A G E N D A
THURSDAY, MARCH 26, 2015

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on THURSDAY, MARCH 26, 2015 at 10:00 A.M. at the Board of County Commissioners Chambers, Administration Building, 619 Division Street, Port Orchard, WA at the times set forth or as soon thereafter as possible. Staff reports will be available for public inspection seven days prior to the meeting, at the Department of Community Development.

AGENDA ITEM (A) - 10:00 A.M.
THORNTON ACCESSORY DWELLING UNIT – 14 04452 CONDITIONAL USE PERMIT
Brian and Jenny Thornton are requesting approval of a Conditional Use Permit to legalize an existing approximately 750 square foot ADU and add a 150 square foot bedroom, resulting in a 900 square foot ADU. The ADU is located above the existing garage, which was built in 1979. Owners of Record: Brian and Jenny Thornton 11895 Ioka Way NW Silverdale, WA 98383 Representative: Mark Jankowski; 12937 Olympic View Road NW; Silverdale, WA 98383 DCD Staff Planner: Jeff Smith at (360) 337-5777. PLEASE NOTE: THE DEPARTMENT ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) ON FEBRUARY 13, 2015.

AGENDA ITEM (B) - 10:00 A.M.
STEVENS SINGLE FAMILY RESIDENCE – 14 04537 CRITICAL AREA VARIANCE
Samuel and Patricia Stevens seek approval for an approximate 2,585 square foot two-story residence and attached garage and associated 550 square foot deck. The ground floor footprint is comprised of 1,845 square feet (garage and residence area) and a 640 square foot driveway. The residence will be built entirely within the 100 ft. shoreline buffer, and therefore requires review in accordance with the Critical Area Variance criteria of Kitsap County Code 19.100.135. Owners of Record: Samuel and Patricia Stevens 816 Park Way Santa Cruz, CA 95065 Architect: Richard Prine 30050 Scenic Drive NE Poulsbo, WA 98370. DCD Staff Planner: Steve Heacock at (360) 337-5777. PLEASE NOTE: THIS PROJECT IS SEPA EXEMPT UNDER KCC 18.04 STATE ENVIRONMENTAL POLICY ACT.

AGENDA ITEM (C) - 10:00 A.M.
WATSON AND WOMACH JOINT USE PIER, RAMP AND FLOAT – 14 03095 SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT
Craig and Erin Watson and Bill and Judy Womach seek approval to remove 2 creosote float support pilings, float, ramp and 2 creosote pier support pilings. Install 2 new 10-inch galvanized steel piles at the off-shore end of the pier and modify the angle. Reuse the 8 foot by 80-foot float and replace the 2 float support piling (with 50% functional grating on floats). Reuse the 5-foot by 70-foot steel ramp. Owners of Record: Craig and Erin Watson 1111 5th Avenue W Seattle, WA 98119 and Bill and Judy Womach 7250 NE William Rogers Rd. Indianola, WA 98342 Representative: Marie Peterson 46 Village Way #171 Port Ludlow, WA 98365 DCD Staff Planner: Steve Heacock at (360) 337-5777 PLEASE NOTE: THE DEPARTMENT ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) ON MARCH 10, 2015. THE SEPA APPEAL PERIOD ENDS MARCH 24, 2015.
AGENDA ITEM (D) - 1:00 P.M.
CLOVER VALLEY VETERINARY SERVICES – 14 04137 CONDITIONAL USE PERMIT
Maci Paden has proposed to establish a limited on-site veterinary clinic in the 960 square foot, 2-story garage. The clinic would be located on the first floor and an office would be located on the second floor. The 480 square foot first floor would primarily be for storing medical equipment, supplies/sundries/pharmaceuticals and the occasional 1 to 2 per day maximum client or veterinary visit – dog or cat only. No animal boarding or grooming would be conducted on-site. The 480 square foot second floor would be used as office space for employees. Owner of Record: Maci Paden 3805 Donato Lane SE Port Orchard, WA 98367 DCD Staff Planner: Meg Sands at (360) 337-5777. PLEASE NOTE: THE DEPARTMENT ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) ON FEBRUARY 13, 2015.

AGENDA ITEM (E) - 1:00 P.M.
UELAND DEVELOPMENT AGREEMENT 15 00773 (Formerly 14 02844)
The approved Ueland Tree Farm (UTF) Mineral Resource Development Project (CUP 07 44975) proposes development of commercial sand, gravel and basalt mines on the UTF Project Site. The development plans consist of one gravel mine, three basalt quarries, aggregate processing facility, concrete batch plant, and a topsoil facility. The proposed sand and gravel is designated Gravel Mine “A”. The three quarry areas are designated Quarry Area “A”, “B” and “C”. The overall project parameters have not changed, except for deletion of Gravel “B”. The proponent, Ueland Tree Farms, at this time desires to enter into a Development Agreement with the County to guide the extraction of the mineral resources over the next 35 years. Owner: Ueland Tree Farm, LLC 6323 Pioneer Way East Puyallup, WA 98371 Engineer: Contour Engineering 3309 56th Street NW Suite 106 Gig Harbor, WA 98335 DCD Staff Planner: Dennis Oost (360) 337-5777. PLEASE NOTE: THE DEPARTMENT ISSUED A FINAL EIS ADOPTION ON FEBRUARY 27TH 2015.

The file(s) pertaining to the above case(s) are available for public inspection at the Department of Community Development at the Administration Building, 619 Division Street, Port Orchard, between the hours of 8:00 AM and 4:00 PM, Monday through Thursday and Friday from 9:00 AM to 1:00 PM by appointment only. You may make an appointment by calling the Clerk to the Hearing Examiner at (360) 337-5777.

If you have any questions regarding project proposals or project-specific issues, please contact the Department of Community Development Staff indicated above. If you have procedural questions about the public hearings process, please contact the Clerk to the Hearing Examiner at (360) 337-5777. All Interested persons are welcome to attend the public hearing. You may submit your comments in writing seven (7) days prior to or at the hearing. You may send these comments through the mail, e-mail or fax (360) 337-4925, attention: Clerk to the Hearing Examiner.

Kitsap County does not discriminate on the basis of disability. Individuals who require accommodations at the public hearing, or who require this information in a different format, should contact the DCD ADA Coordinator at (360) 337-5777 (voice) or (TDD) (360) 337-7275 or (800) 816-2782. Please provide two weeks notice for accommodations, if possible.

CONSTANCE BLACKBURN
OFFICE OF THE KITSAP COUNTY HEARING EXAMINER
www.kitsapgov.com/dcd/lu_env/he