unanimously.

Chair – Don Swensen  
Vice Chair – Domoni Glass  
Secretary - Mark Cockerill

**2018 Funding – Discussion Item**

The Clerk noted that there is \$2,000 available again this year for funding distribution for community projects. Mr. Cockerill asked that Ms. Harris provide a written request from the Key Peninsula Community Council on the distribution. He also would ask that some of funding requested in the Council's memo be sent directly from the KPAC to the recipient and not just from the KPC. The discussion and determination will be scheduled for the June 2018 meeting.

**ADJOURN**

The meeting adjourned at 8:08 p.m.