Key Peninsula Advisory Commission (KPAC)
Regular Meeting Minutes | October 20, 2021, 6:30 PM
Remote meeting held via Zoom.us
Meeting ID: 912 9540 3231 | Passcode: 7156

MEMBERS PRESENT:
Mark Cockerill, Chair
Domoni Glass, Vice Chair
Marcia Harris
Sami Jensen
Julia Runyan
Kip Clinton
Angela Mattison-Lindbom
Eddie Clark

MEMBERS ABSENT:
Kristen Augusztiny

Chair Cockerill called the meeting to order at 6:35 p.m. A quorum was present.

*Staff presented the case.*

**NEW BUSINESS**

*Wetland Variance: Shultz/Puddicombe*

**Application Number:** 968808

Applicant: Terri Schultz
Planner: Jamison Grzyb, Jamison.grzyb@piercecountywa.gov
Request: The applicant is proposing to reduce the required 110-foot buffer for a Category III wetland to an 18-foot minimum width in order to accommodate the driveway in the northwestern corner of the parcel. This driveway location is the only access point that avoids wetland disturbance for the proposed single-family residence, septic tank, septic drain field, and well. Located at 18320 Roberts Road NW, Vaughan on the Key Peninsula, in the Rural 10 zone classification, the Key Peninsula Community Plan area, and Council District 7.

**APPLICANT/AGENT COMMENT**
-No applicant or agent comment.

**COMMISSION QUESTIONS/DISCUSSION**
- What is the minimum width proposed for the driveway? The minimum width for a driveway was determined to be 15-feet.
- Will the driveway be paved or gravel? Staff explained this has not been decided on at this time, but both paved and gravel are considered impervious surfaces under county code.

**PUBLIC COMMENT**
-No public comment.

*Public comment closed.*

**Motion made** (Clinton/Jensen) to recommend approval of the wetland variance with the conditions recommended by staff. *Motion passed unanimously.*

Shoreline Substantial Development Permit: Mills
Applications Number: 966426

Applicant: Creighton D. and Susan F. Mills
Planner: Mojgan.carlson@piercecountywa.gov
Request: Construct an M shaped stairway system, approximately 128 feet long and 3.5- feet wide with four landings. The proposed stairway system starts at the top of the bank and terminated at the toe of the bank with an attached 60 sq.ft. deck/landing to be located immediately landward of the bulkhead. The proposed stairway system is accessory to the existing single-family residence located on two parcels for a total of 3.09 acres on the southwest shore of Henderson Bay. Located at 9117 and 9111 141st Avenue Court NW, Gig Harbor, on the Key Peninsula, in the Rural 10 zone classification, Conservancy Shoreline Environment, the Key Peninsula Community Plan area, and Council District 7.

APPLICANT/AGENT COMMENT
Carl Halsan, agent, addressed the commission and answered questions.

COMMISSION QUESTIONS/DISCUSSION
- Geo-report req.
- Erosion on a feeder bluff
- Planting for mitigation
- Use of stairway by both parcels
- Stairway safety, landings, and railing

PUBLIC COMMENT
-No public comment. Public comment closed.

**Motion made** (Jensen/Clinton) to approve the project with the conditions recommended by staff. **Motion passed unanimously.**

OLD BUSINESS

Minutes (September 15, 2021)

**Motion made** (Jensen/Harris) to approve the September 15, 2021 minutes. **Motion passed.**

- motion to adjourn at 7:45 p.m.