



Hearing Examiner Agenda

THURSDAY, DECEMBER 17, 2020

Please click the link below to join the Hearing webinar:

<https://us02web.zoom.us/j/87505458479>

OR Join by Phone: 253-215-8782

Webinar ID: **875 0545 8479** Passcode: **201232**

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, DECEMBER 17, 2020 at 9:00 AM**

Per Governor Inslee's Open Public Meetings Act Proclamation Order, the Kitsap County Hearing Examiner will be holding all public hearings remotely until further noticed. Applicant(s), parties of record, public, and assigned planner(s) may link into the hearing through video conference, or telephonically through a call-in number. All interested persons are welcome to attend the hearing.

***Remote Access information/links** for each agenda item will be made available for public viewing and **can be found on the Department of Community Development's website, <https://spf.kitsapgov.com/dcd/Pages/HearingExaminer.aspx>** or requested by calling (360) 337-5777.

DCD strongly encourages submitting any comments, in writing, directly to the listed DCD Staff Planner. These comments will be provided to the Hearing Examiner and DCD for consideration and included as part of the official record. Please send comments as early as possible so they may be addressed appropriately in time for the hearing. Your patience during this unprecedented time is appreciated.

Hearing Start Time – 9:00 AM

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

AGENDA ITEM (A)

20-02837: Magnolia Forest Preschool Conditional Use Permit (CUP)

Project Description: Applicant proposes an outdoor forest preschool. The preschool will operate Monday through Friday; the morning session will be 9:00 am to 1:00 pm and an afternoon session from 1:30 pm to 4:00 pm. The morning session will be comprised of 2 groups and the afternoon session will be 1 group of students, each group consisting of 4 teachers and 18 students.

Project Location: 2558 NW Sherman Hill Rd, Poulsbo WA, North Kitsap

Applicant/Owner of Record: Kelsey & Stacy Marshall, Poulsbo, WA

Business Owner: Magnolia Fine Arts PlaySchool, LLC., Poulsbo, WA

DCD Staff Planner: Tasha Santos at (360) 337-5777.

AGENDA ITEM (B) ~~THIS ITEM HAS BEEN CANCELLED~~ 20-02458: Caratachea Zoning Variance (ZVAR)

~~**Project Description:** Applicant requests a 21-ft (42%) front setback variance to construct a single family residence in the Rural Residential Zone. The proposal is to place the home 29 ft from the front property line, rather than the required 50 ft, to avoid impacts to an onsite Category III wetland and its associated 60-ft buffer. Zoning variances greater than 25% are considered a Type III variance per KCC 21.04.~~

~~**Project Location:** 6472 Hilldale Rd, Port Orchard WA, South Kitsap
Applicant/Owner of Record: Charlie & Stephanie Combs, Olalla WA
DCD Staff Planner: Tasha Santos at (360) 337-5777.~~

AGENDA ITEM (C)

13-00165 & 13-00164: Port Gamble Redevelopment Plan – Performance Based Development Plat (PBD) & Shoreline Substantial Development Permit (SSDP)

Project Description: Applicant proposes an update the Master Plan, to allow redevelopment of the historic town of Port Gamble pursuant to Kitsap County Code (KCC) Title 17, including KCC 17.321 B.030 KCC, Port Gamble Rural Historic Town standards, through a Performance Based Development (PBD) and Preliminary Subdivision. The proposal includes a concurrent request for review of the following additional applications: Conditional Use Permit, Administrative Conditional Use Permit, Shoreline Substantial Development Permit, Site Development Activity Permit-Grading, and Technical Deviation to Kitsap County Road Standards. To help maintain historic character all development proposals are required to be reviewed through the Historic Town Development objectives listed in KCC 17.360C.020.

The stated proposal would preserve Port Gamble's historical resources, while providing additional residential, commercial, and retail development and updating services and amenities. The plan includes two redevelopment scenarios for the former mill site along the waterfront, with one preferred alternative. Kitsap County has designated Port Gamble as a Limited Area of More Intensive Rural Development (LAMIRD) and Rural Historic Town through the Comprehensive Plan, and Rural Historic Town portion of the Zoning Code. The proposed redevelopment plan includes approximately 319 acres of land area. Of that 319-acre area, approximately 114 acres lie within the LAMIRD. The project area includes a range of zoning designations, including: Rural Historic Town Residential, Commercial, and Waterfront; Rural Residential; and Rural Wooded. Seventeen wetlands and five streams have been identified within the project area, including Machias Creek, a fish-bearing stream.

Overall, the application proposes 151 lots for residential development of various types, 24 future development tracts for commercial, educational, other non-residential development, cottage and multi-family residential, and 57 tracts for parks, passive use or natural open space. A further breakdown of various uses follows:

Water access activities; Residential homes, including single-family and multi-family dwellings on a variety lot sizes: Single-family detached (112 units), Cottages (90 units), Townhomes (33 units); Commercial areas, including shops/retail, restaurants and lodging: General Commercial Space (156,090 sq-ft), Lodge/Hotel (100 rooms), Restaurant (5,000 sq-ft); Open space areas, including trails, parks and areas with native vegetation to remain undisturbed: Open Space (162.44 acres); Associated development/site improvements, including construction of public roads, sidewalks, sewer and water utilities, stormwater, and transportation facilities; Moderate intensity agriculture, including hops, vineyards, a greenhouse and nursery; Educational Campus/Industrial Uses (15,500 sq-ft); Off-street Parking Facilities; Future SR-104 Bypass and Large Onsite Sewage Disposal System (LOSS).

Project Location: Rural Historic Town of Port Gamble and surrounding area, including shorelines ("old mill site"), existing developed town area, and surrounding lands. Poulsbo WA, North Kitsap

Applicant/Owner of Record: Olympic Property Group, Attn: Linda Berry-Maraist, Poulsbo WA

Authorized Agent: Stephanie Foster, Poulsbo WA

Engineer: Triad Associates & David Evans and Associates, Inc., Woodinville WA

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

DCD Port Gamble Redevelopment Project Webpage:

https://www.kitsapgov.com/dcd/Pages/Port_Gamble_Redevelopment.aspx

The file(s) pertaining to the above case(s) are available for public viewing, by contacting the Department of Community Development by emailing: help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777 between the hours of 8:00 AM and 4:00 PM, Monday through Thursday or Friday from 9:00 AM to 1:00 PM.

If you have any questions regarding this appeal or project-specific issues, please contact the DCD Staff Planner indicated above.

If you have procedural questions about the public hearing process, please contact the Clerk to the Hearing Examiner emailing: help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777.

Kitsap County does not discriminate on the basis of disability. Individuals who require accommodations at the public hearing, or who require this information in a different format, should contact the ADA Coordinator at (360) 337-5777 (voice) or (TDD) (360) 337-7275 or (800) 816-2782. Please provide two weeks' notice for accommodations, if possible.

OFFICE OF THE KITSAP COUNTY HEARING EXAMINER

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