

Island County Hearing Examiner

EXHIBIT LOG

PERMIT # 131/19 SPR Whitney Kennel

PROPOSAL: Dog Kennel. Site is in or near a stream and steep slope buffer.

LOCATION: S8175-00-00009-0 & R23036-209-0540; 4630 Upper Harbor Road Freeland, WA

Tab 1 – Staff Report

1. Staff Report

Tab 2 – Site Data

2. Request for Comments; dated 4/15/19
3. ICGeo Map of Site
4. Property Details Sheet – Taxlot Information: dated 4/26/20

Tab 3 – Application & Revisions

5. Master Land Permit Application; received 4/12/19
 - a. Application for Site Plan Review; received 4/12/19
 - b. Cover letter from Mr. Whiney and Response to Site Plan Review Criteria; received 4/12/19
 - c. Kennel Operations Narrative
 - d. Lease of R23036-209-0540 between Julie Pecha and John and Else Whitney; received 4/12/19
 - e. Site Plan; received 4/12/19
 - f. Existing Landscaping Plan; received 4/12/19
 - g. Lighting Plan and Fire Suppression Plan; received 4/12/19
 - h. Sound Study; received 4/12/19
 - i. Visual Analysis (including pictures of the site) received 4/12/19
 - j. Soil Logs for S8175-00-00009-0 & R23036-209-0540; received 4/12/19
 - k. Septic System Asbuilt Certification; received 4/12/19
 - l. Water Availability Verification Application; dated 2/17/19
 - m. Solid Waste Management Plan; received 4/12/19
 - n. Drainage Report; received 4/12/19
 - o. Letter to John Whitney from Spencer Keane; re: waiving the Certificate of Transportation Concurrency requirement; dated 6/11/15
 - p. Support Letters from Neighbors
 - i. Map of where Property Owners Live; received 4/12/19
 - ii. Email to John Whitney from Paul Tschetter'; dated 4/23/19
 - iii. Memo from Robin Edgeman to Elsa and John Whitney; dated 2/20/19
 - iv. Email to Skymeadow Farm from Denise Clark; dated 6/16/18
 - v. Email to Skymeadow Farm from Christine Clapp; dated 06/11/18

- vi. Letter to Island County Planning Department from Betty Bartholomew dated 6/10/15
- q. Responses to Request for More Information from 354/17 SPR; received 4/12/19
- r. Responses to Request for More Information from 131/19 SPR; dated 7/10/19
- s. Email from John Whitney regarding the Noise Management Options; dated 11/15/15. (pulled from SPR 276/15)

Tab 4. – Notices

- 6. Affidavit of Posting the public notice sign; received 5/13/19
- 7. Affidavit of Mailing the public notice to Parties of Record and/or property owners within 300 feet of Parcel; from Patricia Shults; dated 4/18/19
- 8. Affidavit of Publication to Whidbey News Times/South Whidbey Record; dated 4/30/20 and attached supporting documents.

Tab 5 – Agency Comments/ Review letters

- 9. SPR 276/15 Staff Report
 - a. Affidavit of Mailing SPR 276/15; dated 1/4/16
 - b. Memo from Antea Hupfauer, Land Use Coordinator; dated 11/23/15
 - c. Memo from John Bertrand, Development Coordinator; dated 11/16/15
 - d. Email from John Clark, Associate Planner Code Enforcement; dated 12/7/15
- 10. Memo from Greg Goforth, Critical Areas Planner; dated 4/11/19
- 11. Memo from Bill Poss, Public Works Development Coordinator; dated 5/17/19
- 12. Memo from Tamra Patterson, Plans Examiner/Building Inspector; dated 5/15/19 including memos from Tamra Patterson; dated 9/24/15 and 10/31/17
- 13. Memo from Clea Barrenburg, Land Use Coordinator; dated 5/23/19
- 14. Memo from Clea Barrenburg, Land Use Coordinator; dated 5/31/19
- 15. Review Letter from Michelle Pezley to Larry Kwartsick; dated 6/13/19
- 16. Memo from Clea Barrenburg, Land Use Coordinator; dated 8/8/19
- 17. Memo from Bill Poss, Public Works Development Coordinator; dated 9/9/19
- 18. Island County Inadvertent Discovery Plan
- 19. Draft Home Industry Agreement

Tab 6 – Public Comments

- 20. Email from Jody Bone to Michele Pezley; dated 5/31/19
- 21. Letter from Duane Spangler to Michelle Pezley; dated 5/1/19 received 5/3/19 and attached request to be: Party of Record.
- 22. Email from Luther and Tricia Lund to Michelle Pezley dated 5/5/19, RE 131/19
- 23. Letter from Gerald and Ina Thorne received 5/6/19
- 24. Email from Baz Stevens dated 5/7/19, with attached letter; email from Baz Stevens dated 5/15/19, regarding 276/15 into the record; and email from Baz Stevens dated 4/23/19, request to be a Party of Record
- 25. Letters from Nadine Wilcox and Ken Wilcox dated 4/29/19; received 5/7/19 regarding 131/19
- 26. Letter from Gretchen Luxenberg and Leigh Smith dated 5/6/19; received 5/8/19 and attached email from Gretchen Luxenberg; dated 5/15/19
- 27. Email from James Rodman dated 5/8/19

28. Email from Fred Johnson dated 5/9/19
29. Email from George Dimoff dated 5/9/19
30. Email from Ralph and Connie Brotherton dated 5/10/19, with attached letter
31. Email from Sandra Towne dated 5/10/19, with attached letter
32. Email from Michele Guinn dated 5/13/19, with attached letter
33. Email from Melinda Gardiner dated 5/13/19
34. Email from Gherry Taylor dated 5/14/19
35. Email from Ranee Soundara dated 5/14/19
36. Email from Donna Taylor dated 5/14/19 and attached letters
37. Email from Rick Weiss dated 5/15/19
38. Letter from Gherry J Taylor received 5/16/19
39. Email from Baz Stevens dated 5/15/19 and attached Cease and Desist
40. Email from Baz Stevens dated 7/6/19
41. Email from Baz Stevens dated 7/11/19 and attached pictures

Tab 7 – Additional Exhibits

42. Staff Report Letter w/attached staff report and exhibit log; mailed to Agent, Applicant and all Parties of Record listed; mailed on May 8, 2020 via USPS and/or email.
43. Email from Baz Stevens dated 05/14/20 with attached Letter
44. Email from Sandra Towne date 05/14/20 with attached Letter, and (corrected copy – received May 18, 2020.
45. Timely and Reasonable Water Service flyer from DOH dated January 2017 – received May 18, 2020
46. Excerpt of Chapter 9.60 - Public Disturbance Noise Control and associated codes - received May 18, 2020
47. County-Wide Water Supplies Policy, Section VI - received May 18, 2020
48. Letter from Sky Meadow Farm – John Whitney to: Hearing Examiner – dated May 12, 2020 - received May 18, 2020
49. Email from Aneta Hupfauer to Skymeadow Farm dated March 4, 2020 – received May 18, 2020