

Permit # LU-2635



* L U - 2 6 3 5 *

Clover Valley Riding Center

Box # 65

Kitsap DCD Land Use

DEL026

RECEIVED-Kitsap
Dept. Comm. Devel
MAY 05 1993

RESOLUTION NO. 171-1993

A RESOLUTION APPROVING UNCLASSIFIED USE PERMIT FOR
"CLOVER VALLEY RIDING CENTER"

WHEREAS, Jill Seely and Lee Shinohara have initiated a request for approval of an Unclassified Use for riding arena and boarding stable at 5919 Phillips Road, in South Kitsap County, on property described in said petition, and all legal requirements having been performed; and

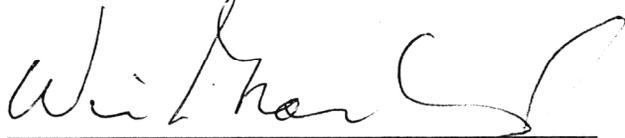
WHEREAS, the Kitsap County Hearing Examiner has transmitted to the Board of County Commissioners, Kitsap County, Washington, a copy of the Kitsap County Hearing Examiner's findings of fact and recommendations, and for the reasons stated therein;

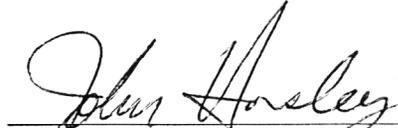
NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners does hereby adopt the findings of fact, conclusions and recommendations of the Hearing Examiner as its own (as shown on the attached material entitled Exhibit A) and does hereby approve the Unclassified Use Permit.

ASSESSOR'S ACCOUNT NUMBER:072302-3-022-2008

PASSED IN OPEN SESSION this 3rd day of May, 1993.

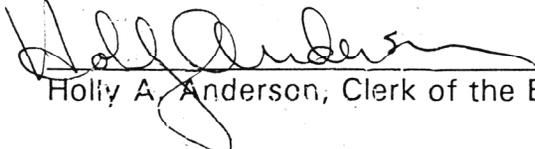
KITSAP COUNTY BOARD OF COMMISSIONERS


Win Granlund, Chairman


John Horsley, Commissioner


Billie Eder, Commissioner

ATTEST:


Holly A. Anderson, Clerk of the Board

Received
D.C.D
4/12/93
[Signature]

KITSAP COUNTY HEARING EXAMINER

RE: APPLICATION OF JILL SEELY) NO. 930325 024
AND LEE SHINOHARA)
FOR UNCLASSIFIED USE) **FINDINGS OF FACT, CONCLUSIONS**
PERMIT) **AND RECOMMENDED DECISION TO**
"CLOVER VALLEY RIDING) **THE BOARD OF COMMISSIONERS**
CENTER")

INTRODUCTION

An application in this matter was made on or about December 23, 1992, by Jill Seely and Lee Shinohara for an Unclassified Use Permit to operate a riding arena and boarding stable on the project site. The property is located at 5919 Phillips Road SE, at the northeast corner of the intersection with Donato Lane in South Kitsap County

BASIS FOR REVIEW

The authority of the Hearing Examiner to conduct hearings and issue decisions on an application for Unclassified Use Permit 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 March 25, 1993, in the chambers of the Kitsap County Board of Commissioners, 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 dated December 23, 1992.
- B. Environmental Checklist dated September 1, 1992.
- C. Document entitled "Conservation Inventory, Evaluation of Needs and Alternatives for Jill Seely and Lee Shinohara's Stables."
- D. Letter from Bremerton-Kitsap County Health District dated January 26, 1993.
- E. Determination of Nonsignificance issued January 26, 1993.
- F. Memorandum from Kitsap County Department of Public Works dated January 27, 1993.
- G. Notice of Public Hearing dated March 8, 1993.
- H. Staff Report from the Kitsap County Department of Community

- Development dated February 5, 1993.
- I. Site Plan drawings with attachment received March 15, 1993.
 - J. Vicinity Map.
 - K. Zoning Map.

ORAL TESTIMONY

Sworn testimony was taken at the Public Hearing as follows:

- 1. Bob Heins
Planning Staff
Kitsap County Department of Community Development
Port Orchard, Washington

Mr. Heins noted that this Application came on for hearing in February, but was cancelled after discrepancies were found in the Site Plan. A new Site Plan has been developed, and those issues have been resolved. He stated that the recommendations and analysis contained in the Staff Report previously prepared remained unchanged. The proposal is for a riding stable and boarding facility for horses. The location is at the northeast corner of Phillips Road and Donato Lane in South Kitsap County. The area is zoned Rural 2.5 Acre. There is a barn on the property that was previously built with an existing Home Occupation Permit. The new Application was submitted upon a finding by the Applicants that an Unclassified Use Permit was necessary to continue their business. The Department of Community Development is recommending approval.

Mr. Heins stated that the Applicant was proposing a change to some information contained on page 6 of the Staff Report, and he felt the change was warranted. He believes the use meets rural policies and supports rural and agricultural uses. He pointed specifically to condition number 3 of the Staff Report and stated that the requirements and management plan formulated by the Conservation District were mostly directed toward surface water quality, which he believes will not be a problem as the current operations appear to comply.

- 2. Mike Eslava
3305 SE Coachman Court
Olalla, WA 98359

Mr. Eslava proposed a change to condition number 4. relating to hours of operation. He wished to extend the operating hours to 10:30 p.m. He emphasized that it was important that the facility offer after school lessons to school children. He stated that the area concerned was fully enclosed, and there would be no light or other interference with surrounding properties. This is a continuation of the current practice.

3. Jill Seely, Owner
P.O. Box 309
Port Orchard, WA 98366

Ms. Seely stated that as operator of the facility she has talked with all the surrounding neighbors and has never received any complaints. She has been in operation in essentially the same mode for three years.

APPLICABLE POLICIES, REGULATIONS, AND LAWS

The following policies, regulations, and laws are applicable to the subject proposal:

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 23: Performance Regulations

KITSAP COUNTY HEARING EXAMINER ORDINANCE (No. 128)

KITSAP COUNTY DRAINAGE ORDINANCE (No. 117)

KITSAP COUNTY COMPREHENSIVE PLAN

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.

GENERAL LAND USE POLICIES

Policy GL-1: The general goal for South Kitsap should be implemented by:

- 1) Establishing goals, policies and recommendations, and
- 2) Identifying and mapping land use designations considering the following:
 - General patterns established in the Kitsap County Comprehensive Plans;
 - Existing land use patterns;
 - General goals, policies and recommendations, including neighborhood goals, policies and recommendations;
 - Social and economic needs of the community;
 - Location of utilities and services;
 - Land capability data; and
 - Access.

Policy GL-2: Land use and development in South Kitsap should reflect the intent of the goals and policies of the Kitsap County Comprehensive Plan and the South Kitsap Subarea Plan as well as the land use map designations.

Rural Commercial Goal: To provide convenient, low intensity commercial activity that is limited in service area, scale and type to preserve the low intensity, natural character of Rural designations.

Policy RC-1: Commercial development serving rural and agricultural needs (e.g. stables, feed stores, greenhouses, saddle shops) should be encouraged in a scale, location and design that is compatible with established demand.

Policy RC-2: Generally, commercial activities should be limited to expansion of existing neighborhood centers and scattered businesses found throughout South Kitsap.

Policy RC-3: Fruit stands, vegetable stands and other agriculturally-related enterprises of low-intensity character should be allowed in Rural areas. Special consideration should be given, however, to potentially dangerous situations created by traffic. There should be an established minimum area reserved for parking.

Policy RC-7: Non-retail greenhouse operations, tree farms, stables and similar uses should be permitted in Rural areas, with retail operations limited and subject to a rezone process so as to insure compliance with this document.

Rural Resource Goal: To preserve and enhance agricultural, forestry and aquacultural activities in South Kitsap.

Policy RA-1: Development occurring on land adjoining established farming, forestry or aquaculture uses should recognize the "prior existing rights" of such lands and should address the following and similar protective measures to minimize potential conflicts.

- (a) Traditional and necessary farming, forestry and aquaculture activities should not be substantially harmed through claims of incompatible effects by the use of adjacent land for residential purposes.
- (b) Buffer strips, setbacks and other means should be used to reduce potential conflicts between residential uses and resource productive activities.
- (c) Plat maps, deeds, restrictive covenants and/or other documents related to the sale of residential property which adjoins lands used for agriculture or forestry production should alert future homeowners to the type of activities that are conducted.
- (d) The threat of trespass and vandalism should be considered and mitigating measures designed and installed or bonded prior to construction of adjoining development.

Policy RA-2: Incentives should be developed to encourage the retention of agricultural, forestry and aquacultural lands and activities in South Kitsap. Incentives may include, for example, transfer of development rights, current use tax assessments or voluntary large-lot zoning.

Policy RA-4: Location and design of residential, commercial and industrial uses should be encouraged to preserve resource activities and semi-rural character in South Kitsap.

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-2: Disruption of established communities should be avoided. Specifically, a circulation system should be developed that minimizes through traffic in residential areas and disruption to parks, recreational uses, homes and businesses, while reducing air and noise pollution.

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-4: New developments should be required to retain substantial tree and ground cover vegetation along roadways to preserve visual corridors and to be compatible with existing land uses.

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-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.

FINDINGS OF FACT

1. An Application was made on or about December 23, 1992, for an Unclassified Use Permit to operate a horse riding arena and boarding stable on the project site. The property is located at the northeast corner of Phillips Road and Donato Lane in South Kitsap County.
2. Current zoning for the property is Rural 2.5 Acre. Surrounding land uses are generally single family residences on large conforming lots. There are higher density zoning areas to the immediate west and southwest of the property.
3. The Applicant has provided for public utilities necessary for the site. The site is accessed from Donato Lane, a private dirt road off of Phillips Road, a paved county road.
4. The Applicant has operated the same facility for approximately three years and proposes no significant change in its use, which was previously authorized under a Home Occupation Permit.
5. There has been no public opposition to the proposal. The Applicant has stated that she has received no complaints with regard to her continued operation of this facility in the three years during its operation.

CONCLUSIONS

1. The Applicant has demonstrated that the proposed use will be compatible with existing and probable uses of surrounding properties.
2. It is unlikely that there will be any significant traffic or other impact on public utilities generated from the proposal, which would have any adverse impact on surrounding properties.
3. The Applicant has made adequate provision for access and public utilities to the site, though conditions are necessary to ensure minimization of impact to the public and surrounding properties.
4. Conditions are necessary to ensure that the specific issues generated by the operation of the horse boarding facilities, i.e., horse manure, are mitigated in accordance with standards set by the Conservation District.
5. The comments and requirements from the Bremerton-Kitsap County Health District, the Kitsap County Department of Public Works,

and the Kitsap County Department of Community Development are appropriately made conditions of approval.

RECOMMENDED DECISION

Based upon the testimony presented at the Public Hearing, the documents and exhibits admitted into the record, a site inspection conducted by the Examiner, and the previously made Findings of Fact and Conclusions, it is recommended to the Board of County Commissioners that the application for Unconditional Use Permit is hereby be granted subject to the following conditions:

1. All applicable Bremerton-Kitsap County Health Department regulations shall be adhered to prior to final approval.
2. The applicant shall provide fire protection systems adequate to meet the requirements of the Kitsap County Fire Prevention Bureau in all respects.
3. Operation of the riding center should be consistent with the intent of the management plan formulated by the Conservation District.
4. Hours of operation shall be limited to daylight hours, except that indoor training programs may be conducted until 10:30 p.m.
5. The parking area shall be surfaced with gravel to the extent necessary to provide improved parking facilities for all vehicles on site at any one time.
6. One unlighted sign of no more than 6 square feet shall be allowed. A sign permit shall be required.
7. An "after-the-fact" commercial building permit for the arena shall be required.
8. Approval should be limited to the proposal as depicted and described in the application. Approval is not to be construed as implied approval of more extensive utilization of the site or commercial development in the vicinity.
9. The requirements of the Department of Public Works shall be met, including:

TRAFFIC/TRANSPORTATION DIVISION

- A. The applicant will be required to construct a paved approach/apron (minimum 22 foot throat width) on SE Donato Lane to match the existing surface of Phillips

Road, with a minimum 45 foot 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 and shall extend eastward a minimum of thirty (30) feet from existing edge of pavement on Phillips Road. Applicant shall contact Jerry Anderson (876-7121) of the Public Works Department prior to commencing construction.

DATED this 9 day of April, 1993.


TIM F. BOTKIN
Hearing Examiner Pro Tempore

Transmitted this 13th day of April, 1993, to the following:

Jill Seely, P.O. Box 309, Port Orchard, WA 98366
Mike Eslava, 3305 SE Coachman Court, Olalla, WA 98359
Vern Miles, 5955 Phillips Road SE, Port Orchard, WA 98366
Bremerton-Kitsap County Health Department
Kitsap County Department of Public Works
Kitsap County Department of Community Development

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 April 20, 1993. 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 recommendations in this matter must be filed in writing with the Clerk of the Board of County Commissioners on or before April 27, 1993.

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.



AGENDA SUMMARY

BOARD OF COMMISSIONERS

TITLE: CLOVER VALLEY RIDING CENTER Unclassified Use Permit EXHIBITS: Hearing Examiner Recommendation DCD File	FOR AGENDA OF: 5-3-93		ITEM NO.		
	C L E A R A N C E S	CONCERNED DEPTS.	INITIALS <i>LMc</i>	REMARKS	
		DCD		ORIGINATOR	
EXPENDITURE REQUIRED:		AMOUNT BUDGETED:		APPROPRIATION REQUIRED:	
SUBMITTED BY: Lucille McGinnis		DATE: 4//29/93	DEPT. OF ORIGIN: DCD		

SUMMARY STATEMENT:

The Kitsap County Hearing Examiner Pro Tem has recommended approval of an Unclassified Use Permit for a riding arena and boarding stable at 5919 Phillips Road SE, at the northeast corner of the intersection with Donato Lane, in South Kitsap District 2.

RECOMMENDED ACTION: (Word Like Motion)

That the Board approve the Unclassified Use Permit subject to the conditions set forth in the Examiner's recommendation.

LMc

Professional Legal Messengers

BOTKIN & MEMOVICH
9226 BAYSHORE DR N.W.

202 BURWELL SUITE #3
 BREMERTON, WA. 98310
 (206) 377-9713

SUITE 204

SILVERDALE, WA 98383

FIRM NAME _____

DATE 4/12/93

CASE NAME Clous Valley Riding Center

Must be Completed by
4/12/93

DOCUMENTS 77 + Conclusions

NOTE: Upon completion, this slip will be returned to you with received stamps affixed.

Messenger	Deliver Only <input checked="" type="checkbox"/>	Leave Original	Leave Copy	Return Received		Other	Deliver Only	Leave Original	Leave Copy	Return Received		Other
				Copy	Original					Copy	Original	
<p><u>CCIC</u> <u>Lucille</u> <u>614 Lewisia St.</u> <u>Port Orchard WA</u></p>												
FILE		County	Superior	District	U.S. District		Appeals		Washington St. Supreme	Auditor		
YES ___ NO ___		<u>Kitsap</u>	<u>X</u>	Name	Bankrupt	Civil	I	II				
Process	SERVICE ON									LAST DAY		
	ADDRESS									DATE/TIME		
<p>NOTE: If you have a description of subject or best time to serve – Please put information on back of slip.</p>												
File First Then Serve _____				Serve First Then File _____				Serve Only _____				

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT
LEGAL DESCRIPTION

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD
REC. OF *Joseph Gambucci*

FILED FOR RECORD
REQ. OF

FILED FOR RECORD AT REQUEST OF

18853

CHARTER TITLE COM
91 JAN 15 PM 3:10

91 JAN -8 PH 12:14

KAREN FRYM
KITSAP COUNTY AUDITOR
DEPUTY *~*

9101080092

WHEN RECORDED RETURN TO

Name

Address

City, State, Zip

Quit Claim Deed

LPB-12

9101150249

THE GRANTOR JOSEPH GAMBUCCI AND LOIS M. GAMBUCCI HUSBAND AND WIFE

for and in consideration of TO ESTABLISH NEW LOT LINE

conveys and quit claims to VERN E. MILES AND DIANA L. MILES HUSBAND AND WIFE

the following described real estate, situated in the County of KITSAP State of Washington,
together with all after acquired title of the grantor(s) therein
CORRECTED LEGAL DESCRIPTION LOT LINE ADJUSTMENT LOT 11
JANUARY 10th 1991

THAT PORTION OF THE NORTH EAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 7, TOWNSHIP 23 NORTH, RANGE 2 EAST, W.M. DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF
THE SOUTHWEST 1/4; THENCE 1° 03' 32" EAST ALONG THE WEST LINE
OF SAID SUBDIVISION NORTH 704.60 feet; THENCE SOUTH 89° 12' 59"
EAST 258.50 FEET TO POINT OF BEGINNING:
THENCE SOUTH 1° 03' 32" S 204.66 FEET,
THENCE EAST 89° 12' 59" E 305 FEET,
THENCE SOUTH 1° 03' 32" S 160 FEET,
THENCE WEST 89° 12' 59" W 160 FEET,
THENCE SOUTH 1° 03' 32" S 300.10 FEET,
THENCE EAST 89° 12' 59" E 314.32 FEET,
THENCE NORTH 1° 03' 32" N 485.26 FEET,
THENCE NORTH 16° 51' 38" N 230.17 FEET,
THENCE WEST 08° 12' 59" W 275 FEET TO THE POINT OF BEGINNING.

KITSAP COUNTY
TRANSACTION EXCISE TAX

PAID JAN 15 1991

AMOUNT
COUNTY TREASURER
BY

Dated JANUARY 7, 1991, 19 91

Joseph Gambucci
JOSEPH GAMBUCCI (Individual)
Lois M. Gambucci
LOIS M. GAMBUCCI (Individual)

NO. 114
KITSAP COUNTY
TRANSACTION EXCISE TAX

PAID BY JAN 8 1991 (President)

AMOUNT none
COUNTY TREASURER
BY *Robbie* (Secretary)

STATE OF WASHINGTON }
COUNTY OF KITSAP }

STATE OF WASHINGTON }
COUNTY OF _____ } REEL 573FR 817

On this day personally appeared before me

On this day of _____ 19 91
before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared _____

—JOSEPH AND LOIS M. GAMBUCCI
to me known to be the individual 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.
9101080092

and _____
to me known to be the _____ President and _____ Secretary,
respectively, of
the corporation that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said corpora-
tion, for the uses and purposes therein mentioned, and on oath stated that
_____ authorized to execute the said instrument and that the seal
affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this
7 day of January, 19 91

Witness my hand and official seal hereto affixed the day and year first
above written. REEL 574FR 460

James M. Vinson
Notary Public in and for the State of Wash-
ington, residing at *Cremation*
appointment expires: 6-8-94

Notary Public in and for the State of Washington,
residing at _____
My appointment expires: _____

9101150249

RECEIVED

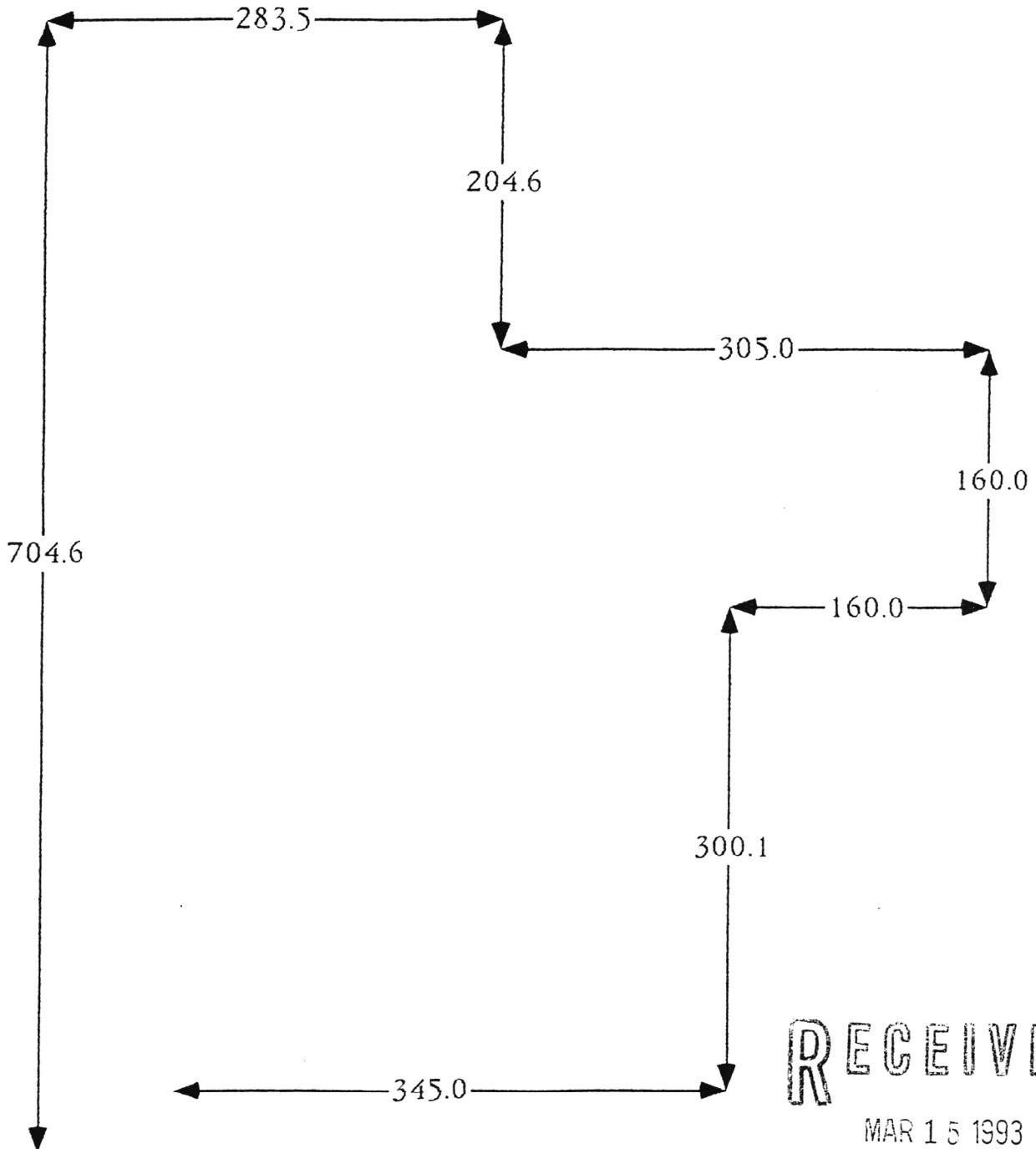
MAR 1

KITSAP COUNTY DEPT. OF
COMMUNITY DEVELOPMENT

1 inch = 100 feet.

All North-South lines are:
1 degree, 3 minutes, 32 seconds.

All East-West lines are:
89 degrees, 12 minutes, 59 seconds.



RECEIVED

MAR 15 1993

KITSAP COUNTY DEPT. OF
COMMUNITY DEVELOPMENT

WASH
MICHE 3/9/93

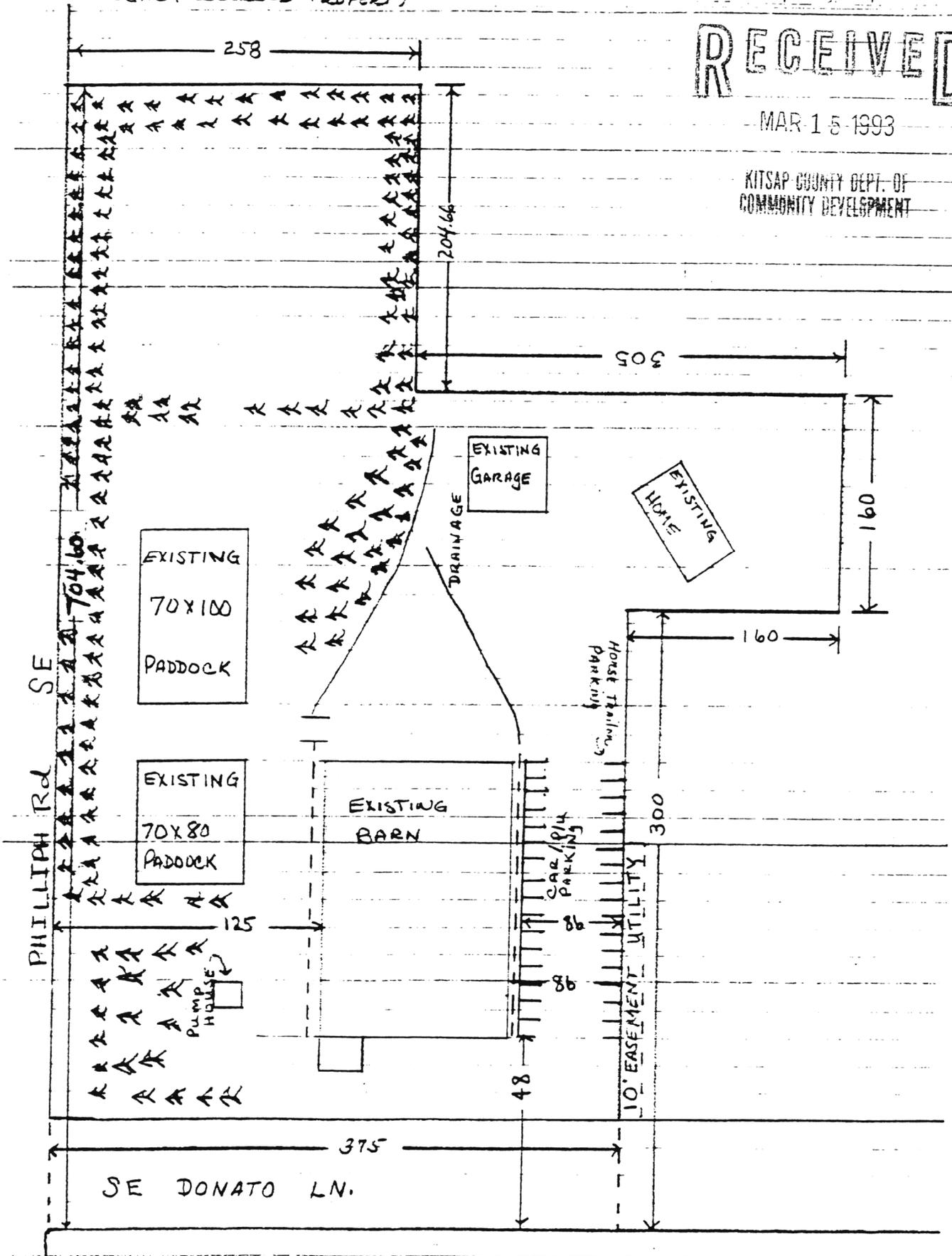
CLOVER VALLEY RIDING CENTER
CLOVER VALLEY RIDING CENTER
SHEET 1 OF 1

LEGAL / RECORDED PROPERTY

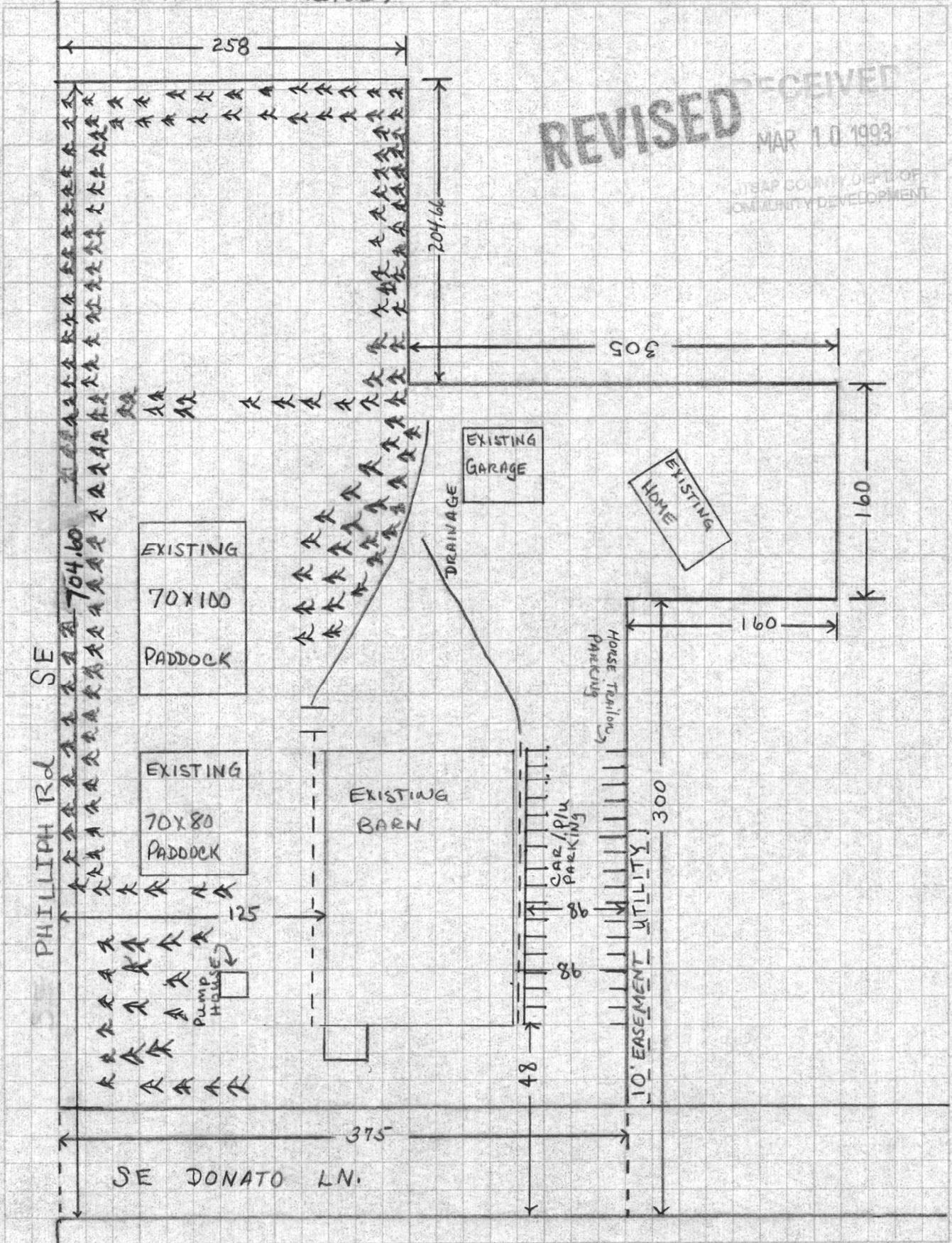
RECEIVED

MAR 15 1993

KITSAP COUNTY DEPT. OF
COMMUNITY DEVELOPMENT



STATE **WASH** PROJECT **CLOVER VALLEY RIDING CENTER**
 BY **NICHE** CHECKED BY **[REDACTED]** DATE **3/9/93** JOB NO. **CLOVER VALLEY RIDING CENTER**
 SUBJECT **LEGAL / RECORDED PROPERTY** SHEET **1 OF 1**



REVISED RECEIVED
 MAR 10 1993
 STEAR COUNTY DEPT OF
 COMMUNITY DEVELOPMENT



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

March 8, 1993

**NOTICE OF PUBLIC HEARING
BEFORE THE KITSAP COUNTY HEARING EXAMINER**

DATE: Thursday, March 25, 1993
TIME: 10:15 AM
PLACE: Kitsap County Courthouse, 614 Division, Port Orchard, WA
SUBJECT: CLOVER VALLEY RIDING CENTER - Request for UUP

Jill Seely and Lee Shinohara, 5919 Phillips Rd. SE, Port Orchard, WA 9836 request approval of an Unclassified Use Permit for "Clover Valley Riding Center," proposing an equestrian center/stable on five acres zoned Rural 1 Acre, located at the above address, at the northeast corner of Phillips Road and Donato, in South Kitsap County. An existing well and septic system will be utilized. A barn, and two paddocks are presently located on the premises. Activities proposed are training horses and riders and boarding of horses.

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. **Bob Heins 895-4962** will be available to answer questions regarding this proposal.

Lucille M. McGinnis
Land Use Hearings Coordinator

LMc

DEAN & JUDY GEISELMAN
PO BOX 1893
PORT ORCHARD WA 98366

VALERIE HIGGINS
385 7TH LN
FOX ISLAND WA 98333

CHRISTOPHER & DEBRA LEMKE
3455 SE EMELIA LN
PORT ORCHARD WA 98366

BRIAN C LILLYBRIDGE
3556 SE EMELIA LN
PORT ORCHARD WA 98366

THOMAS A MCCALLUM
3555 EMELIA LN SE
PORT ORCHARD WA 98366

VERN MILES
5955 PHILLIPS RD SE
PORT ORCHARD WA 98366

CHRISTOPHER & DANNA OLSEN
3400 GUILDFORE CT SE
PORT ORCHARD WA 98366

LOREN M OLSEN
7425 SIDNEY RD SW
PORT ORCHARD WA 98366

TOM PIVETTA
3889 SE DONATA LN
PORT ORCHARD WA 98366

SCOTT & ASHLEY SEELY
5423 42ND SW
SEATTLE WA 98136

GUDRUN L SILVA
5910 PHILLIPS RD SE
PORT ORCHARD WA 98366

JOHN SUTTON JR
CONTINENTAL INC
8TH FLOOR PACIFIC BLDG
SEATTLE WA 98104

JOSEPH YEAGER
6020 PHILLIPS RD SE
PORT ORCHARD WA 98366

072302-3-004-2000 #1919661
GEISELMAN DEAN & JUDY
P O BOX 1893
PORT ORCHARD WA 98366

072302-3-002-2002 #1919653
HIGGINS VALERIE
385 7TH LN
FOX ISLAND WA 98333

4746-000-004-0007 #1763201
LEMKE CHRISTOPHER & DEBRA
3455 SE EMELIA LN
PORT ORCHARD WA 98366

4746-000-015-0004 #1763374
LILLYBRIDGE BRIAN C
3556 SE EMELIA LN
PORT ORCHARD WA 98366

4746-000-002-0009 #1763242
MCCALLUM THOMAS A
3555 EMELIA LN SE
PORT ORCHARD WA 98366

072302-3-021-2009 #2016178
MILES VERN
5955 PHILLIPS RD SE
PORT ORCHARD WA 98366

072302-3-023-2007 #2041689
OLSEN CHRISTOPHER & DANNA
3400 GUILDFORE CT SE
PORT ORCHARD WA 98366

072302-3-026-2004 #2041713
OLSEN LOREN M
7425 SIDNEY RD SW
PORT ORCHARD WA 98366

072302-3-016-2006 #1919695
PIVETTA TOM
3889 SE DONATA LN
PORT ORCHARD WA 98366

072302-3-015-2007 #1919687
SEELY SCOTT & ASHLEY
5423 42ND SW
SEATTLE WA 98136

072302-3-003-2001 #1078898
SILVA GUDRUN L
5910 PHILLIPS RD SE
PORT ORCHARD WA 98366

4746-000-003-0008 #1763259
SUTTON JOHN JR 62317K
CONTINENTAL INC
8TH FLOOR PACIFIC BLDG
SEATTLE WA 98104

4746-000-001-0000 #1763234
YEAGER JOSEPH
6020 PHILLIPS RD SE
PORT ORCHARD WA 98366

Claw Valley Riding Center

Handwritten signature

Please mail by 4/28 (500000K)

*3/5/93
Please
Mail to
these by 3/11/93
HH*

orig 1 back to Linc
1. You are welcome
u may submit your
ng horses and riders
outh Kitsap County.
two paddocks are
ified Use Permit
rt Orchard, WA
MINER
RON PERKEREWICZ, DIRECTOR

UNITY DEVELOPMENT
RON PERKEREWICZ, DIRECTOR

Property Owners Within a 400' Radius of _____

072302-3-022-2008

Jill Seely +
Lee Shimohara
Clover Valley Riding Center
U.H.P.

072302-3-002-200

SSCVRC

V073

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4746-000-001-00

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004 ✓

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7-19-93

1-19-93



STATE

PROJECT

BY

2/19/99

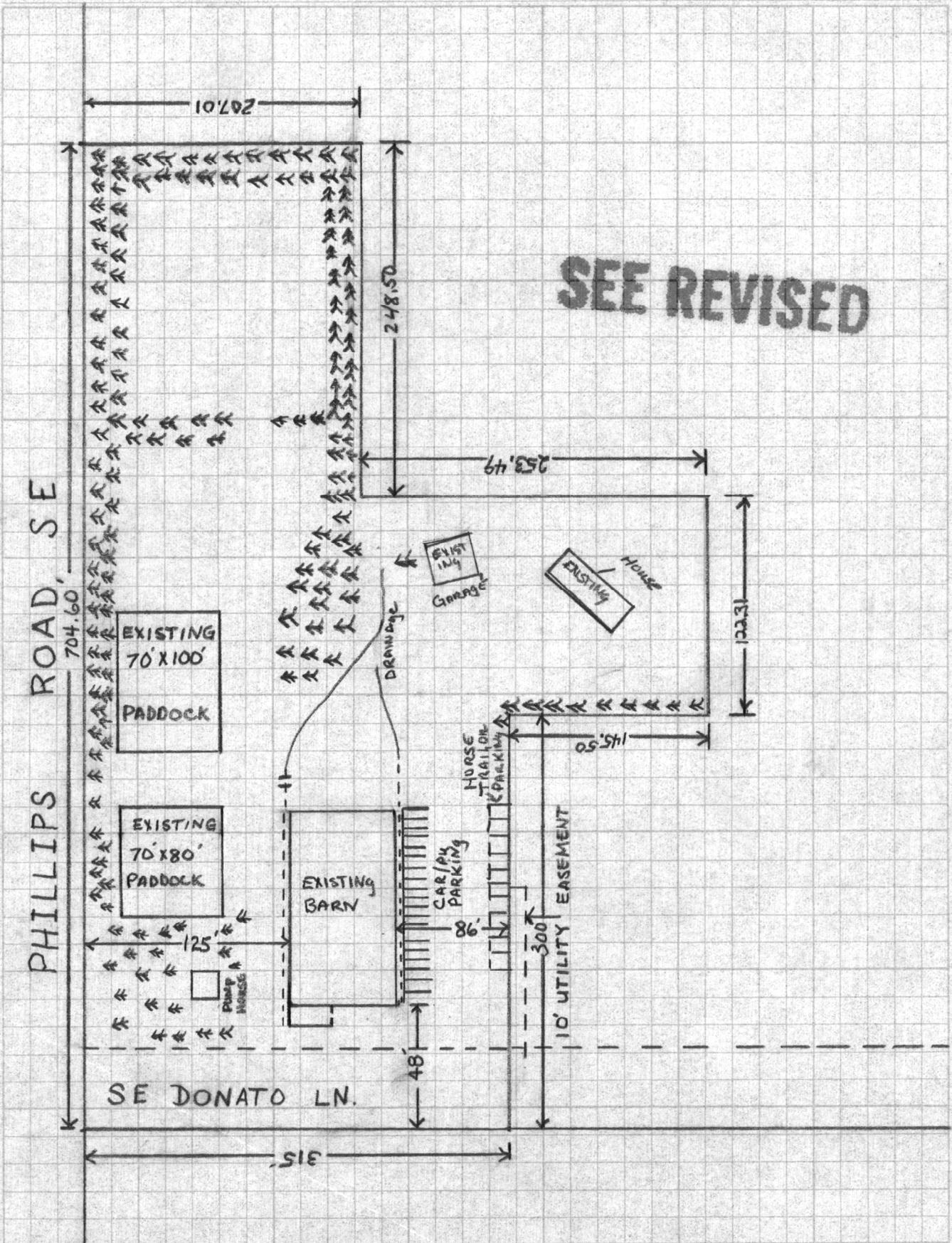
CHECKED BY

DATE

JOB NO.

SUBJECT

SHEET OF





Kitsap County Hearing Examiner ~~KARLYNN HABERLY~~

COUNTY COURTHOUSE 614 DIVISION STREET MS-36 PORT ORCHARD, WASHINGTON 98366

Telephone (206) 876-7181 (Wash. 1-800-872-4503) FAX 895-4925

A G E N D A

THURSDAY, FEBRUARY 11, 1993

The following orders of business will be heard at the regularly-scheduled public hearing before the Hearing Examiner, Thursday February 11, 1993, at the Courthouse, 614 Division St., Port Orchard, WA 98366, at the times set forth or as soon thereafter as possible.

Staff reports will be available for public inspection approximately one week prior to the meeting, at the Dept. of Community Development.

9:30 AM

AGENDA ITEM NUMBER 1: **CHARLES PRINCE** - Conditional Use Permit

9:45 AM

AGENDA ITEM NUMBER 2: **C. H. YOUNGBERG** - Setback Variance

10:00 AM

AGENDA ITEM NUMBER 3: **N.J. COLLINS** - Rezone

10:20 AM

✓ AGENDA ITEM NUMBER 4: **CLOVER VALLEY RIDING CENTER** - UUP

10:45 AM

AGENDA ITEM NUMBER 5: **WHISPER RIDGE DIV. 2** - Preliminary Plat

11:15 AM

AGENDA ITEM NUMBER 6: **LIBERTY CELL SITE** - UUP

RGE 2E

2/1/93 Submitted by RCD
Staff at the scheduled hearing
MC

GOVERNMENT
LOT 3

TRACT 9
(TL 004)

NE 1/4 SW 1/4

LINE	BEARING	DISTANCE
L 1	S 89°12'59"E	30.00'
L 2	S 89°12'59"E	30.00'

PHILLIPS ROAD
 613
 30' 30'
 30' 30'
 704.60'
 704.60'
 N 01°03'32.00"E
 N 01°03'32.00"E
 346.10'
 30' 30'
 30' 30'
 60'
 60'

NW COR TRC 10
FND R&C

N 89°12'59.00"W 558.50'

NE COR TRC 10

FND R&C 0.35' S11°20'40" W

ADJUSTED BOUNDARY
LINE FROM TRACTS
10 AND 11 TO
PARCELS A AND B.

NATURAL BUFFER

DRAINAGE AREA

LOT B
2.705 ACRES

NATURAL BUFFER

TOP SLOPE

PARCEL A
(ORIGINAL TRACT 10)

S 89°12'59.00"E

GARAGE

HOUSE

ORIGINAL TRACT 10 AND 11 LINE

253.49'

151.47'

ANG. PT. E LI TRC 10
FND R&C J. 12'
S 56°56'53"E

NE COR TRC 11

(TL 003)

(ORIGINAL TRACT 11)

N 89°12'59.00"W

PARCEL B

TRACT 12
(TL 015)

- LEGEND**
- SET 3/4" IRON PIPE & PLASTIC CAP MARKED RCATS ENGR. 24825
 - FOUND OLD IRON PIPE
 - ⊕ FOUND CONTROL MONUMENT
 - FOUND HUB
 - M - MEASURED DISTANCE AND OF BEARING
 - R - RECORD DISTANCE AND OR BEARING
 - C - COMPUTED
 - RE - RCATS ENGR. PREVIOUS SURVEY
 - ⊕ QUARTER CORNER
 - ⊕ SECTION CORNER

PROCEDURES

VERSE LINES LOCATING EXISTING
 FOLLOWING DATA APPLIES:
 UTILIZED WAS A TOPCON GTS-4B
 COND ACCURACY +/- (0.01' + 3PPM)
 USING MULTIPLE TRIPOD TRAVERSING
 RESE TECHNIQUES (ADJUSTED BY BOWDITCH METHOD)
 AND OPEN-ENDED TRAVERSES UTILIZED FOR
 LOCATION.
 ANY GOVERNMENT LAND OFFICE OR BUREAU
 NOT SECTION WAS DONE ACCORDING TO
 SUBDIVISION PROCEDURES.

CENTER 1/16 OF
OF THE SW 1/4
FND. 1 1/4" IP & TK

SW COR TRC 11
FND. R&C

SP 4892 LOT D
(TL 026)

SP 4892 LOT A
(TL 023)

SHEET 1 OF 1

(Clover Valley Riding Center)

SURV FOR
 26877 TAMSEN
 POULSEN, WASH
 TELEPHONE: 6
 This report su
 filed on the
 prepared by
 6/16/93

Date
 24825
 Certificate No.

AUDITOR
 Filed For recor
 of
 request of
 Volume
 Page(s)
 Auditor's File No.

Kitsap County
 KITSAP (SHORT S
 Name of App
 QTR. SEC
 ZONING R 2
 MIN. LOT - 10
 SECTION
 TOWNSH
 RANGE

DRAWN GMJ
 FIELD BOOK
 CHECKED BY

Staff Report

TO: Karlynn Haberly DATE: 02/05/93
Kitsap County Hearing Examiner APPLICATION DATE: 12/23/92
FROM: DCD Planning Staff HEARING DATE: 02/11/93

PROJECT: CLOVER VALLEY RIDING CENTER

ASSESSOR'S ACCOUNT #: 072302-3-022-2008

REQUEST: Unclassified Use Permit approval to operate a riding arena and boarding stable.

APPLICANT:

Jill Seely and Lee Shinohara
5919 Phillips Road SE
Port Orchard, WA 98366

mail address: P.O. Box 309

OWNER OF RECORD:

Applicant

PROJECT LOCATION:

The site is located on the northeast corner of Phillips Road and Donato Lane in South Kitsap. The site address is 5919 Phillips Road.

PHYSICAL CHARACTERISTICS:

The odd-shaped parcel contains approximately 5 acres. A large riding arena and a mobile home exist on the site, as do two paddock areas. A relatively thin buffer of mixed deciduous/evergreen trees exists along Phillips Road. The rest of the site has trees scattered throughout open areas.

SEPA STATUS:

Pursuant to WAC 197-11-340, a Determination of Nonsignificance was signed by the Responsible Official on 1/26/93.

EXISTING ZONING:

Rural 2.5 Acre

COMPREHENSIVE PLAN DESIGNATION:

Rural 2.5 Acre

SURROUNDING LAND USE AND ZONING:

The area to the north, east and south is zoned Rural 2.5 Acre and developed with single-family homes on generally large lots. To the west, across Phillips Road, the area is zoned R-2. To the southwest, Rural 1 Acre zoning exists.

PUBLIC UTILITIES:

Water: Existing Well
Power: Puget Sound Power and Light
Sewer: On-Site Septic

TRANSPORTATION:

The site is accessed by Donato Lane, a dirt road on a private easement. The entrance to the existing parking area is a short distance from where Donato Lane enters Phillips Road, a paved County road. The distance travelled on Donato Lane does not pass by any existing residences.

OFF-STREET PARKING:

Ample area for off-street parking exists. The parking area is currently unimproved dirt surface.

PUBLIC SERVICES:

Police: Kitsap County Sheriff
Fire: Fire Protection District No.7

POLICIES AND REGULATIONS APPLICABLE TO THE SUBJECT PROPOSAL:

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 23: Performance Regulations

KITSAP COUNTY HEARING EXAMINER ORDINANCE (No. 128)

KITSAP COUNTY DRAINAGE ORDINANCE (No. 117)

KITSAP COUNTY COMPREHENSIVE PLAN

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.

GENERAL LAND USE POLICIES

Policy GL-1: The general goal for South Kitsap should be implemented by:

- 1) Establishing goals, policies and recommendations, and
- 2) Identifying and mapping land use designations considering the following:
 - General patterns established in the Kitsap County Comprehensive Plans;
 - Existing land use patterns;
 - General goals, policies and recommendations, including neighborhood goals, policies and recommendations;
 - Social and economic needs of the community;
 - Location of utilities and services;
 - Land capability data; and
 - Access.

Policy GL-2: Land use and development in South Kitsap should reflect the intent of the goals and policies of the Kitsap County Comprehensive Plan and the South Kitsap Subarea Plan as well as the land use map designations.

Rural Commercial Goal: To provide convenient, low intensity commercial activity that is limited in service area, scale and type to preserve the low intensity, natural character of Rural designations.

Policy RC-1: Commercial development serving rural and agricultural needs (e.g. stables, feed stores, greenhouses, saddle shops) should be encouraged in a scale, location and design that is compatible with established demand.

Policy RC-2: Generally, commercial activities should be limited to expansion of existing neighborhood centers and scattered businesses found throughout South Kitsap.

Policy RC-3: Fruit stands, vegetable stands and other agriculturally-related enterprises of low-intensity character should be allowed in Rural areas. Special consideration should be given, however, to potentially dangerous situations created by traffic. There should be an established minimum area reserved for parking.

Policy RC-7: Non-retail greenhouse operations, tree farms, stables and similar uses should be permitted in Rural areas, with retail operations limited and subject to a rezone process so as to insure compliance with this document.

Rural Resource Goal: To preserve and enhance agricultural, forestry and aquacultural activities in South Kitsap.

Policy RA-1: Development occurring on land adjoining established farming, forestry or aquaculture uses should recognize the "prior existing rights" of such lands and should address the following and similar protective measures to minimize potential conflicts.

- (a) Traditional and necessary farming, forestry and aquaculture activities should not be substantially harmed through claims of incompatible effects by the use of adjacent land for residential purposes.
- (b) Buffer strips, setbacks and other means should be used to reduce potential conflicts between residential uses and resource productive activities.
- (c) Plat maps, deeds, restrictive covenants and/or other documents related to the sale of residential property which adjoins lands used for agriculture or forestry production should alert future homeowners to the type of activities that are conducted.

- (d) The threat of trespass and vandalism should be considered and mitigating measures designed and installed or bonded prior to construction of adjoining development.

Policy RA-2: Incentives should be developed to encourage the retention of agricultural, forestry and aquacultural lands and activities in South Kitsap. Incentives may include, for example, transfer of development rights, current use tax assessments or voluntary large-lot zoning.

Policy RA-4: Location and design of residential, commercial and industrial uses should be encouraged to preserve resource activities and semi-rural character in South Kitsap.

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-2: Disruption of established communities should be avoided. Specifically, a circulation system should be developed that minimizes through traffic in residential areas and disruption to parks, recreational uses, homes and businesses, while reducing air and noise pollution.

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-4: New developments should be required to retain substantial tree and ground cover vegetation along roadways to preserve visual corridors and to be compatible with existing land uses.

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-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:	A letter dated 1/22/93.
County Public Works Department:	A memorandum dated 1/27/93.
County Fire Prevention Bureau:	Specific requirements are noted on the stamped copy of the site plan.
Public Input:	No comments received, to date.

The stable and paddocks exist on the property, which is currently being operated as a riding arena without benefit of Unclassified Use Permit (UUP) approval. The original owner of the property built the arena in 1988 under authorization of a residential building permit. The Department at that time noted the size of the building and asked the owner if it was intended for commercial use. He replied in a letter that the arena was intended only for personal use. When the applicants bought the property, they were assured by the owner that the riding arena was operating with the necessary approvals. When the applicants found this not to be the case, they applied for a UUP. This application represents a voluntary attempt by the applicant to bring the operation into conformance with the requirements, and is not the result of an enforcement action by the Department.

The South Kitsap Subarea Plan encourages compatible commercial development serving rural and agricultural needs. A riding arena and stable is clearly such a commercial development.

In response to questions posed at the technical review, the applicant has given the following as limits of the operation:

1. The boarding stable has 25 stalls.
2. There are 35 to 40 lessons given per week.
3. There are 10 to 12 visitors per day.
4. 3 to 4 horse trailers visit the site per day.

There is a thin strip of vegetation between the developed area and Phillips Road. A buffer would generally be required fore a UUP in a rural area, but there is some question

about whether this is necessary for an agricultural operation. These type of uses are not inconsistent with a rural character, and buffers along roadways are mainly intended to protect the rural appearance of an area. While it can be questioned whether or not buffers are appropriate for such a use in a rural area, some screening from the R-2 zoned property across Phillips Road appears to be appropriate. To this end, the existing vegetation along Phillips Road should be retained, but supplementation of the buffer by plantings does not appear to be necessary.

CONCLUSIONS:

The applicant has demonstrated that the proposed use(s) will be compatible with existing and probable uses of surrounding properties.

The proposed Unclassified Use Permit is consistent with the intent and policies of the South Kitsap Subarea Plan for rural areas.

CONCLUSIONS:

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

Conditions:

1. All applicable Bremerton-Kitsap County Health Department regulations shall be adhered to prior to final approval.
2. The applicant shall provide fire protection systems adequate to meet the requirements of the Kitsap County Fire Prevention Bureau in all respects.
3. Operation of the riding center should be consistent with the intent of the management plan formulated by the Conservation District.
4. Hours of operation shall be limited to daylight hours.
5. The parking area shall be surfaced with gravel to the extent necessary to provide improved parking facilities for all vehicles on site at any one time.
6. One unlighted sign of no more than 6 square feet shall be allowed. A sign permit shall be required.
7. An "after-the-fact" commercial building permit for the arena shall be required.

? how
street
compliance

8. Approval should be limited to the proposal as depicted and described in the application. Approval is not to be construed as implied approval of more extensive utilization of the site or commercial development in the vicinity.
9. The requirements of the Department of Public Works shall be met, including:

TRAFFIC/TRANSPORTATION DIVISION

- A. The applicant will be required to construct a paved approach/apron (minimum 22 foot throat width) on SE Donato Lane to match the existing surface of Phillips Road, with a minimum 45 foot 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 and shall extend eastward a minimum of thirty (30) feet from existing edge of pavement on Phillips Road. Applicant shall contact Jerry Anderson (876-7121) of the Public Works Department prior to commencing construction.



**KITSAP COUNTY
DEPARTMENT OF PUBLIC WORKS**

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

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

MEMORANDUM

TO: Bob Heins - Dept. of Community Development
FROM: Department of Public Works
SUBJ: **CLOVER VALLEY RIDING CENTER - U.U.P.**
DATE: 1-27-93

CONDITIONS OF APPROVAL: **ENGINEERING DIVISION**

This division has reviewed the above mentioned project and recommends approval as submitted.

CONDITIONS OF APPROVAL: **HYDRAULICS DIVISION**

This land use proposal would legitimize the operation of the riding establishment on this property. The site is located east of Phillips Road and north of Donato Lane at their intersection.

This division has 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 in the form of additional impervious surfaces (asphalt, concrete, etc.), or grading, we will at that time wish to reevaluate the proposal.

CONDITIONS OF APPROVAL: **TRAFFIC/TRANSPORTATION DIVISION**

This division has reviewed the above mentioned site plan and proposal and approval will be subject to the following condition:

1. The applicant will be required to construct a paved approach/apron (minimum 22 foot throat width) on SE Donato Lane to match the existing surface of Phillips Road, with a minimum 45 foot 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 and shall extend eastward a minimum of thirty (30) feet from existing edge of pavement on Phillips Road. Applicant shall contact Jerry Anderson (876-7121) of the Public Works Department prior to commencing construction.

Clover Valley Riding Center - U.U.P. - Page 2

CONDITIONS OF APPROVAL: **WASTEWATER DIVISION**

This project is not within the Kitsap County sanitary sewer service area.

CONDITIONS OF APPROVAL: **SOLID WASTE DIVISION**

This division has no conditions of approval.

BREMERTON-KITSAP COUNTY HEALTH DISTRICT

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

109 Austin Drive
Bremerton, Washington 98312
Environmental Health Division
(206) 478-5285 FAX 478-5298

RECEIVED-Kitsap
Dept. Comm. Devel.

JAN 26 1993

January 22, 1993

Bob Heins
Kitsap County DCD
614 Division Street
Port Orchard, Washington 98366

RE: Clover Valley Riding Center

Dear Mr. Heins:

The Health District has reviewed the application by Jill Seely for the above referenced project and will recommend approval subject to the following conditions.

1. The existing well on site is currently for private use only. The public may not use this water source unless it is upgraded to a public supply.
2. Retention of the sani-can facilities that are currently on site.

If you have any questions, please contact this office.

Sincerely,



Tim Quayle, R.S.
Environmental Health Specialist
Division of Environmental Health

TQ/lm

cc: Tim Botkin
Jill Seely



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 Clover Valley Riding Center, proposed use of existing facilities on a five acre site for an equestrian training center and boarding facility

Proponent: Jill Seely and Lee Shinohara

Lead Agency: KITSAP COUNTY

Location of proposal, including street address, if any: At 5919 Phillips Road Southeast of Port Orchard, 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.

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 moderate adverse impacts from increased use of the site by clients of the center for riding, training and boarding. In order to ensure that impacts of animal waste are minimized, conditions of approval should require a management plan conforming to current best practices approved by the Kitsap County Conservation District.

Responsible Official: Ron Perkerewicz, Director

Position/Title: Director, Dept. of Community Development Phone: 876-7152

Address: 614 Division Street, Port Orchard, WA 98366

DATE: January 26, 1993

Signature: _____

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



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

January 25, 1993

**NOTICE OF PUBLIC HEARING
BEFORE THE KITSAP COUNTY HEARING EXAMINER**

DATE: Thursday, February 11, 1993
TIME: 10:20 AM
PLACE: Kitsap County Courthouse, 614 Division, Port Orchard, WA
SUBJECT: "CLOVER VALLEY RIDING CENTER" - Unclassified Use Permit

Jill Seely and Lee Shinohara, 5919 Phillips Rd. SE, Port Orchard, WA 9836 request approval of an Unclassified Use Permit for "Clover Valley Riding Center," proposing an equestrian center/stable on five acres zoned Rural 1 Acre, located at the above address, at the northeast corner of Phillips Road and Donato, in South Kitsap County. An existing well and septic system will be utilized. A barn, and two paddocks are presently located on the premises. Activities proposed are training horses and riders and boarding of horses.

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. **Bob Heins, 895-4962** will be available to answer questions regarding this proposal.

A handwritten signature in cursive script, appearing to read "Lucille M. McGinnis".

Lucille M. McGinnis
Land Use Hearings Coordinator

LMc

BREMERTON-KITSAP COUNTY HEALTH DISTRICT

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

109 Austin Drive
Bremerton, Washington 98312
Environmental Health Division
(206) 478-5285 FAX 478-5298

RECEIVED-Kitsap
Dist. Comm. Devel.

JAN 26 1993

January 22, 1993

Bob Heins
Kitsap County DCD
614 Division Street
Port Orchard, Washington 98366

RE: Clover Valley Riding Center

Dear Mr. Heins:

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2. Retention of the sani-can facilities that are currently on site.

If you have any questions, please contact this office.

Sincerely,



Tim Quayle, R.S.
Environmental Health Specialist
Division of Environmental Health

TQ/lm

cc: Tim Botkin
Jill Seely

Hearing Examiner Graphics Request # 00948

Todays Date 12/24/92 Existing Zoning _____ Proposed Zoning _____

Applicant Jill Seely & Lee Shinohara

Assessors Account No. 072302-3-022-2008

Project Name Clover Valley Riding Center

Check Items Needed	Due Date	Completed
<input checked="" type="checkbox"/> Property Owners (400' Radius)	<u>1-22-93</u>	<u>1-21-93</u>
<input checked="" type="checkbox"/> Site Location Map	<u>1-22-93</u>	<u>1-21-93</u>
<input checked="" type="checkbox"/> Current Zoning Map	<u>1-22-93</u>	<u>1-21-93</u>
<input type="checkbox"/> Scale Drawing	_____	_____

Notes _____

MHX1

ATS/T0250		CURRENT SUMMARY FOR 072302-3-022-2008		#2016194	01/04/93
SHINOHARA LEE S & SEELEY JILL 5919 PHILLIPS RD SE PORT ORCHARD WA 98366		Tax Yr	Land	Bldg, etc.	Total
		1993	34500	45470	79970
		1994	(34500)	(45470)	(79970)
		Situs			
		5919 PHILLIPS RD SE			0
Stat/Lc: T/8050		SECTION 07 TOWNSHIP 23 RANGE 02 (MORE DESCRIPTION ON FILE)			
Land use: 11901		THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST			
Acres: 4.63		QUARTER, SECTION 7, TOWNSHIP 23 NORTH, RANGE 2 EAST, W.M.,			
Map #: V070-422C		DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF			
Date	Price	Tp	Ic	Excise no	Id Date Comments:
0191		Q	FM	9100114	MG01 920612 ANNUAL UPDATING
0191	190000	W	WO	9100221	MG01 910621 ANNUAL UPDATING
1188		Q	QC	8900373	CD54 910412 CANCELLED SR CIT SEG
0488	25000	W	NC	8802518	PP06 910405 MH4-403 SEG PER EX 221
					MG07 910207 C-T FOR 91>



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(206) 876-7181 (Wash. 1-800-872-4503)
614 DIVISION STREET MS-36, PORT ORCHARD, WASHINGTON 98366

FAX 895-4925 RON PERKEREWICZ, DIRECTOR

Date:

12/24/92

PUBLIC WORKS: Engineering Division)
Hydraulics Division) c/o LORI JOHNSON
Wastewater Division) M.S. 26
Traffic/Transportation)
Solid Waste)

✓ HEALTH DEPT.: Tim Quayle, Environmental Health Division
✓ M.S. 18 Jerry Deeter

✓ Fire Marshall
Fire District # _____

✓ SEPA Coordinator

School District # _____

Puget Power: Real Estate

Other: _____

NAME OF PROJECT: Clover Valley Riding Center

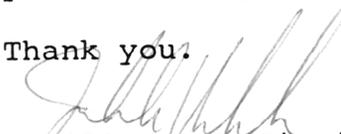
TENTATIVE PUBLIC HEARING DATE: February 11, 1993

Please review the attached and return your comments to D.C.D. prior to February 1, 1993 for inclusion in the staff's report.

A TECHNICAL REVIEW is scheduled for 9am, Wednesday, January 13, 1993 at the Dept. of Community Development office. **The applicant and/or representative and project engineer must be in attendance.**

If you wish to contact staff prior to the technical review meeting, please call Bob Heins, 895-4962, the planner assigned to this project.

Thank you:

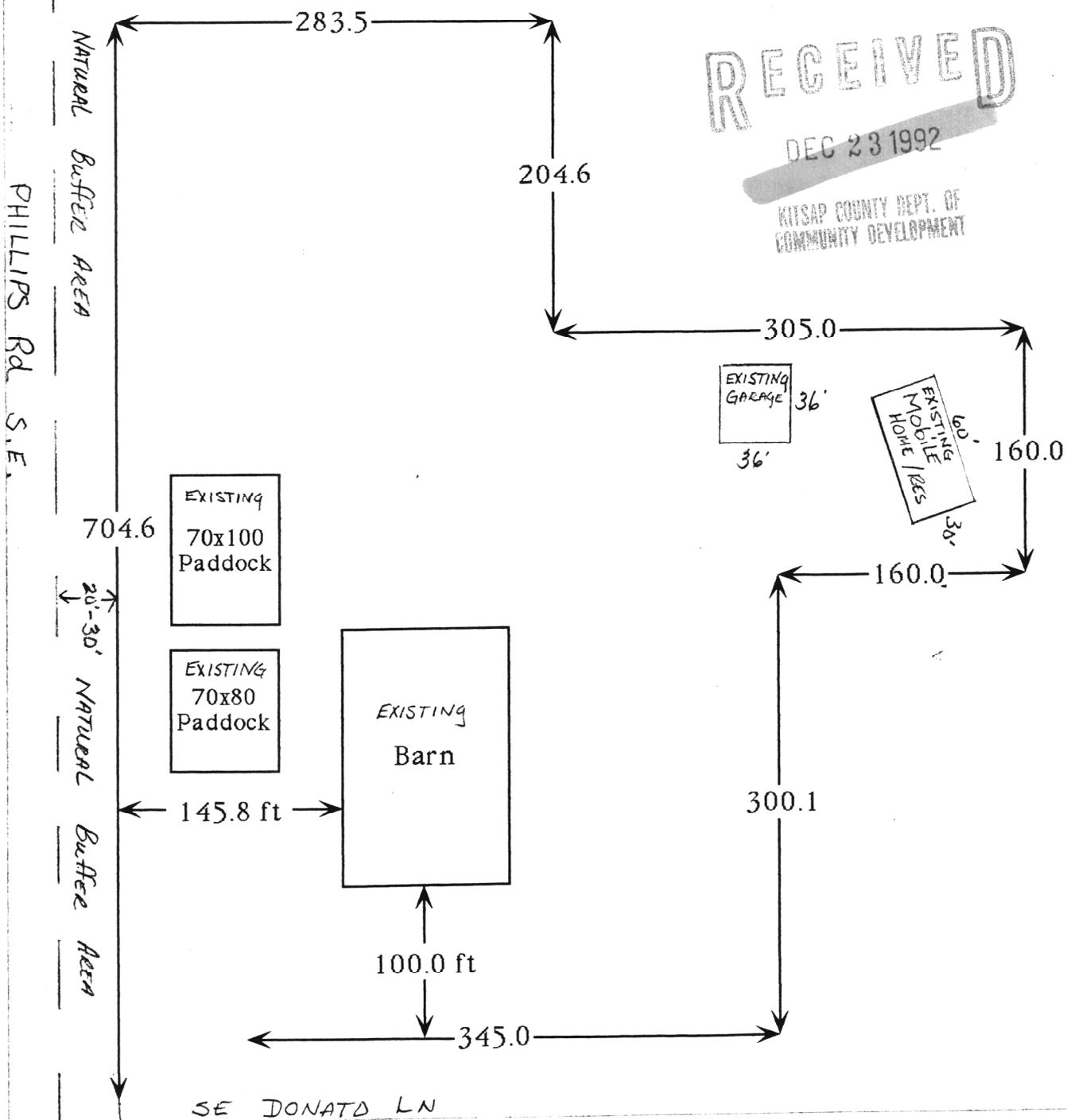
for 
Lucille M. McGinnis,
Land Use Hearings Coordinator

cc: Staff planner: Bob
Applicant: Jill Seely & Lee Shinohara
Engineer/Surveyor etc.: _____

1 inch = 100 feet.

All North-South lines are:
1 degree, 3 minutes, 32 seconds.

All East-West lines are:
89 degrees, 12 minutes, 59 seconds.





KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

ENVIRONMENTAL CHECKLIST

PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This Environmental Checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSAL:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". In addition, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

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DEC 23 1992

KITSAP COUNTY DEPT. OF
COMMUNITY DEVELOPMENT

A. BACKGROUND

1. Name of proposed project, if applicable:
CLOVER VALLEY RIDING CENTER
2. Name of applicant:
JILL SEELY & LEE SHINOHARA
3. Address and phone number of applicant and contact person:
~~5919~~ 5919 PHILLIPS ROAD SE PORT ORCHARD
JILL SEELY 876 7639 OR 876-7640
MIKE ESLAVA 895-4264
4. Date checklist prepared:
8/24/92
5. Agency requesting checklist:
KITSAP COUNTY
6. Proposed timing or schedule (including phasing, if applicable):
11/92
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.
NONE
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.
BUILDING PERMITS FOR BARN/ARENA AND MOBILE HOME
10. List any government approvals or permits that will be needed for your proposal, if known.
SEE ITEM #9

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). *WE PLAN TO, TRAIN HORSES, AND RIDERS, WE ALSO PLAN FOR ON SITE BOARDING OF HORSES. OUR LOT SIZE IS 5 ACRES.*

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.
*5919 PHILLIPS ROAD SE FEET ORCHARD,
THE NORTH EAST CORNER OF PHILLIPS RD AND DONATO L*

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)? *10%*

- 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.

SAND / GRAVEL

- 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.

NO

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

~~50%~~ 1-3%

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

PLEASE SEE ATTACHED (KITSAP COUNTY CONSERVATION DEPT.)
(DRAINAGE)

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.

NONE.

c. Proposed measures to reduce or control emissions or other impacts to air, if any. *N/A*

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, describe type and provide names. If appropriate state what stream or river it flows into.

NONE

2) Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

NO

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NONE

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example.. domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

3 BEDROOM, 2 BATH Mobil Home

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.

PLEASE SEE ATTACHES

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

N/A

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

N/A

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 plants: water lily eelgrass, milfoil, other
- ___ other types of vegetation

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

BRUSH AND STUMPS, FROM A PRE 80'S LOGGING.

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

N/A

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

N/A

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

N/A

Birds: hawk, heron, eagle, songbirds, other _____

Mammals: deer, bear, elk, beaver, other _____

Fish: bass, salmon, trout, herring, shellfish, other _____

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

N/A

c. Is the site part of a migration route? If so, explain.

N/A

d. Proposed measures to preserve or enhance wildlife, if any.

N/A

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

THERE IS ELECTRICITY TO THE BARR/ARCA FIC LIGHTS.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

N/A

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

- 1) Describe special emergency services that might be required.

N/A

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

N/A

b. Noise

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

N/A

- 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.

N/A

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

N/A

8. Land and Shoreline Use

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

RURAL 2 1/2 ACRES 1 SINGLE FAMILY RESIDENCE

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

N/A

c. Describe any structures on the site.

1 - SINGLE FAMILY RESIDENCE (MOBILE HOME)
1 - BARN / ARENA

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

NONE

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

RURAL 2 1/2 ACRES

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

RURAL 2 1/2 ACRES.

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

N/A

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

N/A

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

~~0~~ persons

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

NONE

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

N/A

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

LEAVING ALL EVERGREEN TREES, MAINTAIN GREEN BELT / BUFFER 10'-15' AROUND THE BORDER OF THE PROJECT. ALL WOODEN FENCING, GREEN BELT BUFFER TO MAINTAIN SOIL STABILITY, THROUGHOUT THE PROJECT.

9. **Housing**

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

N/A

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

N/A

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

N/A

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

28' to the Highest Peak.
THE BUILD IS A POLE BARN WITH METAL (PAINTED) WALLS AND ROOF.

- b. What views in the immediate vicinity would be altered or obstructed?

NONE

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

N/A

11. **Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NONE

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

NONE

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation

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

SUBJECT PROJECT IS FOR RECREATIONAL AND EDUCATIONAL PURPOSES.

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 / TRAINING.

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.

N/A

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

N/A

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

N/A

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.

PHILLIPS ROAD SE.

b. Is site currently served by public transit? If no, what is the approximate distance to the nearest transit stop?

N/A

c. How many parking spaces would the completed project have? How many would the project eliminate? 10-15 spaces, NONE

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). NONE

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

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

6-15

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

N/A

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.

N/A

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

N/A

16. **Utilities**

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

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KITSAP COUNTY DEPT. OF
COMMUNITY DEVELOPMENT



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 Clover Valley Riding Center, proposed use of existing facilities on a five acre site for an equestrian training center and boarding facility

Proponent: Jill Seely and Lee Shinohara

Lead Agency: KITSAP COUNTY

Location of proposal, including street address, if any: At 5919 Phillips Road Southeast of Port Orchard, 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.

There is no comment period for this DNS.

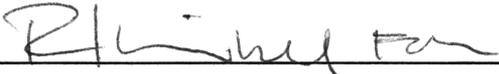
This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by:

COMMENTS: The proposal will result in moderate adverse impacts from increased use of the site by clients of the center for riding, training and boarding. In order to ensure that impacts of animal waste are minimized, conditions of approval should require a management plan conforming to current best practices approved by the Kitsap County Conservation District.

Responsible Official: Ron Perkerewicz, Director

Position/Title: Director, Dept. of Community Development Phone: 876-7152

Address: 614 Division Street, Port Orchard, WA 98366

DATE: January 26, 1993 Signature: 

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

*Rec'd by
Carrin 4/12/93
D.C.D.
AM*

KITSAP COUNTY HEARING EXAMINER

RE: APPLICATION OF JILL SEELY)	NO. 930325 024
AND LEE SHINOHARA)	
FOR UNCLASSIFIED USE)	FINDINGS OF FACT, CONCLUSIONS
PERMIT)	AND RECOMMENDED DECISION TO
)	THE BOARD OF COMMISSIONERS
"CLOVER VALLEY RIDING)	
CENTER")	

INTRODUCTION

An application in this matter was made on or about December 23, 1992, by Jill Seely and Lee Shinohara for an Unclassified Use Permit to operate a riding arena and boarding stable on the project site. The property is located at 5919 Phillips Road SE, at the northeast corner of the intersection with Donato Lane in South Kitsap County

BASIS FOR REVIEW

The authority of the Hearing Examiner to conduct hearings and issue decisions on an application for Unclassified Use Permit 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 March 25, 1993, in the chambers of the Kitsap County Board of Commissioners, 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 dated December 23, 1992.
- B. Environmental Checklist dated September 1, 1992.
- C. Document entitled "Conservation Inventory, Evaluation of Needs and Alternatives for Jill Seely and Lee Shinohara's Stables."
- D. Letter from Bremerton-Kitsap County Health District dated January 26, 1993.
- E. Determination of Nonsignificance issued January 26, 1993.
- F. Memorandum from Kitsap County Department of Public Works dated January 27, 1993.
- G. Notice of Public Hearing dated March 8, 1993.
- H. Staff Report from the Kitsap County Department of Community

- Development dated February 5, 1993.
- I. Site Plan drawings with attachment received March 15, 1993.
 - J. Vicinity Map.
 - K. Zoning Map.

ORAL TESTIMONY

Sworn testimony was taken at the Public Hearing as follows:

- 1. Bob Heins
Planning Staff
Kitsap County Department of Community Development
Port Orchard, Washington

Mr. Heins noted that this Application came on for hearing in February, but was cancelled after discrepancies were found in the Site Plan. A new Site Plan has been developed, and those issues have been resolved. He stated that the recommendations and analysis contained in the Staff Report previously prepared remained unchanged. The proposal is for a riding stable and boarding facility for horses. The location is at the northeast corner of Phillips Road and Donato Lane in South Kitsap County. The area is zoned Rural 2.5 Acre. There is a barn on the property that was previously built with an existing Home Occupation Permit. The new Application was submitted upon a finding by the Applicants that an Unclassified Use Permit was necessary to continue their business. The Department of Community Development is recommending approval.

Mr. Heins stated that the Applicant was proposing a change to some information contained on page 6 of the Staff Report, and he felt the change was warranted. He believes the use meets rural policies and supports rural and agricultural uses. He pointed specifically to condition number 3 of the Staff Report and stated that the requirements and management plan formulated by the Conservation District were mostly directed toward surface water quality, which he believes will not be a problem as the current operations appear to comply.

- 2. Mike Eslava
3305 SE Coachman Court
Olalla, WA 98359

Mr. Eslava proposed a change to condition number 4. relating to hours of operation. He wished to extend the operating hours to 10:30 p.m. He emphasized that it was important that the facility offer after school lessons to school children. He stated that the area concerned was fully enclosed, and there would be no light or other interference with surrounding properties. This is a continuation of the current practice.

3. Jill Seely, Owner
P.O. Box 309
Port Orchard, WA 98366

Ms. Seely stated that as operator of the facility she has talked with all the surrounding neighbors and has never received any complaints. She has been in operation in essentially the same mode for three years.

APPLICABLE POLICIES, REGULATIONS, AND LAWS

The following policies, regulations, and laws are applicable to the subject proposal:

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 23: | Performance Regulations |

KITSAP COUNTY HEARING EXAMINER ORDINANCE (No. 128)

KITSAP COUNTY DRAINAGE ORDINANCE (No. 117)

KITSAP COUNTY COMPREHENSIVE PLAN

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.

GENERAL LAND USE POLICIES

Policy GL-1: The general goal for South Kitsap should be implemented by:

- 1) Establishing goals, policies and recommendations, and
- 2) Identifying and mapping land use designations considering the following:
 - General patterns established in the Kitsap County Comprehensive Plans;
 - Existing land use patterns;
 - General goals, policies and recommendations, including neighborhood goals, policies and recommendations;
 - Social and economic needs of the community;
 - Location of utilities and services;
 - Land capability data; and
 - Access.

Policy GL-2: Land use and development in South Kitsap should reflect the intent of the goals and policies of the Kitsap County Comprehensive Plan and the South Kitsap Subarea Plan as well as the land use map designations.

Rural Commercial Goal: To provide convenient, low intensity commercial activity that is limited in service area, scale and type to preserve the low intensity, natural character of Rural designations.

Policy RC-1: Commercial development serving rural and agricultural needs (e.g. stables, feed stores, greenhouses, saddle shops) should be encouraged in a scale, location and design that is compatible with established demand.

Policy RC-2: Generally, commercial activities should be limited to expansion of existing neighborhood centers and scattered businesses found throughout South Kitsap.

Policy RC-3: Fruit stands, vegetable stands and other agriculturally-related enterprises of low-intensity character should be allowed in Rural areas. Special consideration should be given, however, to potentially dangerous situations created by traffic. There should be an established minimum area reserved for parking.

Policy RC-7: Non-retail greenhouse operations, tree farms, stables and similar uses should be permitted in Rural areas, with retail operations limited and subject to a rezone process so as to insure compliance with this document.

Rural Resource Goal: To preserve and enhance agricultural, forestry and aquacultural activities in South Kitsap.

Policy RA-1: Development occurring on land adjoining established farming, forestry or aquaculture uses should recognize the "prior existing rights" of such lands and should address the following and similar protective measures to minimize potential conflicts.

- (a) Traditional and necessary farming, forestry and aquaculture activities should not be substantially harmed through claims of incompatible effects by the use of adjacent land for residential purposes.
- (b) Buffer strips, setbacks and other means should be used to reduce potential conflicts between residential uses and resource productive activities.
- (c) Plat maps, deeds, restrictive covenants and/or other documents related to the sale of residential property which adjoins lands used for agriculture or forestry production should alert future homeowners to the type of activities that are conducted.
- (d) The threat of trespass and vandalism should be considered and mitigating measures designed and installed or bonded prior to construction of adjoining development.

Policy RA-2: Incentives should be developed to encourage the retention of agricultural, forestry and aquacultural lands and activities in South Kitsap. Incentives may include, for example, transfer of development rights, current use tax assessments or voluntary large-lot zoning.

Policy RA-4: Location and design of residential, commercial and industrial uses should be encouraged to preserve resource activities and semi-rural character in South Kitsap.

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-2: Disruption of established communities should be avoided. Specifically, a circulation system should be developed that minimizes through traffic in residential areas and disruption to parks, recreational uses, homes and businesses, while reducing air and noise pollution.

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-4: New developments should be required to retain substantial tree and ground cover vegetation along roadways to preserve visual corridors and to be compatible with existing land uses.

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-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.

FINDINGS OF FACT

1. An Application was made on or about December 23, 1992, for an Unclassified Use Permit to operate a horse riding arena and boarding stable on the project site. The property is located at the northeast corner of Phillips Road and Donato Lane in South Kitsap County.
2. Current zoning for the property is Rural 2.5 Acre. Surrounding land uses are generally single family residences on large conforming lots. There are higher density zoning areas to the immediate west and southwest of the property.
3. The Applicant has provided for public utilities necessary for the site. The site is accessed from Donato Lane, a private dirt road off of Phillips Road, a paved county road.
4. The Applicant has operated the same facility for approximately three years and proposes no significant change in its use, which was previously authorized under a Home Occupation Permit.
5. There has been no public opposition to the proposal. The Applicant has stated that she has received no complaints with regard to her continued operation of this facility in the three years during its operation.

CONCLUSIONS

1. The Applicant has demonstrated that the proposed use will be compatible with existing and probable uses of surrounding properties.
2. It is unlikely that there will be any significant traffic or other impact on public utilities generated from the proposal, which would have any adverse impact on surrounding properties.
3. The Applicant has made adequate provision for access and public utilities to the site, though conditions are necessary to ensure minimization of impact to the public and surrounding properties.
4. Conditions are necessary to ensure that the specific issues generated by the operation of the horse boarding facilities, i.e., horse manure, are mitigated in accordance with standards set by the Conservation District.
5. The comments and requirements from the Bremerton-Kitsap County Health District, the Kitsap County Department of Public Works,

and the Kitsap County Department of Community Development are appropriately made conditions of approval.

RECOMMENDED DECISION

Based upon the testimony presented at the Public Hearing, the documents and exhibits admitted into the record, a site inspection conducted by the Examiner, and the previously made Findings of Fact and Conclusions, it is recommended to the Board of County Commissioners that the application for Unconditional Use Permit is hereby be granted subject to the following conditions:

1. All applicable Bremerton-Kitsap County Health Department regulations shall be adhered to prior to final approval.
2. The applicant shall provide fire protection systems adequate to meet the requirements of the Kitsap County Fire Prevention Bureau in all respects.
3. Operation of the riding center should be consistent with the intent of the management plan formulated by the Conservation District.
4. Hours of operation shall be limited to daylight hours, except that indoor training programs may be conducted until 10:30 p.m.
5. The parking area shall be surfaced with gravel to the extent necessary to provide improved parking facilities for all vehicles on site at any one time.
6. One unlighted sign of no more than 6 square feet shall be allowed. A sign permit shall be required.
7. An "after-the-fact" commercial building permit for the arena shall be required.
8. Approval should be limited to the proposal as depicted and described in the application. Approval is not to be construed as implied approval of more extensive utilization of the site or commercial development in the vicinity.
9. The requirements of the Department of Public Works shall be met, including:

TRAFFIC/TRANSPORTATION DIVISION

- A. The applicant will be required to construct a paved approach/apron (minimum 22 foot throat width) on SE Donato Lane to match the existing surface of Phillips

Road, with a minimum 45 foot 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 and shall extend eastward a minimum of thirty (30) feet from existing edge of pavement on Phillips Road. Applicant shall contact Jerry Anderson (876-7121) of the Public Works Department prior to commencing construction.

DATED this 9 day of April, 1993.



TIM F. BOTKIN
Hearing Examiner Pro Tempore

Transmitted this 13th day of April, 1993, to the following:

Jill Seely, P.O. Box 309, Port Orchard, WA 98366
Mike Eslava, 3305 SE Coachman Court, Olalla, WA 98359
Vern Miles, 5955 Phillips Road SE, Port Orchard, WA 98366
Bremerton-Kitsap County Health Department
Kitsap County Department of Public Works
Kitsap County Department of Community Development

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 April 20, 1993. 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 recommendations in this matter must be filed in writing with the Clerk of the Board of County Commissioners on or before April 27, 1993.

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.

original

UNCLASSIFIED USE PERMIT

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: 2/27/92 BY: _____ 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 CLOVER VALLEY Riding Center Number of Acres: 5.0
Dimensions: _____

General Location of Property: 5919 PHILLIPS ROAD S.E.

PORT ORCHARD, ASSESSOR'S # 072302-3-022-2008

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

APPLICANT: JILL SEELY & LEE SHINOHARA

ADDRESS:/PHONE: 5919 PHILLIPS ROAD SE. PORT ORCHARD (206) 876-7639 or 876-7640

(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: JILL SEELY / MIKE ESLAVA

OWNER(S) OF RECORD: JILL SEELY & LEE SHINOHARA

(Persons that hold title to property): JILL SEELY & LEE SHINOHARA

OWNER OF RECORD'S ADDRESS: 5919 Phillips Rd. SE PORT ORCHARD

Existing Zone Classification: RURAL R-1

Comprehensive Plan Designation: _____

Description of Proposed Use: EQUESTRIAN CENTER / STABLE

Water Service From: WELL / EXISTING

Sewerage: SEPTIC / EXISTING

Assessor's Tax Account No.: 072302-3-022-2008

Legal Description of Property: _____

(No Abbreviations)

UUP: PLANIV

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 SUPPORTS
CURRENT RURAL NATURE OF PROPERTY AND
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 EXTENSIVE EASEMENTS
FOR HORSE TRAILS AND OTHER PROPERTIES CURRENTLY
HAVE HORSES 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 AND THE ARENA ARE WELL SCREENED FROM PASSING
TRAFFIC AND A NATURAL BUFFER EXISTS.

- D. Do Restrictive Covenants apply to this property?

NONE

Address of Home Owners Association: _____

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.

CONSERVATION INVENTORY, EVALUATION OF NEEDS AND ALTERNATIVES
FOR JILL SEELY AND LEE SHINOHARA'S STABLES

May, 1991

by Ken Drecksell, District Conservationist (USDA
Soil Conservation Service) and

Laurie Lynn Kelly, Conservation Technician
(Kitsap Conservation District)

Farm Overview

The Seely/Shinohara horse boarding, training and showing operation is located at S7, T23N, R2E south of Port Orchard, Washington on Phillips and Donato Roads in Kitsap County, Washington. It is on the Salmonberry Creek watershed. There are approximately five acres on this farm. The planned farmstead area comprises the entire acreage. See enclosed Conservation Plan Map for details of building, paddock and arena sizes on the acreage. There are now 23 horses boarded on site, and there are no plans for additional resident horses, but there are plans to have other horses temporarily on site for shows and training.

Landowner Objectives

Landowner objectives include:

- 1) to create an attractive, aesthetic environment for horse boarding, training and showing,
- 2) to protect water quality,
- 3) to improve accessibility of manure for the farmers and gardeners,
- 4) to make operations as functional as possible, and
- 5) to prevent soil erosion.

WASTE MANAGEMENT SYSTEM INVENTORY AND ALTERNATIVES

Manure Pile Area

Existing

You now pile manure north of the indoor arena. You do not cover the manure. Rainfall and drainage water from the west side of the barn flows through the manure pile and carries pollutants downstream into the watershed. You find the manure pile unsightly and inconvenient. Since farmers and

gardeners cannot easily collect the manure, it accumulates and forms a large pile. You have expressed the desire to correct these problems as quickly as possible.

Conservation Need

Open manure pile is susceptible to leaching of pollutants into surface and ground waters.

Alternatives

1) Construct a covered waste storage facility near the manure pile which is accessible to the public. The capacity should accomodate six months storage of waste.

We need to make several calculations with respect to the waste storage.

Calculation A) We need to calculate the volume of waste which is to be stored in the structure per unit of time. We assume one cubic foot of manure per horse per day, thus 23 horses should produce 23 cubic feet of manure per day. To add to this figure, we ask you to estimate the volume (cubic feet) of sawdust and straw applied in the barns per day or per week. The manure, sawdust and waste volumes will be added to give an estimate of total waste volume per period of time.

Calculation B) We need you to estimate the typical amount of time you expect a given volume of manure to require storage, e.g., one month, six months, or one year. For instance, do people pick up manure every spring? Twice a year? Every week? If waste needs to be stored much longer than is typical, we also need to know that so that we can build an adequate storage area for times when manure builds up in the storage area for long periods of time.

Calculation C) We need to measure typical concentrations of nitrogen in the manure, so that you will be able to advise consumers of the manure on safe application rates for different end-uses such as gardening, farming, or pasture. If you advise others properly, the manure which leaves your property will not become a problem on their property.

To be eligible for cost sharing, we must build the *waste storage structure to Soil Conservation Service standards and specifications.

You have a myriad of design alternatives to consider. You want the structure to be functional: it should serve you in as many ways as possible. We must discuss design options, and you and Ken must ultimately work up and agree on a design before construction begins. Ken would be delighted

to meet with you at your mutual convenience. His telephone number is 895-3733.

You need to easily move manure, shavings and straw from the arena to the waste storage structure. Ken has many ideas for loading, which include: 1) a chute you can use to dump waste from the arena with a wheelbarrow, 2) a short walkway you can walk from the arena down to the waste storage structure, and 3) a tractor and shovel off-loading dock on which you can push manure down to the storage structure.

Farmers and gardeners need to be able to easily and quickly load the manure mixture onto truck beds. This will encourage them to return again and again to remove the manure.

2) Pile needs to be out of the drainage way and covered with plastic sheeting during the rainy season.

Paddocks

Existing Paddocks

You have recently created two paddocks: one above and to the west of the south end of the barn and one above and to the west of the manure pile. We observed that the horses have trampled existing ground cover and compacted soils in the paddocks. This has occurred because horses have been confined during periods of high rainfall, when soils have been excessively wet and because confined animals use the paddock areas heavily. Bare, compacted soils have the potential for soil erosion and water and pollutant runoff. You left some trees standing in the paddocks. Although the trees may eventually die, they now provide shade for the horses.

Planned Paddocks

Four additional paddocks are planned to the north of existing paddocks for turning out horses. Three of these are to lie north of the two paddocks, and one of these is to be east, or downhill of the most northerly one in the line. See Conservation Plan Map for details.

Site paddocks so that they occur in dry areas only, and avoid planning paddocks in any area which includes a drainage way.

Conservation Needs for Both Existing and Planned Paddocks

Conservation Need 1) Livestock use paddocks during the rainy season when soils are excessively wet, thereby compacting and denuding the soils and creating potential for erosion and water and pollutant runoff.

Alternative 1) *Livestock exclusion: exclude livestock from paddocks when soils are wet. Soils are usually wet from about early September until the following spring, about April 30, but these dates may vary. During the winter, rainy season, restrict horses to the indoor arena.

Conservation Need 2) Confined animals use paddock areas heavily, which destroys surface vegetation. Bare soil surfaces are apt to lead to soil erosion and water and pollutant runoff.

Alternative 2) Before heavy rains occur, and after livestock are excluded from paddocks in the fall, seed paddock areas with a *winter cover crop. You can seed the paddocks with annual ryegrass. Detailed specifications will be provided later. The seedbeds should be prepared with shallow tillage of the soil and watering as needed to aid establishment. The following spring, when soil surfaces are drier, some forage value can be obtained from the vegetative growth. The grass will prevent erosion and will prevent pollutants from entering the drainageway during the rainy season, but will be trampled during the dry season by heavy use.

To facilitate watering a cover crop during the establishment period, it is suggested that frost-free hydrants be installed at each paddock. This would also facilitate livestock watering. We probably cannot cost-share sprinkler systems, nor livestock watering in the paddocks. You can connect the hydrant to pvc pipes parallel to the paddocks. These pvc pipes can supply water to three spigots. You could locate the first spigot between and on the uphill side of paddocks one and two, the second spigot between and on the uphill side of paddocks three and four, and the third spigot between paddocks five and six. Then you can water the horses and the grass with hoses and sprinklers which extend from the three spigots.

Areas Between Paddocks

Existing

We observed that little vegetation exists between paddock areas to protect soil surfaces from erosion. The area presently lacks the aesthetic appearance desired by the property owners.

Conservation Needs

A lack of vegetative cover creates the potential for erosion and reduces the aesthetic appearance of the area.

Alternative

*Seed the area between the paddocks to create a permanent vegetative cover. It is recommended that a competitive, low-growing, sod-forming grass be seeded. The area between the paddocks could be seeded with tall fescue plus white clover. Tall fescue would require a mowed height no closer than four inches from the soil surface to maintain vigor. Planting details will be provided prior to seeding by the Soil Conservation Service and Kitsap Conservation District. At least 20-25 pounds of seed per acre should be applied. Seed costs about two dollars per pound. Seeding should occur during early fall or early spring.

Below (East) of Paddocks

Existing

A drainage way flows between the paddocks and the indoor arena. The drainage way is approximately 20 feet downhill of the paddocks. Little vegetative cover exists between the paddocks and the drainage way, nor in the drainage way. Land surfaces between the ditch and the paddocks are irregular, creating uneven drainage patterns for runoff water. As a result, there is little potential for filtering wastes and sediment from runoff water.

The drainage channel looks like a ditch. Also, accessibility to the paddocks by equipment is limited by a lack of culverted crossings.

Conservation Need

Filtering of runoff water from paddocks is ineffective because of a lack of vegetative cover and regular soil surfaces between the paddocks and the drainage way.

Alternative

Establish a vegetative "filter strip" between paddocks and drainage way. Soil surfaces should be smoothed and seeded for permanent vegetative cover as described in "Alternative" for Seeding Between Paddocks. Vegetation should be clipped no closer than 4".

Conservation Need

The drainage channel looks like a ditch and accessibility to paddocks is restricted.

Alternative

Shape the drainage channel, and vegetate as described above to create a *grassed waterway. Also, install culvert crossings.

Roof Run-off Area

Existing

Presently, gutters and downspouts on the west side of the arena outlet into the drainage ditch between the arena and paddocks. This creates volumes of surface water in the ditch which is apt to effectively carry away pollutants from paddock areas. Gutters and downspouts on the east side of the arena outlet onto the gravelled parking lot area. There are plans to install an outdoor riding ring just north of the parking lot. This planned riding area is also in the path of the runoff. Despite the fact that woods to the east of the parking lot and proposed outdoor ring could filter runoff water from these areas, there is potential for manure from the outdoor ring to be carried offsite.

Conservation Needs

Roof runoff water is apt to carry suspended sediments and manure offsite from paddock areas, the parking lot and the outdoor ring.

Alternative

Install underground outlet pipe to carry roof water to a safe outlet location away from potential pollutants.

Near Donato Road

Existing

The swale between the road and farm is not presently capturing all runoff from Donato Road. Some runoff flows across the farmstead area, adding to surface flows which are apt to carry manure offsite.

Conservation Needs

Surface water flow from Donato Road are adding to the total farmstead surface water flow. This is apt to result in increased overflow of manure and other pollutants into the watershed.

Alternative

Shape the swale between the farmstead and Donato Road to create a diversion for excessive surface flows from the road.

Stump Pile-up Area

Existing

Stumps and root balls and accompanying soils have been piled in the drainage way path along the north edge of the property (above the steep hillside). This is unsightly. Also, drainage waters are flowing underneath this area, and have severely eroded soil beneath the pile. This adds sediment to runoff water.

Conservation Needs

Erosion is occurring underneath this fill area, and sediment is being carried offsite in runoff waters.

Alternatives

- 1) Remove fill and revegetate the original ground contours with the seeding mix recommended previously in this plan.
- 2) Install a compacted earth fill berm immediately upslope of the fill area to direct surface flows into a catch basin. Water collected in the catch basin could then be piped safely downslope beyond the stump pile-up area.

Planned Outdoor Ring and Adjacent Area

Planned Existing

Just to the north of the parking area, an outdoor ring is planned for training, exercising and showing animals and riders. Improper siting, design and use of this area could result in polluted runoff.

Conservation Needs

With improper siting, design and use of the outdoor ring, there is potential for polluted runoff.

Alternatives

- 1) Minimize winter use on the planned outdoor ring. Establish and maintain vegetative cover over the winter, as outlined above for paddocks. Consider seeding with a winter cover crop and excluding livestock over the rainy season. Also consider surfacing the area with shavings or other groundcover to prevent muddying and compaction of soil

surfaces. If desired, a worker could collect manure from the outdoor ring periodically.

2) The arena, manure storage area and parking lot area drainage should be diverted away from the planned outdoor ring.

3) A strip of permanent vegetative cover could be established along the lower side of the outdoor ring to filter runoff.

4) Consider seeding the inside of the ring with a winter cover crop and excluding livestock over the rainy season. Or, consider surfacing the area with shavings or other groundcover to prevent muddying and compaction of soil surfaces. If desired, a worker could collect manure from the outdoor ring surface periodically.

Forestland Areas

Existing and Planned

Present forested areas to the north of paddocks one and two will be logged and cleared for the new paddocks.

Conservation Needs

Logging and clearing operations will be performed to create new paddock areas. Visual screening could be eliminated by improper logging. Also, soil compaction and erosion could occur by improper logging techniques and timing of logging operations.

Alternatives

1) Logging and clearing should be done when soils are dry to minimize erosion, sediment in runoff water, and soil compaction.

2) Forest land buffers should be maintained west, south and north of the planned paddocks to provide visual screening from the road and also to provide an infiltration area for runoff from Phillips Road.

Dear Ms. Seely and Mr. Shinohara:

This drawing is not to scale, and I doubt that I have accurately represented the dimensions and shape of your property. However, it is meant to be an informal, visual representation of features described in the enclosed document. You may find it a useful exercise to make a new and improved drawing of your site plan with the graph paper enclosed. I found Crayola Color Sticks from the Port Orchard Toy Store (1211 Bay Street) handy because they were easily erasable.

We wish you the best and hope you both are available sometime soon to talk about all this with Ken and I.

Best wishes,

Laurie Lynn Kelly

Laurie Lynn Kelly

June 4, 1991

MIKE ESLAVA

3305 SE COACHMAN CT.

OLALLA, WA. 98359

Mike Eslawa Bob Heins
Jill Seely Tim Quayle
Jeff Hornbaker Bill Zupancic
Yvonne Gillespie

CLOVER VALLEY
RIDING CENTER
tech review 1-13-93

Bill - Pave approach apron, min 22 feet wide
Not pave lane to entrance

Yvonne - Boundary line adjustment? yes, A.F. 9101150248
0249

Jeff - Need to know if going to do anything different than the
waste mgmt plan indicates,

- Cannot grass seed paddocks
- Clean paddocks regularly

Tim -

Must keep things the way they are

No public use of water supply

Keep Sani-Car

No concessions or drinking fountain (Can have pop machines)

Bob * How many horses boarded? 25 stalls

" " classes? 35-40 lessons/wk

" " visitors/week? 10-12/day, 3-4 trailers/day

Gravel parking area, min. (max. 5 trailers, 10 cars at same time)

Commercial permit, after-the-fact.

Signs? Would 6 ft unlighted sign

Bought as conforming stable operation, but represented by Miles as NOT commercial
when building the big arena

N. RGE 2E

GOVERNMENT LOT 3

TRACT 9

NE 1/4 SW 1/4

(TL 004)

LINE	BEARING	DISTANCE
L 1	S 89°12'59"E	30.00'
L 2	S 89°12'59"E	30.00'

RECEIVED
 FEB 11 1993
 KITSAP COUNTY DEPT. OF COMMUNITY DEVELOPMENT
 (TL 003)

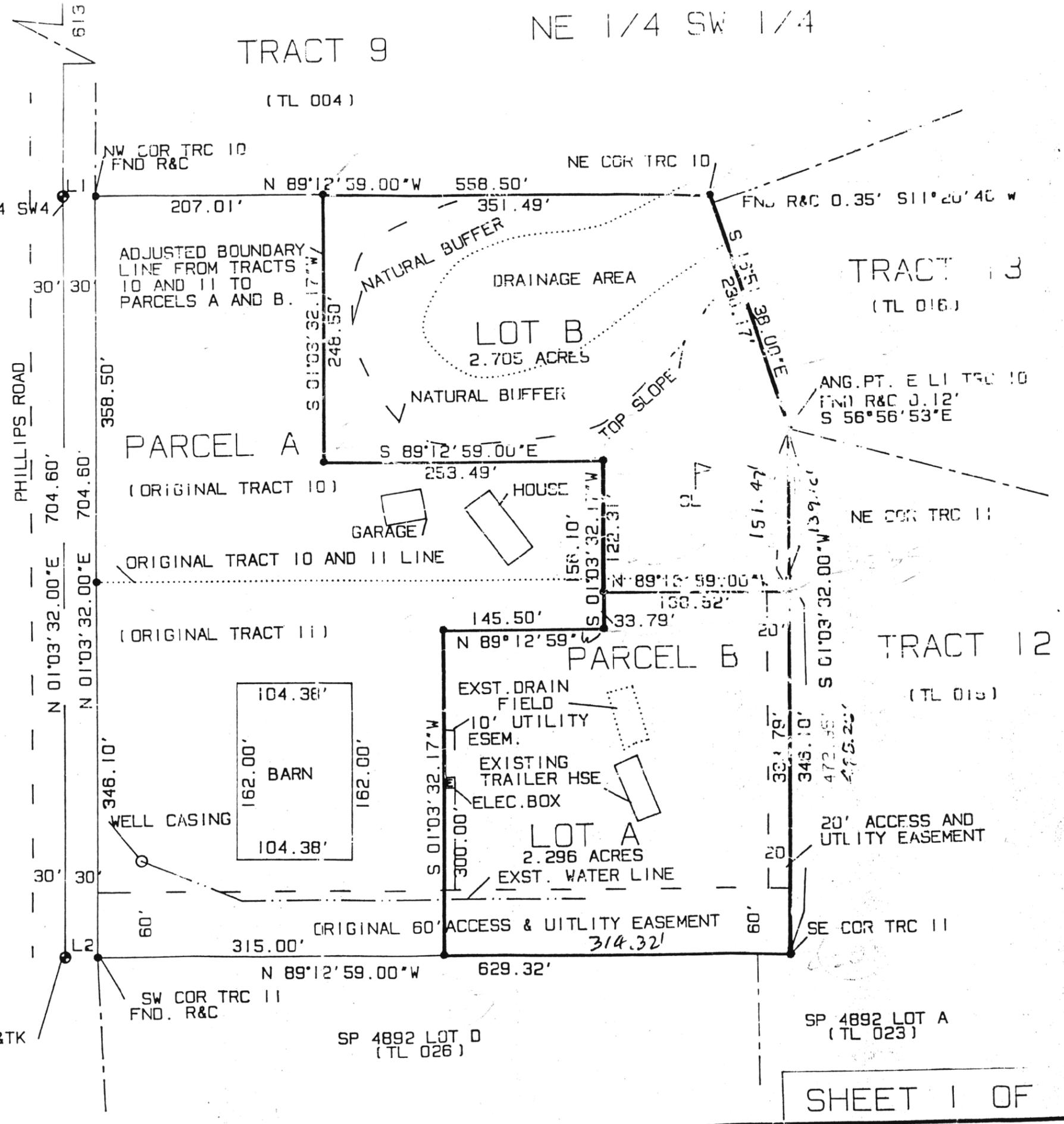
LEGEND

- SET 3/4" IRON PIPE & PLASTIC CAP MARKED RCATS ENGR. 24825
- FOUND OLD IRON PIPE
- ⊙ FOUND CONTROL MONUMENT
- FOUND HUB
- M - MEASURED DISTANCE AND OF BEARING
- R - RECORD DISTANCE AND OR BEARING
- C - COMPUTED
- RE - RCATS ENGR. PREVIOUS SURVEY
- ⊠ QUARTER CORNER
- ⊞ SECTION CORNER

FIELD PROCEDURES

TRAVERSE LINES LOCATING EXISTING FOLLOWING DATA APPLIES:
 UTILIZED WAS A TOPCON GTS-4B
 SECOND ACCURACY +/- (0.01' + 3PPM)
 BEARING MULTIPLE TRIPOD TRAVERSING.
 REVERSE TECHNIQUES (ADJUSTED BY BOWDITCH METHOD)
 USED OPEN-ENDED TRAVERSES UTILIZED FOR LOCATION LOCATION.
 ANY GOVERNMENT LAND OFFICE OR BUREAU
 ANY SECTION WAS DONE ACCORDING TO
 SUBDIVISION PROCEDURES.

CENTER 1/16 OF
 OF THE SW 1/4
 FND. 1/4" IP & TK



SURV. FOR
 26877 TANSSEN
 POULSEN, WASH
 TELEPHONE: 6
 This Survey Su
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 prepared by
 6/16/93
 Date

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Kitsap County

KITSAP I
SHORT S

Name of App
 QTR. SEC
 ZONING R 2
 MIN. LOT - 10

SECTION

TOWNSH

RANGE

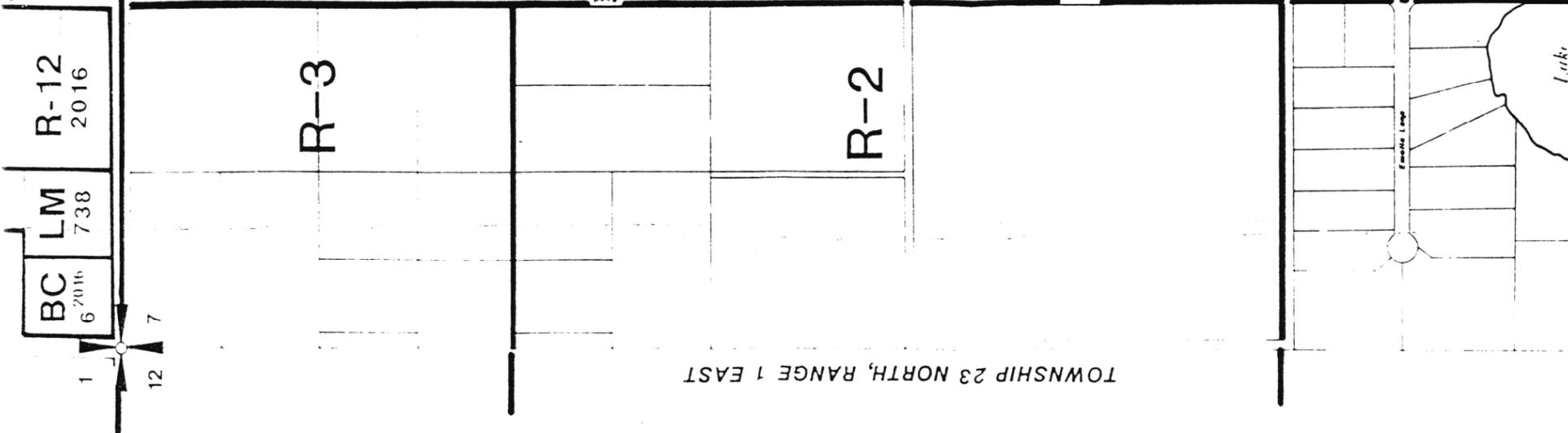
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FIELD BOOK

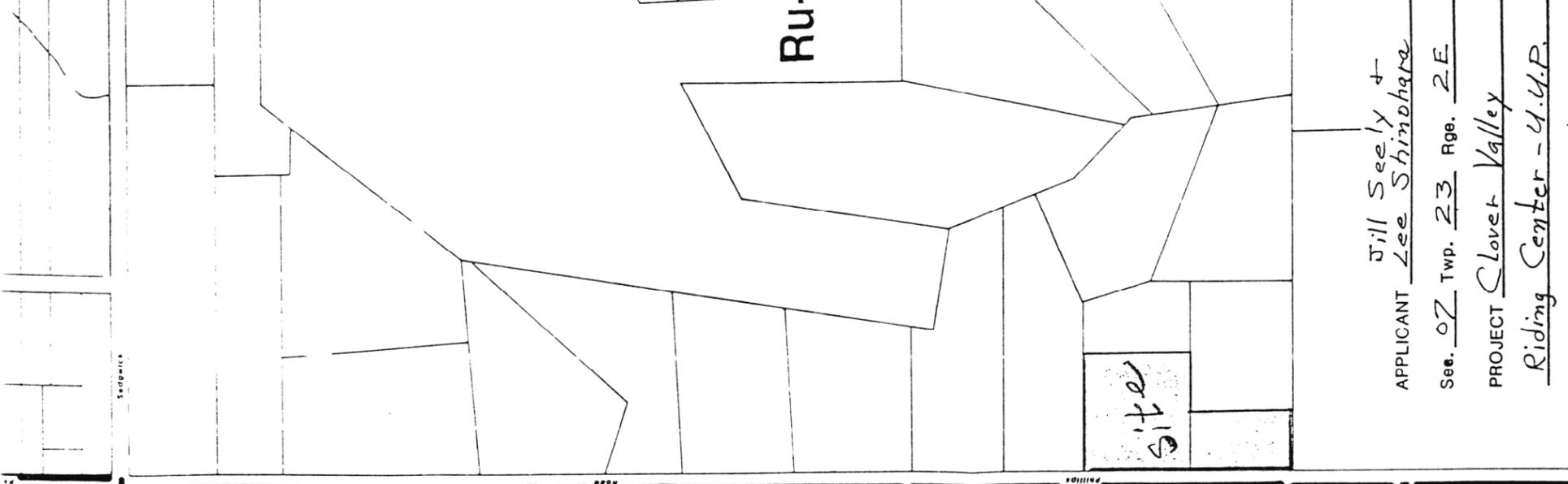
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SHEET 1 OF 1

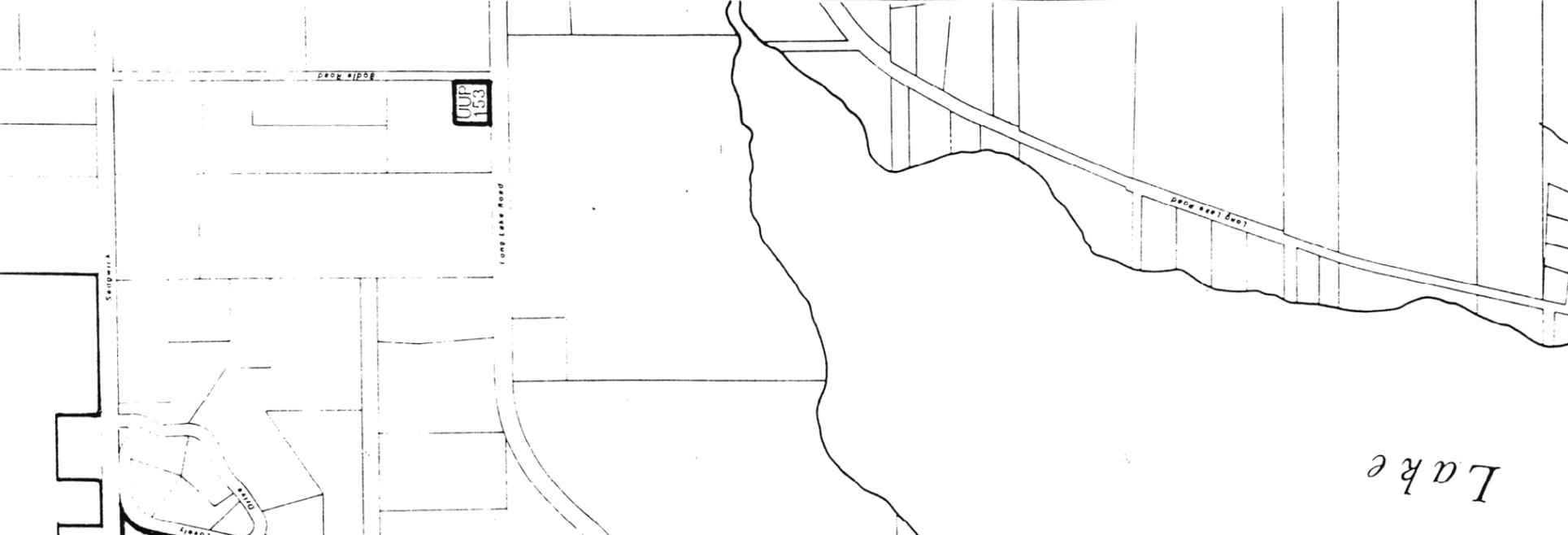
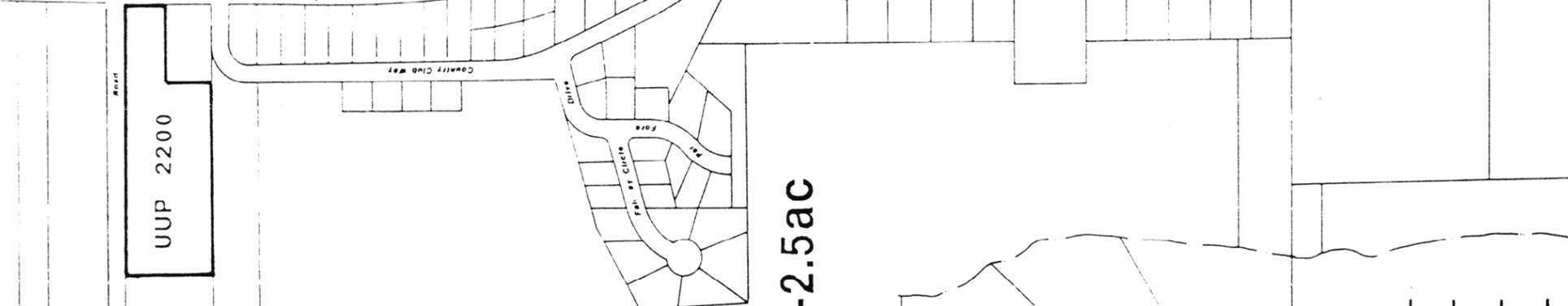
TOWNSHIP 23 NORTH, RANGE 1 EAST



BC LM 6/2016 738
 R-12 2016

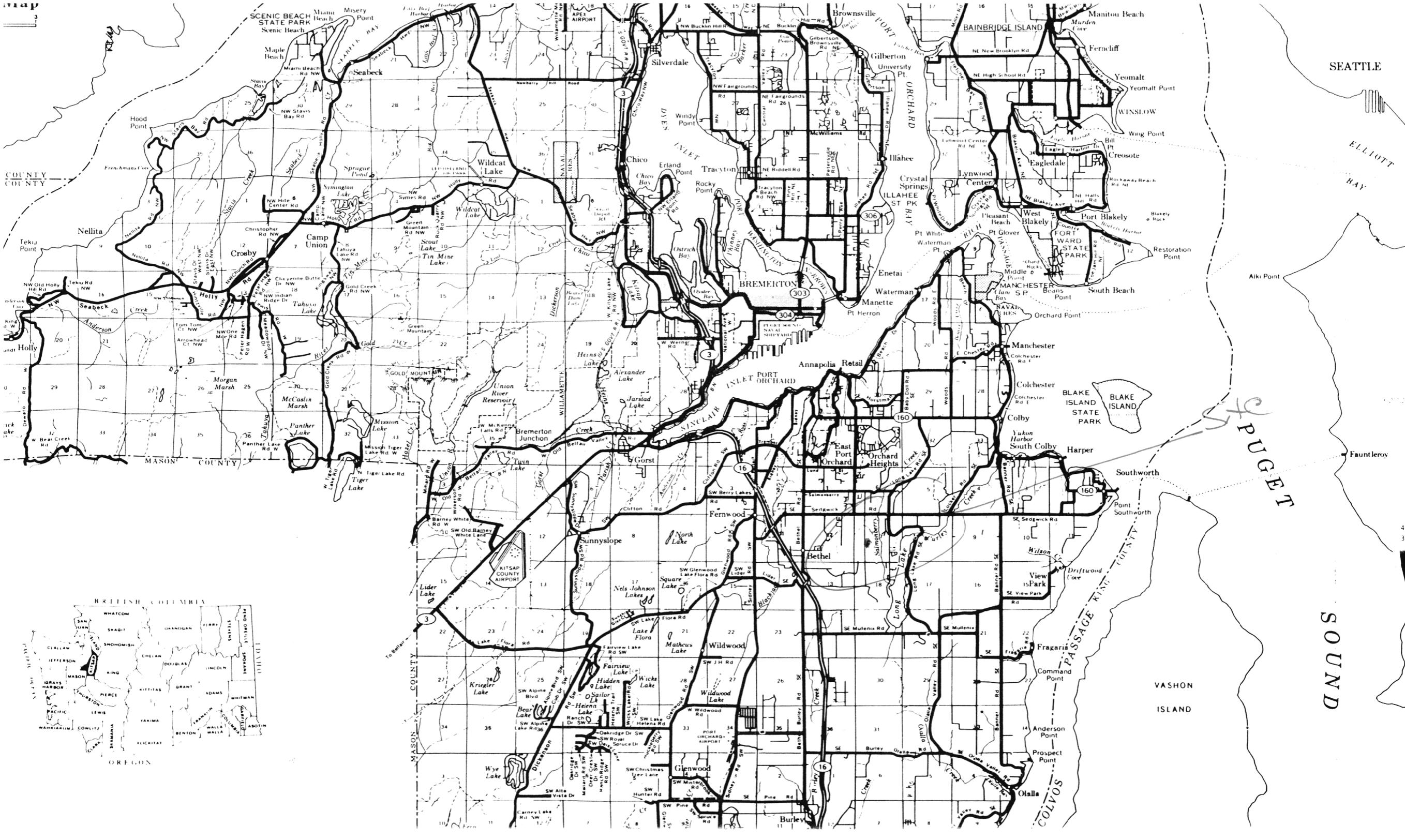


APPLICANT Jill Seely & Lee Shinohara
 See. 02 Twp. 23 Rge. 2E
 PROJECT Clover Valley Riding Center - U.Y.P.



Lake

Lake Emma



COUNTY COUNTY

MASON COUNTY

MASON COUNTY

PASSAGE KING COUNTY

PUGET

SOUND

SEATTLE

ELLIOTT BAY

Fauntleroy

VASHON ISLAND



BRITISH COLUMBIA

OREGON

TOWNSHIP 23 NORTH, RANGE 1 EAST

BC 6 2016 LM 738 R-12 2016

PUD 2343

UUP 2200

PUD 2026

PUD 2367

UUP 153

R-3

R-2

Ru-2.5ac

Site

APPLICANT Jill Seely + Lee Shinohara
Sec. 07 Twp. 23 Rge. 2E
PROJECT Clover Valley Riding Center - U.U.P.

Ru1ac

Lake

Lake Emelia

Cherry Creek

Crest Drive

Clover Valley Road

Inwood

Green Shores Drive

Valley

Clover

Filmart

Wedge Pt

Drive

Long Lake Road

Sedgwick

Country Club Way

Drive

Fall by Circle

Drive

UUP 814

1414

Drive

Long

Summit Court

Land

Summit Court

6

5

7

12

7

13

18

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KITSAP COUNTY

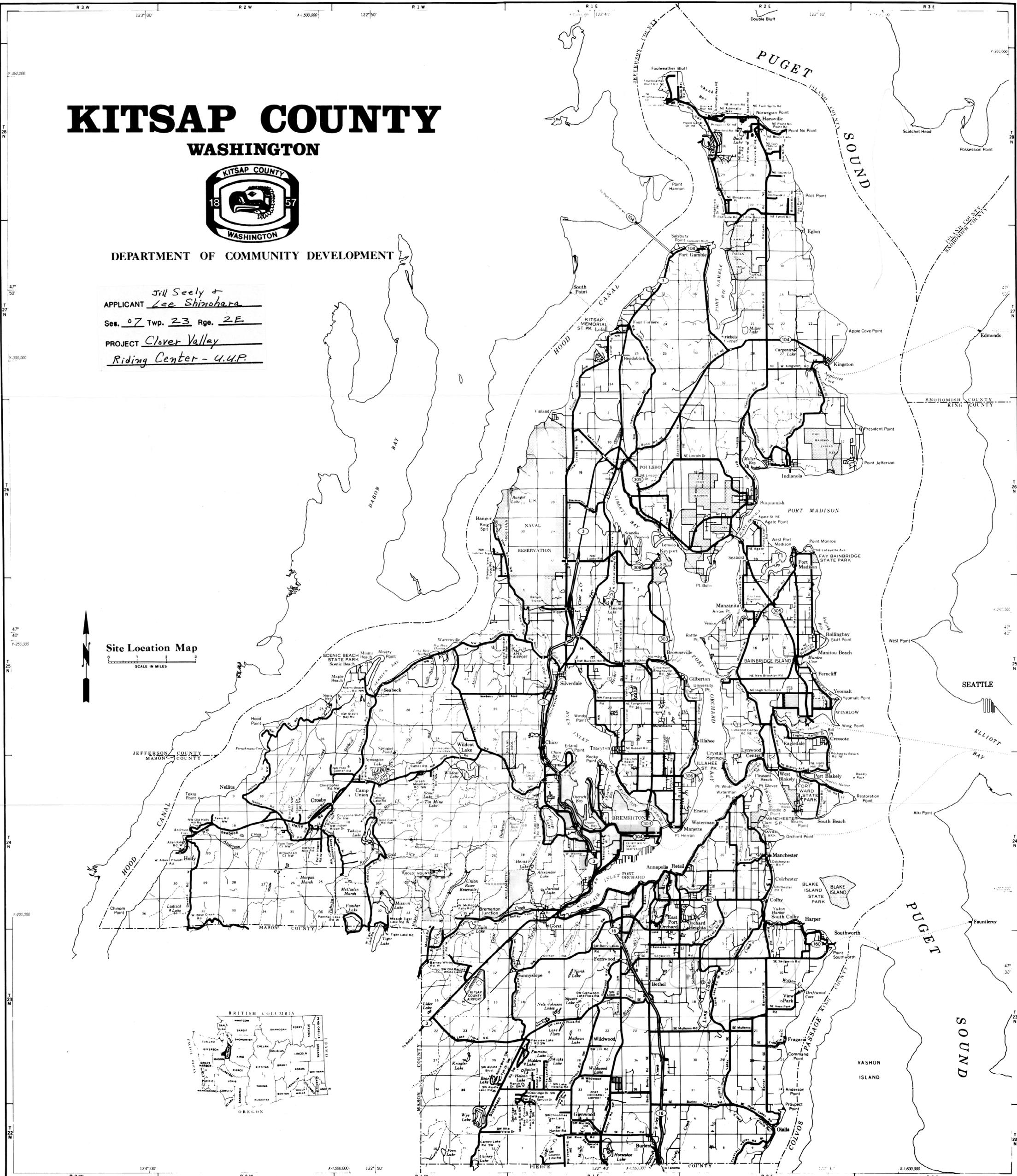
WASHINGTON



DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICANT Jill Seely & Lee Shinohara
Sec. 07 Twp. 23 Rge. 2E
PROJECT Clover Valley Riding Center - U.U.P.

Site Location Map



Clour Valley UUP

1. Bob Heins

DCD

- prev. came on in Feb but found site plan discrepancies
 - new site plan
- prev. staff report is unchanged
- prop. riding stable = boardy fence
- location
- RU 2.5
- same with w/ HO permit
- new applic on funding need UUP
- recommend approval
- p 6 SR - applicant proposes changes
- meets rural policies
 - supports rural, agric. uses
- conditions
 - #3 - mostly surface water quality
 - consistent w/ current operations

→ believes strict

2. Mike Estava

- hrs of oper. - 76 cond #4
 - wish to extend to 10:30 p.m.
 - important for after school lessons
- no lite or interference w/ surrounding properties
 - continuation of current practice

3. Jill Seely owner

- she's talked w/ neighbors and has never received complaints
- has been in operation 3 yrs

4.

A. BACKGROUND

1. Name of proposed project, if applicable:

CLOVER VALLEY RIDING CENTER

2. Name of applicant:

JILL SEELY & LEE SHINOHARA

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

~~5919~~ 5919 PHILLIPS ROAD SE PORT ORCHARD
JILL SEELY 876 7639 OR 876-7640
MIKE ESLAVA 895-4264

4. Date checklist prepared:

8/24/92

5. Agency requesting checklist:

KITSAP COUNTY

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

11/92

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.

NONE

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.

Building PERMITS FOR BARN/ARENA AND MOBILE HOME

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

SEE ITEM #9

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). *WE PLAN TO, TRAIN HORSES, AND RIDERS, WE ALSO PLAN FOR ON SITE BOARDING OF HORSES. OUR LOT SIZE IS 5 ACRES.*

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.

*5919 PHILLIPS ROAD SE PORT ORCHARD,
THE NORTH EAST CORNER OF PHILLIPS RD AND DONATO LN.*

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)?

10%

- 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.

SAND / GRAVEL

- 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.

NO

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or building)? ~~50%~~ 1-3%

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

PLEASE SEE ATTACHED (KITSAP COUNTY CONSERVATION DEPT.)
(DRAINAGE)

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.

NONE.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any. *N/A*

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, describe type and provide names. If appropriate state what stream or river it flows into.

NONE

2) Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

NO

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NONE

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example.. domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

3 BEDROOM, 2 BATH Mobil Home

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.

PLEASE SEE ATTACHED

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

N/A

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

N/A

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 plants: water lily eelgrass, milfoil, other
___ other types of vegetation

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

BRUSH AND STUMPS, FROM A PRE 80'S LOGGING.

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

N/A

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

N/A

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

N/A

Birds: hawk, heron, eagle, songbirds, other _____

Mammals: deer, bear, elk, beaver, other _____

Fish: bass, salmon, trout, herring, shellfish, other _____

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

N/A

c. Is the site part of a migration route? If so, explain.

N/A

d. Proposed measures to preserve or enhance wildlife, if any.

N/A

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

THERE IS ELECTRICITY TO THE BARN/AREA FOR LIGHTS.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

N/A

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

- 1) Describe special emergency services that might be required.

N/A

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

N/A

b. Noise

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

N/A

- 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.

N/A

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

N/A

8. Land and Shoreline Use

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

RURAL 2 1/2 ACRES 1 SINGLE FAMILY RESIDENCE

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

N/A

c. Describe any structures on the site.

1 - SINGLE FAMILY RESIDENCE (MOBILE HOME)
1 - BARN / ARENA

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

NONE

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

RURAL 2 1/2 ACRES

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

RURAL 2 1/2 ACRES.

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

N/A

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

N/A

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

0 persons

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

NONE

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

N/A

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

LEAVING ALL EVERGREEN TREES, MAINTAIN GREEN BELT / BUFFER 10'-15' AROUND THE BORDER OF THE PROJECT. ALL WOODEN FENCING, (GREEN BELT) BUFFER TO MAINTAIN SOIL STABILITY, THROUGHOUT THE PROJECT.

9. **Housing**

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

N/A

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

N/A

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

N/A

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

28' to the Highest PEAK.
THE BUILD IS A POLE BARN WITH METAL (PAINTED) WALLS AND ROOF.

- b. What views in the immediate vicinity would be altered or obstructed?

NONE

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

N/A

11. **Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NONE

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

NONE

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation

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

SUBJECT PROJECT IS FOR RECREATIONAL AND EDUCATIONAL PURPOSES.

- 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 / TRAINING.

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.

N/A

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

N/A

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

N/A

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.

PHILLIPS ROAD SE.

b. Is site currently served by public transit? If no, what is the approximate distance to the nearest transit stop?

N/A

c. How many parking spaces would the completed project have? How many would the project eliminate? 10-15 SPACES, NONE

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). NONE

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

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

6-15

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

N/A

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. N/A

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

N/A

16. Utilities

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

