



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-7181 FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com/dcd/

Larry Keeton, Director

NOTICE OF ADMINISTRATIVE DECISION

May 4, 2009

To: Interested Parties and Parties of Record

RE: Project Name: Above All Auto Sales
Application: Administrative Conditional Use Permit
File Number: LIS#07 50045

Enclosed is the Administrative Decision issued by the Kitsap County Department of Community Development (DCD) for the above referenced application.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER BEFORE THE CLOSE OF BUSINESS ON MAY 18, 2009.

Pursuant to the Kitsap County Land Use and Development Procedures, an appeal may be filed objecting to the Department's Decision. An appeal must be made in writing, and received by the Department of Community Development (DCD). At the time of filing the appeal, the appellant shall pay the sum of **five hundred dollars (\$500.00)**. This fee is non-refundable and subject to change. Make check payable to Kitsap County Department of Community Development (DCD).

The written appeal shall be made on, or attached to, an appeal form provided by DCD, and shall contain the following information.

1. The project name, project applicant, application type, and file number designated by the County;
2. The name, address, and signature of each appellant. If multiple parties file a single appeal, the appeal document shall designate, in writing, one party as the contact representative for all contact with the DCD Director and the Office of the Hearing Examiner. All contact between the County and the appellants regarding the appeal, including notices, shall be through this contact representative; and
3. A written statement of the specific aspect(s) of the Decision and/or SEPA determination being appealed, the reasons why each is in error

Notice of Administrative Decision – Above All Auto Sales – Administrative
Conditional Use Permit
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as a matter of fact or law, and the evidence relied upon to prove the error.

The complete application file will be available for review at the Department of Community Development, **Monday through Thursday, except holidays, from 10:00 a.m. to 3:45 p.m. by appointment only. To make an appointment, please call me at (360) 337-4487.**

If you have questions, please contact me at (360) 337-4487 or Jeff Smith at (360) 337-5777.

Sincerely,



Karen Ashcraft
Clerk of the Examiner

C: Carl Grutzeck, 5402 Blaisdell LN, Port Orchard, WA 98366
Thomas Nishimura, Nishimura Associates, LLC, 12737 Bel-Red RD #220,
Bellevue, WA 98005
Jim Harrison, Sound Consultants LLC, 1050 NE 120th PL, Kirkland, WA
98034
Marvin Dressen, 2068 Sedgwick RD SE, Port Orchard, WA 98366

Interested Parties:

Gordon Shaw, 16235 21st AVE SW, Seattle, WA 98166



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Larry Keeton, Director

STAFF REPORT

ADMINISTRATIVE DECISION

Date: May 1, 2009

Application Date: November 14, 2008

Project: Above All Auto Sales

Type of Application: Administrative Conditional Use Permit

Permit #: 07 50045

Request:

The proposal is for construction and operation of a pre-owned auto sales lot. The project will include paved off-street parking for the espresso stand, auto sales customers and parking of automobiles. The sales lot will be open seven days a week, 9:00 AM to 7:00 PM and with a total of three employees. The proposed commercial use will be limited auto sales and not include washing and or detailing of vehicles. The existing house/commercial building and the espresso stand will remain.

Project Location: The subject property is located at 2068 SE Sedgwick Road (SR-160) South Kitsap, Commissioner District #2.

Assessor's Account #: 122301-2-017-2001

Applicant:

Carl Grutzeck
5402 Blaisdell Lane
Port Orchard, WA 98366

Engineer:

Sound Consultants LLC
1050 NE 120th Place
Kirkland, WA 98034

Project Representative:

Thomas Nishimura
Nishimura Associates LLC
12737 Bel-Red Road #220
Bellevue, WA 98005

Owner of Record:

Marvin Dressen
2068 Sedgwick Rd. SE
Port Orchard, WA 98366

State Environmental Policy Act (SEPA) Status:

Pursuant to WAC 197-11-340, a Determination of Nonsignificance was signed by the Responsible Official on March 4, 2009.

SEPA Comments: The SEPA comment period previously occurred concurrent with the Notice of Application dated January 7, 2009.

1. Site development shall comply with all Washington State Department of

Transportation (WSDOT) frontage improvement requirements, as agreed upon by Kitsap County and WSDOT in consultation with the applicant.

2. Site development will be conditioned pursuant to KCC Title 12 (Stormwater) in order to mitigate storm water impacts.
3. The proposal occurs within a Category II Aquifer Recharge Area. Pursuant to KCC 19.600, automobile washing facilities, and auto body and engine repair work are prohibited on site unless approved through consultation with Kitsap County Department of Community Development, the Kitsap Health District, and the water purveyor. Submittal of a hydrogeological report may be required for such activities.

Physical Characteristics:

The subject property is rectangle shaped and approximately 1.42 acres fronting on the south side of Sedgwick Road (State Highway 160). The property contains a house formerly converted to chiropractor office, gravel off-street parking, an espresso stand, and grass and shrubs. Kitsap County resource maps show the hydric soils along the highway frontage and the entire property is within the Category-2 Recharge Area. A wetland consultant confirmed during land use review for the espresso stand that a wetland is not located on the site.

Comprehensive Plan Designation and Existing Zoning:

The property is designated as urban commercial and zoned Highway Tourist Commercial (HTC). *This zone serves the shopping and service needs for large sections of the county and provides visitor services and accommodations for both destination and en route travelers.* The following are requirements for the zone:

Minimum Density = 10 dwelling units/acre
 Maximum Density = 30 dwelling units/acre

Minimum Setbacks = 20 feet front yard
 = 10 feet side yard
 = 20 rear yard (abutting a residential zone)

Bethel Corridor Development Plan: The proposed project is located within the Bethel Corridor Development Plan area. The plan was adopted in August of 2000 as an amendment to Kitsap County Code (KCC) Title 17 Zoning. The corridor development plan coordinates land use, transportation, streetscape, elements of the environment, design to reduce traffic congestion and promote public health and safety. The Bethel Corridor Plan area is approximately 800-feet deep on both sides of SE Bethel Road from the city limits of Port Orchard to just south of SE Sedgwick Road.

Surrounding Land Use and Zoning:

Properties to the north, east are zoned HTC and the properties on the west and south side of the project site were recently annexed by the City of Port Orchard and were previously zoned HTC. Abutting properties to the west and south are undeveloped and property to the north includes a dental clinic and property to the east includes a single family home with out buildings.

Public Utilities and Public Services:

Water: West Sound Utility District
Power: Puget Sound Energy
Sewer: West Sound Utility District
Police: Kitsap County Sheriff
Fire: South Kitsap Fire and Rescue
Schools: South Kitsap School District

Transportation:

The County has designated Sedgwick Road (SR-160) as a minor arterial providing access to the Southworth ferry terminal and residential properties. The property is located along the highway where safety improvements are being constructed by the Washington State Department of Transportation (WSDOT). The State has coordinated with the property owner to acquire more rights-of-way along the property frontage for safety improvements and allow the use of the current access. Development Engineering has reviewed the transportation issues and issued conditions of approval April 22, 2009.

Stormwater:

The proposed commercial development is a major development that requires water quality control but not water quantity control. Road and parking surface grades will direct runoff to a stormwater conveyance system which will direct flows to a storm filter system which is a proprietary device. Discharge from this system will be directed to a riprap energy dissipater which discharges directly to an existing ditch. Development Engineering has reviewed and accepted the preliminary storm drainage plan concept for Above All Auto Center and issued conditions of approval date April 22, 2009.

Off-Street Parking and Loading:

The proposed auto sales lot will be patronized mainly by customers driving by the site. The applicant anticipates there will be a total of three employees for the auto sales lot and two employees for the espresso stand. The proposal is for two off-street parking spaces for the existing espresso stand, eight off-street parking spaces for customers and 26 spaces for vehicles for sale. The off-street parking and loading requirements for this application are reviewed for consistency with Off-street Parking and Loading, Chapter KCC 17.435. Pursuant to 17.435.030.B Other Uses, the Department is required to review the minimum off-street spaces to determine if there

are similar uses. The proposed use is not consistent with parking categories. The Department anticipates that the auto sales lot will generate a low volume of traffic and supports the applicant's proposal for eight spaces.

Policies and Regulations Applicable to the Subject Proposal:

Kitsap County Zoning Ordinance (February 15, 1999)

Road Standards, Title 11

Stormwater Drainage, Title 12

Zoning, Title 17, (February 15, 1999/ as amended)

- Chapter 110 Definitions
- Chapter 355 Commercial Zones
- Chapter 382 Density, Dimensions and Design
- Chapter 385 Landscaping
- Chapter 400 Land Use Review
- Chapter 420 Administrative Conditional Use Permit
- Chapter 435 Off-Street Parking and Loading
- Chapter 445 Signs
- Chapter 520 Appeals
- Chapter 525 Revocations of Permits or Variances

KCC, State Environmental Policy Act, Section 18.04

Critical Areas Ordinance, Title 19

Other Kitsap County Code relevant Provisions:

Chapter 12.10 Storm Water Permits

Chapter 20.04 Transportation Concurrency

Bethel Corridor Land use Standards (Bethel Corridor Plan Ordinance 247- 2000)

Section 010 General Provisions

Section 020 Site Design

Section 030 Parking

Section 040 Pedestrian Circulation

Section 050 Landscaping and Tree Retention

Section 060 Signs

Section 070 Environmental Protection

Section 080 Building Design

Kitsap County Land Use and Development Procedures Title 21, (May 18, 1998 and as amended)

Kitsap County Comprehensive Plan (May 7, 1998 and as amended)

The following polices from the Comprehensive Plan apply to the development proposal.

LU-75 Provide development standards that allow for attractive, intergrated, mixed use development within planned commecial centers to provide affordable housing and reduced auto trips.

LU-82 Encourage commercial areas to be compact to encourage pedestrian and non-motorized travel and transit use.

LU-83 Encourage mixed use development that contributes to a compact, pedestrian oriented land use pattern at selected locations within the urban area.

Project Analysis:

The proposal is for construction pre-owned auto sales lot and will not include car washing, a detail shop and automobile repair. The project will include paved off-street parking. The sales lot will be open seven days a week, 9:00 AM to 7:00 PM and with a total of three employees. Pursuant to KCC 17.381.040(B) Commercial and Mixed Use zones auto sales lots are a permitted use within the HTC zone, but required to be reviewed through KCC 17.420 Administrative Conditional Use Permit to evaluate compatibility with surrounding properties.

Administrative Conditional Use Permit Review

The Above All Auto Sales must meet the following requirements of Section 17.382.030 Design Standards. Staff comments are in italics.

Building Height, Buffering and Screening Modification

The director may increase or decrease landscaping, screening and setbacks to minimize conflicts. Landscaping will be required around the perimeter but screening the auto sales lot from the highway would be inconsistent with the operation of the business.

Comment: The abutting properties are also zoned commercial and should not require screening.

Exterior Lighting

If artificial outdoor lighting is necessary, the lighting should be arranged so that light is fully shielded from the side view and directed downward and away from adjacent residential properties.

Comment: Any artificial lighting should not impact adjacent residential development or create glare for the traveling public.

Screening of equipment, storage, and refuse areas

1. The roof-mounted HVAC equipment shall not be visible from abutting lots or roadways.

Comment: The applicant will use the existing structure and this requirement is not applicable.

2. Locate service areas, outdoor storage areas and intrusive features away from neighboring properties.

Comment: There is no outdoor storage areas proposed that would require screening the project from the public's view.

3. The proposed project will be required to comply with all county solid waste

standards and provide concurrence from Waste Management as part of the Site Development Activity Permit process.

4.

Comment: The Department expects that the project will generate little solidwaste and comply with solidwaste standards.

Access and Circulation

1. Safe pedestrian access and handicap access shall be required on-site from public rights-of-way to minimize pedestrian and vehicular conflicts.

Comment: Sidewalks are required within urban growth areas and is a critical element of the Bethel Corridor Development Plan, which is a land use, and multi-modal transportation plan. The subject property is located within a busy commercial corridor that includes low and high volume retail stores, and professional services. The property provides an important link for pedestrians. Safe pedestrian access is necessary along the property frontage to avoid an incidence of pedestrian and vehicular conflicts. WSDOT required sidewalks to be constructed based on County input and then later reversed this requirement. The Department is still requiring sidewalks to be constructed after safety improvements are completed by WSDOT, depending on the State's storm drainage design.

2. Development is limited to one ingress /egress per 300-lineal feet along a public arterial. Small parcels that provide less than 200 feet of road frontage shall be limited to one parking lane and exit.

Comment: WSDOT is responsible for issuing access permits on State rights-of-way and has granted access to the Above All Auto Center with the use of an existing approach onto SR-160. The property owner to the west and the City of Port Orchard has requested that the driveway be moved to the west property line.

It has been estimated that the chiropractic business produced 36 Average Daily Trips (ADT). The new car lot is estimated to only produce 30 ADT (30% are pass-by trips). The County supports the current driveway location because the auto sales lot and the espresso stand will produce lower traffic volumes. The Department recommends that WSDOT require the driveway be moved to the west property line when the property is developed with a more intensive commercial land use and becomes more economically feasible.

Signs permitted according to KCC Section 17.445.

The applicant is required to apply for sign permits in accordance KCC Section 17.445 Signs.

Comment: Pursuant to this Section, the project will be allowed up to 90 square feet of signage area per building face, single design and not to exceed 200 square feet per

site. Any proposed signage will be limited to the required sign areas above and reviewed for consistency with the Bethel Corridor Development Plan.

Off-street parking and loading per KCC Section 17.435.

See parking above.

Landscaping provided per KCC Section 17.385.

The KCC requires that a minimum of 15% of the total site area be landscaped to the standards in the titled section. A final landscape plan and irrigation plan will be required to be submitted with the Site Development Activity Permit.

Comment: The applicant estimates that 59% (36,450 SF) of the site is proposed to be landscaped. The landscape plan is required to comply with the standards from KCC Section 17.385.030 for installation and Maintenance for trees, shrubs, groundcover, and soil amendments. The landscaping should be installed prior to occupancy of the first phase of construction and plants should be maintained up to two years until they are established.

Bethel Corridor Land use Standards

The Bethel Corridor Development Plan includes development standards and policies addressing land use, design, environmental and transportation issues. Most of the development standards do not apply to this project because the project is less intensive than original commercial use and the applicant is not proposing a new building.

Section 030. Parking

Comment: Staff believes the project provides adequate off-street parking (see parking comments above). Bicycle parking is not applicable to this project due to the nature of the sales use and a significant amount of pass-by trips.

Section 040. Pedestrian Circulation

Comment: The construction of sidewalks along the property frontage assists in preventing potential pedestrian and vehicle conflicts.

Section 050. Landscaping and Tree Retention

The project is required to be consistent with the general landscaping provisions in KCC Chapter 17.385, Landscaping.

Comment: The commercial use will be limited to the front of the property. The site abuts HTC and the applicant is required to only install roadside and perimeter landscaping on the north portion of the property. The preliminary landscaping plan is consistent with this standard.

The standards require that parking-lots containing 20 stalls or more are required to have landscape islands with trees every six parking stalls. This standard is more appropriate to when a more intensive general commercial use is proposed.

Section 060. Signs

Comment: The applicant is required to comply with KCC Section 17.445 Signs KC. There exceptions to this section that include limiting signs to no more than 6 feet in height and reflect the architectural character of the building.

Public Comments:

The County, pursuant to KCC Title 21, Land Use, and Development Procedures, gave proper public notice. The Department has received comments from WSDOT, Gordon Shaw, the property owner on the west side of the property and Marvin Dressen current property owner of the subject property. Mr. Shaw’s comments, include illegal fill of a wetland, coffee stand compromises health and safety for ingress and egress onto Sedgwick Road, no provisions for storm drainage and well head protection extends over his property. Mr. Dressen comments include that he had conversations with the property owner and his representative concerning access being moved, notes that in Mr. Shaw’s property a 30-foot access easement to Sedgwick Road was approved on the west side of his property through a short plat (Short Plat File #755), WSDOT purchase of right-of-way and approved a commercial road approach at the current location, and moving the driveway would be financially prohibitive and adversely impact traffic circulation on the site and impact exposure of the proposed auto sales lot.

- County Health District: A letter dated April 28, 2009 recommends approval with conditions.
- County Development Engineering/ A memorandum dated April 22, 2009 recommends approval, subject to conditions.
- County Fire Prevention Bureau: Conditions of approval were made on December 10, 2008.
- Public Input: Gordon Shaw, 16235 21st Avenue SW, Seattle, WA 98166, Dale Severson, WSDOT, Olympic Region, Olympia, WA, Marvin Dreessen, 2068 SE Sedgwick Road, Port Orchard, WA 98366.

Site Plan Review Findings:

Staff has reviewed the Administrative Conditional Use Permit application for Above All Auto Sales against the requirements in KCC 17.382.030 Design Standards and satisfies the criteria set forth in KCC Section 17.420.040(A) Findings on each criterion are hereby made as follows:

1. As found above the proposal is consistent with the Industrial designation of the comprehensive plan.
2. The proposal complies with applicable requirements of Title 17 KCC, assuming compliance with conditions of approval.
3. The Above Auto Center in the HTC zone will not be materially detrimental to uses or property in the immediate vicinity which includes significant industrial uses.
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

Decision:

Based upon the above findings, the Administrative Conditional Use Permit request for Above All Auto Sales is **approved**, subject to the following conditions:

1. Comply with the Site Plan/Civil Construction Plan approval.
2. Lighting of the parking lot shall be the minimum necessary to provide security. Light shall be shielded and aimed from adjacent properties consistent with Section 17.455.110 Obnoxious Things of the KCC.
3. The existing and proposed commercial operations shall be subject to KCC Section 10.28 Noise Requirements.
4. A minimum of fifteen percent of the total site area shall be landscaped to the standards set forth in Chapter 17.385.
5. The applicant shall install landscaping consistent with the preliminary landscaping plan, prior to the construction permit being finalized for the SDAP. If landscaping cannot be installed prior to final approval of the civil site plan, the landscaping can be bonded for 150% of the cost of materials and labor.
6. The applicant shall construct a sidewalk along property frontage on SE Sedgwick Road (SR-160) after WSDOT completes the safety improvements, pending there is adequate space relative to the location of the ditch. The Department will grant a Temporary Occupancy Permit up to 6 months after improvements are completed to complete the construction of the sidewalk.
7. Land use approval is limited to the auto sales lot and that of the immediate vicinity proposed by the applicant. Any modifications or expansion of the project will be subject to further review pursuant to the requirements of the appropriate sections of the Kitsap County Code.

8. Pursuant to KCC 21.04, land use approval is valid for a period of up to three (3) years from the decision date.
9. Pursuant to Section KCC 17.421 Land Use Permit Binder, the applicant must record land use permit binder prior to initiation of any site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or building.

The applicant shall adhere to all requirements of the Kitsap County Health District that includes the following:

10. Well on property to be decommissioned to code.
11. Septic tank on property to be decommissioned to code, pump out report required.
12. West Sound Utility District will provide water to this site.
13. West Sound Utility District will provide Sewer to this site.
14. The Proposed lot will require a Building Clearance for Sewered Properties to be approved, prior to Building Permit Issuance.
15. Building Clearance Memo: 37279 for septic and well use has been rescinded.

The applicant shall adhere to all requirements of the Kitsap County Fire Marshal's Office that includes the following:

16. Fire flow is required if existing or new structures are over 3,600 square feet.
17. Access gate shall have an opening of 20' for emergency access. A Knox box or Knox over ride system for electric gate is required.

Development Engineering accepts the concepts contained in this preliminary submittal and requires the following conditions as an element of the land use approval:

GENERAL

18. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.

STORMWATER

19. The information provided demonstrates this proposal is a *Major Development* as defined in **Kitsap County Code Title 12**, and as such will require a Site Development Activity Permit (**SDAP**) from Development Engineering.

20. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with **Kitsap County Code Title 12** or as amended at the time of SDAP application. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
21. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Engineering for review and approval. The phasing plan shall, as a minimum, address the following items:
- Time tables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase.
 - The extent of drainage improvements to be installed during the various phases.
22. Any project that includes off site improvements that create additional impervious surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with **Kitsap County Code Title 12** or as amended at the time of SDAP application.
23. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
24. Kitsap County will not be responsible for any damage to any private roads, tracts, and/or easement areas that may occur during routine maintenance activities and that in Kitsap County's judgment occur, in whole or in part, because of any construction materials or techniques, or any maintenance materials or techniques. This includes, but is not limited to, damage to pavement or vegetated areas caused by maintenance trucks.

TRAFFIC AND ROADS

25. The property owners shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the face of the final plat map and the accepted construction plans. In addition, Development

Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.

- 26. Before SDAP acceptance, the applicant shall submit a set of drawings to the Washington State Department of Transportation for review. The applicant shall notify Development Engineering in writing when the plans have been submitted to WSDOT. Development Engineering shall coordinate with WSDOT to determine if WSDOT has any comments to the submittal. WSDOT point of contact is Dale Severson at (360) 357-2736:

Washington State Department of Transportation
 Development Review Attn: Dale Severson
 PO Box 47440
 Olympia, WA 98504-7440

- 27. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.

SOLID WASTE

- 28. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider (e.g. dumpster size and location) for the project. Pay particular attention to the access requirements of collection trucks. Provide documentation from the solid waste/recycling service provider that their requirements for this project have been met.
- 29. The SDAP submittal shall show that at least 150 square feet of exterior recyclable materials storage space for the project. Describe collection containers and show their locations, method for securing the enclosure gates in an open position and pad dimensions on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans.
- 30. If using a compactor, liquid wastes generated as a result of compaction must not discharge into the stormwater system per BKCBH Ordinance No. 1996-11, Section IV.2.a.

***(Attach Site Plan Here)**

This Administrative Decision issued on May 4, 2009. This Decision of the Director of the Kitsap County Department of Community Development may be appealed to the Kitsap County Hearing Examiner pursuant to Section 120 of the *Kitsap County Land Use and Development Procedures Ordinance (May 18, 1998)*. Appeals must be filed with the Department of Community Development by the close of business on MAY 18, 2009.

cc: Carl Grutzeck, 5402 Blaisdell Lane, Port Orchard, WA 98366
Jim Harrison, Sound Consultants LLC, 10509NE 120th Place, Kirkland, WA 98034
Thomas Nishimura, Nishimura Associates LLC, 12737 Bel-Red Road #220 Bellevue, WA 98005
Marvin Dressen, 2068 Sedgwick Rd. SE, Port Orchard, WA 98366
Washington State Department of Transportation
Interested Parties Gordon Shaw, 16235 21st Avenue SW, Seattle, WA 98166
Kitsap County Health District, MS-30
Kitsap County Parks & Recreation Dept., MS-6
Kitsap County Development Engineering / Public Works
DCD Staff Planner Jeff Smith
DCD Code Enforcement
Clerk of Hearing Examiner
DCD File
DCD Building Permit File

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