

KEY PENINSULA ADVISORY COMMISSION (KPAC)
Meeting Minutes
April 17, 2019

Minutes of the Key Peninsula Advisory Commission (KPAC) are not verbatim; however, recorded copies are available upon request.

MEMBERS PRESENT:

Don Swensen
Domoni Glass
Marcia Harris
Mark Cockerill
Sami Jensen
Cindy Worden

MEMBERS ABSENT:

Steve Whittier (unexcused)

The meeting was called to order at 6:30 PM. Roll was called, and a quorum was present.

NEW BUSINESS

**Shoreline Substantial Development/Shoreline Conditional Use/Shoreline
Variance/Environmental Review: Hannula and Beckman
Applications 895673, 895674, 895675, 897245**

Staff presented the case.

Mojgan Carlson, Senior Planner, summarized the Initial Project Review. She stated that in the table on the bottom of page 7 of the report, 'Rural Residential' should only read 'Rural'.

COMMISSION QUESTIONS

- Will the bulkhead be constructed out of pressure-treated timber?
 - I don't believe so, but the applicant would know better.
- Is the SEPA review done?
 - That will not be done until all agency comments are received.
- For the planting behind the bulkhead, typically a landscaping plan is required. Is that the case here?
 - Those decisions have not been made yet, as it is too early in the process.
- How did they manage to encroach so much onto the neighboring property?
 - The work had been done by the property owner earlier.

APPLICANT TESTIMONY

Carl Halsan, agent, about 20 years ago the deck and bulkhead began to fail, and the property owner did some work to try and correct it. After having a survey done, the neighbor realized that some of the work the applicants had done was encroaching onto their property. Mr. Halsan stated that he is unsure if the timber is pressure treated, but it doesn't appear to be the case based on the photos. It's possible that some concrete will need to be removed.

Dan Hannula, applicant, stated that when he bought the property it looked like the cedar bulkhead had been there a long time. The logs were about 3.5 – 4 feet in height. At certain intervals, the logs got up to 7 feet in height. He was told by the old property owner that his property line ran between some logs. He followed what he was told, as well as what looked to be the most obvious property line. He never intended to encroach onto anyone's property.

PUBLIC COMMENT

No members of the public testified.

COMMISSION DISCUSSION

- The Key Peninsula Community Plan encourages native vegetation along the shoreline, which is missing. Many studies/reviews have not been done yet (Environmental, Geotech, etc.). A recommendation may be premature.
- The report states that staff expects to recommend approval with conditions.
- The Planning Department needs to get a landscape design from the applicant and get that approved either before the process begins or before it finishes.
- This application seems to have less detail than what the Commission typically sees.

Motion made (Cockerill/Worden) to recommend approval of the Hannula and Beckman project with the following conditions: 1) that a landscaping plan be submitted to the County for approval and 2) that the landscaping plan includes native plants and vegetation. *Motion passed unanimously.*

OTHER BUSINESS

Election of Officers

The Agenda needs to be modified. Officers were voted on in February and are already in place.

Chair: Don Swensen

Vice Chair: Domoni Glass

Secretary: Mark Cockerill

Commissioner Attendance

Steve Whittier has been absent. The Chair will contact County staff to reach out to Commissioner Whittier to inquire if he is still interested in serving on the Commission.

Motion to adjourn.