

Key Peninsula Advisory Commission (KPAC)

Regular Meeting Minutes | March 15, 2023, 6:30 p.m.
Pierce County Services Bldg. (Annex), Pantages Conference Room
2401 South 35th Street, Tacoma, WA
Hybrid Meeting – In-person and via Zoom

(NOTE: These minutes are not verbatim. Audio recordings are available upon request.)

MEMBERS PRESENT:

Sami Jensen, Chair
Kip Clinton, Vice Chair
Julia Runyan, Secretary
Stephanie Andrews
Eddie Clark
Jennifer Dow
Kristen Zink

MEMBERS ABSENT:

Angela Mattison-Lindbom (*excused*)

Chair Jensen called the meeting to order at 6:38 p.m. A quorum was present.

APPROVAL OF MINUTES

Motion made (Clinton/Zink) to approve the February 15, 2023, minutes as written. ***Motion passed and minutes adopted.***

NEW BUSINESS

Land Use Variance/Shoreline Variance: Gassner Application Numbers: 1002429, 1002625

Owner: Peter and Puyajit Gassner

Agent: Artisans Group Architecture + Planning, Attention: Jason Taellious

Staff: Brian Bischof, Associate Planner, Brian.Bischof@piercescountywa.gov
Scott Sissons, Environmental Biologist 3, Scott.Sissons@piercescountywa.gov

Request: The applicant is seeking to construct a new single-family home with 4,640 square feet of building coverage along with driveway and septic, all located outside the Residential Shoreline buffer. A wooden staircase previously permitted is being replaced. Additionally, the applicant is applying to permit previous work on the soft shore armor bulkhead. The proposal requires a variance from the required 65-foot Type N2 buffer, which additionally triggers a Shoreline Variance. Located at 13110 – 82nd Avenue Court NW, Gig Harbor, in the Rural 10 zone classification, Key Peninsula Community Plan area, Council District 7.

County Staff Comment

Brian Bischof, Associate Planner, and Scott Sissons, Environmental Biologist 3, presented the case and answered questions.

Applicant/Agent Comment

Jason Taellious, Agent, and Tessa Bradley and Tyrell Bradley, project Civil Engineers, were in attendance, addressed the Commission, and answered questions.

Commission Questions/Discussion Topics:

- Currently no septic on-site, drain field reserve.
- Mitigation planting schedule, recommendation for drought or erosion fighting native vegetation.
- Drainage stream piped under State Route 302 was discussed which is the start of the N2 Stream, subject of the variance.
- Age of the drain field on Lot 4.

- Location of the drain field and septic system in correlation to the house.
- Potential deed restrictions.
- HOA access to the waterfront via the easement on the west side of the property.
- Scope of the variance and the magnitude of the request.

Public Comment

The following member of the public provided comment:

- Mike Garrison
- Darrell DeTienne

Public comment closed.

Motion made (Clinton/Zink) to recommend approval of project as proposed. ***Motion passed unanimously.***

OTHER BUSINESS

Scheduled Meeting Date

Motion made (Runyan/Clinton) to recommend changing the scheduled meeting date to the fourth Thursday of the month, between 5:30 p.m. to 7:30 p.m. ***Motion passed unanimously.*** (Note: Change to take effect at the June 2023, Regular meeting.)

Motion made (Runyan/Clark) to adjourn the meeting. ***Motion passed unanimously.***

Meeting adjourned at approximately 7:10 p.m.