



Hearing Examiner Agenda

THURSDAY, APRIL 9, 2020

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, APRIL 9th 2020 at 9:00 A.M.** at the Board of County Commissioners Chambers, Administration Building, 619 Division Street, Port Orchard, WA at the times set forth or as soon thereafter as possible. Staff reports will be available for public inspection seven days prior to the meeting, at the Department of Community Development.

PLEASE NOTE: The Department of Community Development (DCD) is currently closed to the public during normal business hours due to Covid19 containment and mitigation measures. However, to support our local economy, and encourage public input while protecting the safety of the public and county personnel, DCD will still be holding public hearings for proposed Type 3 development projects scheduled before the Hearing Examiner. Limited DCD Staff and the Hearing Examiner will be physically present while other staff may attend via audio/video link.

Consistent with federal and state guidance, DCD will require minimum safe social distances be met and all attendees are encouraged to do the same. DCD will also enforce guidance of no more than 10 people gathered in one location and sanitation guidelines from the US Centers for Disease Control and Prevention will be encouraged.

Under the state's Open Public Meetings Act (OPMA), RCW 42.30, the public may attend these hearings – however, in lieu of attending, **DCD strongly encourages submitting any comments, in writing, directly to the listed Project Lead or to the Clerk of the Hearing Examiner at awalston@co.kitsap.wa.us. 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 that they may be addressed appropriately in time for the hearing. Your patience during this unprecedented time is appreciated.

Hearing Start Time - 9:00 A.M.

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)

19-05227: Surly Crab ADU, Conditional Use Permit-Accessory Dwelling Unit (CUP-ADU)

Project Description: Applicant proposes to construct a 750 square foot accessory dwelling unit. The property is developed with an existing single-family residence with 1,346 square feet of habitable area. ADU size is based on 50% of the habitable area of the single-family residence. However, Kitsap County has a building permit, #19-05212 to expand the existing single-family residence to 3,900 square feet. The subject

19-05227 Surly Crab CUP-ADU
19-05106 & 19-05107 Ward PSP & SSDP
19-05611 Fournier-Sidhu SVAR
19-06024 Bouma CUP-ADU

2

property is located on the shoreline on Hood Canal. The proposed ADU is located outside the 200' shoreline jurisdiction.

Project Location: 8695 Sunset Lane NW, Seabeck WA

Owner of Record: Scott Lynes, Seattle WA

Applicant: Lauren Rist, Eerkes Architects

Authorized Agent: Fradkin Fine Construction

Project Engineer: Browne Wheeler Engineers Inc.

DCD Staff Planner: Katharine Shaffer at (360) 337-5777.

THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. The SEPA appeal date expired 03/16/2020.

AGENDA ITEM (B)

19-05106 & 19-05107: Ward Preliminary Short Plat (P-SP) & Shoreline Substantial Development Permit (SSDP)

Project Description: Applicant proposes to subdivide an existing 1.22-acre waterfront parcel into two newly created lots. The subject property is zoned Keyport Low Residential (KVLR) which allows for a maximum density of two dwelling units per acre. The subject property is a shoreline parcel that abuts Puget Sound to the north. Kitsap County Code 22.200.100.A.5 defines the Shoreline Jurisdiction as "Shorelands adjacent to these water bodies, typically within 200 feet of the ordinary high-water mark (OHWM)." Because the application will result in a newly created lot within the shoreline jurisdiction, the shoreline substantial development permit (SSDP) is required. The SSDP will be reviewed concurrently with the preliminary short plat.

Project Location: 15490 Cove Point Ln NE, Keyport WA

Owner of Record: Jason and Claire Ward, Keyport WA

Applicant/Authorized Agent: Gavin Oaks w/Adams, Goldsworthy Oak Land Surveyors, Poulsbo WA

DCD Staff Planner: Katharine Shaffer at (360) 337-5777.

THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. The SEPA appeal date expired 03/06/2020.

AGENDA ITEM (C)

19-05611 Fournier-Sidhu Shoreline Buffer Reduction, Shoreline Variance (SVAR)

Project Description: Applicant proposes to reduce the standard shoreline buffer from 130' to 20'. The subject parcel is 0.27 and constrained. The parcel also includes a wetland buffer reduction from 60' to a 20' buffer. Because the Shoreline Master Program adopts the Title 19, Critical Area Ordinance, by reference, the buffer reduction for the wetland can be reviewed with the Shoreline Variance application.

Project Location: 13731 NW Coho Run, Bremerton WA

Applicant/Owner of Record: Jake and Jaimie Fournier, University Place WA

Engineer: Alternative Designs, South Colby WA

DCD Staff Planner: Katharine Shaffer at (360) 337-5777.

19-05227 Surly Crab CUP-ADU
19-05106 & 19-05107 Ward PSP & SSDP
19-05611 Fournier-Sidhu SVAR
19-06024 Bouma CUP-ADU

3

THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. The SEPA appeal date expired 03/16/2020.

AGENDA ITEM (D)

19-02064: Bouma Conditional Use Permit-Accessory Dwelling Unit (CUP-ADU)

Project Description: Applicant has requested a Conditional Use Permit to construct a 900 square foot accessory dwelling unit (ADU) for the owners parents. The ADU will be served by an on-site 2-party well and on-site septic system.

Project Location: 20366 Noll Road NE, Poulsbo, WA

Applicant/Owner of Record: Joshua V & Ginger M Bouma, Poulsbo, WA

Authorized Agent: Ron Thomas, Poulsbo WA

DCD Staff Planner: Meg Sands at (360) 337-5777.

THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. The SEPA appeal date expires 03/26/2020.

The file(s) pertaining to the above case(s) are available for public inspection, by contacting the Department of Community Development at the Administration Building, 619 Division Street, Port Orchard, between the hours of 8:00 AM and 4:00 PM, Monday through Thursday and Friday from 9:00 AM to 1:00 PM by appointment only. You may make an request by calling the Clerk to the Hearing Examiner at (360) 337-5777.

If you have any questions regarding project proposals or project-specific issues, please contact the Department of Community Development Staff indicated above. If you have procedural questions about the public hearings process, please contact the Clerk to the Hearing Examiner at (360) 337-5777. All Interested persons are welcome to attend the public hearing.

You may submit your comments in writing seven (7) days prior to or at the hearing. You may send these comments through the mail, e-mail or fax (360) 337-4925, attention: Clerk to the Hearing Examiner.

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

<https://spf.kitsapgov.com/dcd/Pages/HearingExaminer.aspx>