Permit # LU-2510



Highpoint Stables

Box # 52

Kitsap DCD Land Use

DEL026

UNCLASSIFIED USE PERMIT

Original

APPLICATION FOR: UNCLASSIFIED USE AND/OR CONDITIONAL USE PERMIT

FEE - $250.00
Planned Unit Development and U.U.P. Fee Combination - $250

Environmental Checklist Fee - $94.00

DATE RECEIVED: 10/18/91 BY: E Fowler APPLICATION NO.: _____

Six (6) application forms, ten (10) folded copies of the required plans, two (2) copies of the Environmental Checklist, two (2) copies of a complete 25 year storm drainage analysis, if required, two (2) copies of commitment letters from appropriate Sewer and Water Districts MUST be submitted to the Kitsap County Department of Community Development prior to the application deadline submittal dates. (Incomplete applications will not be accepted).

Name of Project HIGHPOINT STABLES Number of Acres: 11.5
Dimensions: _____

General Location of Property: 3050 RD MULLENIX

ASSESSOR'S # 242301-4-015-2005

Location: Section(s) _____, Township _____, Range _____

APPLICANT: ELISABETH M. BOND KARL/HERTA HIRSCHLER (851-2664) PURCHASER

ADDRESS:/PHONE: 3722 PICNIC PT CT NW Gig HARBOR WA 98335

(NOTE: Applicant must be Owner of Record or Contract Purchaser. If Contract Purchaser is the applicant, he must furnish the name and address of the Owner of Record who must be notified by the Department of Community Development of the application. If said owner does not acknowledge receipt of the notification, final action on the application could be delayed).

Engineer or other representative, if any: RAY BOND

OWNER(s) OF RECORD: PINE PROPERTIES

(Persons that hold title to property): PINE PROPERTIES

OWNER OF RECORD'S ADDRESS: PO Box 1635 Gig HARBOR WA 98335

Existing Zone Classification: RURAC R-1

Comprehensive Plan Designation: _____

Description of Proposed Use: EQUESTRIAN STABLE

Water Service From: WELL/EXISTING

Sewerage: EXIST SEPTIC

Assessor's Tax Account No.: 242301-4-015-2005

Legal Description of Property: SEE ATTACHED

(No Abbreviations)

UUP:PLANIV

KITSAP COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

Furnish 10 copies of a site plan, drawn to a scale that maximizes the clarity of the site, showing the boundaries of the site, names and dimensions of all streets bounding or touching the site; the proposed location and elevation plans of all buildings and structures proposed to be located on the site; any existing buildings and structures on the site; methods of providing water and disposal of sewage; any proposed public dedications within the site; location, dimensions and design of off-street parking facilities showing points of ingress to and egress from the site; the location, direction and bearing of any major physiographic features such as railroads, drainage canals and shorelines and existing topographic contours at intervals of not more than five feet together with proposed grading, drainage and landscaping.

All of the following questions MUST be answered:

A. Explain why there is a need in the area for this activity and wherever possible substantiate this statement with factual data.

THIS IS AN EXISTING USE - WHICH SUPPORT CURRENT RURAL NATURE OF PROPERTY & MAXIMIZES OPEN SPACE

B. How will the property as it is proposed to be used in this application be compatible with the uses permitted in the surrounding zone?

SURROUNDING PROPERTIES HAVE EXTESIVE EASMENTS FOR HORSE TRAILS & OTHER PROPERTIES CURRENTLY ARE HORSEY IN USE.

C. What measures will be taken to insure compatibility with the uses permitted in the surrounding zone (e.g., fences, planting, berms, etc.)?

BARN & ARENA ARE WELL SCREENED FROM PASSING TRAFFIC - AND NATURAL BUFFERS EXIST.

D. Do Restrictive Covenants apply to this property?

NONE WHICH ARE APPLICABLE. I.E. CURRENT ROAD EASMENT EXISTS.

Address of Home Owners Association: NONE

The necessary fee MUST accompany this application. Application fee is $250.00 (plus $94.00 SEPA fee) and the check should be made payable to the Kitsap County Treasurer. This fee is not refundable.

If your project site will be logged, a Forest Practice Application MUST BE OBTAINED from the Department of Natural Resources prior to final project approval.

The Department of Natural Resources may be reached by calling toll free 1-800-562-6010 and asking to speak with the South Puget Office.

Elizabeth Bond
(Signature of Applicant)

STATE OF WASHINGTON)
)SS
COUNTY OF ~~KITSAP~~ PIERCE)

On this 16TH day of OCTOBER, 19 91, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ELIZABETH BOND to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that SHE signed and same as HER free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 day of October, 19 91.

Notary Public in and for the State of Washington, residing at

Gig Harbor

Name of Agent or Representative (If other than Applicant):

NAME: _____

ADDRESS: _____

_____

TELEPHONE NO: _____

RECEIVED
OCT 1 1991

BREMERTON-KITSAP COUNTY HEALTH DISTRICT

WILLA A. FISHER, M.D., M.P.H., DIRECTOR
109 Austin Drive
Bremerton, Washington 98312
Environmental Health Division
(206) 478-5235 FAX 478-5298

RECEIVED-Kitsap
Dept Comm. Devel.
JAN 2 6 1993

December 11, 1991

Karlynn Haberly
Kitsap County Hearing Examiner
614 Division Street
Port Orchard, Washington 98366

Re: HIGH POINT STABLES - UNCLASSIFIED USE PERMIT

Dear Mrs. Haberly:

We have reviewed the application and plan for the above referenced project. We have visited the property and reviewed the site conditions. Based on our reviews we recommend approval of the premit. There is an existing on-site sewage disposal system that can be expanded if needed. Animal waste is to be handled, stored and disposed of in a sanitary manner and at regular intervals.

Water for domestic use is provided by an existing well.

If we can be of further assistance, please contact this office.

Sincerely,

H. G. Portrey
Environmental Health Specialist
Department of Environmental Health

HGP/tl

CC: Janet Moore, Senior Project Planner, Department of Community Development

RECEIVED-Kitsap
Dept. Comm. Devel. FEB 5 1992

RESOLUTION NO. 043-1992

A RESOLUTION APPROVING UNCLASSIFIED USE PERMIT FOR "HIGHPOINT STABLES"

WHEREAS, Elizabeth Bond has initiated a request for approval of an Unclassified Use Permit for equestrian stables and riding arena, to be located on 11 acres, south of Mullenix Road, in South Kitsap County, on property described in said petition, and all legal requirements having been performed; and

WHEREAS, the Kitsap County Hearing Examiner has transmitted to the Board of County Commissioners, Kitsap County, Washington, a copy of the Kitsap County Hearing Examiner's findings of fact and recommendations and for the reasons stated therein;

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners does hereby adopt the findings of fact, conclusions and recommendations of the Hearing Examiner as its own (as shown on the attached material entitled Exhibit A) and does hereby approve the Unclassified Use Permit.

ASSESSOR'S ACCT. # 242301--4-015-2005.

PASSED IN OPEN SESSION this 3rd day of Feb., 1992.

KITSAP COUNTY BOARD OF COMMISSIONERS

Billie Eder, Chairman

John Horsley, Commissioner

Win Granlund, Commissioner

ATTEST:

Holly A. Anderson, Clerk of the Board

KITSAP COUNTY HEARING EXAMINER

RE: APPLICATION OF ELIZABETH M. BOND and KARL AND HERTA HIRSCHLER FOR UNCLASSIFIED USE PERMIT "HIGHPOINT STABLES"	)	NO. 911212 005
	)	FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS TO THE KITSAP COUNTY BOARD OF COMMISSIONERS

INTRODUCTION

The application in this matter was made on or about October 18, 1991 by Elizabeth M. Bond and Karl and Herta Hirschler for Unclassified Use Permit approval to use an existing 3264 square foot barn for equestrian stables for 8 to 20 horses, and a 9504 sq. ft. riding arena. Use of the surrounding fenced pastures, development of riding trails, and the future construction of a 1300 sq. ft barn are also proposed. The site is located immediately south of Mullenix Road and immediately west of Ramiller Lane SE in South Kitsap County.

BASIS FOR ACCEPTANCE

The authority of the Hearing Examiner's Office to conduct hearings and issue recommended decisions on requests for Unclassified Use Permit approval is derived from Kitsap County Ordinance 93 (1983) and Ordinance 128 (1989).

RECORD OF HEARING

A Public Hearing on the proposal was conducted by the Hearing Examiner on December 12, 1991 in the Commissioner's Chambers of the Kitsap County Courthouse, Port Orchard, Washington.

During the Public Hearing, the following exhibits were received and entered into the record:

A. Unclassified Use Permit Application

B. Plot Plan

C. Map showing Lots 1, 2 and 3

D. Legal Description

EXHIBIT "A"

E. Stamp from Fire Prevention Bureau

F. Zoning Map

G. Site Map

H. Assessor's Map

I. Environmental Checklist

J. Determination of Nonsignificance

K. Document entitled Exhibit "B", together with Declaration of Covenants

L. List of names, addresses and account numbers

M. Memorandum dated October 22, 1991 showing filing information under Auditor's File No. 9110220138

N. Memorandum dated October 22, 1991 showing filing information under Auditor's File No. 9110220137

O. Memorandum dated November 22, 1991 from Lucille McGinnis, Department of Community Development

P. Memorandum dated November 27, 1991 from Department of Public Works

Q. Letter dated December 11, 1991 from Bremerton-Kitsap County Health Department

R. Memorandum submitted by L. Griffiths on December 12, 1991

S. Letter dated December 13, 1991 from Ridgecrest Homeowners Association

T. Letter dated December 13, 1991 from Joe Closs

U. Letter dated December 18, 1991 from Pine Properties

V. Letter dated December 18, 1991 from N.L. Olson & Associates

W. Letter dated December 19, 1991 from Highpoint Stables

X. Photographs

Y. Kitsap County Department of Community Development Staff Report dated December 11, 1991

Oral testimony was taken at the Public Hearing as follows:

1. Janet Moore, Planning Staff
Kitsap County Department of Community Development
Port Orchard, Washington 98366

Ms. Moore gave the Staff Report and background information on this application. She stated the applicant is seeking an Unclassified Use Permit approval to use an existing 3,264 square foot barn for equestrian stables for eight to 20 horses and a 9,504 square foot riding arena. The surrounding fenced pastures will be used for the development of riding trails and the future construction of a 1,300 square foot barn is proposed.

The property is located immediately south of Mullinex Road in South Kitsap County. The property is an 11.5-acre site and is irregular in shape. The existing wooden barn and riding arena were originally constructed as accessory buildings to the residence located on the parcel abutting Mullinex Road. This was done by a prior owner of the property.

There are Rural PUDs to the north and southwest and to the east and south are undeveloped five-acre tracts and single family residences with zoning of Rural One Acre and Rural 2.5 Acre. To the west are single family residences in an area zoned Rural One Acre.

The application was submitted because the applicant did not want to purchase the residence along with the accessory buildings. The original approval was as an accessory building to a residence on the site.

The applicant is proposing to have eight to 20 horses on-site at any one time.

There is an issue of compatibility with other uses in this area. Most of the uses are in single family residential use or with some undeveloped property.

Traffic safety was also an issue, as there would be more turning movements anticipated and a new driveway is proposed to be built.

There has been no response from the Health Department as yet. The applicant proposes to use an on-site well and a septic system.

An issue has been raised regarding animal waste products which will be stored and picked up by a top-soil company.

There is also a question as to the number of hookups allowed to the well and the neighbors may have some more information on that issue. The Department is recommending approval of the application subject to the conditions in the Staff Report.

2. Norman Olson
N. L. Olson & Associates
P. O. Box 637
Port Orchard, WA 98366

Mr. Olson stated that he represents the applicant and they are in agreement with the Staff Report.

As to the Health Department, he stated he has communicated with them and believes they will be able to meet the conditions that will be contained in their letter. As to waste removal, once or twice a week the field will be picked up and the waste products stock-piled. It will then be picked up once a month from the site. There will be a curbing around the stockpile and there will be no spreading of waste from the stockpile.

As to traffic, a few horse trailers will come to the site on occasion. The main purpose of this use is boarding of horses and to train riders for competition. There will be a clinic offered about every two months for three days at a time for training riders for competition. Most of the people coming to the stable on a regular basis will be the people boarding their horses there.

As to the buildings, there were no occupancy permits issued. The prior owner and contractor did not take care of this matter before occupying the buildings and this is being reviewed by the County.

The application meets the land use guidelines and this is a large parcel of 11 acres in a Rural One Acre zone.

The horses at 20 gallons a day use 400 gallons per day of water. A three-bedroom house is projected to use 400 to 500 gallons per day under Health Department calculations.

3. Dale Smith
2733 SE Arthur Ct.
Port Orchard, WA 98366

Mr. Smith stated that he owns Lot 12 in the Fairfield Division. The application is for boarding but the use is much more than that and this will be a commercial use. The applicants will not be residents of the property and there will be issues of expansion in the future. The applicant is already proposing to build a barn which would expand the use in the future.

Mr. Smith stated that he challenges the premise that this is a non-commercial application. He stated he is also concerned about clear cutting occurring on this site. No occupancy permit has been issued for these buildings.

There is also no Environmental Checklist in the file and he stated he is concerned regarding the environmental aspects of this operation. It is not compatible with the area and with single family residential uses. The Unclassified Use Permit application refers to horse trails and easements. He asked what property they are talking about upon which they have easements for horse trails. When he purchased his property, he was not told of any easements. Mr. Smith then read some provisions of the Fairfield Conditions, Covenants and Restrictions.

He stated that at the southeast corner of the property there is a gully and he believed that this may be used some day for a riding trail. The developer of Fairfield may have given an easement but it is not in conformance with the Fairfield covenants.

Eleven and one-half acres for 20 horses is difficult because it is a small size to maintain that number of horses. He also stated he is concerned about odor and with the number of horses and concerns regarding runoff from this use. Mr. Smith stated he did not believe that the waste materials can be controlled without additives or sawdust. He was also told there would be

a caretaker on-site and he is opposed to that as the person has no responsibility to the neighborhood, just to the owner.

As to the noise, horses cannot be muted and when they have training and competition on the site, the children will be active and there will be noise generated which will affect the neighborhood. Mr. Smith stated he lives downhill from this site and the noise will amplify to his property.

The 20 trips per day are proposed to be between the peak hours of 4:00 to 7:00 p.m. and there will be more traffic than suggested by the applicant. Also, if there are contests at the site, the vocal, exuberant behavior will impact the neighborhood and the area.

The application should be denied. If it is allowed, it should be recognized that this is a commercial use and the number of horses limited to a maximum of four. If approved, Mr. Smith requested that the County clarify conflicts over easements. Also, the Health Department response needs to be clarified and a limit placed on the number of animals on-site. He requested that a fence be installed which would help control noise, odor and traffic. The commercial use changes the character of the neighborhood and should not be allowed.

4. Larry Griffiths
5503 E. Collins Rd.
Port Orchard, WA 98366

Mr. Griffiths stated that he owns five acres on the south side of this property. The prior owner had manure stored at the rear property line and this seeped off the property during rainy times. Drainage is a major problem and curbing the manure is not acceptable due to the water that comes across the property.

Insect control is also a major problem as well as the odor and manure. There should be a fence located on the south property line.

As to the water system, a number of people were granted water rights and are now told they cannot hook up to

the system. He questioned whether the amount of water available will be adequate for the proposed use.

This use is a public nuisance with residences so close.

5. Richard O'Brien
3900 SE Mullenix Rd.
Port Orchard, WA 98366

Mr. O'Brien stated that the fence is 20 feet from his property line and that he used to be on the well. He was told he had to get off the well by an attorney. The owner said the well could not provide water, as it was a poor water source but now it is going to be used for a barn for this application.

As to traffic, Mullenix is horrendous during the hours of 4:00 to 7:00 p.m. and this is a very dangerous situation.

Also, this is a commercial venture instead of a housing and residential use and he is opposed to it. There will be a significant problem from insects. He also stated he is concerned about emergency services being able to access the arena. The septic system needs to be designed to handle people using the facilities. When they hold meets, there may be 60 people on the site. The fence is now 20 feet from his property, not 100 feet as shown on the drawing.

6. Richard Barnes
2741 SE Arthur Ct.
Port Orchard, WA 98366

Mr. Barnes stated that he shares the same concerns, and is particularly concerned that the owner is not a resident of the property. He asked who would care for the horses if there is no caretaker living there. There is a lot of standing water on this site and a stream running on the property. Trails into the community-owned property at Fairfield are also a concern and should not be allowed.

Mr. Barnes stated he is also concerned about decreases in property values and restricting the number of horses to the property. He also stated that there should be a restriction on the number of days and hours of operation.

7. Norman Olson
N. L. Olson & Associates
P. O. Box 637
Port Orchard, WA 98366

Mr. Olson stated that the person selling the water rights told them he had a Class IV system but did not have an approved system. During rainy weather, the riders will use the barn. They will practice only in daylight hours between 9:00 a.m. and 7:00 p.m. The water use will be the typical use of two to three families daily.

The horses will be boarded at the site and 80% of the clinic users will be persons with their horses boarded at the stables. There will be no shows or championships at the site and they do not anticipate 50 to 60 people on-site at any time.

There has been testimony for and against a caretaker on-site. The horses that will be boarded at the stables are in the $6,000 to $30,000 price range. They will be well cared for on a daily basis. When electricity goes out, water will be carried to the horses.

The Department of Transportation is putting in a full intersection, starting in the spring of 1992, at Highway 16 and Mullenix Road. The fence will stay where it is. The possibility of horses getting into the adjacent subdivision is very remote. Mr. Olson stated there is no planned use of any easements outside of the property. The runoff from the site will be reviewed carefully by the Hydraulics Department and will be taken care of by the applicant.

The record was then left open to December 19, 1991 for further written comments for consideration by the Hearing Examiner.

Policies, regulations and laws applicable to the subject proposal:

A. KITSAP COUNTY ZONING ORDINANCE (No. 93)

(1) Section 6 Residential Zones
(2) Section 9 Unclassified Uses

(3)	Section 10	Bulk Regulations
(4)	Section 17	Off-Street Parking
(5)	Section 19	Performance Regulations
(6)	Section 23	Procedure

B. KITSAP COUNTY COMPREHENSIVE PLAN
South Kitsap Subarea Plan -

See Exhibit "A" attached hereto and incorporated herein as though fully set forth.

FINDINGS OF FACT

1. The applicant has requested Unclassified Use Permit approval to use an existing 3264 square foot barn for equestrian stables for 8 to 20 horses, and a 9504 sq. ft. riding arena. Use of the surrounding fenced pastures, development of riding trails, and the future construction of a 1300 sq. ft barn are also proposed.

2. The site is located immediately south of Mullenix Road and immediately west of Ramiller Lane SE in South Kitsap County.

3. The subject property is an 11.5-acre site. It is irregular in shape because of the exclusion of two smaller parcels, each containing a single family residence. The existing wooden barn and riding arena were originally constructed as accessory buildings to the residence located on the parcel abutting Mullenix Road. A majority of the site could be described as an open meadow with fenced paddocks for grazing. Mature native trees and understory vegetation partially screen the site along the west and south property boundaries.

   An on-site well and septic system serve the site.

4. Pursuant to WAC 197-11-340, a Determination of Non-Significance was signed by the Responsible Official on November 26, 1991.

5. The property is currently zoned Rural One Acre and is designated as Rural One Acre on the Kitsap County Comprehensive Plan.

6. The Surrounding Land Use and Zoning is as follows:

North:	Rural PUD/Plat of Ridgecrest (26 lots), single family residences, Ru-1 ac.
East:	5-acre tracts, undeveloped & single family residences, Ru.2.5 ac.
South:	5-acre tracts, undeveloped & single family residences, Ru-1 ac,
Southwest:	Rural PUD/Plat of Fairfield (16 lots), single family residences, Ru-1 ac.
West:	Single family residences, Ru-1 ac.

7. Access is proposed via the existing paved driveway from Mullenix Road, which also serves the two residences. Mullenix is a two-lane paved arterial. The existing driveway intersects Mullenix at the crest of a vertical curve, resulting in limited sight visibility for vehicles at the intersection.

   The site also has 673 feet of road frontage along Ramiller Lane SE. This paved County road intersects Mullenix at the northeast corner of the subject property.

   An access from Ramiller Lane is a viable option to using the existing driveway onto Mullenix Road; site elevations are not prohibitive.

8. A paved parking area is located west of the existing barn. Parking for seven vehicles is depicted on the site plan.

9. A maximum of 20 horses will be boarded at the stables.

10. No competitions or shows will be held at the site. Riding clinics of two to three days in length will be periodically held by a non-resident trainer. Six sessions per day will be offered on an individual or small group basis. This may involve some non-resident riders based on space available.

11. Lessons will be offered year-round for riders with horses at the stables. Lessons are taken one to two times a week and practice riding will also be done on-site a few times a week by riders with horses at the stables.

12. The proposed use is similar to the prior use of this facility but now will be operated on a commercial basis.

13. The applicant has demonstrated a willingness and ability to comply with conditions that may be imposed.

CONCLUSIONS

1. This is a proposal for a commercial operation in an area designated as rural. The site is a large acreage site surrounded by residential development on smaller parcels.

2. The proposal appears to be a low-intensity commercial activity limited in service area, scale and a type of commercial use that will preserve the low-intensity, natural character of this rural area.

3. The proposal is consistent with the goals of the South Kitsap Subarea Plan for commercial uses in rural areas.

4. Conditions may be imposed to assure the use will be compatible with existing and probable uses of surrounding properties.

5. Approval of the Unclassified Use Permit subject to conditions as outlined below, is necessary for the preservation and enjoyment of the substantial property right of the petitioner and will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.

6. The proposed Unclassified Use Permit conforms to the general purposes of the Kitsap County Comprehensive Plan and the South Kitsap Subarea Plan.

7. The public use and interest will be served by this proposal.

8. The applicant has made provision for appropriate facilities and improvements for this proposal.

RECOMMENDED DECISION

Based on the testimony presented at the Public Hearing, the documents admitted into the record, the site inspection conducted by the Examiner and the Findings and Conclusions made and entered above, it is recommended to the Board of County Commissioners that the application for Unclassified Use Permit be approved, subject to the following conditions.

1. All applicable Bremerton-Kitsap County Health Department regulations shall be adhered to prior to occupancy.

2. A plan for the temporary storage and regular removal of animal wastes from the site shall be reviewed and approved by the Bremerton-Kitsap County Health Department (BKCHD) and the Kitsap County Conservation District prior to occupancy.

3. The requirements of the County Public Works Department shall be met, as follows:

   Traffic/Engineering:

   a) The applicant will be required to construct a new road approach on Ramiller Road. Ingress and egress associated with the subject land use proposal shall be restricted to this new approach, the location of which shall be no closer than 250 ft. from the intersection. The interior layout of the driveway is subject to Health Department approval due to the proximity of the drainfield. The applicant will be responsible for the necessary signage restricting patrons from using the present paved approach on Mullenix.

   b) The applicant will be required to construct a commercial type approach/apron (minimum 30 ft. throat width) at this new location to match the existing road surface of Ramiller Rd. with a minimum 45 ft. fillet radii. The approach shall be paved with a minimum of two (2) inches compacted depth of asphalt concrete over two (2) inches compacted depth crushed surfacing top course.

4. Building permits shall be revised, and all necessary inspections shall be completed per applicable codes prior to occupancy.

5. As proposed, the number of horses shall not exceed 20 on site at any time.

6. A sign permit shall be obtained for the proposed wooden sign.

7. There shall be no amplification of voices for instruction or any other purpose.

8. Approval is limited to the proposal as depicted and described in the application and outlined in this report.

Approval is not to be construed as implied approval of more extensive utilization of the site or commercial development in the vicinity.

DATED this 14th day of January, 1992.

M. Karlynn Haberly,
HEARING EXAMINER

TRANSMITTED THIS 15th day of January, 1992, by mail, to the following:

Elizabeth M. Bond, 3722 Picnic Point Ct. NW,
Gig Harbor, WA 98335
Karl and Herta Hirschler, 17214 SE 29th Ct.,
Bellevue, WA 98003
Larry Griffiths, 5503 E. Collins Rd., Port Orchard, WA 98366
Juan Charfauros, 9154 Ramiller Rd. SE.,
Port Orchard, WA 98366
Dale Smith, 2733 SE Arthur Ct., Port Orchard, WA 98366
Richard Barnes, 2741 SE Arthur Ct., Port Orchard, WA 98366
Robert Sutter, 8801 Deeridge Pl. SE, Port Orchard, WA 98366
Al Stanger, 3822 51st Ave. Ct. NW, Gig Harbor, WA 98335
Rich Wilson, 7825 Forest Ridge Dr., Bremerton, WA 98310
Ruth Metcalf, 13748 3rd Ave. NW, Seattle, WA 98177
Kevin Gieselman, 589 Bethel Ave., Port Orchard, WA 98366
Daniel E. Shown, Box 691, Allyn, WA 98524
Jean Moyer, 8618 145th St. NW, Gig Harbor, WA 98335
R. J. O'Brien, 2900 SE Mullenix Rd., Port Orchard, WA 98366
Bremerton-Kitsap County Health Department
Kitsap County Department of Public Works - Engineering Div.
Kitsap County Department of Public Works - Hydraulics Div.
Kitsap County Department of Community Development

NOTICE

Pursuant to Kitsap County Ordinance No. 128 (1989), request for reconsideration of the Examiner's decision or recommendation in this matter must be filed in writing on or before January 23, 1992. The filing of a request for reconsideration does not affect or stay the time for which a notice of appeal shall be filed.

Pursuant to Kitsap County Ordinance 128 (1989) and the Land Use Hearing Examiner Rules of Procedure, Sections 5.2, 5.3 and 5.4, a request for APPEAL, to the Board of County Commissioners of the Examiner's decision or recommendation in this matter must be filed in writing with the Clerk of the Board of County Commissioners on or before January 30, 1992.

Prior to the filing of an Appeal, the appellant shall pay the sum of THIRTY AND NO/100 DOLLARS ($30.00) to the Department of Community Development per Section 23.e.(2) and (3) of the Kitsap County Zoning Ordinance No. 93-1983.

MKH/cs

Exhibit "A"

GENERAL GOAL FOR SOUTH KITSAP SUBAREA

To establish relationships between land uses in South Kitsap that meet basic human needs, are efficient and harmonious, are ecologically sound, and balance cost and revenues over time. These relationships should accomplish the following:

1) Provide for a range of land use opportunities for well-designed, environmentally sound development;
2) Provide the economic, social and aesthetic benefits resulting from orderly and planned use of land resources;
3) Preserve and enhance the semi-rural, marine character of the area;
4) Reflect county-wide goals and policies, including the Urban Concentration Concept (as it applies to South Kitsap); and
5) Contribute to the public health, safety and welfare.

Rural Designations

Rural One Acre

"Rural-One-Acre" designations, which allow one unit per acre (or two units per acre on waterfront property) have the following characteristics:

(1) Areas which are not expected to have sewers and do not have publicly-owned water systems, but have community (public) systems or individual wells.

(2) Areas which can support development at one unit per acre with the use of septic tanks and community wells or privately-owned water systems.

(3) Areas with low-intensity commercial development of the neighborhood or convenience types.

(4) Areas allowing Light Manufacturing uses which do not require full public utilities and which are generally compatible with Rural areas.

(5) Generally located near community facilities and having good access to employment centers.

(6) May include property on or near natural amenities, such as lakes.

Rural Residential Goal: To allow for a mix of low-density residential uses with agricultural and forestry uses which maintains semi-rural and rural lifestyles.

Policy RR-5: Incompatible non-residential development should not encroach into residential areas.

Policy RR-6: Community facilities should be allowed in residential areas when they will be compatible with the surrounding development.

CIRCULATION AND TRANSPORTATION

Goal: To create a circulation and transportation system that is safe and efficient and that promotes desirable patterns of development in South Kitsap while reflecting environmental, social and aesthetic values.

Policy TP-3: The location and number of access points along arterials should be strictly controlled to enhance the traffic-carrying capacity of the arterials. Incentives should be given to channelling local access through frontage roads and other common access points.

Policy TP-5: Development should be permitted only after any needed right-of-way, improvements and special control of access points are assured to accommodate any added traffic generated beyond existing capacities.

LAND USE GUIDELINES

Goal: To provide the umbrella framework within which the Land Use Designations can be utilized, while preserving the character of South Kitsap.

Policy LG-1: Design, location, quality and scale of Unclassified Uses should provide a service or fulfill their function without disrupting the surrounding area, especially residential uses.

Policy LG-3: Artificial lighting in proposed developments should be required to reflect the area designation character (i.e., use of natural appearing lighting, minimizing glare and

keeping the overall lighting level lower in more rural areas).

Policy LG-4: Noise levels, both on-site and off-site, should be compatible with the land uses found in each land use designation and should support the intent of and be in conformance with standards adopted pursuant to Washington State Noise Control legislation (RCW 70.107).

Policy LG-5: Architecture of all new non-residential development and the upgrading of existing structures should be encouraged to reflect the semi-rural character of South Kitsap.

Policy LG-6: The scale and placement of new development should minimize disruption of community lifestyles that could be caused by growth and integrate new development into the existing character of South Kitsap.

Policy LG-8: Screening should be required between developments, especially between those of different intensities, using natural appearing canopy vegetation and/or berming.

Policy LG-9: A combination of berming, tree cover and natural vegetation should be required in intense developments to reduce the impact of the automobile on the natural character of the area. Credits should be given for innovations in design in achieving this end.

AGENDA SUMMARY

BOARD OF COMMISSIONERS

TITLE:	FOR AGENDA OF:		ITEM NO.	
"HIGHPOINT STABLES" Unclassified Use Permit	2/3/92			
	CLEARANCES	CONCERNED DEPTS. DCD	INITIALS LMc	REMARKS
				ORIGINATOR
EXHIBITS: Hearing Examiner Recommendation DCD File				

EXPENDITURE REQUIRED:	AMOUNT BUDGETED:	APPROPRIATION REQUIRED:

SUBMITTED BY: Lucille McGinnis DATE: 1/29/92 DEPT. OF ORIGIN: DCD

SUMMARY STATEMENT:

The Hearing Examiner has recommended APPROVAL of an Unclassified Use Permit for a barn for equestrian stables and a riding arena proposed on eleven acres located south of Mullenix Road, west of Ramiller Lane SE inSouth Kitsap County.

RECOMMENDED ACTION: (Word Like Motion)

That the Board approve the Unclassified Use Permit as set forth in the Examiner's recommendation.

LMc

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
614 DIVISION STREET MS-36, PORT ORCHARD, WASHINGTON 98366
(360)876-7181 FAX (360)895-4925
RON PERKEREWICZ, DIRECTOR

PROJECT NAME: Highpoint Stables FILE#: 2510

APPLICANT'S NAME: Elizabeth Bond

TAX ACCT#: 242301-4-015-2005 SEC 24 TWP 23 RGE 1E

ZONING: Rural -1 ac PLANNER: Janet Moore

DATE OF PRELIM APPROVAL: —

RESOLUTION #: — (include all that apply)

ORDINANCE AMEND #: — (if applicable)

DATE OF FINAL APPROVAL: Febuary 3, 1992

RESOLUTION #: 043-1992 (include all that apply)

WHAT WAS APPROVED? To use an existing 3264 sq. ft barn for equestrian stables for 8 to 20 horses, and a 9504 sq. ft. riding arena. Future Construction of a 1300 sq. ft barn ~~are~~ is also proposed.

SPECIAL NOTES: (ie - zero lot line) DNS - November 26, 1991 (Rick Timball)

HIGHPOINT STABLES

3722 PICNIC PT CT NW

GIG HARBOR, WA 98335

December 19, 1991

Karlynn Haberly
Kitsap County Hearing Examiner
Kitsap County Department of Community Development (DCD)
614 Division Street, Mail Stop 36
Port Orchard, Wa. 98366

Re: HIGHPOINT STABLES
Unclassified Use Permit
Assessor's Act #: 242301-4-015-2005

In response to issues raised during public testimony concerning the unclassified use permit application for Highpoint Stables.

The property is being purchased as a private training facility. It is to be use by my family and a few friends, fellow equestrian competitors. Use of the property will be by invitation only and the intensity of use will controlled. The horses are valuable sport horses and their care and safety is a top priority.

There will be a caretaker/instructor/owner/employee at the facility on a regular basis, typically from 7AM to 8PM daily. This does not mean there are riders during this entire period. The care and feeding of the horses is labor intensive and requires people be available to tend to their needs. This is not a high intensity use and is actually a quiet use of the property.

A typical day for the horses is to be fed in the barn in the morning, they are turned out to pasture for exercise 6 to 7 hours each day, being returned to their stalls for evening feeding and the remainder of the night. Horses are seldom ridden longer then an hour at a time and usually not on a daily basis. A one hour ride will typically take upto three hours for the rider including preparation of the horse, warm up, cool down, and tending to horse and equipment after the ride.

Pasture and fences are in excellent condition, are safe and secure, and will be kept in that condition. A resident caretaker is not necessary at this time.

Riding clinics occur for the training and pleasure of the residents. Clinics are 2 to 3 days in length and consist of a non-resident trainer visiting the facility to give lessons. The trainer only gives 6 sessions per day so the concern that this will have a significant impact is unfounded. There may at times be non resident riders participate in this special instruction but again, I emphasize, the impact is minimal simply based on space available. This is a quiet use with athletes, serious about their sport, paying a significant amount of money, gaining benefit from advanced instruction. This is not an intense or disruptive use and will have negligible impact on the community.

Horses and riders at the facility will be taking lessons from a profession instructor on a year round basis. Lessons are taken one to two times each week depending on the skills of the rider and their personal goals, especially as they relate to competition. These lessons are in place of practice riding and do not account for extra use of the site or and increase disruption to the community. There will at times be outside riders, who share the same goals, come to the facility for lessons but this will not be a primary activity, and again this is a quiet, non-disruptive use of the property.

Traffic impacts are not severe and we are in agreement that the access should be moved to R. A. Miller Rd. for safety reasons, we are anxious to complete the new access as indicated on the site plan.

Manure will be regularly removed from the site, and it is standard practice to remove waste from (pick) the fields to ensure optimum health for the horses. The health dept inspector has visited the site and indicated the proposed storage and removal plans were acceptable to him, we are awaiting his official notification.

The issue of easements to adjoining property for riding has been incorrectly presented. We are aware of no easement in Fairfield Estates for use by outside residents and have never indicated so. There is an easement which extends from the arena to the Johnson property and has been use in the past for horses to reach the arena from neighboring properties. There are a number of neighbors who have horses and as you are aware we are not proposing a new use for this property but a continued use of an existing facility.

A small equestrian facility on this site is an asset to community and is in keeping with the quiet rural character of the area. We intend to be good neighbors and also plan to be responsible members of the community.

Sincerely yours;

Elizabeth Bond

Liz Bond

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Dept. Comm. Devel DEC 19 1991

PINE PROPERTIES

PO BOX 1635 GIG HARBOR WA 98335
(206) 265-3762 627-8077

Karlynn Haberly
Kitsap County Hearing Examiner
Port Orchard, Wa 98366

December 18, 1991

PROJECT: HIGHPOINT STABLES

Dear Sirs:

As property owners immediately adjcent to the proposed Highpoint Stables, we write this letter in support of the Unclassified Use Permit.

This property , which was constructed as a showhorse riding and boarding facility many years ago, is a natural. The property is well buffered from the surrounding homes, and is very well maintained. The barns, riding arena, and fences are all in excellent condition. The open rolling patures and meadows are dry and well drained. The land is excellent for the intended purpose of raising fine horses.

Having known the Bonds for many years I can state uniquivocaly they are individuals of high character with a strong sense of home and community. We have every confidence that the Bonds will be sensitive and responsible neighbors.

We hope that approval will be forthcoming. Highpoint Stables, which is intended to be a small high quality facility, fits in logically and beautifully with the rural rolling quality of South Kitsap County. What can be more American than grazing horses amid well tended fields and barns? This is rural preservation and enhancement at it's best.

Sincerely,

Katharine Granum

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Dept. Comm. Devel DEC 19 1991

N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying

December 18, 1991

Ms. Karlynn Haberly
Kitsap County Hearing Examiner
Kitsap County Department of Community Development
614 Division Street
Port Orchard, WA 98366

RE: HIGHPOINT STABLES (#940-91)

Dear Karlynn:

Please find the following information you requested during the public hearing held on 12 December 1991 for the above referenced project.

I met with Ms. Peggy Patterson of the Kitsap County Conservation District, a subdivision of the USDA Soil Conservation Service, at the project site on 18 December 1991. The weather was overcast and rainy with measurable precipitation occurring during the previous 24-hour period.

We discussed the issue of agricultural non-point source pollution and the impacts regarding the downstream properties to the south. The following is a summary of that discussion:

1. Ms. Patterson was very impressed with the current operation regarding fencing practices and stabling areas.

2. The only noticeable runoff from the site was located to the west of the existing arena. This runoff is generated for the most part by the downspouts from the arena roof. The runoff continues to the south within a shallow channel where it is then dissipated as sheet flow into undisturbed forest and underbrush.

   The shallow swale is approximately 5 feet away from the arena and is not in an area where horses will be traveling. The proponent, Mrs. Bond, has informed me that stabled horses do not typically urinate and/or defecate in their exercise areas. Contamination of this shallow channel due to non-point pollutants is not likely.

2453 BETHEL ROAD SE, P.O. BOX 637, PORT ORCHARD, WASHINGTON 98366
(206) 876-2284 FAX (206) 876-1487

After walking the entire site, potential downstream impacts and mitigation recommendations were discussed and are as follows:

1. The Conservation District would like to work with the proponent on their waste management plan in conjunction with the Bremerton-Kitsap County Health Department (see Condition 2 of the Staff Report). Mr. Ken Drecksel of the Conservation District will be the contact person.

I hope this letter has adequately addressed your concerns. If you should have any questions or need additional information, please feel free to contact me or Norm Olson at this office.

Sincerely,

Mark R. Dorsey
Project Engineer

MRD:mrd:tle

cc: Elizabeth Bond
Janet Moore - DCD
Ken Drecksel - SCS
Keith Grellner - BKCHD

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Dept. Comm. Devel. DEC 16 1991

2725 Arthur Ct. SE
Port Orchard, WA
13 December 1991

Department of Community Development
614 Division Street
Port Orchard, Washington

Dear Ms. Haberly:

I am writing to you concerning the request for an unclassified use permit for Highpoint Stables. I attempted to attend the hearing on December 12. However, when it was delayed until the afternoon, I had to return to work. I have a number of concerns, questions and requests. The order of my comments reflects the order in which the material appears in the Staff Report.

First, I do not understand why this is an unclassified use permit. Of course, I do not know one type of permit from another but a place that will stable up to 20 horses (page 1 of the attached staff report) and have riding instructors (page 7) clearly seems to be a commercial venture. The fact that the applicants will not reside on site (page 7) and will be required to construct a commercial type approach/apron (page 8) seems to reinforce this perception.

Second, the Staff Report states the on-site well and septic system will serve the site (page 2). The County Health Department analysis was not available (page 6). Will the Health Department take into consideration the added demand for water? Have they determined that the present septic system is capable of handling a larger number of people? If there are twenty horses there, you could conceivably have sixty people (one child/two parents per horse) at any given time. Are the sanitation facilities adequate for sixty people? There are times when I am thankful I have three bathrooms for my family of five. The Staff Report mentions only a single bathroom (page 6).

Third, parking for seven vehicles is depicted on the site plan (page 3). With possibly 20 horses at the stables, what will the eighth through twentieth person do for parking if they all show up at once? Admittedly, this is unlikely. However, if a rider invited friends or an instructor held a show, there could conceivably be a parking and/or traffic problem.

Fourth, under the land use guidelines (page 5), Policy LG-1 states Unclassified Uses should fulfill their function without disrupting the surrounding area, especially residential uses. I have a perception that an equestrian stable and riding arena will disrupt me and my family. I did not call the DCD staff but I agree that access, noise and odors (page 6) could be possible disruptions.

Fifth, as stated above, the applicants will not live on-site. Mr. Bond indicated they lived nearby. A caretaker would be considered, if needed (all from page 7). This is my biggest concern. Who is going to care for these animals? What if there is a fire? Or if the horses somehow manage to get loose? Is it my responsibility - or my neighbors' - to watch over the property until Mr. Bond or Mrs. Hirschler come from "nearby" Gig Harbor? Is there a number - other than 911 - I should call in case of an emergency? I assume these animals have some value, both monetary and personal, but a caretaker would only "be considered"? That seems highly irregular to me.

Sixth, the Applicants outlined their plan for animal waste removal from the site. They intend to stockpile the manure and old wood shavings south of the barn, as did the previous owners (page 7). The DCD Planning Staff recommended that a plan for the temporary storage and regular removal of animal waste from the site shall be reivewed and approved by the Bremerton-Kitsap County Health Department (page 8). I did not live on Arthur Court when the previous owners had their horses, so I don't know if their waste management plans were or were not adequate. I do know environmental standards are getting stricter all the time. I also know twenty horses will generate a considerable amount of manure in one month. My primary concern is the storage. If this manure pile is not sheltered, any rainfall will produce run off. What systems, active or passive, will contain this run off?

Seventh, the Applicants intend to develop riding trails on the site (page 7). I have no concerns about riding trails on the site. However, I have been informed that the previous owners did not confine their riding to the site. They took their horses through a gully that started on the proposed site but continued through my property. One minor concern is trespassing on my property. However, my major concern is that my children play in this gully. A number of incidents could occur if this gully becomes a riding trail. I do not want my child injured by a startled horse. Nor do I want to be held responsible for injuries to a horse and/or rider which happen on my property. My wife and I home school our children, so this area is used at all times of the day. Of course, a fence completely enclosing the propsed site to ensure the riders stay on the site would prevent this. I request any permit issued requires such a fence.

Finally, although your Staff Report covered a variety of topics, the impact of this project on the value of my property is not addressed. One of the main reasons I purchased this home was the seclusion and privacy it offered. I really do not think it will enhance my property to look out my back window and see a horse stable. Could your office provide some assessment as to the effect which this project could cause on the value of my property? If my property value declines, what recourse do I have?

In summary, I am impressed by the character of South Kitsap. It is so different from where I work and where I have lived in the past. I am pleased that the goal of the land use guidelines is to preserve the character of South Kitsap. However, this project will impact this characteristic lifestlyle. I have presented my specific concerns. My biggest concern is that this change to our characteristic lifestyle will be brought about by people who do not live in Kitsap County.

In closing, I would like to thank Ms. Moore of the Kitsap County Community Development Staff. She provided me with a copy of the excellent Staff Report and answered my many questions with extreme clarity and patience. I would appreciate receiving any further correspondence issued on this project. Also, if you need any clarification of the above, please feel free to contact me at 876-8978 (home) or 476-7140 (work).

Sincerely,

Joe Closs

Joe Closs

Copy to: Mr. and Mrs. Bond
Mr. and Mrs. Hirschler
Pine Properties
N.L. Olson and Associates, Inc.
Mr. Ron Perkerewicz
Ms. Lucille M. McGinnis

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RIDGECREST HOMEOWNERS ASSOCIATION (RHA)

P.O. Box 653

Port Orchard, Wa. 98366

13 December 1991

Karlynn Haberly
Kitsap County Hearing Examiner
Kitsap County Department of Community Development (DCD)
614 Division Street, Mail Stop 36
Port Orchard, Wa. 98366

Re: A. HIGH POINT STABLES
Unclassified Use Permit
B. DCD Staff Rpt. dtd 12/11/91

First, members of the RHA wish to express our thanks to Janet Moore of the DCD for her diligence in tracking us all down at work and at home with courtesy calls notifying us of the hearing start time delay. It prevented an inconvenience with our workday and is much appreciated.

In response to reference a and b request an official response to the following recommendations and questions:

1. We are not convinced of the effectiveness of the current or future absentee stable owners, to control visitor traffic to and from the Mullenix/Deeridge intersection. This appears to us as "not enforceable" over a long period of time once visitors of the user group become familiar with the quicker access onto Mullenix. Additionally, experience dictates that service, delivery, waste disposal and/or vendors vehicles would not be deterred by a sign.
Recommend that a barrier (permanent fence or gate normally closed) be placed between the two residence dwellings and the stable complex area.
Note: Families living in the vicinity of 3050 Mullenix will still use their current ingress/egress entrance onto Mullenix.

2. What will be the location of the proposed wooden sign mentioned in reference b?

3. On the surface the statement "...to remove the manure on a regular basis, approximately once a month" sounds good and appears to be a positive approach. However;
   a. What established health requirements is this based on?
   b. What is an adequate manure hauling schedule suitable to support 20 horses?
   c. What is written that guarantees an adequate hauling schedule will continue on in perpetuity?

In closing, members of the RHA would like to welcome the applicant Elizabeth M. Bond and the equestrian community to

our neighborhood. We view the stable enterprise as an enhancement to our locale and anticipate our relationship with High Point Stables to be friendly and enduring.

RHA BOARD OF DIRECTORS
by direction

cc: Steve Dixon, Attorney
Elizabeth Bond, Applicant
file
cc: DCD pls fwd copy to:
Bremerton-Kitsap County Health District
Kitsap County Department of Public Works

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BREMERTON-KITSAP COUNTY HEALTH DISTRICT

WILLA A. FISHER, M.D., M.P.H., DIRECTOR

109 Austin Drive
Bremerton, Washington 98312
Environmental Health Division
(206) 478-5235 FAX 478-5298

December 11, 1991

Karlynn Haberly
Kitsap County Hearing Examiner
614 Division Street
Port Orchard, Washington 98366

Re: HIGH POINT STABLES - UNCLASSIFIED USE PERMIT

Dear Mrs. Haberly:

We have reviewed the application and plan for the above referenced project. We have visited the property and reviewed the site conditions. Based on our reviews we recommend approval of the premit. There is an existing on-site sewage disposal system that can be expanded if needed. Animal waste is to be handled, stored and disposed of in a sanitary manner and at regular intervals.

Water for domestic use is provided by an existing well.

If we can be of further assistance, please contact this office.

Sincerely,

H. G. Portrey
Environmental Health Specialist
Department of Environmental Health

HGP/tl

CC: Janet Moore, Senior Project Planner, Department of Community Development

Submitted by Dale Smith
re: Highpoint Stables
12/12/91 @ H.E.

J-103450

EXHIBIT "B"

1. A perpetual easement for an underground electric transmission and/or distribution system in which to install, lay, construct, renew, operate and maintain underground conduits, cables, communication lines, vaults, manholes, switches, transformers and semi-buried or ground-mounted facilities; together with the right to remove trees, bushes, or other obstructions; the right to enter said property and roads adjacent thereto and to extend from said line to serve adjacent property. Grantee to be responsible for any damage caused by its negligence, as granted by instrument.
To: Puget Sound Power & Light Company
Recorded: April 17, 1984 Auditor's File No. 8404170071

2. Easement as delineated on the face of the plat.

3. Recital on the face of the plat as follows:
The owners hereof, and their successors and assigns, hereby waive all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property within this plat.

4. Declaration of protective covenants contained in instrument, as hereto attached.
Auditor's No.: 8408070135

5. Easement provisions contained in instrument recorded August 7, 1984, under Auditor's File No. 8408070135, as hereto attached.

6. Building lines and restrictions contained in said plat, as follows:
Dimensions and uses of all lots, tracts or parcels of land embraced in this plat are subject to and shall be in conformity with Kitsap County Zoning Regulations.

7. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

8. Right of the public to drain streets over and across any lot or lots where water might take a natural course after the street or streets are graded, as dedicated in the plat.

19

3050 St Mullenix Rd
Port Orchard Wa 98366

FILED FOR RECORD
REQ. OF Dullum Construction
1984 AUG 17 PM 1:22
KITSAP COUNTY AUDITOR

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
PLAT OF FAIRFIELD, DIVISION I

8408070134

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THIS DECLARATION is hereby made by Larry Dullum and Kathy Dullum, husband and wife, hereinafter collectively referred to as the "Declarant".

W I T N E S S E T H:

WHEREAS, the Declarant is the owner of certain real property commonly known as the Plat of Fairfield, Division I, County of Kitsap, State of Washington, which is legally described as set forth on Exhibit A attached hereto, which by this reference is incorporated herein as though fully set forth.

NOW, THEREFORE, the Declarant hereby declares that all of the properties described on Exhibit A shall be held, sold and conveyed subject to the following covenants, conditions, restrictions, and easements which are for the purpose of protecting the value and desirability of said real property, and which shall run with said real property, and which shall be binding on all parties having any right, title or interest in said properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1: "Association" shall mean and refer to the "Fairfield Homeowners Association" and its successors and assigns.

Section 2: "Owner" shall mean and refer to the record owner, whether one or more persons or entities of the fee simple title to any Lot which is a part of the Properties, including contract sellers but excluding those having an interest merely as security for the performance of an obligation.

VOL 316 PAGE 1418

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Section 3: "Properties" shall mean and refer to that certain real property legally described on Exhibit A, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4: "Common Area" shall mean all open space, including any and all improvements thereto, for the common use and enjoyment of the Owners. The ownership of the Common Area shall be maintained by the Declarant until such time as all Lots have been sold by the declarant. The legal description of the Common Area is as set forth on Exhibit B attached hereto, which by this reference is incorporated herein as though fully set forth.

Section 5: "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6: "Declarant" shall mean and refer to Larry Dullum and Kathy Dullum, husband and wife, and their successors and assigns if such successors or assigns should acquire then one (1) undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II

PROPERTY RIGHTS

Section 1: Owners' Easements Of Enjoyment: Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(A) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(B) The right of the Association to suspend the

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voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against said Owner's Lot remains unpaid; and for a period not to exceed ninety (90) days for any infraction of the published rules and regulations of the Association;

(C) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Association. No such declaration or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds (2/3rds) of each class of members of the Association has been recorded.

Section 2: Delegation Of Use: Any Owner may delegate, in accordance with the By-Laws of the Association, its right of enjoyment to the Common Area and facilities to those who reside on the Lot owned by the Owner, including, but not limited to, members of the Owners' family, the Owners' tenants, or contract purchasers from the Owner. Provided, however, that any such designee shall actually reside on the Lot.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1: Every Owner of a Lot which is located within the real property legally described on Exhibit A shall be a member of the Association. Membership shall be appurtenant to and may not be separated from the ownership of a Lot. Each Lot within the real property legally described on Exhibit A shall be subject to assessment by the Association.

Section 2: The Association shall have two classes of voting membership as follows:

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Class A: Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be members. The vote for any such Lot shall be exercised as they shall determine, but in no event shall more than one (1) vote be cast with respect to any such Lot.

Class B: The Class B member(s), as the case may be, shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and shall be converted to Class A membership on the happening of either of the following events, whichever occurs first:

(A) When fee simple title to all Lots in Division I of the Plat of Fairfield have been conveyed by the Declarant; or

(B) On December 31, 1990.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1: Creation Of The Lien And Personal Obligation Of Assessments: The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agrees to pay to the Association: (1) Annual assessments or charges, and (2) Special assessments for capital improvements, with such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the Properties and shall be a continuing lien upon the Properties against which such assessment is made. Each such assessment, together with interest, costs, and reasonable

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attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment was made. The personal obligation for delinquent assessments shall not pass to the successors in interest to any Owner unless expressly assumed by said successors.

Section 2: Purpose Of Assessments: The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents of the Properties and for the improvement and maintenance of the Common Area, trails, any cul de sac center planters, drainage facilities, and such other matters as may be determined by the Association.

Section 3: Maximum Annual Assessment: Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be One Hundred and no/100 Dollars ($100.00) per Lot. Thereafter, the following shall apply:

(A) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall not be increased more than Ten percent (10%) above the maximum assessment for the previous year without a two-thirds (2/3rds) vote in favor thereof by each class of members who are voting in person or by proxy, at a meeting duly called for the purpose of increasing the maximum annual assessment.

(B) The Board of Directors of the Association may fix the annual assessment, provided that said annual assessment is not more than ten percent (10%) above the maximum assessment for the previous year.

Section 4: Special Assessments For Capital Improvements: In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of paying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a Improvement upon the Common Area, including fixtures and personal property related thereto, or such other purpose as shall be determined by the Association, provided that any such assessment shall have the approval of two-thirds (2/3rds) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for said purpose.

Section 5: Notice And Quorum For Any Action Authorized Under Sections 3 and 4: Written notice for any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and required quorum at the subsequent meeting shall the presence of members or of proxies entitled to cast thirty percent (30%) of all the votes of each class of membership. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 6: Uniform Rate Of Assessment: Both annual and special assessments shall be fixed at a uniform rate for all Lots and may be collected on a monthly basis or annual basis as shall be determined by the Association.

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Section 7: Date Of Commencement Of Annual Assessments; Due Dates: The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area from the Declarant to the Association. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner of each Lot subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a given Lot is binding upon the Association as of the date of its issuance.

Section 8: Effect Of Non-Payment Of Assessments; Remedies Of The Association: Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of twelve percent (12%) per annum until paid. The Association may bring an action at law or in equity against the Owner personally obligated to pay the same and/or foreclose the lien created thereby against the Lot. No Owner may waive or otherwise escape liability for the assessments provided herein by non-use of the Common Area or abandonment of their Lot.

Section 9: Subordination Of The Lien To Encumbrances: The lien of the assessments provided for herein shall be subordinate to the lien of any first encumbrance. Sale or transfer of any

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Lot shall not effect the assessment lien. However, the sale or transfer of any Lot pursuant to foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V

ARCHITECTURAL CONTROL

Section 1: No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography. Said approval shall be made by the Declarant as to Lots owned by the Declarant. Said approval shall be made by the Board of Directors of the Association for Lots not owned by the Declarant until an Architectural Control Committee is formed. After the formation of the Architectural Control Committee, said approval for Lots not owned by the Declarant shall be made by said Architectural Control Committee. The Architectural Control Committee shall be composed of three (3) or more representatives appointed by the Board of Directors of the Association. In the event that said Declarant, Board of Directors, or Architectural Control Committee, as the case may be, fails to approve or disapprove such design and/or location within thirty (30) days after said plans and specifications have been submitted to it; approval shall not

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be required and the related covenants shall be deemed to have been fully complied with.

Section 2: The approval or disapproval of the Board of Directors or Architectural Control Committee, as the case may be, shall be in writing and shall set forth the reasons for any denial.

ARTICLE VI

GENERAL PROVISIONS

Section 1: Building Use And Location:

(A) No Lot shall be used for any purpose except residential. No building shall be erected, altered, placed or permitted to remain on any Lot other than one (1) detached single family dwelling not to exceed 2 1/2 stories in height and a private garage. Temporary "model homes" and "real estate sales offices" shall be considered a residential use until all houses have been built and sold on all Lots.

(B) The total floor area of the main structure of each residence, exclusive of garage and one (1) story open porches, shall not be less than One Thousand One Hundred (1,100) square feet.

(C) No building shall be located on any Lot nearer than Twenty Five (25) feet to the front line, which shall be defined as the street side, or nearer than eight (8) feet to any sideline. No building shall be located on any interior lot nearer than fifteen (15) feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building on any Lot to encroach upon another Lot. Further, no fence or walls shall be erected, placed or altered on any Lot nearer to

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any street than the minimum front building set back line as herein defined.

(D) Any home occupation shall be carried on wholly within a building or other structure accessory thereto; and shall not employ any person other than those related by blood, marriage, or adoption living together in the particular dwelling unit; and shall have no exterior display; no exterior storage of material or equipment; and no other exterior indication of the home occupation such as signs; and shall have no sales of commodities directly from the premises.

Section 2: Easements:

(A) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat of Fairfield. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot, except for those improvements which a public authority or utility company is responsible.

(B) Maintenance of the drainage facilities located in the Common Area and any cul de sac center planters shall be provided by the Association.

Section 3: Nuisances: No obnoxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. All boats, boat trailers, travel trailers,

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motorhomes, nonmotorized campers, and other recreational vehicles shall be sight screened and/or stored behind the primary residential structure unless a written variance is granted by the Association through the Board of Directors or Architectural Control Committee. No cars or other vehicles, inoperative for reasons of mechanical failure, shall be parked and/or stored on any subject Lot or in the street right-of-way for more than Seventy-Two (72) hours. Mechanical repair of such vehicles or other equipment shall not be done out of doors.

Section 4: Temporary Structures:

(A) No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently.

(B) Any dwelling or structure erected or placed on any lot shall be completed as to external appearance, including finish painting, within twelve (12) months from the date of commencement of construction, unless, an extension is granted by the Association through the Board of Directors or Architectural Control Committee.

Section 5: Signs: No sign of any kind shall be displayed to the public view on any Lot except one (1) professionally made sign of not more than one (1) square foot in size, one (1) of not more than five (5) square feet in size advertising the property for sale or rent, or such sizes used by a builder to advertise the lot for sale during the construction and sales period.

Section 6: Livestock And Poultry: No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept,

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provided that they are not kept, bred or maintained for any commercial purpose whatsoever.

Section 7: Garbage And Refuse Disposal: No Lot or portion of the Common Area shall be used or maintained as a dumping ground for rubish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

Section 8: Special Use Of Common Area: Provided that written permission is obtained in advance from the Board of Directors of the Association, designated areas of the open space shall be useable for garden plots, keeping of livestock, and such other activities as shall be approved.

Section 9: Logging Of Common Area: All clearing, logging and thinning of any trees in the Common Area shall be done by the Association.

Section 10: Antennas: No radio or television antenna with more than thirty (30) square feet of grid area or which attains a height in excess of six (6) above the highest point of the roof shall be attached to any dwelling house. Further, no free-standing radio or television antenna shall be permitted on any Lot.

Section 11: Oil And Mining Operations: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in borring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

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Section 12: Utility Access Easements: In addition to the utility easements herein designated, easements in the streets, as shown on the Plat of Fairfield, are hereby reserved and granted to all public utilities, and their respective successors and assigns, to install, lay, erect, construct, renew, operate, repair, replace, maintain and remove each and every type of gas main, water main and sewer main (sanitary and/or storm) with all necessary appliances, subject nevertheless, to all reasonable requirements of any governmental body having jurisdiction thereof as to maintenance and repair of said streets.

Section 13: Solar Access: No building or structure of any nature, landscaping, vegetation, nor other object of any type shall be erected, altered, maintained, planted or cultivated in such manner as to intrude or encroach into and/or onto that particular roof space or area designated and/or required in order that the collection surface of a solar collection device on said Lot receives or be exposed to direct sunlight for that period of time commencing at 9 o'clock a.m. and continuing through 3 o'clock p.m. on each day of the year or in any way obstruct or otherwise interfere with the sunlight necessary for the efficient operation of said solar equipment. In the event that any violation of this covenant occurs, then and in such event, such violation shall be deemed both a private and a public nuisance and shall be subject to appropriate action and/or legal proceedings to prevent, enjoin, abate, or remove such nuisance, which action and/or legal proceedings may be commenced by the Owner of the Lot suffering the aforementioned nuisance, or by any Owner of any Lot within the Properties, or by any appropriate municipal, county or state authority.

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Section 14: Enforcement: Any Owner or the Association shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by any Owner or by the Association to enforce any covenant or restriction herein contained shall in no event be deemed to be a waiver of the right to do so thereafter.

Section 15: Severability: Invalidation of any one of these covenants or restrictions by a determination of a court of competent jurisdiction shall in no way effect any other provisions of this Declaration which shall remain in full force and effect.

Section 16: Amendment: The covenants and restrictions of this Declaration shall run with and bind the land, for a term of ten (10) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration shall not be amended during the first ten (10) year period unless such amendment is accomplished pursuant to a written instrument signed by ninety percent (90%) of the Lot Owners. Thereafter this Declaration may be amended by an instrument signed by Seventy-Five Percent (75%) of the Lot Owners. Any such amendment shall also be recorded.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has set its hands this 30th day of July, 1984.

LARRY DULLUM, Declarant

KATHY DULLUM, Declarant

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STATE OF WASHINGTON)
: ss.
COUNTY OF KITSAP)

On this day personally appeared before me LARRY DULLUM and KATHY DULLUM to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of July, 1984.

Helen M. Fiddock
NOTARY PUBLIC in and for the
State of Washington,
residing at: Port Orchard

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DECLARATION -15-

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EXHIBIT A

The Plat of Fairfield-Division I comprises land in the SE ¼ of Section 24, T23N, R1E.,W.M., more particularly described as follows: The E½ of the E½ of the NW¼, of the SW¼; EXCEPT the West 30 feet and the North 30 feet for county roads; ALSO the W ½ of the W½ of the NE¼, of the SE¼; EXCEPT the N½ of the N½ of the W½, of the W½ of the NE¼ of the SE¼; ALSO a portion of the NE¼, of the SE¼ more particularly described as follows: Beginning at the Southwest corner of the N½, N½, W½,W½, NE¼, SE¼; thence S88°21'52"E along the South line therefore 333.61 feet to the SE corner of the aforementioned tract and the true point of beginning; thence continuing S88°21'52"E, 100 feet; thence S 6°19'45"W, 989.73 feet to the Southeast corner of the W½, W½, NE¼, SE¼; thence N 0°31'56"E along the East line, 986.59 feet more or less to the true point of beginning;

Situate in Kitsap County, State of Washington.

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EXHIBIT B

The "common area" of the Plat of Fairfield-Division I comprises land in the SE ¼ of Section 24, T23N, R1E.,W.M., more particularly described as follows: The E½ of the E½ of the NW¼, of the SW¼: EXCEPT the West 30 feet and the North 30 feet for county roads; ALSO the W ½ of the W½ of the NE¼, of the SE¼; EXCEPT the N½ of the N½ of the W½, of the W½ of the NE¼ of the SE¼; ALSO a portion of the NE¼, of the SE¼ more particularly described as follows: Beginning at the Southwest corner of the N½, N½, W½,W½, NE¼, SE¼; thence S88°21'52"E along the South line therefore 333.61 feet to the SE corner of the aforementioned tract and the true point of beginning; thence continuing S88°21'52"E, 100 feet; thence S 6°19'45"W, 989.73 feet to the Southeast corner of the W½, W½, NE¼, SE¼; thence N 0°31'56"E along the East line, 986.59 feet more or less to the true point of beginning;

EXCEPT Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of the Plat of Fairfield, Division I.

Situate in Kitsap County, State of Washington.

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Staff Report

TO: Karlynn Haberly
Kitsap County Hearing Examiner

DATE: 12/11/91
APPLICATION DATE: 10/18/91
HEARING DATE: 12/12/91

FROM: DCD Planning Staff

PROJECT: **Highpoint Stables**

ASSESSOR'S ACCOUNT #: 242301-4-015-2005

REQUEST:

Unclassified Use Permit approval to use an existing 3264 square foot barn for equestrian stables for 8 to 20 horses, and a 9504 sq. ft. riding arena. Use of the surrounding fenced pastures, development of riding trails, and the future construction of a 1300 sq. ft barn are also proposed.

APPLICANTS:

Elizabeth M. Bond
3722 Picnic Point Court NW
Gig Harbor, WA 98335

Karl & Herta Hirschler
17214 SE 29th Court
Bellevue, WA. 98008

OWNER OF RECORD:

Pine Properties
P.O. Box 1635
Gig Harbor, WA 98335
Attn: Kit Granum

PROJECT REPRESENTATIVE:

N.L. Olson and Associates, Inc.
P.O. Box 637
Port Orchard, WA. 98366

PROJECT LOCATION:

The site is located immediately south of Mullenix Road and immediately west of Ramiller Lane SE in South Kitsap County.

PHYSICAL CHARACTERISTICS:

The subject property is an 11.5-acre site. It is irregular in shape because of the exclusion of two smaller parcels, each containing a single family residence. The existing wooden barn and riding arena were originally constructed as accessory buildings to the residence located on the parcel abutting Mullenix Road, previously owned by Dr. Cliff Lasnetske. A majority of the site could be described as an open meadow with fenced paddocks for grazing. Mature native trees and understory vegetation partially screen the site along the west and south property boundaries.

An on-site well and septic system serve the site.

SEPA STATUS:

Pursuant to WAC 197-10-340, a Determination of Nonsignificance was signed by the Responsible Official on 11/26/91.

EXISTING ZONING / COMPREHENSIVE PLAN DESIGNATION:

Ru. 1 ac. / Rural One Acre

SURROUNDING LAND USE AND ZONING:

North:	Rural PUD/Plat of Ridgecrest (26 lots), single family residences, Ru-1 ac.
East:	5-acre tracts, undeveloped & single family residences, Ru.2.5 ac.
South:	5-acre tracts, undeveloped & single family residences, Ru-1 ac.
Southwest:	Rural PUD/Plat of Fairfield (16 lots), single family residences, Ru-1 ac.
West:	Single family residences, Ru-1 ac.

TRANSPORTATION:

Access is proposed via the existing paved driveway from Mullenix Road, which also serves the two residences. Mullenix is a two-lane paved arterial. The existing driveway intersects Mullenix at the crest of a vertical curve, resulting in limited sight visibility for vehicles at the intersection.

The site also has 673 feet of road frontage along Ramiller Lane SE. This paved County road intersects Mullenix at the northeast corner of the subject property. An access from Ramiller Lane is a viable option to using the existing driveway onto Mullenix Road; site elevations are not prohibitive.

OFF-STREET PARKING:

A paved parking area is located west of the existing barn. Parking for seven vehicles is depicted on the site plan.

PUBLIC SERVICES:

Police:	Kitsap County Sheriff
Fire:	Fire Protection District No. 7
Schools:	South Kitsap School District

POLICIES AND REGULATIONS APPLICABLE TO THE SUBJECT PROPOSAL:

KITSAP COUNTY ZONING ORDINANCE (No. 93)

(1)	Section 6	Rural zones
(2)	Section 9	Unclassified uses
(3)	Section 10	Bulk regulations
(4)	Section 17	Off-street parking
(5)	Section 19	Performance regulations
(6)	Section 23	Procedure

SOUTH KITSAP SUBAREA PLAN

GENERAL GOAL FOR SOUTH KITSAP SUBAREA

To establish relationships between land uses in South Kitsap that meet basic human needs, are efficient and harmonious, are ecologically sound, and balance cost and revenues over time. These relationships should accomplish the following:

1) Provide for a range of land use opportunities for well-designed, environmentally sound development;
2) Provide the economic, social and aesthetic benefits resulting from orderly and planned use of land resources;
3) Preserve and enhance the semi-rural, marine character of the area;
4) Reflect county-wide goals and policies, including the Urban Concentration Concept (as it applies to South Kitsap); and

5) Contribute to the public health, safety and welfare.

Rural Designations

Rural One Acre

"Rural-One-Acre" designations, which allow one unit per acre (or two units per acre on waterfront property) have the following characteristics:

(1) Areas which are not expected to have sewers and do not have publicly-owned water systems, but have community (public) systems or individual wells.

(2) Areas which can support development at one unit per acre with the use of septic tanks and community wells or privately-owned water systems.

(3) Areas with low-intensity commercial development of the neighborhood or convenience types.

(4) Areas allowing Light Manufacturing uses which do not require full public utilities and which are generally compatible with Rural areas.

(5) Generally located near community facilities and having good access to employment centers.

(6) May include property on or near natural amenities, such as lakes.

Rural Residential Goal: To allow for a mix of low-density residential uses with agricultural and forestry uses which maintains semi-rural and rural lifestyles.

Policy RR-5: Incompatible non-residential development should not encroach into residential areas.

Policy RR-6: Community facilities should be allowed in residential areas when they will be compatible with the surrounding development.

CIRCULATION AND TRANSPORTATION

Goal: To create a circulation and transportation system that is safe and efficient and that promotes desirable patterns of development in South Kitsap while reflecting environmental, social and aesthetic values.

Policy TP-3: The location and number of access points along arterials should be strictly controlled to enhance the traffic-carrying capacity of the arterials. Incentives should be given to channelling local access through frontage roads and other common access points.

Policy TP-5: Development should be permitted only after any needed right-of-way, improvements and special control of access points are assured to accommodate any added traffic generated beyond existing capacities.

LAND USE GUIDELINES

Goal: To provide the umbrella framework within which the Land Use Designations can be utilized, while preserving the character of South Kitsap.

Policy LG-1: Design, location, quality and scale of Unclassified Uses should provide a service or fulfill their function without disrupting the surrounding area, especially residential uses.

Policy LG-3: Artificial lighting in proposed developments should be required to reflect the area designation character (i.e., use of natural appearing lighting, minimizing glare and keeping the overall lighting level lower in more rural areas).

Policy LG-4: Noise levels, both on-site and off-site, should be compatible with the land uses found in each land use designation and should support the intent of and be in conformance with standards adopted pursuant to Washington State Noise Control legislation (RCW 70.107).

Policy LG-5: Architecture of all new non-residential development and the upgrading of existing structures should be encouraged to reflect the semi-rural character of South Kitsap.

Policy LG-6: The scale and placement of new development should minimize disruption of community lifestyles that could be caused by growth and integrate new development into the existing character of South Kitsap.

Policy LG-8: Screening should be required between developments, especially between those of different intensities, using natural appearing canopy vegetation and/or berming.

Policy LG-9: A combination of berming, tree cover and natural vegetation should be required in intense developments to reduce the impact of the automobile on the natural character of the area. Credits should be given for innovations in design in achieving this end.

ANALYSIS:

County Health Department: No comments received to date. Comments are forthcoming.

County Public Works Department: A memorandum dated 11/27/91 recommends approval with three (3) conditions.

County Fire Prevention Bureau: Specific requirements dated 11/22/91 are noted on the stamped copy of the site plan.

Public Input:

A letter dated 12/01/91 from Mr. George Carr, President of the Ridgecrest Homeowners Association, includes six points of concern, and refers to a letter sent to the Public Works Department 4/5/90 about traffic hazards on Mullenix Road.

A letter from Mr. Robert Sutter, 8801 Deeridge Place SE, dated 12/1/91, includes similar concerns to Mr. Carr's.

DCD Staff received several telephone calls from nearby property owners inquiring about the proposal. Access, noise and odors were concerns.

Technical Review (11/13/91):

County Staff met with the Mr. and Mrs. Bond, and Mr. Olson to discuss the proposal, including the following points:

DCD Building Permit No. 29698 for the barn and No. 33327 for the arena were the subject of DCD memorandums recorded under County Auditor's File No. 9110220137 and No. 9110220138, stating that the buildings were in violation of Uniform Codes. The Applicants are working with the County to correct past violations by the previous owner, and obtain necessary permits and inspections for the proposed uses. The barn includes a restroom, as required by building codes.

Mrs. Bond indicated that the previous owners used the barn and arena for the same uses that she proposes, the difference being that they lived in the residence and she will not being living on-site. DCD Staff asked about whether there would be a caretaker. Mr. Bond indicated that they lived nearby. A caretaker would be considered, if needed. DCD advised that a residential building permit would be required if a caretaker resides at the site.

Access from Ramiller Lane instead of from Mullenix Road was discussed. Traffic safety for the turning movements of vehicles pulling horse trailers was a concern of the Staff. The existing driveway onto Mullenix Road presently serves the two residences.

DCD recommended that the Applicants discuss the proposal with the owners of the nearest residence, located within 100 feet of the barn.

DCD Staff asked about noise. Mrs. Bond stated that the instructors will not amplify their voices (no megaphones or electronic amplification) during riding lessons.

The Applicants outlined their plan for animal waste removal from the site. The intend to stockpile the manure and old wood shavings south of the barn, as did the previous owners. This location is partially screened by conifer trees. They would contract with a local topsoil company to remove the manure on a regular basis, approximately once per month.

A Boundary Line Adjustment was recently recorded to relocate the boundary between the residential parcel fronting on Mullenix Road and the subject property. The DCD Staff requested a copy of the recorded document.

The Applicants intend to develop riding trails on the site, however they will leave existing trees and shrubs along the south and west boundaries to the greatest extent possible.

DCD Staff asked about signs. One small wooden sign near the driveway entrance was mentioned.

CONCLUSIONS:

An Unclassified Use Permit is necessary for the proposed uses because the Applicants do not intend to reside on site. The building permits issued for the arena and barn were originally conditioned as accessory structures to the residence.

The 11.5-acre parcel is surrounded by smaller parcels zoned Ru. 1 ac. to the north, south and west, and zoned Ru.2.5 to the east. Two single family residential subdivisions, Ridgecrest and Fairfield, are located north and southwest of the subject property. The Department of Community Development has received comments from the nearby residents and property owners with concerns about traffic safety and compatibility issues.

In order for the proposed uses to be compatible with surrounding uses, certain conditions of Unclassified Use Permit approval are necessary. Conditions of UUP approval are also necessary for adherence to county ordinances and codes.

RECOMMENDATION:

Based upon the above findings, it is recommended that the Unclassified Use Permit is approved, subject to the following conditions:

Conditions:

1. All applicable Bremerton-Kitsap County Health Department regulations shall be adhered to prior to occupancy.

2. A plan for the temporary storage and regular removal of animal wastes from the site shall be reviewed and approved by the Bremerton-Kitsap County Health Department (BKCHD) prior to occupancy.

3. The requirements of the County Public Works Department shall be met, as follows:

   Traffic/Engineering:

   a) The applicant will be required to construct a new road approach on Ramiller Road. Ingress and egress associated with the subject land use proposal shall be restricted to this new approach, the location of which shall be no closer than 250 ft. from the intersection. The interior layout of the driveway is subject to Health Department approval due to the proximity of the drainfield. The applicant will be responsible for the necessary signage restricting patrons from using the present paved approach on Mullenix.

   b) The applicant will be required to construct a commercial type approach/apron (minimum 30 ft. throat width) at this new location to

match the existing road surface of Ramiller Rd. with a minimum 45 ft. fillet radii. The approach shall be paved with a minimum of two (2) inches compacted depth of asphalt concrete over two (2) inches compacted depth crushed surfacing top course. Applicant shall contact the Department of Public Works prior to commencing construction (contact Jerry Anderson at 876-7121).

Hydraulics:

c) Should there be any change in this proposal or the addition of any additional impervious surface (i.e. - asphalt, concrete, etc.), we will at that time wish to reevaluate the proposal.

4. Building permits shall be revised, and all necessary inspections shall be completed per applicable codes prior to occupancy.

5. As proposed, the number of horses shall not exceed 20 on site at any time.

6. A sign permit shall be obtained for the proposed wooden sign.

7. As stated by the Applicant, there shall be no amplification of voices for instruction or any other purpose.

8. Approval is limited to the proposal as depicted and described in the application and outlined in this report. Approval is not to be construed as implied approval of more extensive utilization of the site or commercial development in the vicinity.

JM:sac

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Dept. Comm. Devel. DEC 6 1991

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(206) 876-7181 (Wash. 1-800-872-4503) FAX 895-4925 RON PERKEREWICZ, DIRECTOR
614 DIVISION STREET MS-36, PORT ORCHARD, WASHINGTON 98366

November 22, 1991

NOTICE OF PUBLIC HEARING
BEFORE THE KITSAP COUNTY HEARING EXAMINER

DATE: THURSDAY, December 12, 1991

TIME: 10:40 a.m.

PLACE: Kitsap County Courthouse, 614 Division St., Port Orchard, WA

SUBJECT: High Point Stables - Unclassified Use Permit

PUBLIC HEARING will be held to consider an application submitted by Elizabeth Bond and Karl Hirschler, 3722 Picnic Point Court NW, Gig Harbor, WA 98335 for an Unclassified Use Permit entitled "Highpoint Stables" requesting approval of an equestrian stable on 11.5 acres zoned Ru-1 acre, located at 3050 Mullenix Road. Owner of record is Pine Properties, Box 1635, Gig Harbor, WA 98335. Water well and septic system exist on the site.

This property is located within 400 feet of property owned by you. You are welcome to attend this meeting and comment on the application, or you may submit your comments in writing prior to or at the meeting.

The file regarding this application is available for public inspection at the Department of Community Development Monday through Friday, 8:00 to 4:15. If you have any further questions, please contact the Department of Community Development. Janet Moore will be available to answer questions regarding this proposal.

Lucille M. McGinnis
Land Use Hearings Coordinator

F. Allen Johnson
9146 Ramiller Rd SE

LMc:sac

At this time we are hooked up to the above mentioned well. My only concern is that horses be kept the required distance from the well to prevent contamination of the water.

HIGH PT STABLES

PINE PROPERTIES
P.O. BOX 1635
GIG HARBOR WA 98335

KEITH D CANTON
2988 SE MULLENIX ROAD
PORT ORCHARD WA 98366

RICHARD OBRIEN
2900 SE MULLENIX RD
PORT ORCHRAD WA 98366

LARRY N GRIFFITHS
5503 E COLLINS RD
PORT ORCHARD WA 98366

F ALLEN & BARBARA JOHNSON
9146 RAMILLER LANE SE
PORT ORCHARD WA 98366

GREGG GUIDI ET AL
9405 SE EMERALD DRIVE
PORT ORCHRAD WA 98366

J & C CHARFAUROS
9154 RAMILLER LN SE
PORT ORCHARD WA 98366

DENNIS M BALERA
1750 JACKSON AVENUE SE APT 13
PORT ORCHRAD WA 98366

W E VANDUSEN
2728 SE ARTHUR CT
PORT ORCHRD WA 98366

DOUGLAS G FREEMAN
P.O. BOX 1032
BELFAIR WA 98528

RICHARD & LAURA BARNES
2741 SE ARTHUR CT
PORT ORCHARD WA 98366

D D & V M SMITH
2733 SE ARTHUR CT
PORT ORCHARD WA 98366

J V CLOSS
2725 SE ARTHUR CT
PORT ORCHARD WA 98366

ROBERT A MANNING
2717 ARTHUR CT SE
PORT ORCHARD WA 98366

J CLIFFORD LASNETSKE
2701 SE ARTHUR CT
PORT ORCHARD WA 98366

ERNEST ORSER
8717 VANDECAR RDL SE
PORT ORCHARD WA 98366

WILLIAM & KAREN STRATTON
8718 SE VAN DECAR
PORT ORCHARD WA 98366

R B & M F BLUE
8800 DEERIDGE PL SE
PORT ORCHARD WA 98366

RONALD & MARY BOE
8788 DEERIDGE PL SE
PORT ORCHARD WA 98366

W H & S M MAHAN
8776 DEERIDGE PL
PORT ORCHARD WA 98366

GARY D FISHER
8764 DEERIDGE PL SE
PORT ORCHARD WA 98366

GEORGE A CARR
8765 DEERIDGE PL SE
PORT ORCHARD WA 98366

DAVID HAZELQUIST
8777 DEERIDGE PL SE
PORT ORCHRD WA 98366

R D & C M SUTTER
8801 DEERIDGE PL SE
PORT ORCHARD WA 98366

HARBOR WATER CO INC
P.O. BOX 336
GIG HARBOR WA 98335

CAROL J & VALERIE Y HEBERT
3523 SE NAVIGATION LN # 202
PORT ORCHARD WA 98366

JAMES & CHRI FELDHAUSEN
8370 PELICAN LN SE
PORT ORCHRD WA 98366

DIETER R & IRIS F RICKWALL
2740 NE STRAND RD
BREMERTON WA 98310

CAROLYN S RIDER
9123 RAMILLER LN SE
PORT ORCHARD WA 98366

HIGH PT STABLES

•BRYAN & DENICE VINCENT
3325 SE SOHOLT LANE
PORT ORCHRAD WA 98366

DANIEL EL SHOWN
P.O. BOX 691
ALLYN WA 98524

Property Owners Within a 400' Radius of

242301-4-015-2005

High Point Stables
4.4.P.

242301-4-013-200,
014
023
043 "
" 042
045
046

6025-000-002-001,
003
010
011
012
" 013 "
014
015
016

242301-1-002-200
003
026 "
" 029 SAME

6015-000-001-00.
002
003
004
023 "
024
025 SAME
026
027

192302-2-001-200,
002
" "

192302-3-040 200,?
039
041
" "
047
048 SAME

RECEIVED-Kitsap
Dept. Comm. Devel. DEC 3 1991

8801 Deeridge Place SE
Port Orchard, WA 98366
1 December 1991

Department of Community Development
Attn: CC Planning and Staff
Kitsap County Courthouse
614 Division Street
MS-36
Port Orchard, WA 98366

Dear Sirs:

Thank you for your courteous notice of public hearing regarding High Point Stables. We, as residents of the Ridgecrest Development and as members of the Ridgecrest Homeowners Association, would like to share with you some of our concerns, recommendations and past experiences that we hope will help you to make a knowledgeable and just assessment of the ramifications subsequent to establishing an expanded stabling facility at 3050 Mullinex Road.

Our first concern regards access to and egress from, said facilities. The private drive entrance which leads to the facilities is directly across the street (Mullinex) from Deeridge Place SE. Additional traffic at this juncture could create hazardous conditions at a place where high-accident risk already exists. As residents on Deeridge we can assure you that practically nobody observes the posted speed limit on Mullinex. This issue has been presented in an official capacity by the Ridgecrest Homeowners Association to the County Safety Engineer in the past. Visibility at the crest is also below desirable, given the speeds at which traffic arrives at the summit, and the natural visual obstruction of the road by the hill itself. These two traffic challenges have attracted our negative attention themselves without the addition of horse trailers and trucks coming in and out of a drive that has limited visibility itself, not to mention horses being ridden on the main thoroughfare.

We recommend the county consider requiring the applicants to create the main entrance to the stables off Ramiller which abuts the 11.5 acres eastern limits and which is not a major artery, as is Mullinex. And although Ramiller also empties out at Mullinex, it does so not at a hill crest with limited visibility as the present estate entrance, nor does it face a private residential neighborhood across Mullinex. In addition to that modification it would behoove the Department of Public Works to consider placing some speed control device at the Deeridge-Mullinex intersection, even if a new main entrance were constructed, as the other present traffic conditions will only worsen as the Mullinex overpass goes up and as development off Mullinex continues. We have observed a tremendous increase in traffic volume over Mullinex in this past year.

Note also that several school buses and county buses pick up and deliver their passengers at the mouth of Deeridge in both directions from Mullinex.

A second concern for us on Deeridge is the effect 9-20 or more stabled horses will have on the water table in our neighborhood. The proper care of horses demands large volumes of water. We are supplied by a well reservoir located in the greenbelt behind 8801 Deeridge. Such demands could very well lower our water pressure.

A third consideration arises from the fact that the facilities will not be a commercial stable. Obviously there will be less county control over the facilities by not going commercial.

Fourthly, what will be the impact on the assessment/taxes on homes in the area.

Thank-you for being open to our comments in this matter.

Sincerely,

RD Sutter

Robert D. Sutter

RECEIVED-Kitsap
Dept. Comm. Devel. DEC 3 1991

8801 Deeridge Place SE
Port Orchard, WA 98366
1 December 1991

County Hearing Examiner
Attn: MS Carlynn Haverly (RE High Point Stables
Proposed UUP)
C/O KCDCD MS-36
614 Division Street
Port Orchard, WA 98366

Dear MS Haverly,

I am writing concerning the notice of public hearing regarding the proposed Unlimited Use Permit for High Point Stables. As a resident of the Ridgecrest Development and as a member of the Ridgecrest Homeowners Association, I would like to share with you some of my concerns, recommendations and past experiences that I hope will help you to make a knowledgeable and just assessment of the ramifications subsequent to establishing an expanded stabling facility at 3050 Mullinex Road.

My first concern regards access to and egress from, said facilities. The private drive entrance which leads to the facilities is directly across the street (Mullinex) from Deeridge Place SE. Additional traffic at this juncture could create hazardous conditions at a place where high-accident risk already exists. As a resident on Deeridge I can assure you that practically nobody observes the posted speed limit on Mullinex. This issue has been presented in an official capacity by the Ridgecrest Homeowners Association to the County Safety Engineer in the past. Visibility at the crest is also below desirable, given the speeds at which traffic arrives at the summit, and the natural visual obstruction of the road by the hill itself. These two traffic challenges have attracted our negative attention themselves without the addition of horse trailers and trucks coming in and out of a drive that has limited visibility itself, not to mention horses being ridden on the main thoroughfare.

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Fourthly, what will be the impact on the assessment/taxes on homes in the area.

Thank-you for being open to my comments in this matter.

Sincerely,

R D Sutter

Robert D. Sutter

RECEIVED-Kitsap
Dept. Comm. Devel. DEC 3 1991

RIDGECREST HOMEOWNERS ASSOCIATION

P.O. Box 653

Port Orchard, Washington, 98366

1 December 1991

Lucille M. McGinnis
Land Use Hearings Coordinator, Slot 36
614 Division St.
Port Orchard, Wa. 98366

Members of the Ridgecrest Homeowners Association, which consists of 26 families, have some concerns and questions about the UNCLASSIFIED USE PERMIT (enclosure 1). There are essentially two basic positions;

Not a full understanding of the issues with a willingness to accept support for the change;
ALONG WITH
A very intense concern over changes that would adversely effect the quality of life at Ridgecrest

The following is submitted for your consideration:

1. Increased traffic at MULLENIX/DEERIDGE PL.SE will, in our view, overload an already DANGEROUS intersection. Enclosure 2 pertains to our concerns almost 2 years ago and was never formally answered by the County Safety Engineers office.

2. Increasing animal livestock will increase Nitrate level in soil and adversely effect the Non-Point Pollution Control readings at foot of Mullenix.

3. Increase in Taxes may be affected.

4. Possible negative impact on water table in local area by livestock.

5. Loss of county supervision of stables.

6. Increase in stranger visitation to adjoining neighborhood areas.

Board of Directors
Ridgecrest Homeowners Association

by direction _____
President

cc: Steve Dixon, Attorney at Law

KARLYNN HAVERLY

KITSAP COUNTY
DEPARTMENT OF PUBLIC WORKS

614 Division St., (MS-26), Port Orchard, WA 98366-4699

RANDY W. CASTEEL, P.E.
Director / County Engineer

M E M O R A N D U M

TO: Janet Moore - Senior Planner

FROM: Department of Public Works

SUBJ: **"HIGHPOINT STABLES"**

DATE: November 27, 1991

==========

CONDITIONS FOR APPROVAL: **TRAFFIC/TRANSPORTATION**

Present traffic volumes on Mullenix Road are well within comfortable levels of service (approx. 5000 ADT). However, the vertical alignment of Mullenix Rd. immediately in front of the subject proposal is such that minimum Entering Site Distance requirements are not met at the existing paved approach. While the overall traffic impacts of this proposal are relatively low, the location of the existing approach, relative to this vertical alignment, poses a potentially very hazardous situation for even its present, dual family use. It is the contention of this department that no amount of widening, slope cut or reconstruction of the present driveway can rectify this problem. As such, the following condition is necessary for approval:

1.) The applicant will be required to construct a new road approach on Ramiller Road. Ingress and egress associated with the subject land use proposal shall be restricted to this new approach, the location of which shall be no closer than 250 ft. from the intersection. The interior layout of the driveway is subject to Health Department approval due to the proximity of the drainfield. The applicant will be responsible for the necessary signage restricting patrons from using the present paved approach on Mullenix.

2.) The applicant will be required to construct a commercial type approach/apron (minimum 30 ft. throat width) at this new location to match the existing road surface of Ramiller Rd. with a minimum 45 ft. fillet radii. The approach shall be paved with a minimum of two (2) inches compacted depth of asphalt concrete over two (2) inches compacted depth crushed surfacing top course. Applicant shall contact the Department of Public Works prior to commencing construction (contact Jerry Anderson at 876-7121).

CONDITIONS FOR APPROVAL: **HYDRAULICS DIVISION**

This department hsa reviewed the above mentioned proposal and does not feel that an additional hydrological analysis will be necessary at this time.

Should there be any change in this proposal or the addition of any additional impervious surface (i.e. - asphalt, concrete, etc.), we will at that time wish to reevaluate the proposal.

CONDITIONS FOR APPROVAL: **WASTEWATER DIVISION**

The above referenced project is not in the vicinity of County sewer.

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(206) 876-7181 (Wash. 1-800-872-4503) FAX 895-4925 RON PERKEREWICZ, DIRECTOR
614 DIVISION STREET MS-36, PORT ORCHARD, WASHINGTON 98366

DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: Unclassified Use Permit for Highpoint Stables proposed operation of a horse boarding stable on an 11.5 acre site with an existing stall/barn.

Proponent: ELIZABETH M BOND

Location of proposal, including street address, if any: At 3050 Mullenix Road S E on the south side of Mullenix Road, 1/4 mile east of SR-16, Kitsap County.

Lead Agency: KITSAP COUNTY

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

X There is no comment period for this DNS.

_ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by: _____.

COMMENTS: The proposal will result in minor impacts to the existing environment. The proponent should follow current best management practices for livestock, grazing and waste to water quality impacts.

Responsible Official: Ron Perkerewicz, Director
Position/Title: Director, Dept. of Community Dev. Phone: 876-7152
Address: 614 Division Street, Port Orchard, WA 98366

DATE: November 26, 1991 Signature: R Kimball for

Contact Rick Kimball, SEPA Coordinator to read or ask about the procedures for SEPA appeals.



All stock and storage to remain at least 2 feet from the ceiling throughout building and in no case higher than 12 feet.

2A:10B:C Fire extinguishers will be required for your project.

Debra L. Kieffer 11/22/91

KITSAP COUNTY
FIRE PREVENTION BUREAU

Hearing Examiner Graphics Request # 00751

Todays Date 10/21 **Existing Zoning** — **Proposed Zoning** —

Applicant Bay Bond

Assessors Account No. 242301-4-015-2005

Project Name High Point Stables

Check Items Needed	Due Date	Completed
X Property Owners (400'Radius)	11/22	11-21-91
X Site Location Map	"	11-21-91
X Current Zoning Map	"	11-21-91
X Scale Drawing	"	11-21-91

Notes ASAP

Sooner if possible. Will be gone from Nov. 14 — Dec. 3

5

KITSAP COUNTY HEARING EXAMINER REGISTER

DATE OF HEARING: 12/12/91

NAME OF PROJECT: High Point Stables - MUP

NAME (PLEASE PRINT)	MAILING ADDRESS: (Including city & zip)
1. Larry Griffiths	5503 E Collins Rd Port Orchard 98366
2. Juan Charfauros	9154 RAMILLER Rd SE Pt. Orch 9836
3. Dale D. Smith	2733 S.E. Arthur Ct. Port Orch. 98366
4. Richard Barnes	2741 S.E. ARTHUR Ct. Pt Orchard WA. 98366
5. Robert D Sutter	8801 Deeridge PL SE Port Orchard 98366
6. Al STANGER	3822 51st AVE CT N.W. Gig Harb- 983
7. Rich Wilson	7825 Forest Ridge Dr. Bremerton 98310
8. Ruth Metcalf	13748 3rd Ave. N.W. Seattle 98177
9. KEVIN GIESELMAN	589 Bethel Ave, Port Orchard ~~Gig Harbor~~ 9836
10. DANIEL E. SHOWN	BOX 691, ALLYN, WA 98524
11. JEAN E. Thoren	8618 145th St. NW, Gig Harbor, Wa 98329
12. R.J. O'BRIEN	2900 SE McCLELLAN RD PORT ORCHARD WA 98366
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

Address Request Form

COMMERCIAL

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
614 DIVISION STREET
PORT ORCHARD, WASHINGTON 98366

(206) 876-7181

NEW ADDRESS [✓] CHANGE OF ADDRESS [ ]

Name Liz Bond Phone 851-2664 (H)

Present Mailing Address Highpoint STABLES 3722 Picnic Point Court NW Gig Harbor 98335

Tax Lot Number (Assessor's Account Number) ~~242301-4-015-2005~~ 242301-4-058-2003

Phone Number During Day Same

Please draw a diagram of your property, including all road names in the area and addresses of your neighbors. Draw your house and driveway and please show northerly direction.

Your New Address is 8988 RA Miller Ln SE

Residents are required by law to display their new numbers in numerals not less than four (4) inches in height on a contrasting background on the front of their building, unless it is not visible from the roadway, in which case they shall be displayed at the main entrance to the property. Please notify the post office immediately of this new address and they will tell you where to place your mail box. Please verify with the post office as to what city you are in.

ATS/T5410 REAL PROPERTY TAX INQUIRY 06/26/90

Process No.
or Account No.: 242301-4-015-2005 Interest Date: (MoYr)

On Tx Yr	Tax Due	Interest	Penalty	Total	Receipt Date	Number	
90	894.55			894.55	05/90-	91975	Levy Code:8170
				-			Rate:12.996520
				-			Chg #:88034140RU
				-			Exempt'n on file
				-			NONE
				-			
				-			
	894.55			894.55	<=Amount Due		

Compliments of
CHARTER TITLE
(206) 692-9314
(206) 624-3938

Land Use: (11901) 1 MOBILE HOME
< N/A Chg#/Excise#

LASNETSKE KATHLEEN K
DBA LAURELHURST ARABIANS
3050 SE MULLENIX RD
PORT ORCHARD WA 98366

Land Value..	$ 50620.	11.25 Acres of Land	
Bldg Value..	$ 87040.		
MH Value....	$	$ 1789.11	General Tax
Exempt Value	$	$ ----	Exempt Tax
Total AV....	$ 137660.	$ 1789.11	Total Tax

MHX1

ATS/02330 LEGAL DESCRIPTION FOR 242301-4-015-2005 06/26/90

SECTION 24 TOWNSHIP 23 RANGE 1E
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 24, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEA CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE THEREOF 30 FEET TO THE SOUTH RIGHT OF WAY MARGIN OF MULLENIX ROAD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88*18'53" WEST ALONG SAID SOUTH RIGHT OF WAY MARGIN 695.39 FEET; THENCE SOUTH IN A STRAIGHT LINE 350 FEET, MORE OR LESS, TO THE MOST NORTHWESTERLY CORNER OF PROPERTY CONVEYED TO KEITH ARRELL CANTON AND MARLENE CANTON, HUSBAND AND WIFE, BY DEED DATED MARCH 31, 1965, RECORDED UNDER AUDITOR'S FILE NO. 846015; THENCE SOUTH 68*48'40" EAST ALONG THE NORTH LINE OF SAID CANTON PROPERTY 135.00 FEET; THENCE SOUTH 21*11'20" WEST ALONG THE SOUTHEASTERLY LINE THEREOF, 100 FEET; THENCE SOUTH 68*48'40" EAST 238 FEET; THENCE SOUTH

AT [illegible] LEGAL DESCRIPTION FOR 242301-4-015-2005 06/26/90

475.02 FEET TO THE TRUE POINT OF BEGINNING; EXC T THE NORTH
160 FEET OF THE WEST 400 FEET THEREOF; TOGETHER WITH THAT
PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 24, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., IN
KITSAP COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: COMMENCING
AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER; THENCE SOUTH 0*26'23" WEST ALONG THE
ASTERLY LIMIT OF SAID SUBDIVISION 30.01 FEET TO THE
SOUTHERLY RIGHT OF WAY MARGIN OF MULLENIX ROAD; THENCE
NORTH 88*19'04" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY
MARGIN 695.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE
SOUTH 01*57'42" WEST 346.64 FEET TO THE MOST NORTHWESTERLY
CORNER OF PROPERTY CONVEYED TO KEITH DARRELL CANTON AND

SECTION 24 TOWNSHIP 23 RANGE 1E
MARLENE CANTON, HUSBAND AND WIFE, BY DEED DATED MARCH 31,
1965, RECORDED UNDER AUDITOR'S FILE NO. 846015; THENCE
SOUTH 21*10'23" WEST ALONG THE WESTERLY LIMIT O SAID
CANTON PROPERTY 100.00 FEET; THENCE SOUTH 68*49'37" EAST
ALONG THE SOUTHERLY LIMIT OF SAID CANTON PROPERTY 135.00
FEET; THENCE SOUTH 68*49'37" EAST 238.00 FEET; THENCE SOUTH
88*19'04" EAST 391.08 FEET TO THE EASTERLY LIMIT OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION
24; THENCE SOUTH 0*26'23" WEST ALONG THE EASTERLY LIMIT OF
AID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER 98.80 FEET;
THENCE NORTH 88*19'13" WEST 383.21 FEET; THENCE NORTH
68*49'28" WEST 572.48 FEET TO THE EASTERLY LIMIT OF THE
PLAT OF FAIRFIELD DIVISION 1, RECORDED IN VOLUME 24 OF THE
PLATS PAGES 56, 57 RECORDS OF THE AUDITOR OF KITSAP COUNTY,
WASHINGTON; THENCE NORTH 6*19'17" EAST ALONG THE EASTERLY

SECTION 24 TOWNSHIP 23 RANGE 1E
LIMIT OF SAID PLAT 175.02 FEET; THENCE NORTH 88*21'55" WEST
ALONG THE NORTHERLY LIMIT OF SAID PLAT 100.00 FEET; THENCE
NORTH 0*31'22" EAST 298.83 FEET TO THE SOUTHERL RIGHT OF
WAY MARGIN OF MULLENIX ROAD; THENCE SOUTH 88*19'04" EAST
ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN 304.97 FEET TO
THE TRUE POINT OF BEGINNING.

RECORDED
1991

RECEIVED-Kitsap
Dept. Comm. Devel. NOV 20 1991

November 19, 1991

Ms. Liz Bond
3722 Picnic Pt. Ct. N.W.
Gig Harbor, Washington 98335
Phone: 851-2664

Mr. Ron Perkerewicz
Kitsap Co. Dept. of Community Development
614 Division Street MS-36
Port Orchard, Washington 98366

Re: Temporary Occupancy Permit
High Point Stables
3050 Mullinex Rd
Application pending for Unclassified Use
Assigned Planner: Janet Moore

I am requesting a temporary occupancy permit for the use of High Point Stable while I continue to proceed with the proper permit process. I fully understand that granting temporary occupancy in no way reflects on the outcome of the permit process and I have every intention to fully comply with all applicable regulation with respect to use of the facility.

I have purchased a riding stable for use by a small number of horses and riders. These horses are currently boarded at locations which do not have covered, lighted arenas. The horses are ridden by youth of school age who must ride in the evenings after school. Due to the season it is difficult for proper training to continue due to inclement weather and shortened daylight hours. The children often must ride in twilight or darkness, in wet fields, with questionable footing for the horses. It seems a shame to take such risks when an exceptional facility is available.

I believe my request represents an exceptional circumstance. Your support and generosity in this matter will be appreciated by myself, the children, and will contribute to increased safety and pleasure for all involved. Thank you for your consideration.

Sincerely yours,

Liz Bond

Liz Bond

cc: Janet Moore

Site Inspection 11-8-91
Met Mrs. Bond

Will define trips / day, # classes, # horses, # clinics, day-to-day operation.

We will need more detailed site plan.
- parking #, location
- septic system
- well
- bldgs, exist & proposed
- easement road
- buffers
- riding trails
- signs

L.L. 64 - Sleeth

"High Point Stables

Tel. Call from AL Stangler 858-8333

Owner-to-be = Ray Bond 858-9941 (W)
851-2664 (H)

BP. 29698 858-9942 FAX
33327

Larry Dullum

Granum - boundary line adjustment

Larry Dullum

Hirschler
17214 SE 29th Court
Bellevue WA.
98008

Dick O'Brien
2900 SE Mullenix

Joe Closs
2725 Arthur Ct, SE

Make sure that a notice of hearing goes to:

Keith & Marlene Canton
Nearby or adjacent property owners.
Thanks.
10-29-81

Keith D. Canton
2988 SE Mullenix Rd.
P.O. 98366
- .31 acres -

11-13-91

UUP **Highpoint Stables**

Arena 65 x 144
Lean-To Add'n 20 x 144

Barn 38 x 96 + 3-sided carport.

50% ± owned by Bonds

8 horses, potentially 20 max.
(probably 12 average)

8 trips / day (estimated)

- shavings manure hauled by topsoil company
- stored in trees
-

(BARN)
BP 29698 (issued 11/16/84) AF # 9110220138
(ARENA) 3264 SQ. FT. BARN
BP 33327 (issued 1/29/86)

Pine Properties
Kit Granum

Al Stangar Spot Realty

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(206) 876-7181 (Wash. 1-800-872-4503) FAX 895-4925 RON PERKEREWICZ, DIRECTOR
614 DIVISION STREET MS-36, PORT ORCHARD, WASHINGTON 98366

MEMORANDUM

KITSAP COUNTY
RON PERKEREWICZ
DIRECTOR
DEPT. OF COMMUNITY DEVELOPMENT

FROM: Ron Perkerewicz, Director

DATE: October 22, 1991

SUBJECT: Barn, Building Permit #29698, account #242301-4-015-2005

The barn on this property was constructed and acquired without benefit of all inspections and approval of Kitsap County and may contain violations of the Uniform Codes as adopted.

Filed at the request of Ron Perkerewicz, Director of Department of Community Development.

KITSAP COUNTY
$0.00 NFEE
FILED-BY: KITSAP COUNTY COMMUNITY DEV
OCT 22, 1991, 11:54 AM
KAREN FLYNN, AUDITOR
CLERK: GILMORE

A.F.#: 9110220137
REEL 0613 FR 0113

RP:jmm

PERMIT 29698

KITSAP COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING ☒ PLUMBING ☐ MECHANICAL ☐

ASSESSOR'S ACCOUNT NO. 242301-4-015-2005 SHORT PLAT NO. _____

OWNER'S NAME Cliff Lasnetske PHONE 876-3417

OWNER'S PRESENT ADDRESS 3050 S.E. Mullenix Rd. Port Orchard

PROPOSED TYPE OF BUILDING AND USE Barn BASIC NO. _____

PROPOSED SITE ADDRESS AND LOCATION on Mullenix across from Deeridge Dr. Port Orchard

BUILDER Dullum Construction

BUILDER'S ADDRESS P.O.Box 995 Port Orchard

PHONE 876-8335

DESCRIBE OTHER BUILDINGS ON PROPERTY S.F.R. ,Shop, Storage 33327 for horse area

PLUMBING CONTRACTOR _____

MECHANICAL CONTRACTOR _____

ANY WATER ON OR ADJACENT TO PROPERTY — SALT WATER ☐ CREEK ☐ POND ☐ LAKE ☐ MARSH ☐

☐ NEW RESIDENCE ☒ ACC. BLD.
☐ MODULAR ☐ BULKHEAD
☐ ADDITION ☐ GARAGE/CARPORT
☐ REMODEL ☐ OTHER
☐ DECK/PORCH _____ No. of BEDROOMS
☐ BASEMENT _____ No. of BATHROOMS

MAIN FLOOR (sq. ft.) 3264 SECOND FLOOR (sq. ft.) _____
BASEMENT (sq. ft.) _____ GARAGE (sq. ft.) _____
CARPORT (sq. ft.) _____ DECK (sq. ft.) _____
U.B.C.' 82 ED.

(SEE AND READ NOTICE ON REVERSE SIDE)

Tony Dullum 11/16/84
OWNER/AGENT DATE

SUBDIVISION _____ SCHOOL DIST. 402 LOT _____ LOT SIZE _____

SEC. 24 TWN. 23 RANGE 1E

		PLUMBING/FIXTURES	FEE	MECHANICAL/EQUIP.	FEE
VALUATION $	39,168.				
BUILDING PERMIT FEE $	238.00				
PENALTY FEE $					
PLUMBING FEE $					
MECHANICAL FEE $					
TOTAL FEES $	238.00 pd				

COMMENTS ZONING Approved for NON-Habitable, NON-Commercial Accessory Use Only.

COMMENTS BUILDING Approved as Revised

APPROVAL SUBJECT TO ON SITE INSPECTION APPROVAL _____

BY Ron Perkerewicz KG DATE 11/16/84

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT • 614 DIVISION STREET • PORT ORCHARD, WA 98366 • (206) 876-7181

COPIES TO: WHITE—OWNER, GOLD—BUILDING, YELLOW—FILE, PINK—ASSESSOR

BARN

INSPECTION RECORD CARD

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

29696
PERMIT NUMBER

ADDRESS & DIRECTIONS 3050 SE Mullenix Rd. Port Orchard
accross from Deeridge Dr. map attached

OWNER Cliff Lasnetske PHONE 876-3417

CONTRACTOR Dullum Construction PHONE 876-8335

1 FOUNDATION

1.	PERMIT ON SITE	___ ___
2.	CHECK PLANS TO PERMIT	___ ___
3.	CHECK SETBACKS	___ ___
4.	PROPERTY STAKES	___ ___
5.	FOOTING SIZE CORRECT	___ ___
6.	WALL SIZE CORRECT	___ ___
7.	CHECK FOR FILL	___ ___
8.	REQUIRED STEEL IN PLACE	___ ___
9.	CHECK FIREPLACE FOOTING	___ ___
10.	ANCHOR BOLTS	___ ___
11.	FOUNDATION PLATE	___ ___
12.	FOUNDATION VENTS	___ ___
13.	CRAWL SPACE ACCESS	___ ___

FOUNDATION INSPECTION APPROVED

BY:

COMMENTS:

fact. 11-19-84

Steel in place - some forms
Not set yet - Okay to pour
JCW - 27 Nov. 84

2 FRAMING

1.	WIRING APPROVED	___ ___
2.	FOUNDATION VENTS	___ ___
3.	SHIELD UNDER POSTS	___ ___
4.	POSITIVE CONNECTIONS	___ ___
5.	SOIL TO WOOD CLEARANCE	___ ___
6.	POST CLEARANCE - 2"	X X
7.	BEAM SUPPORT	___ ___
8.	TR. MAT. NEXT TO CONC.	___ ___
9.	WASHERS ON ANCHOR BOLTS	___ ___
10.	BEAMS PROPER SIZE	___ ___
11.	FLOOR JOISTS SPAN	___ ___
12.	NOTCHING & DRILLING	___ ___
	A-FLOOR JOISTS	___ ___
	B-STUDS	___ ___
13.	STAIRS	___ ___
	A- WIDTH	___ ___
	B-RISE & RUN	___ ___
	C-WINDERS	___ ___
	D-LANDINGS	___ ___
	E-HEADROOM	___ ___
14.	ATTIC VENTILATION	___ ___
15.	CHIMNEY STRAPS SECURED	___ ___
16.	FIREPLACE COMBUSTION AIR	___ ___
17.	FANS VENTED OUTSIDE	___ ___
18.	A-BATHROOMS	___ ___
	B-LAUNDRY ROOMS	___ ___
	C-KITCHEN	___ ___
18.	WATER CLOSET CLEARANCE	___ ___
19.	SMOKE DETECTOR	___ ___

COMMENTS

@ all
JCW
14 Feb. 85

19.	FIREBLOCKING	___ ___
	A-STAIRS	___ ___
	B-DROP CEILINGS	___ ___
	C-TUBS OR SHOWERS	___ ___
	D-ROOF & CELING LINES	___ ___
	E-FURRED OUT AREAS	___ ___
	F-FIREPLACE AT CEILING	___ ___
	G-ELECT. HOLES PLUGGED	___ ___
	H-PLUMB HOLES PLUGGED	___ ___
	I-LID IN VOIDS	___ ___
20.	WINDOWS	___ ___
	A-SAFETY GLAZING	___ ___
	B-VENTILATION	___ ___
	C-REQ. FIRE EXITS	___ ___
	D-WINDOW SILL HEIGHT	___ ___
21.	CEILING HEIGHTS	___ ___
	A-BASEMENT	___ ___
	B-MAIN FLOOR	___ ___
	C-UPPER FLOOR	___ ___
22.	SWAY BRACING	___ ___
23.	TRUSSES	___ ___
	A-PROPERLY INSTALLED	___ ___
	B-STAMPED	___ ___
24.	ATTIC ACCESS	___ ___
25.	CEILING JOIST SPANS	___ ___
26.	RAFTER SPANS	___ ___
27.	ROOF SHEATHING	___ ___
28.	ROOFING APPLICATION	___ ___
29.	SIDING	___ X
30.	CLOTHES CHUTE	___ ___
31.	SHEETROCK BACKING	___ ___
	A-UNDER STAIRS	___ ___
	B-ABOVE GARAGE DOOR HANGERS	___ ___

FRAMING INSPECTION APPROVED

BY:

See insp. report - JCW - 11 Feb. 85-

M MECHANICAL

1. FURNACE SIZING ___ ___
2. FURNACE LOCATION ___ ___
3. FURNACE CLEARANCE ___ ___
4. 'B' VENT SIZING ___ ___
5. 'B' VENT CLEARANCE ___ ___
6. 'B' VENT SUPPORT ___ ___
7. COMBUSTION AIR ___ ___
8. DUCT SIZING ___ ___
9. DUCT CLEARANCE ___ ___
10. DUCT SUPPORT ___ ___
11. DUCT JOINTS ___ ___
12. GAS PIPING TEST ___ ___
13. GAS PIPING SIZING ___ ___
14. GAS PIPING SUPPORT ___ ___
15. OTHER ___ ___

1. WOOD STOVE CLEARANCE ___ ___
2. CHIMNEY CLEARANCE ___ ___
3. HEARTH EXTENSION ___ ___
4. CHIMNEY HEIGHT ___ ___

FURNACE APPROVED BY:

HEAT PUMP APPROVED BY:

GAS PIPING APPROVED BY:

WOOD STOVE APPROVED BY:

OTHER

P PLUMBING

1. UNDER TEST ___ ___
2. GATE VALVE ___ ___
3. WATER PIPE SIZING ___ ___
4. DRAIN PIPE SIZING ___ ___
5. VENT PIPE SIZING ___ ___
6. PROPER SUPPORT ___ ___
7. PROPER FITTINGS ___ ___
8. VENTING ___ ___
9. CLEANOUTS ___ ___
10. PROPER GRADE ___ ___
11. HOT WATER TANK P.R. VALVE ___ ___
12. OTHER ___ ___

UNDERGROUND ~~APPROVED BY:~~ under test JCW – 9 Jan. 85

ROUGH-IN ~~APPROVED~~ BY: under test – JCW – 11 [redacted] Feb. 85

3 WALLBOARD

1. LID OVER SIDES ___ ___
2. NAILING ___ ___
3. W/R AT TUB OR SHOWER ___ ___
4. 5/8 UNDER STAIRS ___ ___
5. FURNACE ENCLOSURE ___ ___
6. FIRE SEPARATION GARAGE ___ ___
7. ATTIC ACCESS ___ ___
8. DROP CEILING & LIGHTING ___ ___
9. BACKING AS NOTED ON FRAMING ___ ___

WALLBOARD INSPECTION APPROVED

BY:

COMMENTS:

4 FINAL

1. HANDRAILS ___ ___
   A-HEIGHT ___ ___
   B-INTERMDT. ___ ___
2. GUARDRAILS ___ ___
   A-HEIGHT ___ ___
   B-INTERMEDIATES ___ ___
3. EXHAUST FANS ___ ___
   A-KITCHEN VENTING ___ ___
   B-BATHROOMS ___ ___
   C-LAUNDRYROOMS ___ ___
   D-DRYER ___ ___
4. TILE AT TUB OR SHOWER ___ ___
5. DISHWASHER PROPERLY INSTALLED ___ ___
6. FIRE DOORS ___ ___
   A-SELF-CLOSING ___ ___
   B-SWEEP OR THRESHOLD ___ ___
7. ATTIC ACCESS ___ ___
8. HOT WATER TANK ___ ___
9. OUTSIDE GRADE ___ ___
10. CLOTHES CHUTE ___ ___
11. SEWER/HEALTH DEPT. ___ ___
12. COMMERICAL BUILDING ___ ___
    A-MECH. APPRVD. ___ ___
    B-PLUMBING APPRVD. ___ ___
13. SMOKE DETECTORS ___ ___
14. FIREPLACE HEARTH ___ ___
15. SAFETY GLAZING/DOUBLE GLAZED ___ ___
16. INSULATION CERTIFICATE ___ ___
17. FREE-STANDING FIREPLACE APPRVD. ___ ___
18. WINDOWS & DOORS CAULKED/ WEATHER-STRIPPED ___ ___

FINAL INSPECTION APPROVED

BY:

NOTES:

PLANNING:

KITSAP COUNTY COMMUNITY DEVELOPMENT — BUILDING DIVISION
876-7181 — 614 DIVISION STREET, PORT ORCHARD, WA 98366

INSPECTION REPORT

PERMIT No. 29698

I have this day inspected this structure and these premises and have found the following violations of County and/or State laws governing same:

1.- The siding in the areas of human occupancy should be applied over sheathing panels or felt paper.

~~2. The wood posts that are not pressure treated should be Supported atleast one inch above the floor.~~ OK-JCW 14 Feb

You are hereby notified that no more work shall be covered upon these premises until the above violations are corrected. When corrections have been made, call for re-inspection.

Do Not Remove This Tag

DATE 11 Feb. 85 JC Verge

INSPECTOR FOR BUILDING DEPT.

KITSAP COUNTY HEARING EXAMINER

Application Check List

#2510

NAME & ADDRESS OF APPLICANT:

Elizabeth H. Bond
3722 Picnic Pt. Ct. NW
Gig Harbor, WA 98335

HIGHPOINT STABLES

UUP

Date Received: 10/18/91

Received by: Eliot

NAME & ADDRESS OF REPRESENTATIVE:

same

DATE OF HEARING: 12/12/91

EIS Determination..... Positive _____ Negative _____

MAPS DRAWN, NUMBERS LOOKED UP: _____

PROPERTY NOTICES MAILED _____

STAFF REPORT MAILED _____

DISTRIBUTED TO AGENCIES, GROUPS, ETC.: 10/21/91

ACTION OF HEARING EXAMINER ~~TE~~ Approved

HEARING EXAMINER APPEAL? _____

ITEMS OF INTEREST: to BCC for 2/3

FORWARDED TO THE BOARD FOR MEETING/HEARING 1/29/92

BOARD OF COUNTY COMMISSIONERS' ACTION: _____

RESOLUTION NO. _____

October 16, 1991

To: Kitsap County
Department of Community Development

From: Ray D. Bond RB
3722 Picnic Pt Ct NW
Gig Harbor, Washington 98335

Re: Unclassified Use Permit
Approx. 11.5 Acres
3050 SE Mullenix Rd.
Pt Orchard

Subject property currently has an ernest money agreement in place. During research on the property is was found that the barn and the arena were never given final inspection and an occupancy permit was not issued.

Historical use of the subject property was as an Equestrian stable and a training facility. This use was never approved and in fact the building permit states the structures are for non-habitable, non-commercial accessory use only.

It is our intention to remedy both problems by resurrecting the building permits and requesting final inspection, and making application for an Unclassified Use Permit.

Subject property currently has an eight (8) stall stable and a covered riding arena, located on approx. 11.5 acres. The barn and arena are not visible from Mullenix Road, the major traffic pattern of the area. Visual impact to surrounding property is minimal to non-existence due to location on the site and the existence of extensive natural buffer.

Current use will be maintained. The barn may be expanded in the future adding additional stalls. The property currently has 9 fenced paddocks and could easily support upto twenty (20) horses, but there is no intention, at this time to have this many horses.

Lessons will be provided to boarders with a limited possibility for outside horses trailering in for lessons. If outsiders were to come, this would occur on a limited and intermittent basis.

Traffic impacts will be minimal with less than 10 trips per day. Maintaining the current character of the property is a quiet use which supports the current rural character of the property and assures current open space will be maintained.

Neighboring properties have similar uses and have in the past made use of the subject arena.

Utilities are all existing, barn is on a septic system, the subject property has its own well.

Considering the R-1acre designation of this property and current residential growth patterns occurring in the area of Mullenix Road this is an opportunity to maintain the current recreational use as compared to residential development which could be considered the highest and best use.

Thank you for your continued assistance. The staff of Kitsap County has been most helpful. We look forward to your prompt action.

KITSAP COUNTY HEARING EXAMINER

RE: APPLICATION OF ELIZABETH M. BOND KARL AND HERTA HIRSCHLER FOR UNCLASSIFIED USE PERMIT "HIGHPOINT STABLES"	)	NO. 911212 005
	)	FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS TO THE KITSAP COUNTY BOARD OF COMMISSIONERS

INTRODUCTION

The application in this matter was made on or about October 18, 1991 by Elizabeth M. Bond and Karl and Herta Hirschler for Unclassified Use Permit approval to use an existing 3264 square foot barn for equestrian stables for 8 to 20 horses, and a 9504 sq. ft. riding arena. Use of the surrounding fenced pastures, development of riding trails, and the future construction of a 1300 sq. ft barn are also proposed. The site is located immediately south of Mullenix Road and immediately west of Ramiller Lane SE in South Kitsap County.

BASIS FOR ACCEPTANCE

The authority of the Hearing Examiner's Office to conduct hearings and issue recommended decisions on requests for Unclassified Use Permit approval is derived from Kitsap County Ordinance 93 (1983) and Ordinance 128 (1989).

RECORD OF HEARING

A Public Hearing on the proposal was conducted by the Hearing Examiner on December 12, 1991 in the Commissioner's Chambers of the Kitsap County Courthouse, Port Orchard, Washington.

During the Public Hearing, the following exhibits were received and entered into the record:

A. Unclassified Use Permit Application

B. Plot Plan

C. Map showing Lots 1, 2 and 3

D. Legal Description

E. Stamp from Fire Prevention Bureau

F. Zoning Map

G. Site Map

H. Assessor's Map

I. Environmental Checklist

J. Determination of Nonsignificance

K. Document entitled Exhibit "B", together with Declaration of Covenants

L. List of names, addresses and account numbers

M. Memorandum dated October 22, 1991 showing filing information under Auditor's File No. 9110220138

N. Memorandum dated October 22, 1991 showing filing information under Auditor's File No. 9110220137

O. Memorandum dated November 22, 1991 from Lucille McGinnis, Department of Community Development

P. Memorandum dated November 27, 1991 from Department of Public Works

Q. Letter dated December 11, 1991 from Bremerton-Kitsap County Health Department

R. Memorandum submitted by L. Griffiths on December 12, 1991

S. Letter dated December 13, 1991 from Ridgecrest Homeowners Association

T. Letter dated December 13, 1991 from Joe Closs

U. Letter dated December 18, 1991 from Pine Properties

V. Letter dated December 18, 1991 from N.L. Olson & Associates

W. Letter dated December 19, 1991 from Highpoint Stables

X. Photographs

Y. Kitsap County Department of Community Development Staff Report dated December 11, 1991

Oral testimony was taken at the Public Hearing as follows:

1. Janet Moore, Planning Staff
Kitsap County Department of Community Development
Port Orchard, Washington 98366

Ms. Moore gave the Staff Report and background information on this application. She stated the applicant is seeking an Unclassified Use Permit approval to use an existing 3,264 square foot barn for equestrian stables for eight to 20 horses and a 9,504 square foot riding arena. The surrounding fenced pastures will be used for the development of riding trails and the future construction of a 1,300 square foot barn is proposed.

The property is located immediately south of Mullinex Road in South Kitsap County. The property is an 11.5-acre site and is irregular in shape. The existing wooden barn and riding arena were originally constructed as accessory buildings to the residence located on the parcel abutting Mullinex Road. This was done by a prior owner of the property.

There are Rural PUDs to the north and southwest and to the east and south are undeveloped five-acre tracts and single family residences with zoning of Rural One Acre and Rural 2.5 Acre. To the west are single family residences in an area zoned Rural One Acre.

The application was submitted because the applicant did not want to purchase the residence along with the accessory buildings. The original approval was as an accessory building to a residence on the site.

The applicant is proposing to have eight to 20 horses on-site at any one time.

There is an issue of compatibility with other uses in this area. Most of the uses are in single family residential use or with some undeveloped property.

Traffic safety was also an issue, as there would be more turning movements anticipated and a new driveway is proposed to be built.

There has been no response from the Health Department as yet. The applicant proposes to use an on-site well and a septic system.

An issue has been raised regarding animal waste products which will be stored and picked up by a top-soil company.

There is also a question as to the number of hookups allowed to the well and the neighbors may have some more information on that issue. The Department is recommending approval of the application subject to the conditions in the Staff Report.

2. Norman Olson
N. L. Olson & Associates
P. O. Box 637
Port Orchard, WA 98366

Mr. Olson stated that he represents the applicant and they are in agreement with the Staff Report.

As to the Health Department, he stated he has communicated with them and believes they will be able to meet the conditions that will be contained in their letter. As to waste removal, once or twice a week the field will be picked up and the waste products stock-piled. It will then be picked up once a month from the site. There will be a curbing around the stockpile and there will be no spreading of waste from the stockpile.

As to traffic, a few horse trailers will come to the site on occasion. The main purpose of this use is boarding of horses and to train riders for competition. There will be a clinic offered about every two months for three days at a time for training riders for competition. Most of the people coming to the stable on a regular basis will be the people boarding their horses there.

As to the buildings, there were no occupancy permits issued. The prior owner and contractor did not take care of this matter before occupying the buildings and this is being reviewed by the County.

The application meets the land use guidelines and this is a large parcel of 11 acres in a Rural One Acre zone.

The horses at 20 gallons a day use 400 gallons per day of water. A three-bedroom house is projected to use 400 to 500 gallons per day under Health Department calculations.

3. Dale Smith
2733 SE Arthur Ct.
Port Orchard, WA 98366

Mr. Smith stated that he owns Lot 12 in the Fairfield Division. The application is for boarding but the use is much more than that and this will be a commercial use. The applicants will not be residents of the property and there will be issues of expansion in the future. The applicant is already proposing to build a barn which would expand the use in the future.

Mr. Smith stated that he challenges the premise that this is a non-commercial application. He stated he is also concerned about clear cutting occurring on this site. No occupancy permit has been issued for these buildings.

There is also no Environmental Checklist in the file and he stated he is concerned regarding the environmental aspects of this operation. It is not compatible with the area and with single family residential uses. The Unclassified Use Permit application refers to horse trails and easements. He asked what property they are talking about upon which they have easements for horse trails. When he purchased his property, he was not told of any easements. Mr. Smith then read some provisions of the Fairfield Conditions, Covenants and Restrictions.

He stated that at the southeast corner of the property there is a gully and he believed that this may be used some day for a riding trail. The developer of Fairfield may have given an easement but it is not in conformance with the Fairfield covenants.

Eleven and one-half acres for 20 horses is difficult because it is a small size to maintain that number of horses. He also stated he is concerned about odor and with the number of horses and concerns regarding runoff from this use. Mr. Smith stated he did not believe that the waste materials can be controlled without additives or sawdust. He was also told there would be

a caretaker on-site and he is opposed to that as the person has no responsibility to the neighborhood, just to the owner.

As to the noise, horses cannot be muted and when they have training and competition on the site, the children will be active and there will be noise generated which will affect the neighborhood. Mr. Smith stated he lives downhill from this site and the noise will amplify to his property.

The 20 trips per day are proposed to be between the peak hours of 4:00 to 7:00 p.m. and there will be more traffic than suggested by the applicant. Also, if there are contests at the site, the vocal, exuberant behavior will impact the neighborhood and the area.

The application should be denied. If it is allowed, it should be recognized that this is a commercial use and the number of horses limited to a maximum of four. If approved, Mr. Smith requested that the County clarify conflicts over easements. Also, the Health Department response needs to be clarified and a limit placed on the number of animals on-site. He requested that a fence be installed which would help control noise, odor and traffic. The commercial use changes the character of the neighborhood and should not be allowed.

4. Larry Griffiths
5503 E. Collins Rd.
Port Orchard, WA 98366

Mr. Griffiths stated that he owns five acres on the south side of this property. The prior owner had manure stored at the rear property line and this seeped off the property during rainy times. Drainage is a major problem and curbing the manure is not acceptable due to the water that comes across the property.

Insect control is also a major problem as well as the odor and manure. There should be a fence located on the south property line.

As to the water system, a number of people were granted water rights and are now told they cannot hook up to

the system. He questioned whether the amount of water available will be adequate for the proposed use.

This use is a public nuisance with residences so close.

5. Richard O'Brien
3900 SE Mullenix Rd.
Port Orchard, WA 98366

Mr. O'Brien stated that the fence is 20 feet from his property line and that he used to be on the well. He was told he had to get off the well by an attorney. The owner said the well could not provide water, as it was a poor water source but now it is going to be used for a barn for this application.

As to traffic, Mullenix is horrendous during the hours of 4:00 to 7:00 p.m. and this is a very dangerous situation.

Also, this is a commercial venture instead of a housing and residential use and he is opposed to it. There will be a significant problem from insects. He also stated he is concerned about emergency services being able to access the arena. The septic system needs to be designed to handle people using the facilities. When they hold meets, there may be 60 people on the site. The fence is now 20 feet from his property, not 100 feet as shown on the drawing.

6. Richard Barnes
2741 SE Arthur Ct.
Port Orchard, WA 98366

Mr. Barnes stated that he shares the same concerns, and is particularly concerned that the owner is not a resident of the property. He asked who would care for the horses if there is no caretaker living there. There is a lot of standing water on this site and a stream running on the property. Trails into the community-owned property at Fairfield are also a concern and should not be allowed.

Mr. Barnes stated he is also concerned about decreases in property values and restricting the number of horses to the property. He also stated that there should be a restriction on the number of days and hours of operation.

7. Norman Olson
N. L. Olson & Associates
P. O. Box 637
Port Orchard, WA 98366

Mr. Olson stated that the person selling the water rights told them he had a Class IV system but did not have an approved system. During rainy weather, the riders will use the barn. They will practice only in daylight hours between 9:00 a.m. and 7:00 p.m. The water use will be the typical use of two to three families daily.

The horses will be boarded at the site and 80% of the clinic users will be persons with their horses boarded at the stables. There will be no shows or championships at the site and they do not anticipate 50 to 60 people on-site at any time.

There has been testimony for and against a caretaker on-site. The horses that will be boarded at the stables are in the $6,000 to $30,000 price range. They will be well cared for on a daily basis. When electricity goes out, water will be carried to the horses.

The Department of Transportation is putting in a full intersection, starting in the spring of 1992, at Highway 16 and Mullenix Road. The fence will stay where it is. The possibility of horses getting into the adjacent subdivision is very remote. Mr. Olson stated there is no planned use of any easements outside of the property. The runoff from the site will be reviewed carefully by the Hydraulics Department and will be taken care of by the applicant.

The record was then left open to December 19, 1991 for further written comments for consideration by the Hearing Examiner.

Policies, regulations and laws applicable to the subject proposal:

A. KITSAP COUNTY ZONING ORDINANCE (No. 93)

(1) Section 6 Residential Zones
(2) Section 9 Unclassified Uses

(3) Section 10 Bulk Regulations
(4) Section 17 Off-Street Parking
(5) Section 19 Performance Regulations
(6) Section 23 Procedure

B. KITSAP COUNTY COMPREHENSIVE PLAN
South Kitsap Subarea Plan -

See Exhibit "A" attached hereto and incorporated herein as though fully set forth.

FINDINGS OF FACT

1. The applicant has requested Unclassified Use Permit approval to use an existing 3264 square foot barn for equestrian stables for 8 to 20 horses, and a 9504 sq. ft. riding arena. Use of the surrounding fenced pastures, development of riding trails, and the future construction of a 1300 sq. ft barn are also proposed.

2. The site is located immediately south of Mullenix Road and immediately west of Ramiller Lane SE in South Kitsap County.

3. The subject property is an 11.5-acre site. It is irregular in shape because of the exclusion of two smaller parcels, each containing a single family residence. The existing wooden barn and riding arena were originally constructed as accessory buildings to the residence located on the parcel abutting Mullenix Road. A majority of the site could be described as an open meadow with fenced paddocks for grazing. Mature native trees and understory vegetation partially screen the site along the west and south property boundaries.

   An on-site well and septic system serve the site.

4. Pursuant to WAC 197-11-340, a Determination of Non-Significance was signed by the Responsible Official on November 26, 1991.

5. The property is currently zoned Rural One Acre and is designated as Rural One Acre on the Kitsap County Comprehensive Plan.

6. The Surrounding Land Use and Zoning is as follows:

North:	Rural PUD/Plat of Ridgecrest (26 lots), single family residences, Ru-1 ac.
East:	5-acre tracts, undeveloped & single family residences, Ru.2.5 ac.
South:	5-acre tracts, undeveloped & single family residences, Ru-1 ac.
Southwest:	Rural PUD/Plat of Fairfield (16 lots), single family residences, Ru-1 ac.
West:	Single family residences, Ru-1 ac.

7. Access is proposed via the existing paved driveway from Mullenix Road, which also serves the two residences. Mullenix is a two-lane paved arterial. The existing driveway intersects Mullenix at the crest of a vertical curve, resulting in limited sight visibility for vehicles at the intersection.

   The site also has 673 feet of road frontage along Ramiller Lane SE. This paved County road intersects Mullenix at the northeast corner of the subject property.

   An access from Ramiller Lane is a viable option to using the existing driveway onto Mullenix Road; site elevations are not prohibitive.

8. A paved parking area is located west of the existing barn. Parking for seven vehicles is depicted on the site plan.

9. A maximum of 20 horses will be boarded at the stables.

10. No competitions or shows will be held at the site. Riding clinics of two to three days in length will be periodically held by a non-resident trainer. Six sessions per day will be offered on an individual or small group basis. This may involve some non-resident riders based on space available.

11. Lessons will be offered year-round for riders with horses at the stables. Lessons are taken one to two times a week and practice riding will also be done on-site a few times a week by riders with horses at the stables.

12. The proposed use is similar to the prior use of this facility but now will be operated on a commercial basis.

13. The applicant has demonstrated a willingness and ability to comply with conditions that may be imposed.

CONCLUSIONS

1. This is a proposal for a commercial operation in an area designated as rural. The site is a large acreage site surrounded by residential development on smaller parcels.

2. The proposal appears to be a low-intensity commercial activity limited in service area, scale and a type of commercial use that will preserve the low-intensity, natural character of this rural area.

3. The proposal is consistent with the goals of the South Kitsap Subarea Plan for commercial uses in rural areas.

4. Conditions may be imposed to assure the use will be compatible with existing and probable uses of surrounding properties.

5. Approval of the Unclassified Use Permit subject to conditions as outlined below, is necessary for the preservation and enjoyment of the substantial property right of the petitioner and will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.

6. The proposed Unclassified Use Permit conforms to the general purposes of the Kitsap County Comprehensive Plan and the South Kitsap Subarea Plan.

7. The public use and interest will be served by this proposal.

8. The applicant has made provision for appropriate facilities and improvements for this proposal.

RECOMMENDED DECISION

Based on the testimony presented at the Public Hearing, the documents admitted into the record, the site inspection conducted by the Examiner and the Findings and Conclusions made and entered above, it is recommended to the Board of County Commissioners that the application for Unclassified Use Permit be approved, subject to the following conditions.

1. All applicable Bremerton-Kitsap County Health Department regulations shall be adhered to prior to occupancy.

2. A plan for the temporary storage and regular removal of animal wastes from the site shall be reviewed and approved by the Bremerton-Kitsap County Health Department (BKCHD) and the Kitsap County Conservation District prior to occupancy.

3. The requirements of the County Public Works Department shall be met, as follows:

   Traffic/Engineering:

   a) The applicant will be required to construct a new road approach on Ramiller Road. Ingress and egress associated with the subject land use proposal shall be restricted to this new approach, the location of which shall be no closer than 250 ft. from the intersection. The interior layout of the driveway is subject to Health Department approval due to the proximity of the drainfield. The applicant will be responsible for the necessary signage restricting patrons from using the present paved approach on Mullenix.

   b) The applicant will be required to construct a commercial type approach/apron (minimum 30 ft. throat width) at this new location to match the existing road surface of Ramiller Rd. with a minimum 45 ft. fillet radii. The approach shall be paved with a minimum of two (2) inches compacted depth of asphalt concrete over two (2) inches compacted depth crushed surfacing top course.

4. Building permits shall be revised, and all necessary inspections shall be completed per applicable codes prior to occupancy.

5. As proposed, the number of horses shall not exceed 20 on site at any time.

6. A sign permit shall be obtained for the proposed wooden sign.

7. There shall be no amplification of voices for instruction or any other purpose.

8. Approval is limited to the proposal as depicted and described in the application and outlined in this report.

Approval is not to be construed as implied approval of more extensive utilization of the site or commercial development in the vicinity.

DATED this 14th day of January, 1992.

M. Karlynn Haberly,
HEARING EXAMINER

TRANSMITTED THIS 15th day of January, 1992, by mail, to the following:

Elizabeth M. Bond, 3722 Picnic Point Ct. NW,
Gig Harbor, WA 98335
Karl and Herta Hirschler, 17214 SE 29th Ct.,
Bellevue, WA 98003
Larry Griffiths, 5503 E. Collins Rd., Port Orchard, WA 98366
Juan Charfauros, 9154 Ramiller Rd. SE.,
Port Orchard, WA 98366
Dale Smith, 2733 SE Arthur Ct., Port Orchard, WA 98366
Richard Barnes, 2741 SE Arthur Ct., Port Orchard, WA 98366
Robert Sutter, 8801 Deeridge Pl. SE, Port Orchard, WA 98366
Al Stanger, 3822 51st Ave. Ct. NW, Gig Harbor, WA 98335
Rich Wilson, 7825 Forest Ridge Dr., Bremerton, WA 98310
Ruth Metcalf, 13748 3rd Ave. NW, Seattle, WA 98177
Kevin Gieselman, 589 Bethel Ave., Port Orchard, WA 98366
Daniel E. Shown, Box 691, Allyn, WA 98524
Jean Moyer, 8618 145th St. NW, Gig Harbor, WA 98335
R. J. O'Brien, 2900 SE Mullenix Rd., Port Orchard, WA 98366
Bremerton-Kitsap County Health Department
Kitsap County Department of Public Works - Engineering Div.
Kitsap County Department of Public Works - Hydraulics Div.
Kitsap County Department of Community Development

NOTICE

Pursuant to Kitsap County Ordinance No. 128 (1989), request for reconsideration of the Examiner's decision or recommendation in this matter must be filed in writing on or before January 23, 1992. The filing of a request for reconsideration does not affect or stay the time for which a notice of appeal shall be filed.

Pursuant to Kitsap County Ordinance 128 (1989) and the Land Use Hearing Examiner Rules of Procedure, Sections 5.2, 5.3 and 5.4, a request for APPEAL, to the Board of County Commissioners of the Examiner's decision or recommendation in this matter must be filed in writing with the Clerk of the Board of County Commissioners on or before January 30, 1992.

Prior to the filing of an Appeal, the appellant shall pay the sum of THIRTY AND NO/100 DOLLARS ($30.00) to the Department of Community Development per Section 23.e.(2) and (3) of the Kitsap County Zoning Ordinance No. 93-1983.

MKH/cs

Exhibit "A"

GENERAL GOAL FOR SOUTH KITSAP SUBAREA

To establish relationships between land uses in South Kitsap that meet basic human needs, are efficient and harmonious, are ecologically sound, and balance cost and revenues over time. These relationships should accomplish the following:

1) Provide for a range of land use opportunities for well-designed, environmentally sound development;
2) Provide the economic, social and aesthetic benefits resulting from orderly and planned use of land resources;
3) Preserve and enhance the semi-rural, marine character of the area;
4) Reflect county-wide goals and policies, including the Urban Concentration Concept (as it applies to South Kitsap); and
5) Contribute to the public health, safety and welfare.

Rural Designations

Rural One Acre

"Rural-One-Acre" designations, which allow one unit per acre (or two units per acre on waterfront property) have the following characteristics:

(1) Areas which are not expected to have sewers and do not have publicly-owned water systems, but have community (public) systems or individual wells.

(2) Areas which can support development at one unit per acre with the use of septic tanks and community wells or privately-owned water systems.

(3) Areas with low-intensity commercial development of the neighborhood or convenience types.

(4) Areas allowing Light Manufacturing uses which do not require full public utilities and which are generally compatible with Rural areas.

(5) Generally located near community facilities and having good access to employment centers.

(6) May include property on or near natural amenities, such as lakes.

Rural Residential Goal: To allow for a mix of low-density residential uses with agricultural and forestry uses which maintains semi-rural and rural lifestyles.

Policy RR-5: Incompatible non-residential development should not encroach into residential areas.

Policy RR-6: Community facilities should be allowed in residential areas when they will be compatible with the surrounding development.

CIRCULATION AND TRANSPORTATION

Goal: To create a circulation and transportation system that is safe and efficient and that promotes desirable patterns of development in South Kitsap while reflecting environmental, social and aesthetic values.

Policy TP-3: The location and number of access points along arterials should be strictly controlled to enhance the traffic-carrying capacity of the arterials. Incentives should be given to channelling local access through frontage roads and other common access points.

Policy TP-5: Development should be permitted only after any needed right-of-way, improvements and special control of access points are assured to accommodate any added traffic generated beyond existing capacities.

LAND USE GUIDELINES

Goal: To provide the umbrella framework within which the Land Use Designations can be utilized, while preserving the character of South Kitsap.

Policy LG-1: Design, location, quality and scale of Unclassified Uses should provide a service or fulfill their function without disrupting the surrounding area, especially residential uses.

Policy LG-3: Artificial lighting in proposed developments should be required to reflect the area designation character (i.e., use of natural appearing lighting, minimizing glare and

keeping the overall lighting level lower in more rural areas).

Policy LG-4: Noise levels, both on-site and off-site, should be compatible with the land uses found in each land use designation and should support the intent of and be in conformance with standards adopted pursuant to Washington State Noise Control legislation (RCW 70.107).

Policy LG-5: Architecture of all new non-residential development and the upgrading of existing structures should be encouraged to reflect the semi-rural character of South Kitsap.

Policy LG-6: The scale and placement of new development should minimize disruption of community lifestyles that could be caused by growth and integrate new development into the existing character of South Kitsap.

Policy LG-8: Screening should be required between developments, especially between those of different intensities, using natural appearing canopy vegetation and/or berming.

Policy LG-9: A combination of berming, tree cover and natural vegetation should be required in intense developments to reduce the impact of the automobile on the natural character of the area. Credits should be given for innovations in design in achieving this end.

RIDGECREST HOMEOWNERS ASSOCIATION

P.O.Box 653

Port Orchard, Washington 98366

5 April 1990

Henry Craigerud
Traffic Engineer

Public Works Department
Kitsap County
614 Division Street
Port Orchard, Washington
98366

Subject: Safe Vehicle Access at the Deeridge Pl SE/Mullenix Road Intersection

Dear Mr. Craigerud,

Ridgecrest plat residents gain access to Mullenix Road in Port Orchard, at the top of a hill, where the street of Deeridge Pl SE and Mullenix connect at a ninety degree angle.

Taking into consideration the range of visibility available, due to the plats location at the crest of a hill, it would appear that the only site available for an intersection was chosen, during the initial developmnent of the plat.

However, traffic travelling on Mullenix westbound approaching Deeridge cannot be seen by a driver entering onto Mullenix from Deeridge until the vehicle on Mullenix is very close to the intersection.

If a prudent driver is travelling at the allowed speed of 45 MPH on Mullenix westbound, and a prudent driver approaching the intersection on Deeridge looks first for safety, and then commences to turn right onto Mullenix proceeding west, the 45 MPH driver on Mullenix is going to have to brake quickly to reduce his speed to accomadate the slower entering vehicle from Deeridge.

Vehicles eastbound on Mullenix, which are coming up the hill, are easily seen by emerging vehicles from Deeridge for a long distance and permits a safe left turn onto Mullenix from Deeridge.

Request verification of the above safety question and that if in agreemment a sign indicating " TRAFFIC ENTERING

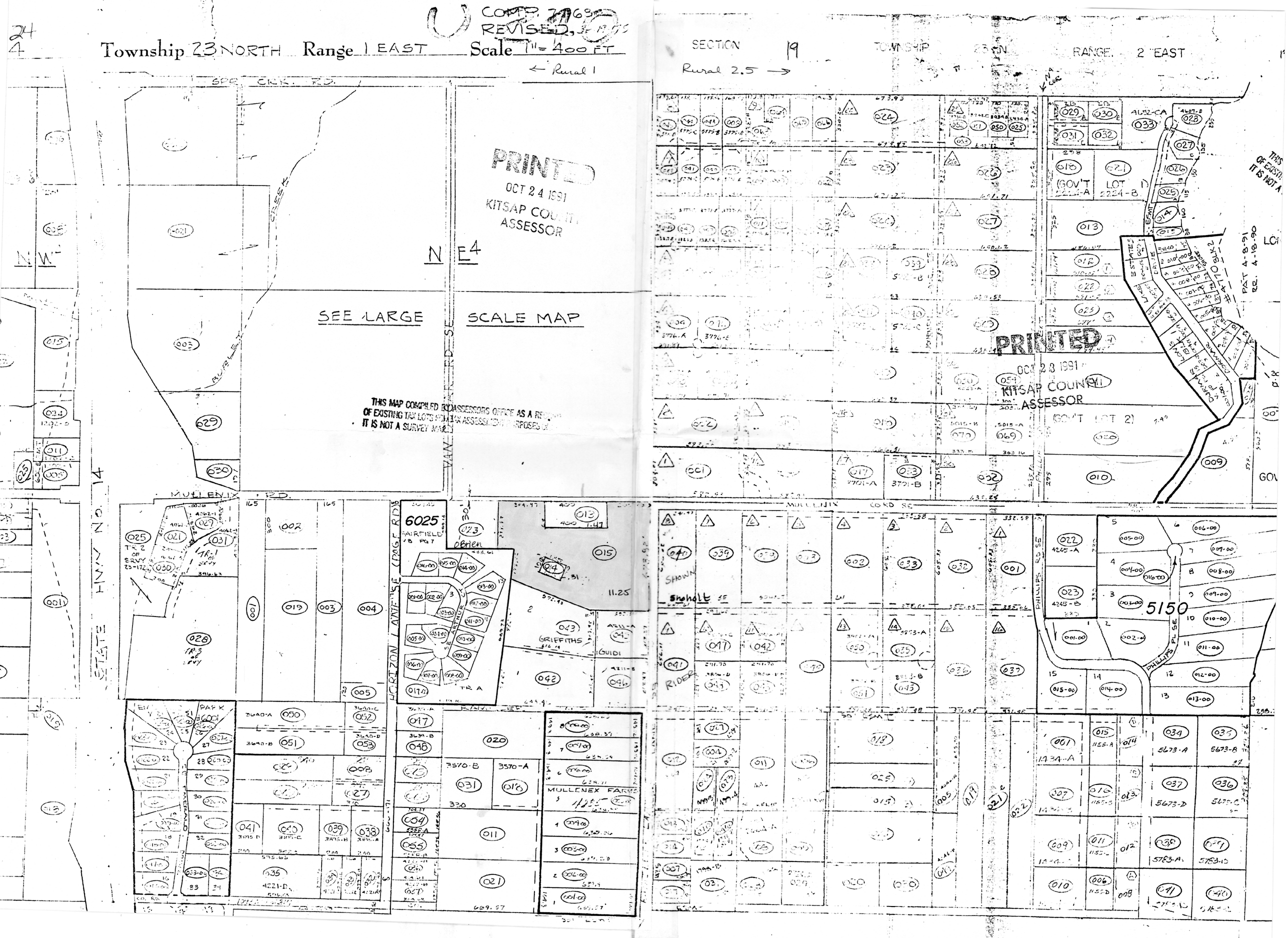
RIGHT " be erected at a suitable distance from the intersection.

It is in our humble opinion that a yellow caution sign may not get the attention that the sign describe above would demand. Additionally, as a user on a daily basis, I might point out that, especially in the winter months, during the early morning it is hard to differentiate between a vehicles headlights that is down by Long Lake Road and one that is only fifty feet beyond the crest of the hill. It is quite a thrill to pull out on Mullenix and have a vehicle right on your trunk lid within moments.

Any consideration you can give this matter will be greatly appreciated. Thank you for your time.

Cordially,

George Carr
President, RHA



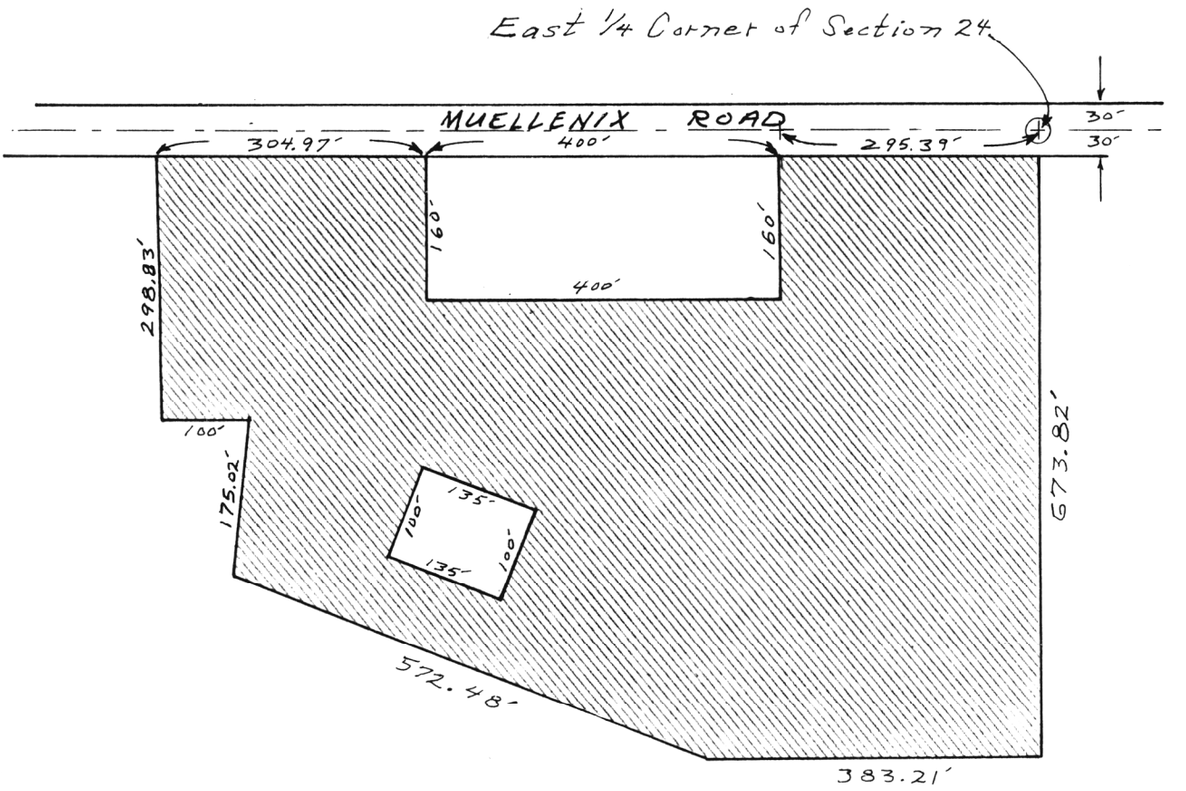
Township 23 NORTH Range 1 EAST Scale 1" = 400 FT
COMP. 7/69
REVISED
← Rural 1
SECTION 19 TOWNSHIP 23 N RANGE 2 EAST
Rural 2.5 →
SPR CRK RD
PRINTED
OCT 24 1991
KITSAP COUNTY
ASSESSOR
N E4
SEE LARGE SCALE MAP
THIS MAP COMPILED BY ASSESSORS OFFICE AS A RECORD OF EXISTING TAX LOTS FOR TAX ASSESSMENT PURPOSES ONLY. IT IS NOT A SURVEY MAP.
PRINTED
OCT 28 1991
KITSAP COUNTY
ASSESSOR
(GOV'T LOT 1)
(GOV'T LOT 2)
MULLENIX RD
MULLENIX CORD SE
STATE HWY NO. 14
HORIZON LANE SE (PAGE RD)
6025
FAIRFIELD
O'Brien
GRIFFITHS
GUIDI
MULLENEX FARMS
SHOWN
Shoholt
RIDER
PHILLIPS RD SE
PHILLIPS PL SE
5150
PAT 4-8-91
RR. 4-18-90

Kitsap County Washington

SEC 24, T 23N, R 1E WM

NORTH

Scale 1"= 200'



PROJECT NAME High Point Stables

TAX LOT NUMBER 242301-4-015-2005

SUBJECT AREA OF PROPOSED PROJECT

APPLICANT Ray Bond

Approved this____ day of _____ 19___

HEARING EXAMINER _____ **SECRETARY** _____

RESOLUTION NUMBER _____ **ORDINANCE NUMBER** _____

A. BACKGROUND

1. Name of proposed project, if applicable:

Highpoint STABLES

2. Name of applicant:

ELISABETH M. BOND

3. Address and phone number of applicant and contact person:

3722 PICNIC PT CT NW
GIG HARBOR WA 98335

4. Date checklist prepared:

10-15-91

5. Agency requesting checklist:

KITSAP Co

6. Proposed timing or schedule (including phasing, if applicable):

12/91

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal. If yes, explain.

NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

N/A

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

RECREATIONAL OR BUILDING PERMITS FOR BARN & ARENA
PERMIT # 33327 & 29695

10. List any government approvals or permits that will be needed for your proposal, if known.

9 ABOVE

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

BOARDING HORSES IN EXISTING & STALL-BARN - ON APPROX 11.5 ACRE SITE

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

3050 SE MULLENIX RD
PT ORCHARD ASSESSOR'S ACCT #
241301-4-015.2005

B. ENVIRONMENTAL ELEMENTS

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

1. **Earth**

a. General description of the site (circle one):
(Flat), rolling, hilly, steep slopes, mountainous, other _____.

b. What is the steepest slope on the site (approximate percent slope)?
3-5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
DON'T KNOW

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

NONE

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

2%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

DOES NOT APPLY

2. **Air**

a. What types of emissions to the air would result from the proposal i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NONE

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

DOES NOT APPLY

3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, decribe type and provide names. If appropriate, state what stream or river it flows into.

NO

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

6500 SQ FT ARCANA ROOF / 4400 SQ FT BARN ROOF
RUNS TO SURROUNDING GROUND

2) Could waste materials enter ground or surface waters? If so, generally describe.

SPRAYINGS FROM HIVES ARE COMPOSTED - REMOVED FROM SITE FOR USE AS SOIL ADDITIVE

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

DOES NOT APPLY

4. Plants

a. Check or circle types of vegetation found on the site:

- ✓ deciduous tree: alder, maple, aspen, other
- ✓ evergreen tree: fir, cedar, pine, other
- ✓ shrubs
- ✓ grass
- ✓ pasture
- ___ crop or grain
- ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___ water plans: water lily, eelgrass, milfoil, other
- ___ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

NONE

c. List threatened or endangered species known to be on or near the site.

DOES NOT APPLY

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

DOES NOT APPLY

1) Describe special emergency services that might be required.

DOES NOT APPLY

2) Proposed measures to reduce or control environmental health hazards. if any:

DOES NOT APPLY

b. Noise

1) What types of noise exist in the area which may effect your project (for example: traffic, equipment, operation, other)?

DOES NOT APPLY

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic. construction, operation, other)? Indicate what hours noise would come from the site.

DOES NOT APPLY

3) Proposed measures to reduce or control noise impacts, if any:

DOES NOT APPLY

8. **Land and Shoreline Use**

a. What is the current use of the site and adjacent properties?

FARM / PASTURE

b. Has the site been used for agriculture? If so, describe.

HORSE BOARDING / TRAINING

c. Describe any structures on the site.

2 STALL BARN / RIDING ARENA

d. Will any structures be demolished? If so, what?

NO

e. What is the current zoning classification of the site?

RURAL 5

f. What is the current comprehensive plan designation of the site?

RURAL 5

g. If applicable, what is the current shoreline master program designation of the site?

DOES NOT APPLY

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO

i. Approximately how many people would reside or work in the completed project?

TWO

j. Approximately how many people would the completed project displace?

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

DOES NOT APPLY

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

DOES NOT APPLY

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

DOES NOT APPLY

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

SUBJECT IS FOR RECREATIONAL PURPOSE

b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

MAINTAIN EXISTING RURAL CHARACTER OF PROPERTY FOR HORSE RIDING.

13. **Historic and Cultural Preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

DOES NOT APPLY

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

DOES NOT APPLY

c. Proposed measures to reduce or control impacts, if any:

DOES NOT APPLY

14. **Transportation**

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

MULLENIX RD

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

DOES NOT APPLY

c. How many parking spaces would the completed project have? How many would the project eliminate?

approx 15 - DOES NOT APPLY

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

TWENTY - PEAK BETWEEN 4-7 PM

g. Proposed measures to reduce or control transportation impacts, if any:

DOES NOT APPLY

15. **Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO

b. Proposed measures to reduce or control direct impacts on public services, if any.

DOES NOT APPLY

16. **Utilities**

a. Circle utilities ~~currently available at~~ the site: electricity, ~~natural gas,~~ water, refuse service, telephone, sanitary sewer, ~~septic system,~~ other.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: 10-15-91

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

PROPOSAL IS A CONTINUED USE OF AN EXISTING FACILITY

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

NONE - MAINTAIN & SUPPORT CURRENT CROP - AGRICULTURAL USE OF SITE

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

CONTINUE TO SUPPORT CURRENT FARM RELATED USE

3. How would the proposal be likely to deplete energy or natural resources?

DOES NOT APPLY

Proposed measures to protect or conserve energy and natural resources are:

DOES NOT APPLY

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

DOES NOT APPLY

Proposed measures to protect such resources or to avoid or reduce impacts are:

DOES NOT APPLY - CONTINUED CURRENT USE

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

DOES NOT APPLY

Proposed measures to avoid or reduce shoreline and land use impacts are:

DOES NOT APPLY

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

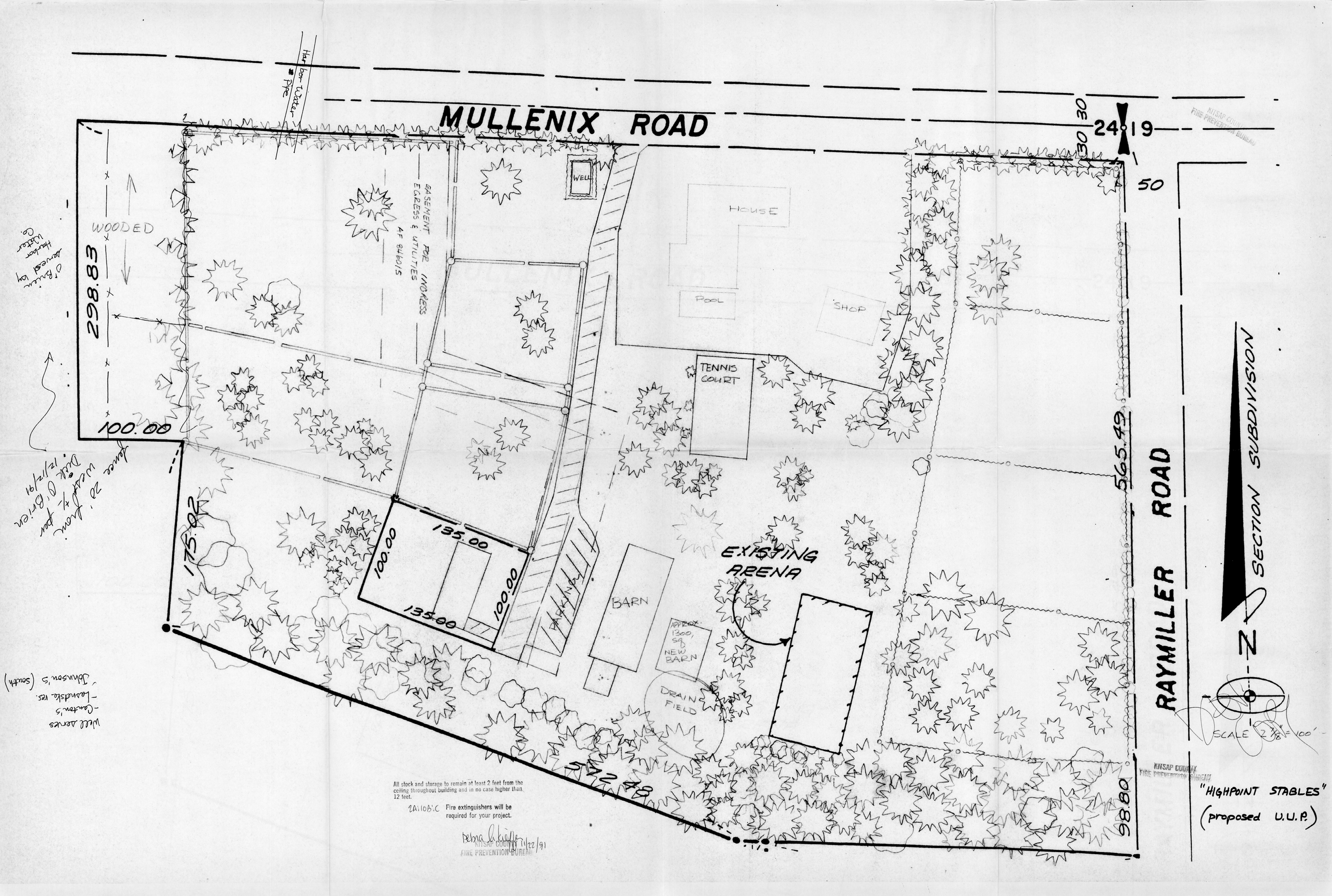
DOES NOT APPLY

Proposed measures to reduce or respond to such demand(s) are:

DOES NOT APPLY

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

DOES NOT APPLY


MULLENIX ROAD
RAYMILLER ROAD
Harbor Water Pipe
WOODED
EASEMENT FOR INGRESS EGRESS & UTILITIES AF 846015
WELL
HOUSE
POOL
SHOP
TENNIS COURT
EXISTING ARENA
BARN
APPROX 1300 sq NEW BARN
DRAIN FIELD
PARKING
298.83
100.00
175.02
135.00
100.00
135.00
100.00
572.48
565.49
98.80
30
30
24
19
50
SECTION SUBDIVISION
N
SCALE 2 7/8" = 100'
"HIGHPOINT STABLES"
(proposed U.U.P.)
KITSAP COUNTY FIRE PREVENTION BUREAU
Fence 20' from West ½ per Dick O'Brien 12/12/91
O'Brien Harvest by Harbor Water Co.
Well Serves
- Canton's
- Lasnetske res.
- Johnson's (South)
All stock and storage to remain at least 2 feet from the ceiling throughout building and in no case higher than 12 feet.
2A10B:C Fire extinguishers will be required for your project.
Debra L. Kieffer 11/22/91
KITSAP COUNTY FIRE PREVENTION BUREAU

(See Map U1)

14 13
23 24

Road

Spring Creek Road

13 18
24 19

UUP 400

UUP 787

Ru-1ac

VanDecar Road

Deeridge Place

Mullenix Road

Site

PUD 1991

Spencer Avenue

PUD 2317

Adelia Street

Bethel Lane

PUD 630

Ramlier Lane

UUP 955

UUP 2100

UUP 2100

APPLICANT Ray Bond
Sec. 24 Twp. 23 Rge. 1E
PROJECT High Point
Stables - U.U.P.

23 24
26 25

Ru-1ac

Emerald Drive

Horizon Lane

Horizon Lane

24 19
25 30

PUD 744

PUD 2331

PUD 536

Ru-1ac

PUD 2599

Brookwood Drive

Trial

Ru-2.5ac

West Lane

East Lane

Moon Beam Court

Misty Ct

Place

Rim Road

Tucci Place

Horizon Lane

Horizon Lane

Rain Tree Court

Morning Light

UUP 280

26 25
35 36

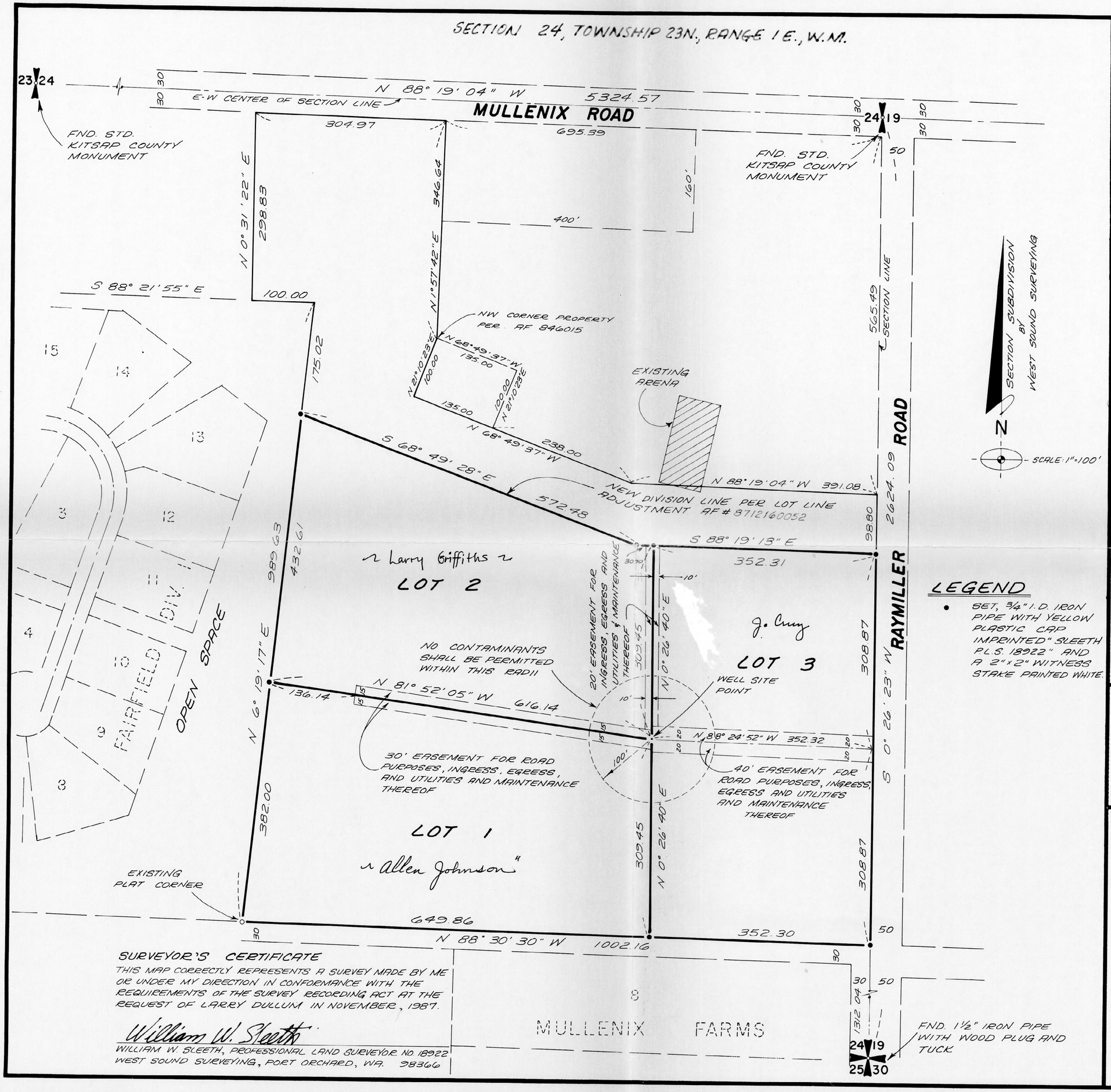
25 30
36 31

Ru-1ac

Ru-2.5ac

(See Map V3)

R 16



LEGEND

- SET, ¾" I.D. IRON PIPE WITH YELLOW PLASTIC CAP IMPRINTED" SLEETH P.L.S. 18922" AND A 2"x2" WITNESS STAKE PAINTED WHITE.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LARRY DULLUM IN NOVEMBER, 1987.

William W. Sleeth

WILLIAM W. SLEETH, PROFESSIONAL LAND SURVEYOR NO. 18922
WEST SOUND SURVEYING, PORT ORCHARD, WA. 98366

NOTICE

1. Responsibility and expense for maintenance of roads leading to or serving lots within this Large Lot Subdivision (unless such roads have been accepted into County's road system) shall rest with the lot owners.
2. No lot in this Large Lot Subdivision can be divided further without following the current legal requirements.

ENGINEER'S APPROVAL

Approved pursuant to Kitsap County Ordinance No. 106

Paul M. Cowan P.E.

Kitsap County Road Engineer

Date: DECEMBER 18, 1987

DIRECTOR'S APPROVAL

Approved for recording pursuant to Kitsap County Ordinance No.

Director of Community Development

Date: 8 DEC 87

TREASURER'S CERTIFICATE

I hereby certify that real property taxes are current for the subdivided property shown hereon to: December 18, 1987

Date

Kitsap County Treasurer

242301-4-016-2004

SURVEYOR'S CERTIFICATE

This Large Lot Plat and the legal descriptions for the lots depicted hereon were prepared by me or under my direction.

DECEMBER 15, 1987

Date

232-03-0018922

Certificate No.

William W. Sleeth

Signature

AUDITOR'S CERTIFICATE

Filed for record this 18th day of December, 1987 at the request of Larry Dullum in Volume 1 of Large Lot Plats at Page(s) 86

Auditor's File No. 8712180155

Karen Flynn by Gayle J. Chipps

Kitsap County Auditor

KITSAP COUNTY, WASHINGTON LARGE LOT SUBDIVISION No. 64

242301-4-016-2004

Name of Applicant:

LARRY DULLUM
P.O. BOX 995
PORT ORCHARD, WA. 98366

West Sound Surveying
217 WILKINS DRIVE S.W.
PORT ORCHARD, WA. 98366
PH. 876-5455

W.O. 87389 M-1824-188

SHEET 1 OF 1

MULLENIX ROAD

30

30

24 19

50

WELL

EASEMENT FOR INGRESS & EGRESS & UTILITIES AF 84801S

WOODED

268.83

100.00

SFR HOUSE

POOL

SHOP

TENNIS COURT

665.49

RAYMILLER ROAD

SECTION SUBDIVISION

N

SCALE 2 7/8" = 100'

175.00

100.00

135.00

014

SFR

100.00

135.00

PARKING

EXISTING ARENA

BARN

1300 SQ NEW BARN

DRAIN FIELD

PROPOSED ACCESS ROAD

58.80

KITSAP COUNTY

WASHINGTON

KITSAP COUNTY 18 57 WASHINGTON

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICANT Ray Bond

Sec. 24 Twp. 23 Rge. 1E

PROJECT High Point Stables - U.U.P.

Site Location Map

0 1 2 3

SCALE IN MILES

JEFFERSON COUNTY
MASON COUNTY
SNOHOMISH COUNTY
KING COUNTY
PIERCE COUNTY
ISLAND COUNTY

PUGET SOUND
HOOD CANAL
DABOB BAY
PORT GAMBLE BAY
LIBERTY BAY
PORT ORCHARD INLET
PORT MADISON
ELLIOTT BAY
PASSAGE

Foulweather Bluff
Double Bluff
Scatchet Head
Possession Point
Point Hannon
Norwegian Point
Hansville
Point No Point
Pilot Point
Eglon
Salsbury Point
Port Gamble
South Point
Kingston
Apple Cove Point
Edmonds
President Point
Point Jefferson
Indianola
Suquamish
Agate Point
West Port Madison
Point Monroe
FAY BAINBRIDGE STATE PARK
Port Madison
Manzanita
Rollinghay
Skiff Point
Manitou Beach
BAINBRIDGE ISLAND
Fernciff
Yeomalt
Yeomalt Point
WINSLOW
Wing Point
Bill Pt
Creosote
Eagledale
Port Blakely
Restoration Point
Blakely Rock
Alki Point
West Point
SEATTLE
Fauntleroy
Southworth
Point Southworth
Driftwood Cove
VASHON ISLAND
Anderson Point
Prospect Point
Olalla
Colvos
Manchester
Colchester
Colby
South Colby
Harper
BLAKE ISLAND
BLAKE ISLAND STATE PARK
Annapolis
Retsil
East Port Orchard
Orchard Heights
Port Orchard
Bremerton
Gorst
Fernwood
Sunnyslope
Bethel
Wildwood
Fragaria
Command Point
Manchester
Pt Glover
Pt White
Waterman
Pt Herron
Manette
Enetai
Crystal Springs
ILLAHEE ST PK
Illahee
Tracyton
Rocky Point
Erland Point
Chico
Chico Bay
Ostrich Bay
Chester Bay
Dickerson Creek
Gilberton
University Pt
Brownsville
Silverdale
Windy Point
Ostrich Bay
Vinland
POULSBO
Miller Bay
Miller Lake
Carpenter Lake
Apple Tree Cove
Four Corners
Breidablick
Striebel Corner
Keyport
Lemolo
Scandia
Pearson
Pt Bolin
Seabold
Point Bolin
Bangor
King Spit
NAVAL RESERVATION
Bangor Station
Trigger Ave
Warrenville
Miami Beach
Misery Point
SCENIC BEACH STATE PARK
Scenic Beach
Maple Beach
Seabeck
Hood Point
Frenchmans Cove
Nellita
Tekiu Point
Crosby
Camp Union
Wildcat Lake
Symington Lake
Sprague Pond
Green Mountain
Scout Lake
Tin Mine Lake
Tahuya Lake
Holly
Chinom Point
Ludvick Lake
Morgan Marsh
McCaslin Marsh
Panther Lake
Mission Lake
Tiger Lake
Gold Mountain
Union River Reservoir
Heins Lake
Alexander Lake
Jarstad Lake
Twin Lake
Square Lake
Nels Johnson Lakes
North Lake
Lider Lake
Krieger Lake
Fairview Lake
Hidden Lake
Sailor Lk
Helena Lake
Bear Lake
Wicks Lake
Mathews Lake
Long Lake
Wye Lake
Fern Lake
Carney Lake
Horseshoe Lake
Island Lake
Clear Lake
Hangar Lake
Buck Lake
Miller Lake
Apex Airport
Kitsap Memorial St Pk Lofall
Lofall
Vinland
Suquamish
Indianola
Hansville
Kingston
Edmonds
Bremerton
Silverdale
Poulsbo
Seabeck
Holly
Belfair
Allyn
Shelton
Olympia
Tacoma
Seattle
Everett
Port Angeles
Aberdeen
Bellingham
Spokane
Yakima
Kennewick
Walla Walla
Wenatchee
Moses Lake
Ellensburg
Pasco
Longview
Vancouver
Olympia
Tacoma
Seattle
Everett
Bellingham
Spokane
Yakima
Kennewick
Walla Walla
Wenatchee
Moses Lake
Ellensburg
Pasco
Longview
Vancouver

BRITISH COLUMBIA
WASHINGTON
OREGON
IDAHO

R3W R2W R1W R1E R2E R3E
T28N T27N T26N T25N T24N T23N T22N
123° 00' 122° 50' 122° 40' X-1,500,000 X-1,600,000 Y-350,000 Y-300,000 Y-250,000 Y-200,000 47° 50' 47° 40' 47° 30'