



Hearing Examiner Staff Report and Recommendation

Report Date: 3/16/2022
Hearing Date: 3/24/2022

Application Submittal Date: 5/4/2021
Application Complete Date: 5/28/2021

Project Name: Nordgren – Conditional Use Permit to construct an 800-square-foot Accessory Dwelling Unit

Type of Application: Conditional Use Permit (CUP)

Permit Number: 21-02500

Project Location

3492 Harper Hill Road SE
Port Orchard, WA
County Commissioner District 2

Assessor's Account

4810-000-008-0103

Applicant/Owner of Record

Michael & Dawnelle Nordgren
PO Box 4955
South Colby, WA 98384

Recommendation Summary

Approved subject to conditions listed under section 13 of this report.

VICINITY MAP



** This map is not a substitute for field survey **

1. Background

Michael and Dawnelle Nordgren (hereafter, “the Applicant”) propose to construct an 800-square-foot Accessory Dwelling Unit (ADU). Per Kitsap County Code (KCC) section 17.410.060.B.3.b, an ADU proposed outside of an Urban Growth Area (UGA) boundary requires a Conditional Use Permit (CUP). The project site is located outside of an UGA; therefore, a CUP approval is required.

The site is developed with a 1,693-square-foot single family home with an attached garage, paved driveway, and septic system. The ADU will use an existing driveway on the parcel and access easement south of the parcel which connects to Harper Hill Road. The ADU will have similar materials as the primary dwelling. Two separate onsite septic systems will serve the ADU and primary unit. The Manchester municipal water district will provide water to both units.

2. Project Request

The Applicant requests approval of a CUP to construct an 800 square foot ADU to be occupied by the applicant’s mother. The proposed ADU will use an existing connection to Manchester municipal water. There is an existing septic system on site. A new septic system will be installed to accommodate the proposed ADU. The ADU meets all applicable provisions applying to special uses per KCC section 17.410.060 as well as criteria for CUP approval per KCC section 17.550.030.A.

3. SEPA (State Environmental Policy Act)

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of a substantial environmental impact. If the impacts cannot be mitigated, an Environmental Impact Statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Non-Significance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to WAC 197-11-355, the Department of Community Development (DCD) used an optional DNS process for this project. The SEPA comment period previously occurred concurrent with the Notice of Application dated June 8, 2021 (see exhibit 13). The Department of Community Development issued a Determination of Non-Significance (DNS) on July 8, 2021 (see exhibit 14). The SEPA DNS listed an incorrect proponent and parcel number; however, the DNS lists the correct physical address of the site.

COMMENTS:

1. The proposal is conditioned to follow the requirements of KCC Title 17, Zoning, specifically all requirements for ADUs in KCC 17.410.060.B.3.
2. The project will be conditioned for stormwater controls pursuant to KCC Title 12 and critical areas per KCC Title 19 Critical Areas Code.

The SEPA appeal period expired July 22, 2021. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

According to the Kitsap County Assessor, the subject site is 1.2 acres. The central portion of the site is developed with the existing primary dwelling and driveway, the northeastern portion of the site is developed with the existing septic drainfield and reserve area. There are

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no mapped critical areas on site.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Residential Zone: Rural Residential	Standard	Proposed
Minimum Density	N/A	1 dwelling unit/1.2 acres, existing
Maximum Density	1 dwelling unit/5 acres	
Minimum Lot Size	5 acres	1.2 acres, existing
Maximum Lot Size	N/A	1.2 acres, existing
Minimum Lot Width	140 feet	348 feet, existing
Minimum Lot Depth	140 feet	150 feet, existing
Maximum Height	35 feet	One-story, <35 feet
Maximum Impervious Surface Coverage	N/A	9,521 square feet (18.2%)
Maximum Lot Coverage	N/A	N/A

Applicable footnotes:

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (South)	50 feet	73 feet
Side (East)	20 feet; 5 feet for accessory structures	100 feet
Side (West)	20 feet; 5 feet for accessory structures	140 feet
Rear (North)	20 feet; 5 feet for accessory structures	26 feet

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residence	Rural Residential (RR)
South	Single-family residence	Rural Residential (RR)
East	Single-family residence	Rural Residential (RR)
West	Single-family residence	Rural Residential (RR)

Table 4 - Public Utilities and Services

	Provider
Water	Manchester Water
Power	Puget Sound Energy

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Sewer	Septic
Police	Kitsap County Sheriff
Fire	South Kitsap Fire & Rescue
School	South Kitsap School District #402

5. Access

The subject site gains access via an access easement from Harper Hill Road Southeast, a County-maintained road, to the project site.

6. Site Design

See attached site plan. Please note, the site plan incorrectly displays the front setback from the east property line. The front setback is established based on legal access to the parcel from an access easement to the south. The ADU still meets the zoning district setback criteria when using the correct setbacks shown in Table 2 - Setback for zoning district.

7. Policies and Regulations Applicable to the Subject Proposal

The Growth Management Act of the State of Washington, RCW 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, adopted June 30, 2016 and amended in 2018 and 2020.

The following Comprehensive Plan goals and policies are most relevant to this application:

Land Use Goals and Policies

Land Use Policy 50

Limit the designed rural area to low residential densities that can be sustained by minimal infrastructure improvements, cause minimal environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service.

Land Use Policy 51

Permit residential uses in rural areas consistent with the planned rural character of the surrounding area.

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Land Use Policy 53

Outside of the Type III Limited Area of More Intensive Rural Development (LAMIRD), limit development only to that which serves rural residential or resource needs and does not draw population from Urban Growth Areas. This policy is implemented through Comprehensive Plan Land Use designation, zoning designation, and zoning code provisions.

Housing, Human Services Goals and Policies

Housing, Human Services Policy 5

Use regulatory strategies to incentivize and provide flexibility for development of affordable and special needs housing.

Housing, Human Services Policy 7

Adopt regulatory changes to allow non-traditional housing types.

Housing, Human Services Policy 11

Promote fair housing to ensure that all residents of Kitsap County have an equal and fair opportunity to obtain safe and sanitary housing suitable to their needs and financial resources, regardless of race, religion, gender, sexual orientation, age, national origin, family status, income, disability, or other protected class.

Housing, Human Services Policy 12

Identify and remove regulatory barriers and limits access to or the provision of a diverse affordable housing supply.

Housing, Human Services Policy 13

Identify and remove impediments to creating housing for harder to house populations.

Housing, Human Services Policy 14

Disperse affordable housing opportunities throughout the County.

The County’s development regulations are contained within the KCC. The following development regulations are most relevant to this application:

Code Reference	Subject
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

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8. Documents Consulted in the Analysis

A complete index of exhibits is located in the project file. To date, the index to the record consists of Exhibits 1-21.

Exhibit #	Document	Dated	Date Received
1	STAFF REPORT		
2	ADU Plans		05/26/2021
3	Authorization Form		05/26/2021
4	Building Site Application (BSA)		05/26/2021
5	Concurrency Test		05/26/2021
6	Site Plan		05/26/2021
7	Project Narrative		05/26/2021
8	Permit Questionnaire – Conditional Use Permit		05/26/2021
9	SEPA Environmental Checklist		05/26/2021
10	SFR Floor Plan		05/26/2021
11	SFR Photos		05/26/2021
12	Stormwater Worksheet		05/26/2021
13	Notice of Application	06/8/2021	
14	SEPA Determination of Non-Significance (DNS)	07/8/2021	
15	Septic Design	11/12/2021	01/18/2022
16	Corrections Response Letter	01/17/2022	01/18/2022
17	Notice of Public Hearing	03/09/2022	
18	Certification of Public Notice	03/10/2022	
19	Stormwater Conditions Memo	03/11/2022	
20	Staff Presentation		
21	Hearing Sign-In		

9. Public Outreach and Comments

A Notice of Application (Exhibit 13) was distributed pursuant to Title 21 land use and development procedures, which provided recipients with project information and an opportunity for public comment. No comments were received by the department.

10. Analysis

a. Planning/Zoning

Per KCC section 17.410.060.B.3, in order to encourage the provision of affordable and independent housing for a variety of households, an ADU may be located in residential zones, subject to the following criteria (*italicized*). Staff comments are provided below:

a. An ADU shall be allowed as a permitted use in those areas contained within an urban growth boundary;

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Staff Comment: The subject property is not located within the UGA.

b. An ADU shall be subject to a CUP in those areas outside an urban growth boundary;

Staff Comment: The subject property is located outside of an UGA. This application is a CUP for an ADU.

c. Only one ADU shall be allowed per lot;

Staff Comment: This application proposes only one ADU. There are no other ADUs present or proposed.

d. Owner of the property must reside in either the primary residence or the ADU.

Staff Comment: The owner currently resides in the existing single-family residence.

e. The ADU shall not exceed fifty percent of the square footage of the habitable area of primary residence or nine hundred square feet, whichever is smaller. Dimensions are determined by exterior measurements.

Staff Comment: The proposed ADU is 800 square feet. The existing residence is 1,693 square feet. Fifty percent of 1,693 square feet is 846.5 square feet, rounded to the nearest whole number of 847 square feet; therefore, the ADU is limited to 847 square feet (the smaller value).

f. The ADU shall be located within one hundred fifty feet of the primary residence or shall be the conversion of an existing detached structure (i.e., garage).

Staff Comment: The proposed single-family residence and the proposed ADU are approximately 10 feet apart, satisfying this requirement.

g. The ADU shall be designed to maintain the appearance of the primary residence.

Staff Comment: The single-family residence and the ADU are similar in appearance (Exhibit 2, Exhibit 5). The structure, and siding match the aesthetic of the existing house and garage.

h. All setback requirements for the zone in which the ADU is located shall apply;

Staff Comment: All setbacks required by the Rural Residential zone are met for the proposed ADU. Please see Table 2 – Setback for Zoning District.

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i. The ADU shall meet the applicable health district standards for water and sewage disposal;

Staff Comment: The Kitsap County Health District reviewed and approved the ADU (Exhibit 4).

j. No mobile homes or recreational vehicles shall be allowed as an ADU;

Staff Comment: There are no mobile homes or recreational vehicles present on the subject property or proposed in this application.

k. An ADU shall use the same side street entrance as the primary residence and shall provide additional off-street parking; and

Staff Comment: The submitted site plan (Exhibit 6) shows the proposed ADU will use the existing driveway utilized by the single-family residence. The driveway will provide an additional off-street parking space.

l. An ADU is not permitted on the same lot where an accessory living quarters exists.

Staff Comment: There are no present nor proposed accessory living quarters. Please see the single-family residence floor plan (Exhibit 10).

b. Lighting

Lighting was not analyzed as part of this proposal.

c. Off-Street Parking

The proposal includes one additional parking space for the ADU.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single-Family (attached or detached)	1 additional space for accessory dwelling units.	1	1
Total	1	1	1

d. Signage

No signage is proposed or required.

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e. Landscaping

Per KCC 17.500.010, single-family lots are exempt from landscaping requirements.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft.) 15% of Site	NA	NA
Required Buffer(s)		
North	NA	NA
South	NA	NA
East	NA	NA
West	NA	NA
Street Trees	NA	NA

f. Frontage Improvements

Not applicable; there are no frontage improvement requirements for an ADU. However, there are access requirements that limit access to one road approach off a County road. This is addressed below under the access heading.

g. Design Districts/Requirements

Not applicable; the subject property is not located within a design district.

h. Development Engineering/Stormwater

Development Services and Engineering reviewed the land use proposal and finds the concept supportable in its approach to civil site development. Development Services and Engineering accepts the concepts contained in this preliminary submittal, with conditions (Section 13 of this report).

i. Environmental

The request is for approval of a CUP to build an 800-square-foot ADU. There are no environmental concerns or conditions for this proposal.

j. Access, Traffic and Roads

Development Services and Engineering reviewed the proposal for compliance with traffic and road standards and recommended approval, with conditions (Section 13 of this report).

k. Fire Safety

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The Kitsap County Fire Marshall’s Office reviewed and approved the proposal with the condition that the ADU be equipped with an automatic fire sprinkler system to satisfy access and safety requirements.

l. Solid Waste

The proposed ADU will use the same solid waste services as the existing single-family residence.

m. Water/Sewer

The application included an approved Building Site Application that shows approval for water and sewer from Kitsap County’s Health Department (Exhibit 4). Potable water will be provided by municipal water; sanitary sewage disposal is proposed to be provided by an on-site septic system.

n. Kitsap Public Health District

Kitsap County Health District as reviewed and approved the proposal with no conditions.

11. Review Authority

The Hearing Examiner has review authority for this CUP application under KCC 17.550.020 and 21.04.100. The Hearing Examiner may approve, approve with conditions, or deny a CUP. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make the proper decision. The powers of the Hearing Examiner are in KCC 2.10.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of KCC and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
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.

13. Recommendation

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Based upon the analysis above and the decision criteria found in KCC 17.550.030.A, the DCD recommends an **approval** of the CUP request to construct an 800-square-foot ADU, subject to the following conditions:

a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. The ADU is subject to the payment of impact fees. Impact fees must be paid at time of permit issuance, or if deferred, must be paid prior to final inspection. No certificate of occupancy will be granted until all impact fees are paid.
3. Any proposed modification (not including cosmetic work such as painting, papering and similar finish work), remodel or expansion of the ADU building, regardless of whether a building permit is required, shall be reviewed by the DCD and granted approval prior to such modification, expansion, construction and/or issuance of a building permit.
4. Only one ADU shall be permitted on the subject property.
5. The owner of the property must reside in either the primary residence or the ADU and only one of the structures may be rented at any one time.
6. The ADU's habitable area shall not exceed 50% of the primary residence or 900 square feet, whichever is smaller. The proposed size of the ADU is 800 square feet (Exhibit 2). Any future expansion of the ADU will require a building permit and would have to comply with all code requirements in place at the time of the new building permit application.
7. The ADU shall be located within 150 feet of the primary residence.
8. The ADU shall be designed to maintain the appearance of the primary residence.
9. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
10. No mobile home or recreational vehicle shall be allowed as an ADU.
11. The ADU shall use the same side street entrance as the primary residence and shall provide one additional off-street parking space.
12. An Accessory Living Quarters (ALQ) or Guest House (GH) is not permitted on the same lot unless the ADU is removed and the ALQ or GH complies with all requirements imposed by the KCC.
13. A property with a primary residence and an ADU cannot be segregated to create two separate legal lots unless it complies with all subdivision, zoning and density requirements in place at the time of a complete subdivision application.
14. The ADU cannot be sold separately from the primary residence unless it has legally been segregated onto its own lot.
15. Required building permits shall include construction plans and profiles for all new or revised roads, driveways, storm drainage facilities and appurtenances. No construction shall be started prior to said plan acceptance.
16. New and/or replaced hard surfaces do not exceed the 2,000 square foot

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threshold; nor does the project exceed 7,000 square feet of disturbed area. While a formal plan is not required, the applicant must consider all elements required of a stormwater pollution prevention plan and make allowances for managing erosion and sediment discharge on site. Per KCC Title 12, if the project exceeds either of the thresholds noted above, then additional review for stormwater management will be required via subsequent permit application.

17. If the project proposal is modified from that shown on the submitted site plan accepted for review May 26, 2021, Development Services and Engineering will require additional review and potentially new conditions.
18. At the time of building permit application, submit an Application for Concurrency Test (KCPW Form 1601) as required by KCC 20.04.030 Transportation Concurrency. The KCPW 1601 form reserves road capacity for the project.
19. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process (or building permit if no SDAP is required). The need for and scope of bonding will be determined at that time.
20. The recipient of any CUP shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of, and agreement to, abide by the terms and conditions of the CUP and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the DCD at the applicant's expense.
21. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the KCC. Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
22. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such

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development or activities into compliance.

- 23. The decision set forth herein is based upon representations made and exhibits contained in the project application. Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
- 24. This CUP approval shall automatically become void if no development permit application is accepted as complete by the DCD within four years of the Notice of Decision date or the resolution of any appeals.
- 25. Any violation of the conditions of approval shall be grounds to initiate revocation of this CUP.

b. Fire Safety

- 1. The ADU shall be equipped with an automatic fire sprinkler system to satisfy access and safety requirements.

c. Solid Waste

N/A

d. Kitsap Public Health District

See Exhibit 4.

Report prepared by:



Darren Gurnee, Staff Planner / Project Lead

3/16/2022
Date

Report approved by:



Scott Diener, DSE Manager

3/16/2022
Date

Attachments:

- Attachment A – Site Plan
- Attachment B – Zoning Map

CC: Applicant/Owner: mjnordgren@wavecable.com
Authorized Agent: angelaybutts@icloud.com

Commonly Used Acronyms:

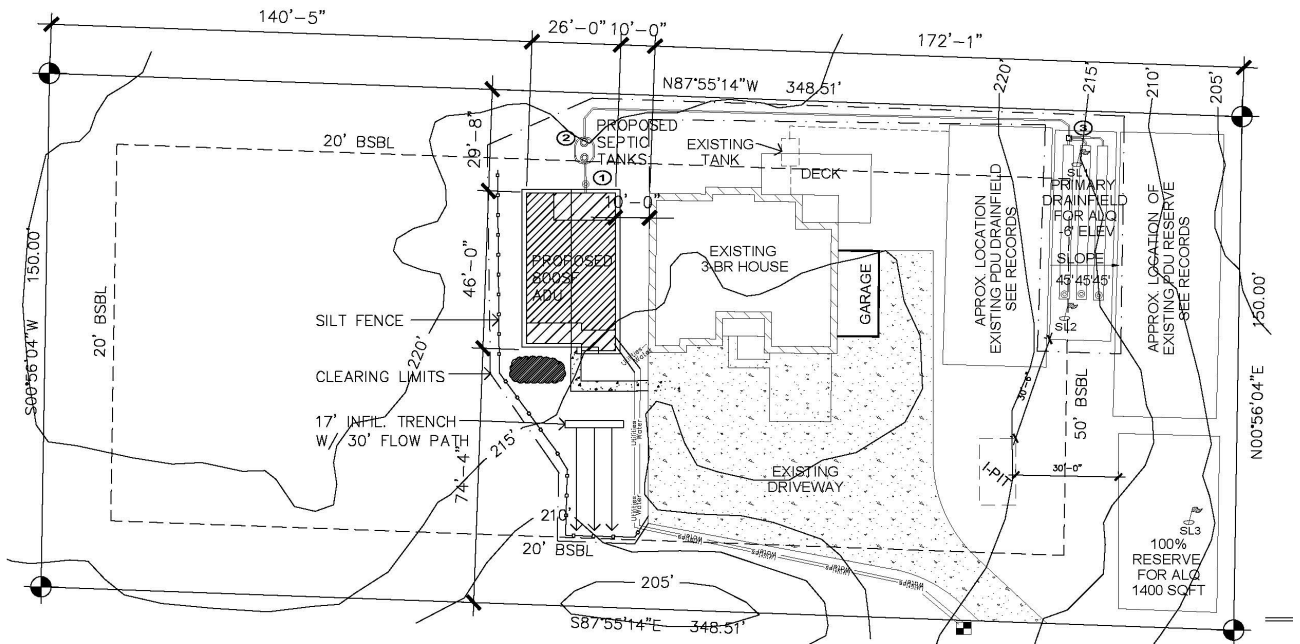
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Kitsap County Health District, MS-30
Kitsap County Public Works Dept, MS-26
DCD Staff Planner: Darren Gurnee
DCD File
DCD Building Permit File

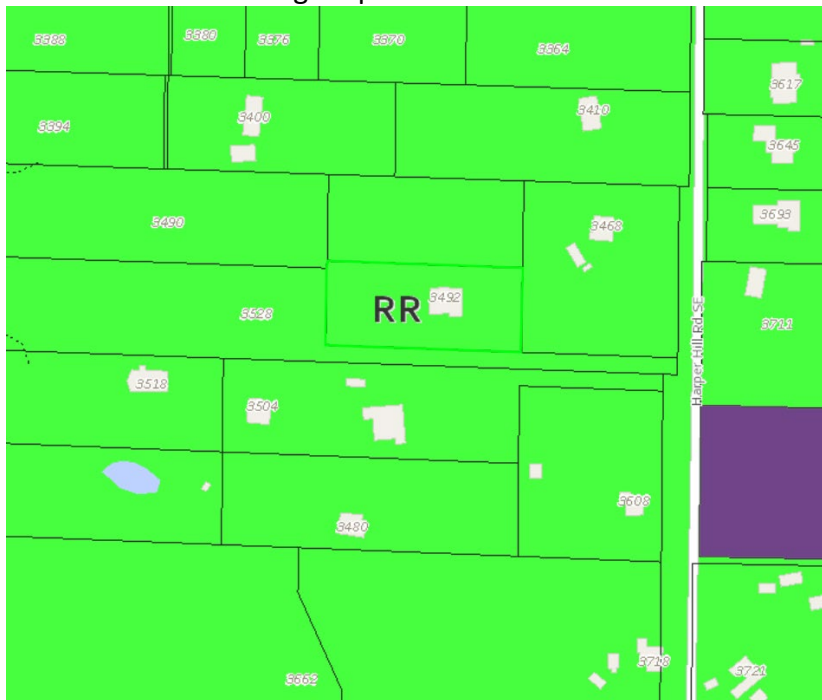
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Attachment A - Site Plan



Attachment B – Zoning Map



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