

**Key Peninsula Advisory Commission (KPAC)**  
Regular Meeting Minutes | June 22, 2023, 5:30 p.m.  
Key Center Fire (Headquarters) Station  
8911 Key Peninsula Hwy NW, Lakebay

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

**Members Present:**

Sami Jensen, Chair  
Kip Clinton, Vice Chair  
Jennifer Dow  
Angela Mattison-Lindbom

**Members Absent:**

Julia Runyan, Secretary  
Stephanie Andrews  
Eddie Clark  
Kristen Zink

*Meeting was canceled, and the Commission did not convene due to no quorum.  
Action items will be rescheduled for a future date, schedule permitting, and presentations  
may be rescheduled pending availability of presenters.*

**APPROVAL OF MINUTES**

(April 19, 2023)

**NEW BUSINESS**

**Zoning Code Variance: Spriestersbach**

**Application Number: 1007205**

**Owners/Applicants:** Daniel and Mary Spriestersbach

**Agent:** MBA Architects, Attention: Mike Benjamin

**Staff:** Ty Booth, Senior Planner, [Ty.Booth@piercescountywa.gov](mailto:Ty.Booth@piercescountywa.gov)

**Request:** This 0.2-acre parcel is currently only developed with a two-story structure constructed in the mid-1980s. It is a total of 1,026 square feet. The first floor consists of a garage (with attached bathroom) and the second floor with storage space. It is currently within the required 25-foot front yard Zoning Code setback from the abutting private road to the west. Specifically, the western wall is approximately 6 feet from the road and deck/roof eave approximately 3 feet. The location of the structure would not be changing. However, a Zoning Code Variance is required because (at a minimum), within the 25-foot setback the use would completely change (from garage/storage to single-family residence), it would increase in size by 36 square feet, and the roofline would change/increase in height by 3 feet, 3 inches. Note, directly across the street to the west, the applicants own a parcel developed with a single-family residence. Located at 8607 – 189<sup>th</sup> Avenue NW, Vaughn Bay, in the Rural 10 zone classification, Key Peninsula Community Plan area, Council District 7.

**OLD BUSINESS**

None

**OTHER BUSINESS**

None