

1. 6:30 P.M. 2018-04-18 KPAC Agenda

Documents:

[4 18 18 KPAC Agenda.pdf](#)

2018-04-18 Initial Project Review Report (Kauzlarich 877648)

Documents:

[Kauzlarich CP IPR KPAC-RH.pdf](#)

**MEETING AGENDA  
KEY PENINSULA ADVISORY COMMISSION  
6:30 P.M., Wednesday, April 18, 2018**

**KEY PENINSULA CIVIC CENTER  
VFW ROOM  
17010 S. VAUGHN RD, VAUGHN**

**PUBLIC MEETING**

**Conditional Use Permit: Application [877648](#)**

Applicant: Aldoren Kauzlarich  
Planner: Ray Hoffmann, [rhoffm3@co.pierce.wa.us](mailto:rhoffm3@co.pierce.wa.us)  
Request: To establish a 6-pad recreational vehicle park (3 existing; 3 proposed), with an on-site septic system on two .62-acre parcels, located at 16811 57th St KPN, Vaughn, WA, in a Rural 10 zone within the Key Peninsula Community Plan area and Council District #7.

**Adoption of Minutes (February 21, 2018) - Action**

**Election of Officers – Action**

**2018 Funding – Discussion Item**

# Initial Project Review

## Conditional Use Permit: Kauzlarich RV Park

**Application Numbers: 877648**  
**Tax Parcel Numbers: 0021145-033 and -034**

**Key Peninsula Advisory Commission (KPAC) Public Meeting: April 18, 2018, at 6:30 p.m.,**  
Key Peninsula Civic Center, VFW Room, 17010 South Vaughn Road, Vaughn, WA.

**Proposal:** The Applicant is requesting to establish a 6-pad Recreational Vehicle Park (three spaces existing and three proposed), with an on-site septic system, on a 1.24-acre parcel. The site also contains a prior established single-family mobile home.

The site has access to Lackey Road via 57<sup>th</sup> Street KPN. The site is in a Rural 10 (R10) zone classification, in the Key Peninsula Community Plan area.

**Project Location:** 16811 - 57<sup>th</sup> Street KPN, Vaughn WA, in the NE ¼ of Section 14, T21N, R1W, W.M., in Council District #7.

**Review Summary:** County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The County finds the proposal is generally consistent with the Pierce County Comprehensive Plan, Key Peninsula Community Plan, and Pierce County Development Regulations. Some additions and modifications to the initial submittal are needed to ensure consistency with the applicable titles in the Pierce County Code.

**State Environmental Policy Act (SEPA):** SEPA review is not required for this proposal.

**County Contact:** Ray Hoffmann, Associate Planner, 253-798-2788, [rhoffm3@co.pierce.wa.us](mailto:rhoffm3@co.pierce.wa.us).

**Pierce County Online Permit Information:**

<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/documents?applPermitId=877648>



## **Project Data**

Application Complete: December 27, 2017

IPR Mailed Date: April 9, 2018

Owner/Applicant: Aldoren Kauzlarich  
911 East 55<sup>th</sup> Street  
Tacoma, WA 98404

## **Public and Legal Notice**

- *January 4, 2018*: Notice of Application and Public Meeting Notice, including the Key Peninsula Advisory Commission (KPAC) meeting date, was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *January 30, 2018*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *April 4, and 5, 2018*: Legal notices were published in the official County newspaper (*Tacoma News Tribune*), and the *Peninsula Gateway* newspaper, advertising the public meeting to be held by the KPAC.

## **Key Peninsula Advisory Commission (KPAC)**

The KPAC role in the review process for a land use proposal includes the following:

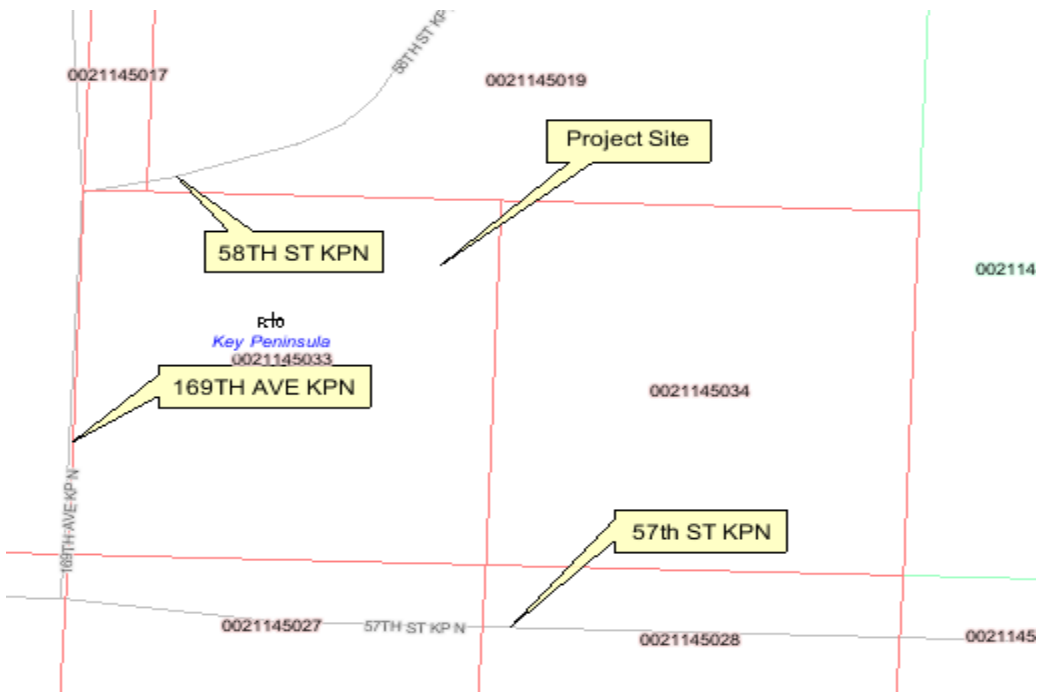
- Review the proposal for consistency with the goals and policies in the Community Plan.
- Provide a local perspective that includes input from the community and insights of which Planning and Public Works (PPW) staff or the Hearing Examiner may not be aware.
- Offer recommendations for project design to fit with the community's vision while remaining consistent with the Community Plan.

PCC Chapter 2.45, Land Use Advisory Commissions, provides regulations that apply to the KPAC. Per PCC 2.45.130, Land Use Advisory Commission (LUAC) recommendations on a land use application shall be to approve, modify and approve, deny, or make no recommendation. The LUAC may recommend the Hearing Examiner continue a scheduled public hearing to obtain additional information or LUAC recommendations.

## 2014 Orthophoto



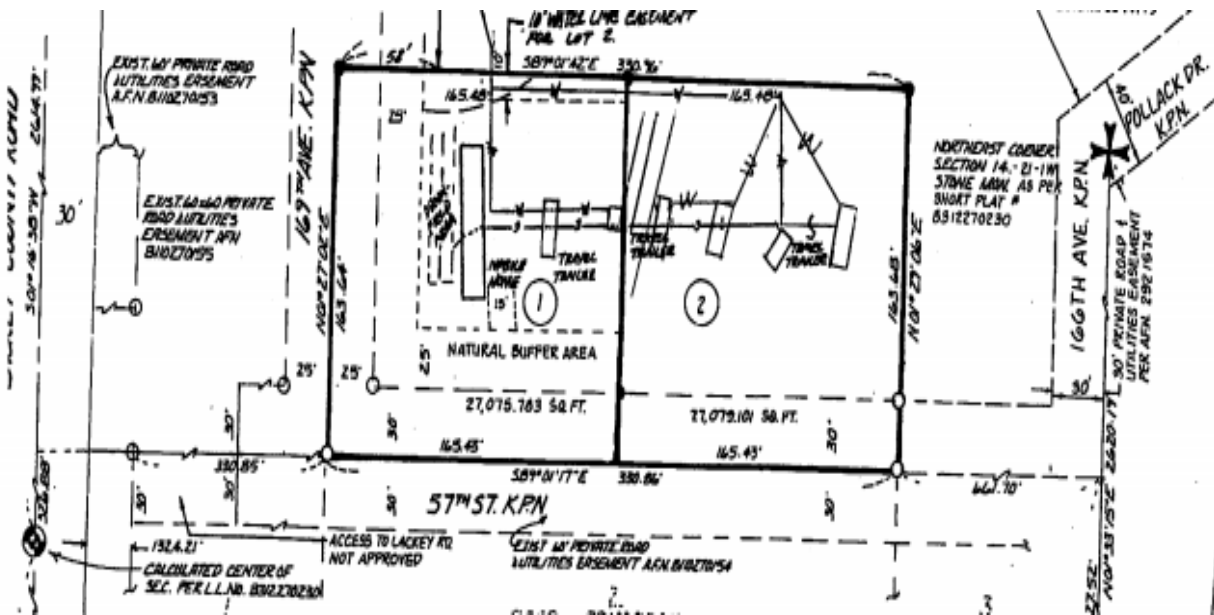
## 2014 Area Map with Zoning



**Site Photos (taken March 19, 2018)**



## Site Plan



## Comments from Agencies and Public

The following agencies have provided comments on the proposal:

- Tacoma-Pierce County Health Department (TPCHD): Pals+ computer entry, dated March 21, 2018, Maureen Walker wrote the project needs to show it has adequate water availability and septic allowances for the proposed number of RV's and the existing residence.
- Development Engineering: Memo from Jeff Kidston, dated January 26, 2018, requested a revised site plan showing internal access to each new space, and upgrade requirements to affected private road(s).
- Fire Prevention Bureau: Pals+ entry from Laurie Bischof stated the project must meet fire flow and emergency vehicle access requirements.
- Nearby property owners and residents have provided comments/questions expressing opposition and concern. Concerns include the following:
  - Septic and water use concerns including overloaded septic systems causing pollution of nearby wells. Is 1.24 acres large enough for a 6 pad RV park to meet septic requirements?
  - Is the parcel large enough to contain all required off-street parking?
  - Potential for associated crime (e.g. drug use, crime) by RV tenants without background checks near a school.
  - Depletion of the water table caused by high impact of the park.
  - Additional wear from increased traffic on the private road to be used for access to Lackey Road.
  - Property values, quality of life, neighborhood character, noise impacts, impacts of transient populations, and the look of potentially unmaintained RV's.

## Site Characteristics

- The project is a 1.24-acre site (comprised of two parcels) that measure approximately 331 linear feet from east to west and about 164 feet long north to south. The property is Lot 1 and 2 of Short Plat 9109200244.
- There is an existing occupied mobile home on the site, one RV, and a small storage building.
- The majority of the site ranges from 210 feet to 220 feet in elevation and is relatively flat.
- The majority of the property has been cleared at some point and is now short grass. Some larger native shrubs and trees exist along the north, south, and west property lines
- The property is bordered by residences on the north, south, and west sides. Access to the project from Lackey Road KPN is via 57th Street KPN, with an internal access lane off of 57<sup>th</sup> providing direct access to the RV pads.

## Surrounding Land Use / Zoning Designation

LAND USE		ZONING
North	Single-family residence (SFR)	Rural 10 (R10)
South	Vacant, SFR	R10
East	Vacant	R10
West	SFR	R10

## Governing Regulations

- Title 19A Comprehensive Plan – June 30, 2016, as amended  
Key Peninsula Community Plan - Appendix G (June 30, 2016), as amended
- Title 18 Development Regulations - General Provisions (September 1, 2017), as amended
- Title 18A Development Regulations - Zoning (September 11, 2017), as amended
- Title 18E Development Regulations - Critical Areas (April 14, 2017), as amended
- Title 18J Development Regulations - Design Standards and Guidelines (September 11, 2017), as amended

## Initial Planning and Public Works Staff Review for Consistency with Land Use Policies and Regulations

### County Comprehensive Plan and Community Plan

The project complies or can be conditioned to comply with all applicable policies and objectives of the Pierce County Comprehensive Plan and Key Peninsula Community Plan.

### Title 18A, Development Regulations - Zoning

RV Parks are a conditional use in the R10 zone in the Key Peninsula Community Plan area. “The Rural Residential zones allow for commercial uses related to and dependent upon natural resources and public and commercial recreational and associated uses related to the outdoors.” (PCC 18A.10.090 B.)



The applicant needs to demonstrate that the proposal meets the conditional use criteria in PCC 18A.75.030 B.1. To this end, several agency and public comments need to be addressed prior to Hearing Examiner approval. To ensure consistency with the conditional use criteria, the applicant will need to include additional design and operation features that address impacts to neighboring properties relating to noise and visual impacts. Additional details for on-site recreational amenities are needed to ensure they are sufficient to serve 6 RV units. Requirements as determined by other reviewing agencies will also help to ensure consistency with conditional use criteria.

Title 18E – Critical Areas

No critical areas have been mapped or found on the site.

Title 18J – Design Standards and Guidelines

The RV park must meet the requirements of 18J.15.210 and must provide a recreation area on the site plan. A landscaping plan must be provided to show compliance with 18J.15.040 perimeter buffers. The plan will also need to show the diameter of existing trees, and a table outlining compliance with tree conservation credits/significant trees standards. The Minimum requirements for the above items must be shown on county approved plans prior to a final project recommendation.

Kauzlarich IPR KPAC-RH.docx

<b>Project Checklist for Regulatory Compliance</b>				
<i>Conditional Use Permit: Kauzlarich RV Park</i>				
<i>Application Number: 877648</i>				
<i>Tax Parcel Numbers: 0021145-033 and -034</i>				
<b>Title 18A Development Regulations – Zoning</b>				
PCC Section	Does project comply?			Comments
	Yes	No	N/A	
<b>Ch. 18A.10 Zone Classifications</b>	X			
18A.10.090.B.1	X			
<b>Ch. 18A.15 Residential Density and Lot Dimension</b>				
18A.15.020 Residential Density			X	Residential Density does not apply.
18A.15.040 Setback and Height	X			Proposal meets height and setback requirements
<b>Ch. 18A.26 Key Peninsula Use Table</b>	X			Lodging level 1 is allowed as a conditional use in R10
<b>Ch. 18A.33 Use Category Descriptions</b>	X			Meets criteria for Lodging level 1
<b>Ch. 18A.35 Parking</b>	X			Parking minimums also addressed in 18J
<b>Title 18D Development Regulations – Environmental</b>				
PCC Section	Does project comply?			Comments
	Yes	No	N/A	
<b>Ch. 18D.40 Environmental Review</b>			X	SEPA is not required.
<b>Title 18E Development Regulations – Critical Areas</b>				
PCC Section	Does project comply?			Comments
	Yes	No	N/A	
<b>Ch. 18E.10 General Provisions</b>			X	There are no critical areas on the project parcels.
<b>Title 18J Development Regulations – Design Standards and Guidelines</b>				
PCC Section	Does project comply?			Comments
	Yes	No	N/A	
<b>Ch. 18J.10 General Provisions</b>		X		A Recreation Plan, Tree Conservation Plan and Landscape Plan that meet the criteria of 18J.10 have been requested.

<b>Title 18J Development Regulations – Design Standards and Guidelines</b>				
<b>PCC Section</b>	<b>Does project comply?</b>			<b>Comments</b>
	<b>Yes</b>	<b>No</b>	<b>N/A</b>	
<b>Ch. 18J.15 Countywide Design Standards and Guidelines</b>				
18J.15.020 Site Clearing			X	Site has been largely cleared for several years
18J.15.030 Tree Conservation		X		This section is required to be addressed in the forthcoming Tree Conservation Plan. Minimum tree units/acre requirement is 20 for non-residential uses in Rural Residential zones. Retained trees must be wind-firm in post development.
18J.15.040 Landscape Buffers Regulations		X		Level 3 landscaping required along any boundary abutting residential uses. This section will be further addressed in forthcoming Landscape Plan. The existing buffers will need to be enlarged/enhanced along the north and west property lines.
18J.15.050 Street Trees			X	Street trees are not required.
18J.15.080 Off-Street Parking, Pedestrian, Bus and Bicycle Facilities.				Standards must be met for any parking facilities accommodating 10 or more vehicles.
18J.15.085 Exterior Illumination			X	Exterior lighting will be required at time of site development permit. Any exterior lighting must meet these standards.
18J.15.100, 110, 120, 130 {Planting Requirements }		X		Proposal will comply with planting requirements/future approved landscape plan.
18J.15.210 Recreational Vehicle Parks		X		Open space/recreational facilities requirements will be shown on future approved plans/submittals.
<b>Ch. 18J.90 Key Peninsula Design Standards and Guidelines</b>			X	None of these standards are applicable to an RV park.