

**Key Peninsula Advisory Commission (KPAC)**  
Regular Meeting Minutes | August 24, 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:**

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

**MEMBERS ABSENT:**

Sami Jensen, Chair (*excused*)  
Angela Mattison-Lindbom (*excused*)

Commissioner Zink called the meeting to order at 5:30 p.m. A quorum was present.

**APPROVAL OF MINUTES**

**Motion made** (Andrews/Cooper) to approve the minutes for May 22, 2023; May 25, 2023; and July 27, 2023, as written. ***Motion passed and minutes adopted.***

**NEW BUSINESS**

**Shoreline Substantial Development Permit: Brossel  
Application Number: 1009206**

**Owner/Applicant:** Kenneth and Karol Brossel, TTEE

**Agent:** Carl E. Halsan

**Staff:** Mojgan Carlson, Senior Planner, [Mojgan.Carlson@piercecountywa.gov](mailto:Mojgan.Carlson@piercecountywa.gov)

**Request:** Applicants request a Shoreline Substantial Development Permit to allow retention of a boat ramp, a 144-square-foot boathouse, a 4-foot-wide pathway, and a 32.5-foot-long concrete block retaining wall on the west side of the pathway as an accessory use to a single-family residence. All structures will be located within the required 75-foot shoreline buffer area and landward of the Ordinary High-Water Mark (OHWM). A portion of the boat ramp will be removed to terminate its length landward of the OHWM. Located at 18016 – 78th Street Ct SW, Long Branch, in the Rural 10 zone classification, Key Peninsula Community Plan area, Council District 7.

**County Staff Comment**

Mojgan Carlson, Senior Planner, presented the case and responded to questions.

**Owner/Applicant and /Agent Comment**

Ken Brossel, Owner/Applicant, and his agent, Carl Halsan, were in attendance. They addressed the Commission and responded to questions.

The applicant's agent noted that the width of the pathway will be limited to a maximum of 4 feet, and any portion of the retaining wall within the shoreline buffer will be removed.

The applicant noted that he purchased this property 30 years ago. The house was built in 1992. The bulkhead and boat ramp were constructed at the same time in 1999. He did not know that he needed permits to build the bulkhead and the boat ramp. He stated that they are not proposing to place a boatlift on the site's shoreline.

**Commission Questions/Discussion Topics:**

- Legality of the bulkhead.
- Disturbance of the buffer area to create a sitting area along the southeast of the site.

**Public Comment**

No public comment was given.

*Public comment closed.*

**Motion made** (Andrews/Dow) to recommend approval as presented. ***Motion passed unanimously.***

**Shoreline Substantial Development Permit/Shoreline Administrative Conditional Use Permit:  
Page, Single-User Dock  
Application Numbers: 1009175, 1009183, 1009185**

**Owner/Applicant:** Jeff Page  
**Agent:** Marine Floats, Attention: Tabitha Simonetti  
**Staff:** Michael Jimenez, Senior Planner, [Michael.Jimenez@piercecountywa.gov](mailto:Michael.Jimenez@piercecountywa.gov)  
**Request:** Replace an existing 4-foot x 105-foot (4' x 90' overwater), and 10-foot x 12-foot solid decked float with a pier, ramp, float, and piling dock that is 150 feet measured from the ordinary higher-high water mark (total length of 168-feet measured from the bulkhead), then install a 4-foot x 110-foot (4' x 92' overwater) aluminum pier and a 3-foot x 40-foot (3' x 34' overwater) ramp, both with 100% fiberglass grating, an 8-foot x 24-foot float with 50% composite decking, 50% fiberglass grating, and 62% open area, (6) 8" pier piling, (4) 10" float piling, and (2) pile mounted float stops to prevent grounding. The parcel is .82 acre in size, has an existing single-family residence, and a concrete bulkhead. Located at 18212 Bayview Road NW, Vaughn, in the Rural 10 zone classification, Key Peninsula Community Plan area, Council District 7.

**County Staff Comment**

Mojgan Carlson, Senior Planner, presented the case and responded to questions.

**Owner/Applicant Comment**

The applicant's agents, Tabitha Simonetti and Rachell Anderson, from Marine Floats Corporation, were in attendance. They addressed the Commission and responded to questions.

**Commission Questions/Discussion Topics:**

- Length of the dock.
- Functionality of the dock.
- The dock still has a useable life left.
- How it will impact the Bay area.
- This will be one of the longer docks in the area.
- Blocking emergency access to the water as it will push boaters to the sandbar.

**Public Comment**

The following members of the public provided comment:

- Mike Craig

- Phil Kennedy
- Patricia Kennedy
- Howard Taft
- Christina Henderson

*Public comment closed.*

**Motion made** (Andrews/Cooper) to disapprove the project with the understanding that there are other alternatives for the applicant to access the beach. ***Motion passed (6-0-1).***

#### **OTHER BUSINESS**

The KPAC's administrative support staff prepared and distributed proviso budget recipient letters for Food Backpack 4 Kids, Key Peninsula Community Services, and Ashes FD16 Ladies Auxiliary to the commission. The commission and support staff distributed the letters accordingly.

See meeting minutes for May 18, 2022; September 21, 2022; January 18, 2023; April 19, 2023; and July 27, 2023, for information regarding the proviso budget/funds.

*Meeting adjourned at approximately 7:06 p.m.*