



Hearing Examiner Agenda

THURSDAY, June 27th, 2019

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, JUNE 27th 2019** at **9:00 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.

Hearing Start Time - 9:00 A.M.

For Hearings with multiple agenda items: Start times for each item will vary depending on the complexity and level of public interest of the projects prior. For approximate start times, please contact the Planner for the project you are interested in.

AGENDA ITEM (A)

18-03760: Wheeler Street-Baker Addition, Shoreline Variance (SVAR)

Project Description: Addition Shoreline Variance for a Home Addition for Sunroom, Master Bedroom and Bathroom. Addition is no further waterward but is below the Reduced Standard Buffer of 100 feet from Ordinary High Water for the Rural Conservancy shoreline designation.

Project Location: 3290 NE Wheeler Street, Poulsbo WA, N. Kitsap

Applicant/Owner of Record: Jeb and Catherine Baker

Project Engineer: EJS Engineering, James Wege

Architect: Precision Designs, Diane Avery

DCD Staff Planner: Kathlene Barnhart at (360) 337-5777.

THE DEPARTMENT HAS DETERMINED THIS PROJECT IS SEPA EXEMPT.

AGENDA ITEM (B)

Both matters under Item 'B' were continued from the scheduled 05/09/19 hearing.

19-01906: SEPA Appeal of 18-00520 Indigo Topsoil CUP REV-MJR (Admin Appeal)

18-00520: Indigo Topsoil – Conditional Use Permit Revision Major (CUP REV MAJOR)

Appeal Description: David & Judith Fike & Steven Maxim appeal the Mitigated Determination of Nonsignificance issued relating to Indigo Topsoil's CUP Major Revision #18-00520.

Project Description: Applicant requests a major revision, to the approved Emu Topsoil Conditional Use Permit (CUP) LU-5264 (Hearing Examiner File 970626-015), to operate generally in the previous approved development footprint, and revise the existing CUP

approval to change the scope of work, limit business hours, expand retail sales to include other landscape materials such as mulch, sand, and gravel. Original permit was approved for retail sales of topsoil created by recycling and mixing emu waste from an emu ranch with other soil elements as well as importation of other manure for the same purpose. Soil mixing machine hours were limited to 8:00 am to 5:00 pm and retail sales from 7:00 am to 6:00 pm 7 days a week. Indigo Topsoil is proposing 8:00 am to 5:00 pm Monday thru Friday, and Saturday 8:00 to 4 :00 pm.

Project Location: 22244 Port Gamble Road Lane NE, Poulsbo, North Kitsap

Applicant/Owner of Record: Lucio Larios

Project Engineer: Kelsey Laughlin, Seabold Engineering LLC

DCD Staff Planner: Jeff N. Smith at (360) 337-5777.

THE DEPARTMENT HAS ISSUED A MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) FOR THIS PROPOSAL.

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 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.

OFFICE OF THE KITSAP COUNTY HEARING EXAMINER

<https://spf.kitsapgov.com/dcd/Pages/HearingExaminer.aspx>