

**Key Peninsula Advisory Commission (KPAC)**  
Regular Meeting Minutes | July 27, 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  
Julia Runyan, Secretary  
Stephanie Andrews  
Tiana Cooper  
Angela Mattison-Lindbom

**MEMBERS ABSENT:**

Eddie Clark *(excused)*  
Jennifer Dow *(excused)*  
Kristen Zink *(excused)*

Chair Jensen called the meeting to order at 5:32 p.m. A quorum was present.

**APPROVAL OF MINUTES**

**Motion made** (Mattison-Lindbom/Runyan) to approve the April 19, 2023, minutes as written. ***Motion passed and minutes adopted.***

**Motion made** (Mattison-Lindbom/Runyan) to approve the June 18, 2023, minutes as written. ***Motion passed and minutes adopted.***

**NEW BUSINESS**

**Shoreline Substantial Development Permit: Ehrlich  
Application Numbers: 1006895, 1003312**

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

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

**Staff:** Ty Booth, Planner

**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.

**County Staff Comment**

Ty Booth, Planner, presented the case and answered questions.

**Owner/Applicant Comment**

Daniel Priestersbach, Owner/Applicant, was in attendance, addressed the Commission, and answered questions.

**Public Comment**

No public comment was given.

*Public comment closed.*

**Motion made** (Clinton/Cooper) to recommend approval of the variance with the potential condition that parking on the grass be discouraged on the roadside of the residence. In addition, the existing asphalt pad on the south side is an impervious surface that creates additional stormwater, and it may need to be replaced with a pervious surface.

**A friendly amendment to the motion was offered** (Runyan) to recommend that that the impervious or pervious surface be addressed at the permit process. Commissioner Runyan commented that it appears that the asphalt pad is located in the same general location where a manufactured home was previously located and removed in 2014. The maker and second of the original motion accepted the amendment.

**Motion as amended**, to recommend approval of the variance with the feeling that some of the Commissioners on the board have concerns about the impervious surface of the asphalt however that can be addressed during the permit process. ***Motion passed unanimously.***

**OLD BUSINESS**

The KPAC requested a status update on the status of the \$2K proviso funds and the disbursement process. Letters for the three organizations selected by the commission at their January 18, 2023, meeting will be prepared and distributed to the commission at the August 24, 2023, meeting. Commissioners will then hand-deliver the letters to the respective recipients.

The KPAC also requested a status update on the proposed Burley Lagoon Geoduck Farm proposal that they and the PAC heard in May 2023. Mr. Booth stated that a different Deputy Hearing Examiner (Rice) has now been assigned to the matter. The Examiner and County are working to set-up a pre-hearing conference and/or hearing dates for the matter.

**Motion made** (Zink/Jensen) to adjourn the meeting. ***Motion passed.***

*Meeting adjourned at approximately 6:25 p.m.*