



# Staff Report

Nick Moore, Town Planner

## Bieker Variance

Planning Commission Hearing  
March 18, 2024

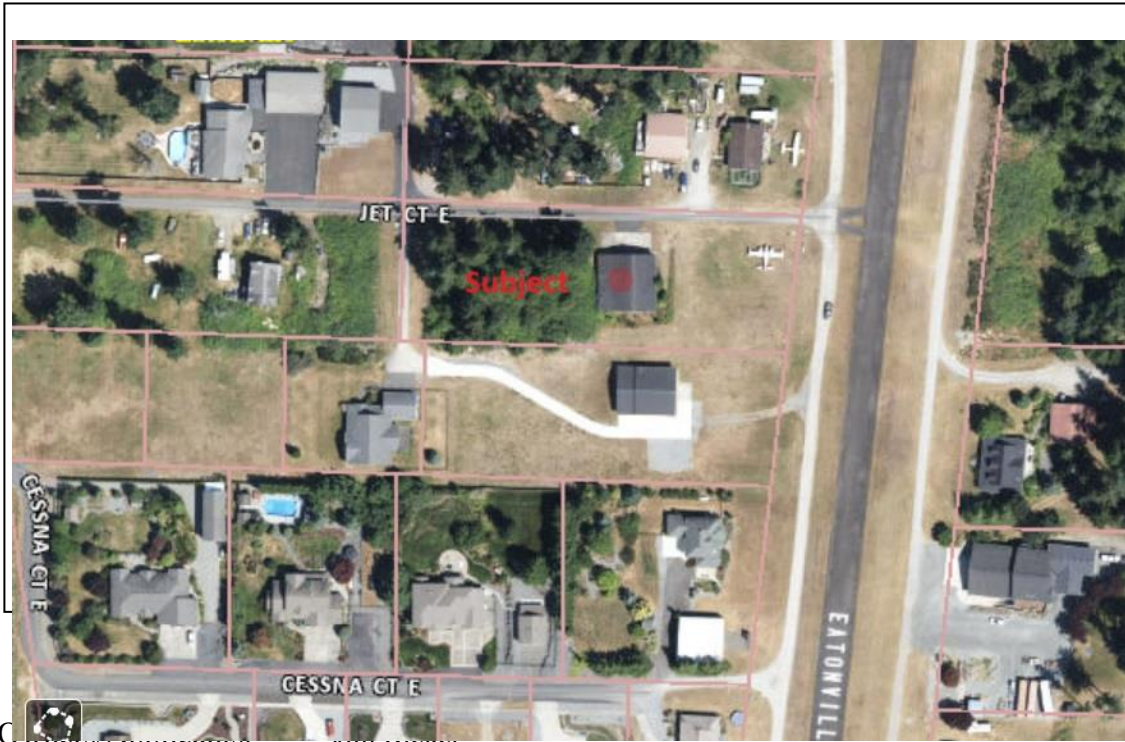
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### **I. PROPOSED VARIANCE:**

Refer to Attachment A for application materials submitted by the Applicant, Jim Bieker. The applications have been consolidated for review, which propose to allow a hangar to be built within the transitional zone of FAR Part-77 setbacks established in the Swanson Field Airport Layout Plan and adopted in EMC 18.04.187, specifically, 130 ft. from the centerline of the runway at a height of approximately 26 ft. at its highest, with its lowest point closest to the runway. Additionally, the “Bieker Short Plat” is contingent on the approval of the variance which would deem the lot created buildable for its intended use.

**II. LOCATION:**



**III.**

399 Prospect St W

Site Address: 427 Jet Ct.

Tax Parcel Numbers: 0416145007

Existing Zoning: AP

Application Type: Variance

Application Submittal: 2/2/2024

Abutting Development: Single-Family Development and Hangars

Existing Site Conditions: Vacant Land

**IV. CRITICAL AREAS**

None

V. **COMMENTS:**

As of the date of writing, March 13, 2024, no department, agency or public comments have been received.

VI. **VARIANCE PROCESS FOR FAR PART-77 OBSTRUCTIONS**

1. FAA Determination of No Hazard to Air Navigation
2. Airport Commission Recommendation
3. Variance Process via EMC 18.09.040

VII. **STAFF REVIEW & ANALYSIS:**

The Process for a variance regarding FAR-Part 77 obstructions as referenced in Eatonville's Airport Layout Plan has been followed, all associated fees have been paid and the Airport Commission has reviewed the application and recommended a conditional approval. The Town Planner recommends to the board of adjustment approval in agreement with the planning commission and their recommended conditions.

VIII. **DRAFT FINDINGS OF FACT:**

Please circle the applicable selections below: **bold and underlined** for approval – *italic* for denial:

1. The proposed variance **will** / *will not* fulfill the goals of the Growth Management Act.
2. The proposed variance **will not be** / *will be* detrimental to health, safety and general welfare of the citizens of Eatonville and its surrounding area.
3. The proposed variance **will not be detrimental** / *will be detrimental* the quality of life of the citizens of Eatonville and its surrounding area.
4. The proposed variance **will not** / *will* violate the laws of the Town of Eatonville, Pierce County, the State of Washington or the United States of America.
5. The proposed variance **will not have** / *will have* a probable significant adverse impact on the environment.
6. The proposed variance **will not have** / *will have* a negative fiscal impact on the citizens of the Town unless the applicant agrees to mitigate the impact.

7. The proposed variance will not / *will* be detrimental to other existing uses in the neighborhood.

**IX. DRAFT PLANNING COMMISSION RECOMENDATION:**

Having conducted an open record public hearing and carefully considering the entire record, including but not limited to the Planning Department file, the recommendations and comments of Planning Staff, the presentation and comments of the Applicant and the public, by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ apposed, the Planning Commission hereby adopts the Planning Staff Analysis, Recommendations and Findings of Fact contained herein and as noted above, and hereby recommends APPROVAL / *DENIAL* of the Bieker Variance.

\_\_\_\_\_  
Planning Commission Chairman

\_\_\_\_\_  
Date