



## Hearing Examiner Staff Report and Recommendation

**Report Date:** July 17, 2019  
**Hearing Date:** July 25, 2019

**Application Submittal Date:** March 4, 2019  
**Application Complete Date:** May 3, 2019

**Project Name:** Brazeau Accessory Dwelling Unit (ADU)  
**Type of Application:** Conditional Use Permit (CUP)  
**Permit Number:** 19-00873

### Project Location

6106 NE State Hwy 104  
Kingston, WA 98346  
North Kitsap County  
Commissioner District 1

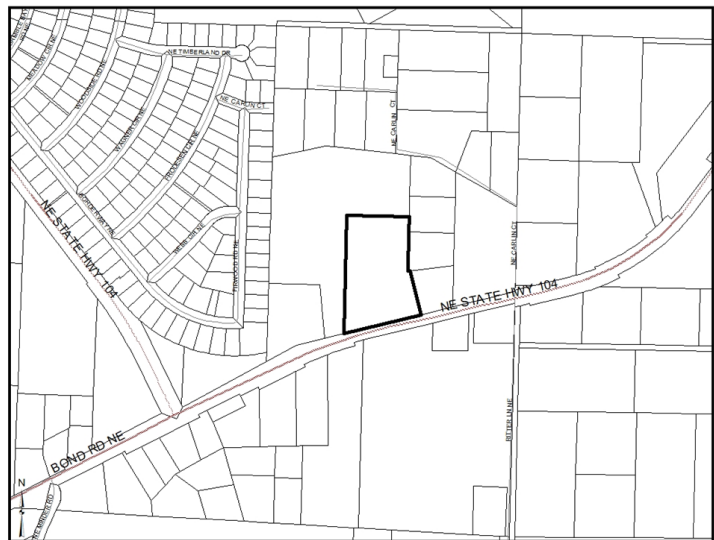
**Assessor's Account #**  
292702-1-007-2001

### Applicant/Owner of Record

**Applicant:**  
Richard Moore  
230 E Hillside Dr.  
Belfair, WA 98528

**Owner:**  
Bernard & Coleen Brazeau  
PO Box 981  
Kingston, WA 98346

### VICINITY MAP



### Recommendation Summary

Approved subject to 25 conditions listed under section 13 of this report.

#### 1. Background

The Department of Community Development has reviewed the applicant's Conditional Use Permit (CUP) to install an 887 square foot manufactured home for use as an accessory dwelling unit (ADU). According to the Assessor's records, the subject property is developed with an existing 3,744 square foot single-family residence (SFR) built in 1957, a 1,600 square foot general purpose building (shop) built in 1980, and a 546 square foot carport built in 1985 (Exhibit 26). The applicant has applied for a building permit (BP) for the ADU, BP 19-00770, which is awaiting the outcome of the CUP. The 4.99-acre parcel is zoned Rural Residential

(RR) and located at 6106 NE State Hwy 104 in Kingston. The property is served by an on-site 2-party well and septic system.

**2. Project Request**

The request is for an 887 square foot manufactured home to be installed on the property for use as an ADU. The ADU will be served by an on-site 2-party well and on-site septic system.

**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 "major" environmental impacts. 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 Nonsignificance (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 optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated May 10, 2019 (Exhibit 13). A Determination of Nonsignificance (DNS) was issued on June 28, 2019 (Exhibit 17).

The SEPA appeal period expired July 12, 2019. No appeals were filed; therefore, the SEPA determination is final.

**4. Physical Characteristics**

The nearly rectangular parcel is just under 5 acres, developed with a SFR and several accessory buildings. The property has typical residential landscaping especially in the area of development. The northern third and along the east side of the parcel there is a stand of predominately evergreen trees that provide screening. The property is characterized by gently rolling topography sloping slightly west to east.

**Table 1 - Comprehensive Plan Designation and Zoning**

Comprehensive Plan: Rural Residential (RR) Zone: Rural Residential	Standard	Proposed
Minimum Density	Not Applicable (NA)	NA

Maximum Density	1 dwelling unit (DU)/5 acres	
Minimum Lot Size	5 acres for newly created lots	Property is an existing legal lot, 4.99 acres
Maximum Lot Size	NA	
Minimum Lot Width	140	NA, existing
Minimum Lot Depth	140	NA, existing
Maximum Height	35 feet	1-story, <35 feet
Maximum Impervious Surface Coverage	NA	
Maximum Lot Coverage	NA	

Applicable footnotes: none

**Table 2 - Setback for Zoning District**

	Standard	Proposed
Front (South)	50 feet	88 feet
Side (East)	20-feet, 5 feet for accessory structure, ADU = 5 feet	35 feet
Side (West)	20-feet, 5 feet for accessory structure, ADU = 5 feet	Over 250 feet
Rear (North)	20 feet, 5 feet for accessory structure, ADU = 5 feet	Over 400 feet

Applicable footnotes: Footnote 29 "One-hundred-foot setback required for single-family buildings abutting FRL or RW zones".

*Staff Comment: The subject property does not abut a FLR or RW zone.*

**Table 3 - Surrounding Land Use and Zoning**

Surrounding Property	Land Use	Zoning
North	Single-family residences	Rural Residential (RR)
South	Industrial activities, Warehouses, and Single-family residences	Rural Employment Center (REC)
East	Single-family residences	Rural Residential (RR)
West	Single-family residences	Rural Residential (RR)

**Table 4 - Public Utilities and Services**

	Provider
Water	On-site 2-party well
Power	Puget Sound Energy
Sewer	On-site septic system

Police	Kitsap County Sheriff
Fire	North Kitsap Fire & Rescue
School	North Kitsap School District #400

**5. Access**

Access to the site is via NE State Hwy 104, which is classified as a Rural Principal Arterial, a paved highway maintained by the Washington State Department of Transportation (WSDOT).

**6. Site Design**

The acreage parcel is developed with an existing residence and associated residential buildings including a carport and shop. The proposed 887 square foot ADU will be a single-story manufactured home. There will be additional parking for 2 vehicles next to the ADU. The property has typical residential landscaping especially in the area of development. The northern third and along the east side of the parcel there is a stand of predominately evergreen trees that provide screening.

**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

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

*Land Use Policy 50*

*Limit the designated 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.*

*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 designations, zoning designations, and zoning code provisions.*

*Housing and Human Services Policy 5*

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

*Housing and Human Services Policy 7*

*Adopt regulatory changes to allow non-traditional housing types.*

*Housing and 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 and Human Services Policy 12*

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

*Housing and Human Services Policy 14*

*Disperse affordable housing opportunities throughout the County.*

The County's development regulations are contained within the Kitsap County Code. The following development regulations are most relevant to this application:

Code Reference	Subject
Title 12	Storm Water Drainage
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

**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 1-26.

Exhibit #	Document	Dated	Date Received
9	CUP - ADU Application		04.30.2019
5	Concurrency Test		03.11.2019
3	Elevations - ADU		03.11.2019
2	Elevations - SFR		03.11.2019
4	Floor Plans - ADU		03.11.2019
24	Floor Plans, Revised - SFR		03.11.2019
16	Health District Building Site Application (BSA)		03.14.2019
1	Narrative		03.11.2019
10	Site Plan - Revised		04.30.2019
6	State Environmental Policy Act (SEPA)		03.11.2019
7	Stormwater Worksheet		03.11.2019
11	WSDOT Access Connection Permit		04.30.2019
14	WSDOT Access Severson Email		05.15.2019

**9. Public Outreach and Comments**

No written comments received to date.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.

Issue Ref. No.	Issue	Staff Response

**10. Analysis**

**a. Planning/Zoning**

An accessory dwelling unit within the RR zone requires a Conditional Use Permit as specified in Kitsap County Code (KCC) 17.410.042(A) Rural, resource, and urban residential zones use table subject to footnote 1. Footnote 1 indicates an ADU is subject to compliance with Section 17.410.060 Provisions applying to special uses.

**Accessory Dwelling Unit (ADU) Standards**

An ADU is required to meet the provisions and requirements outlined in KCC 17.410.060(B)(3) – Provisions applying to special uses; Accessory Dwelling Unit (ADU).

In order to encourage the provision of affordable and independent housing for a variety of households, an accessory dwelling unit may be located in residential zones. Criteria from KCC 17.410.060(B)(3) are listed below, with a staff response of the individual standard immediately following:

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

*Staff Response: The proposed ADU is not within an urban growth boundary. Therefore, the ADU cannot be permitted in conjunction with a building permit as an outright use. Land use approval is required for this ADU.*

- b. An ADU shall be subject to a conditional use permit in those areas outside an urban growth boundary.

*Staff Response: The subject property is outside an urban growth boundary. As a result, the applicant has applied for and is requesting approval of a conditional use permit as required by the KCC.*

- c. Only one ADU shall be allowed per lot.

*Staff Response: Only one ADU is proposed for the subject lot. The applicant has submitted a building permit, 19-00770, for the ADU.*

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

*Staff Response: The owners of the property, Bernard & Coleen Brazeau, currently reside in the single-family residence located on the subject property. Coleen Brazeau's parents, Joe and Cathy Kiernan, plan to live in the ADU after it is installed.*

- e. The ADU shall not exceed fifty percent of the square footage of the habitable area of primary residence or 900 square feet, whichever is smaller. Dimensions are determined by exterior measurements.

*Staff Response: According to the Assessor's records, the primary residence was built in 1957, includes 3 floors totaling 3,744 square feet and the finished or habitable area is over 2,300 square feet. The revised floor plan is consistent with that information, refer to Exhibit 24. Therefore, the ADU is limited to no more than 900 square feet. The ADU floor plan measures 887 square feet; exterior measurements are 23 feet 4 inches by 38 feet. The proposed ADU will be in compliance with the size requirement.*

- f. The ADU shall be located within 150 feet of the primary residence or shall be the conversion of an existing detached structure (i.e., garage).

*Staff Response: The ADU building is proposed to be located approximately 150 feet from the primary residence (Exhibit 10). Careful planning will be required when the foundation is set to ensure the ADU is located within 150 feet of the primary residence.*

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

*Staff Response: The primary residence and ADU are planned to be similar in appearance. Both buildings will have a pitched, composite-shingle roof, lap horizontal siding, open pane windows, and both residences will be painted to match, gray body color and white trim (Exhibits 1, 9).*

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

*Staff Response: The front yard setback, along the south property line and NE State Hwy 104 is shown as 88 feet. The east side yard setback is shown as 35 feet, and the west side yard setback is over 250 feet. The rear yard setback, along the north property line, is over 400 feet (Exhibit 10). All required zoning setbacks as delineated for the ADU are in compliance with the KCC.*

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

*Staff Response: The Health District approved the Building Site Application (BSA) for the ADU with no conditions on 03.25.2019 (Exhibit 16).*

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

*Staff Response: The applicant has proposed a manufactured home not a mobile home for the ADU. A manufactured home is built to different standards than a mobile home. A manufactured home is allowed as an ADU as long as it complies with all other requirements.*

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

*Staff Response: There are 3 existing access points to the property from State Highway 104. The site plan highlights the driveway to be used for the SFR and ADU (Exhibit 10). The other existing access points will be required to be removed to comply with KCC and to bring the property into conformance with Washington State Department of*



*Transportation (WSDOT) requirements and standards. WSDOT requires the asphalt to be removed up to the edge of the shoulder and the ditch reestablished. A no fee General Permit from WSDOT will be required to accomplish that work (Exhibit 14).*

*Documentation of compliance from WSDOT will be required prior to approval and issuance of the ADU Building Permit #19-00770.*

*At least 2 additional spaces, as shown on the site plan, will be available next to the ADU.*

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

*Staff Response: Based on the SFR floor plan the structure does not have accessory living quarters (Exhibit 24). A site visit to the property was conducted on July 11, 2019, by Meg Sands, Planner, and was not allowed access to the SFR to confirm the floor plan (Exhibit 20).*

**b. Lighting**

Not applicable; there are no lighting requirements for an ADU.

**c. Off-Street Parking**

Three parking spaces are required for the single-family residence and one additional parking space is required for the ADU. There are at least 3 parking spaces next to the SFR and at least 2 spaces are shown next to the ADU.

**Table 5 - Parking Table**

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single-Family (attached or detached)	3 per unit + 1 per ADU	3 spaces - SFR 1 space - ADU	3 spaces - SFR 2 spaces - ADU
Total		4 spaces	5 spaces

**d. Signage**

Not applicable; there is no signage requirements for an ADU and none is proposed.

**e. Landscaping**

Not applicable; there are no landscaping requirements for an ADU.

**Table 6 - Landscaping Table**

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

**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. 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**

The information provided demonstrates this proposal is a Small Project as defined in Kitsap County Code Title 12, and as such will require the subsequent building permit site plan demonstrate compliance with Minimum Requirement #2, Construction Stormwater Pollution Prevention.

This requirement has been satisfied as an element of Building Permit 19-00770 for the ADU.

**i. Environmental**

The county's geographic information system (GIS) indicates there are moderate erosion hazard areas along the edge of the west property line and the entire property is located over a Category I Critical Aquifer Recharge Area (Exhibit 25). The proposed ADU is located outside of and a considerable distance from the erosion hazard areas.

The proposed residential use is not identified as "activities with potential threat to groundwater" at KCC 19.600.620; therefore, a hydrogeological report is not needed for this project. However, this project will be conditioned to prohibit any "activities with potential threat to groundwater" without additional review and approval by the Kitsap County Department of Community Development.

**j. Access, Traffic and Roads**

Access to the site is via NE State Highway 104, which is classified as a Rural Principal Arterial, a paved highway maintained by the Washington State Department of Transportation (WSDOT).

There are 3 existing access points to the property from NE State Highway 104. The site plan highlights the driveway to be used for the SFR and ADU. The other existing access points will be required to be removed to comply with KCC and to bring the property into conformance with Washington State Department of Transportation (WSDOT) requirements and standards.

A residence is attributed 10 average daily trips (ADT). Traffic is expected to be an additional 10 ADT for the ADU. The state highway can handle the expected traffic generated by the proposed ADU.

**k. Fire Safety**

Not applicable; the building permit for the ADU will be evaluated to ensure compliance with fire safety requirements in the International Residential Code (IRC) and International Fire Code (IFC).

**l. Solid Waste**

Waste Management is the local service provider. Solid waste generated by the ADU is expected to be picked up as part of the typical residential garbage collection.

**m. Water/Sewer**

The property and dwellings will be served by an on-site 2-party well and by on-site septic systems.

**n. Kitsap Public Health District**

Kitsap Public Health District has reviewed the application and noted they have an approved BSA on file that matches the proposal.

**11. Review Authority**

The Hearing Examiner has review authority for this Conditional Use Permit application under KCC, Sections 17.550.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a Conditional Use Permit. 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 at KCC, Chapter 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 Kitsap County Code 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

Based upon the analysis above and the decision criteria found in KCC 17.550.030.A, the Department of Community Development recommends that the Conditional Use Permit request for Brazeau Accessory Dwelling Unit be **approved**, subject to the following 25 conditions:

### a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. The accessory dwelling unit (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 accessory dwelling unit (ADU) building, regardless of whether a building permit is required, shall be reviewed by the Department of Community Development and granted approval prior to such modification, expansion, construction and/or issuance of a building permit.
4. Only one accessory dwelling unit (ADU) shall be permitted on the subject property.

5. The owner of the property must reside in either the primary residence or the accessory dwelling unit (ADU) and only one of the structures may be rented at any one time.
6. The accessory dwelling unit's (ADU) habitable area shall not exceed 50% of the primary residence or 900 square feet, whichever is smaller. The proposed size of the ADU is 887 square feet (Exhibit 4).
7. The accessory dwelling unit (ADU) shall be designed to maintain the appearance of the primary residence.
8. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
9. No mobile home or recreational vehicle shall be allowed as an accessory dwelling unit (ADU).
10. The accessory dwelling unit (ADU) shall use the same side street entrance as the primary residence and shall provide one additional off-street parking space.
11. An accessory living quarters (ALQ) or guest house (GH) is not permitted on the same lot unless the accessory dwelling unit (ADU) is removed and the ALQ or GH complies with all requirements imposed by the Kitsap County Code (KCC).
12. A property with a primary residence and an accessory dwelling unit (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.
13. The accessory dwelling unit (ADU) cannot be sold separately from the primary residence unless it has legally been segregated onto its own lot.
14. The recipient of any conditional use permit 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 conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.

15. 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 Kitsap County Code (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.
16. 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 development or activities into compliance.
17. The decision set forth herein is based upon representations made and exhibits contained in the project application 19-00873 Brazeau ADU CUP. 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.
18. This Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
19. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.
20. Two existing access points to the property from State Highway 104 shall be removed in compliance with Washington State Department of Transportation (WSDOT) requirements. A no fee General Permit from WSDOT shall be obtained to accomplish that work. Documentation of compliance from WSDOT shall be submitted to the Department of Community Development (DCD) prior to approval and issuance of the ADU Building Permit #19-00770.

**b. Development Engineering**

21. The information provided demonstrates this proposal is a Small Project as

defined in Kitsap County Code Title 12, and as such will require the subsequent building permit site plan demonstrate compliance with Minimum Requirement #2, Construction Stormwater Pollution Prevention.

22. Erosion and sedimentation control Best Management Practices (BMPs) shall be installed in accordance with Kitsap County Code Title 12 effective at the time the Conditional Use Permit application was deemed complete, May 3, 2019, and shall remain in place throughout construction.
23. If the project proposal is modified from that shown on the submitted site plan dated April 30, 2019, Development Services and Engineering will require additional review and potentially new conditions.

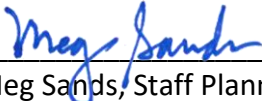
**c. Environmental**

24. No uses that are identified as "activities with potential threat to groundwater" at Kitsap County Code 19.600.620 shall occur prior to obtaining the required approval from the Department of Community Development and/or the Hearing Examiner.

**d. Traffic and Roads**

25. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.

**Report prepared by:**

  
\_\_\_\_\_  
Meg Sands, Staff Planner / Project Lead

17 July 2019  
Date

**Report approved by:**

  
\_\_\_\_\_  
Shawn Alire, Department Supervisor

07/17/19  
Date

**Attachments:**

Attachment A – Building Elevation: ADU

Attachment B – Building Elevation: SFR

Attachment C – Floor Plan: ADU

Attachment D – Floor Plan, Revised: SFR

Attachment E – Zoning Map

CC: Applicant/Owner email  
Project Representative email  
Interested Parties: Joseph P & Cathleen A Kiernan  
Kitsap County Health District, MS-30  
Kitsap County Public Works Dept., MS-26  
DCD Staff Planner: Meg Sands

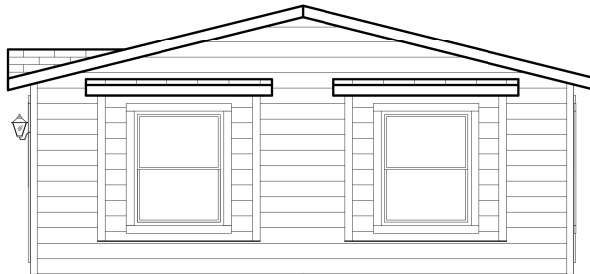




# ATTACHMENT A - BUILDING ELEVATIONS ADU



FRONT ENDWALL ELEVATION



REAR ENDWALL ELEVATION

**FLEETWOOD  
HOMES**

WOODBURN  
210

PRODUCT NAME  
WESTON  
SUPER VALUE

MODEL NO.  
24382V

DRAWING TITLE  
CUSTOM  
EXTERIOR  
ELEVATIONS

DRAWN BY:  
GLENN D.

DATE:  
11/08/18

SHT	REV
EE.2c	

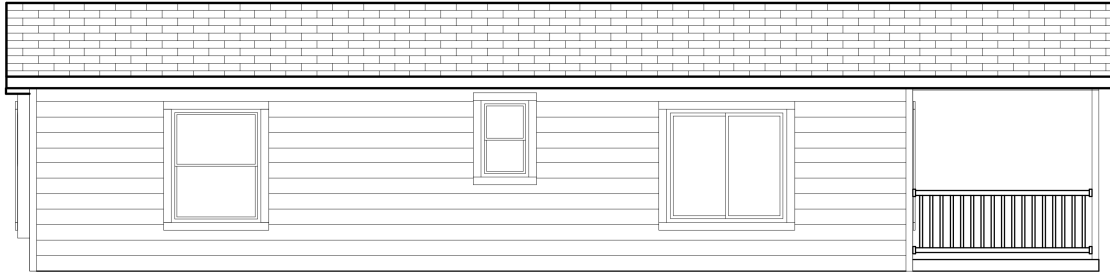
CUSTOMER: KIERNAN

ORDER NO: 858004

ORD#858004/CUSTOMER:KIERNAN

21WV24382V858004

**EXHIBIT 3**



FRONT SIDEWALL ELEVATION



REAR SIDEWALL ELEVATION

**FLEETWOOD  
HOMES**

WOODBURN  
210

PRODUCT NAME  
WESTON  
SUPER VALUE

MODEL NO.  
24382V

DRAWING TITLE  
CUSTOM  
EXTERIOR  
ELEVATIONS

DRAWN BY: GLENN D.

DATE: 11/08/18

SHT	REV
EE.1c	

CUSTOMER: KIERNAN

ORDER NO: 858004

ORD#858004/CUSTOMER:KIERNAN

21WV24382V858004

ATTACHMENT B - BUILDING ELEVATIONS SFR

#1 WEST side



#2 Back facing NORTH



#3 EAST side

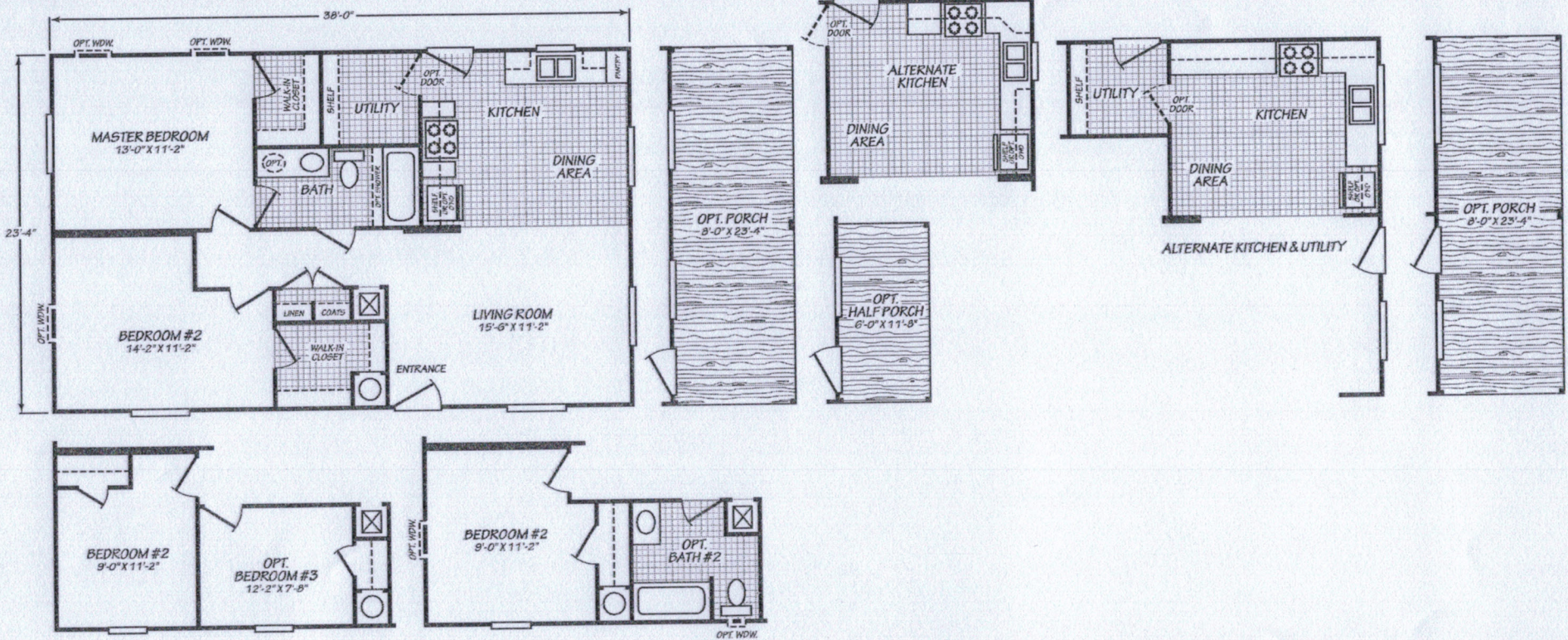


#4 Facing SOUTH





WESTON SUPER VALUE



MODEL 24382V

2 Bedroom • 1 Bath • 886 Square Feet

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Important: Because we continually update and modify our products, it is important for you to know that our brochures and literature are for illustrative purposes only. **ILLUSTRATIONS MAY SHOW OPTIONAL FEATURES.** All information contained herein may vary from the actual home we build. Dimensions are nominal length and width measurements are from exterior wall to exterior wall. We reserve the right to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select.

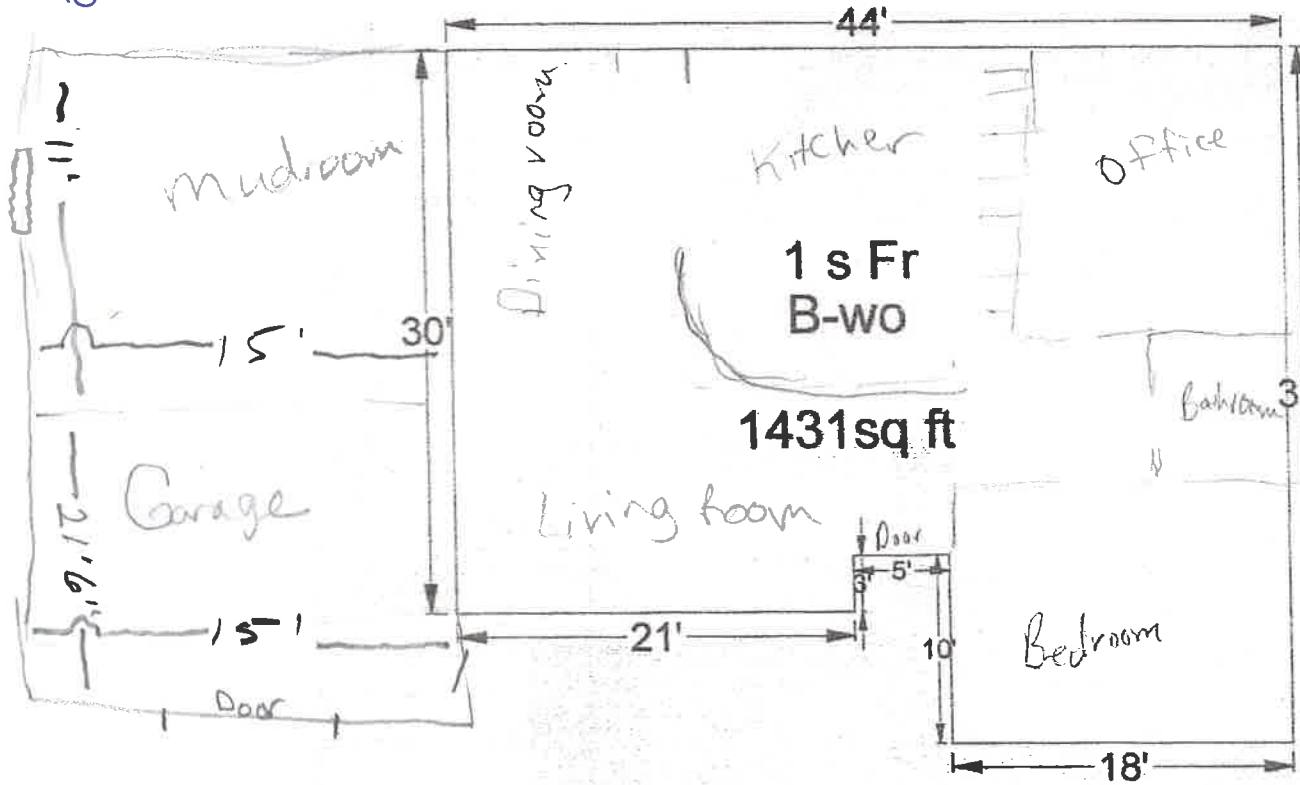
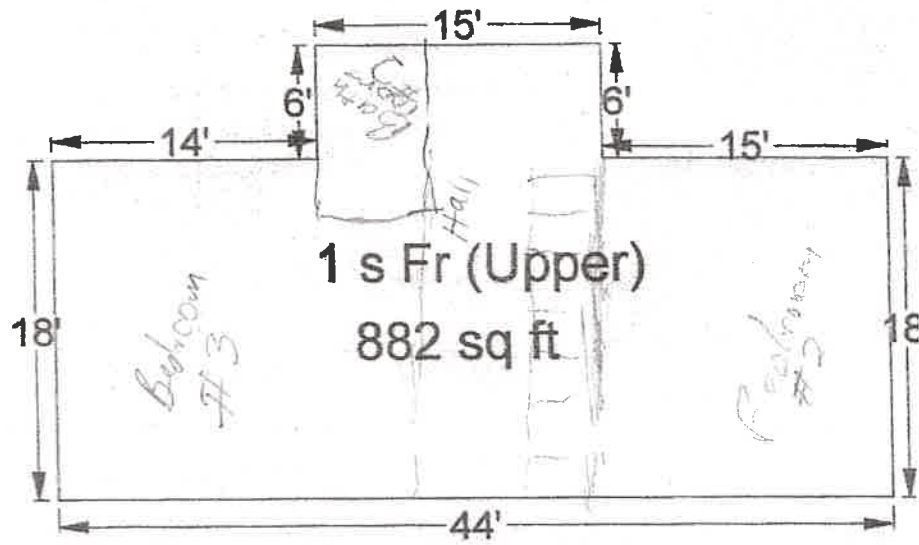


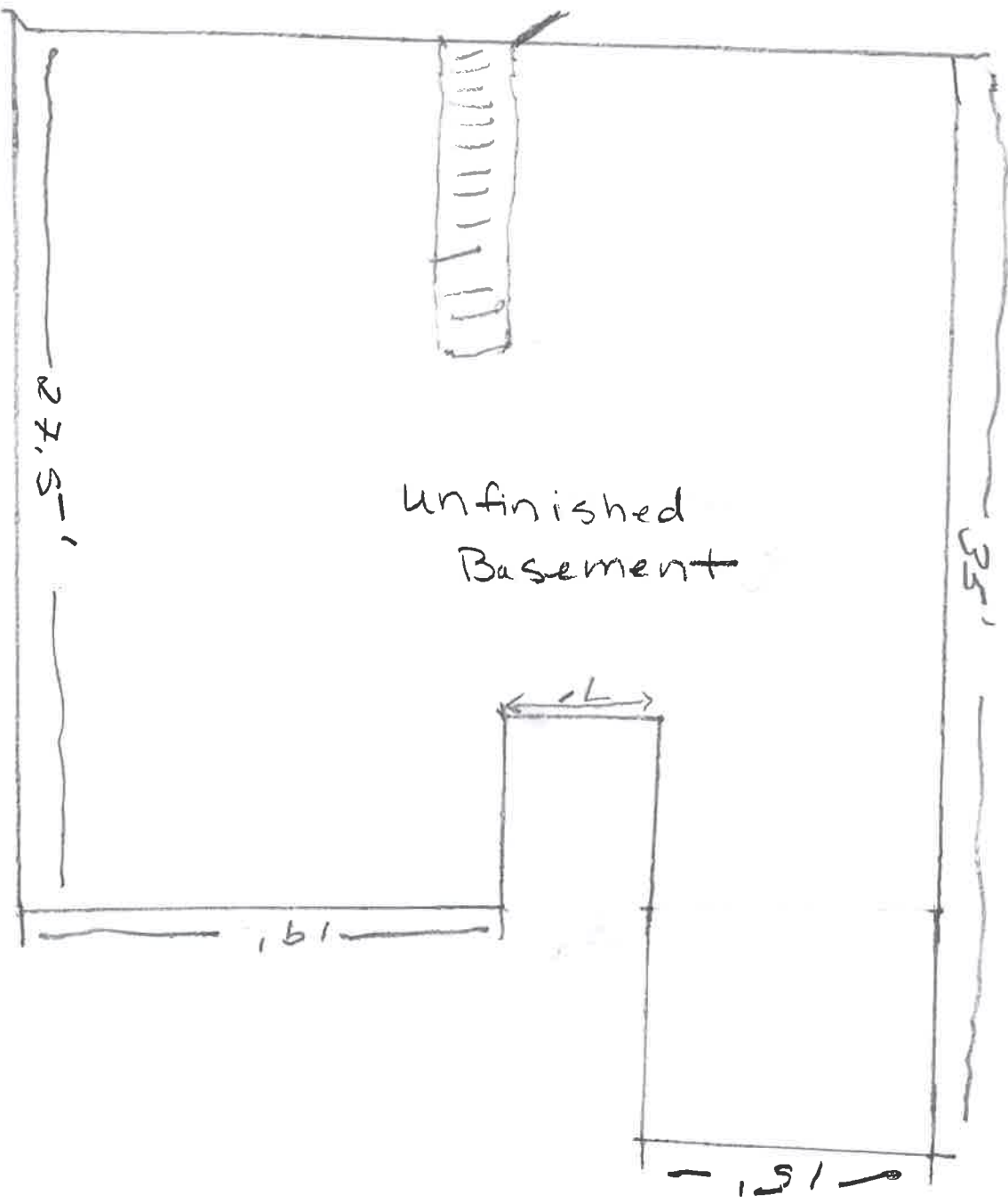
WV/210/MAR18  
PFS APPROVAL\_3/29/18



ATTACHMENT D - REVISED FLOOR PLAN SFR

Kiernan/Brazee  
Primary SFR Floor Plan  
6106 NE State Hwy 104  
292702-1-007-2001  
Scale = 1" = 10'

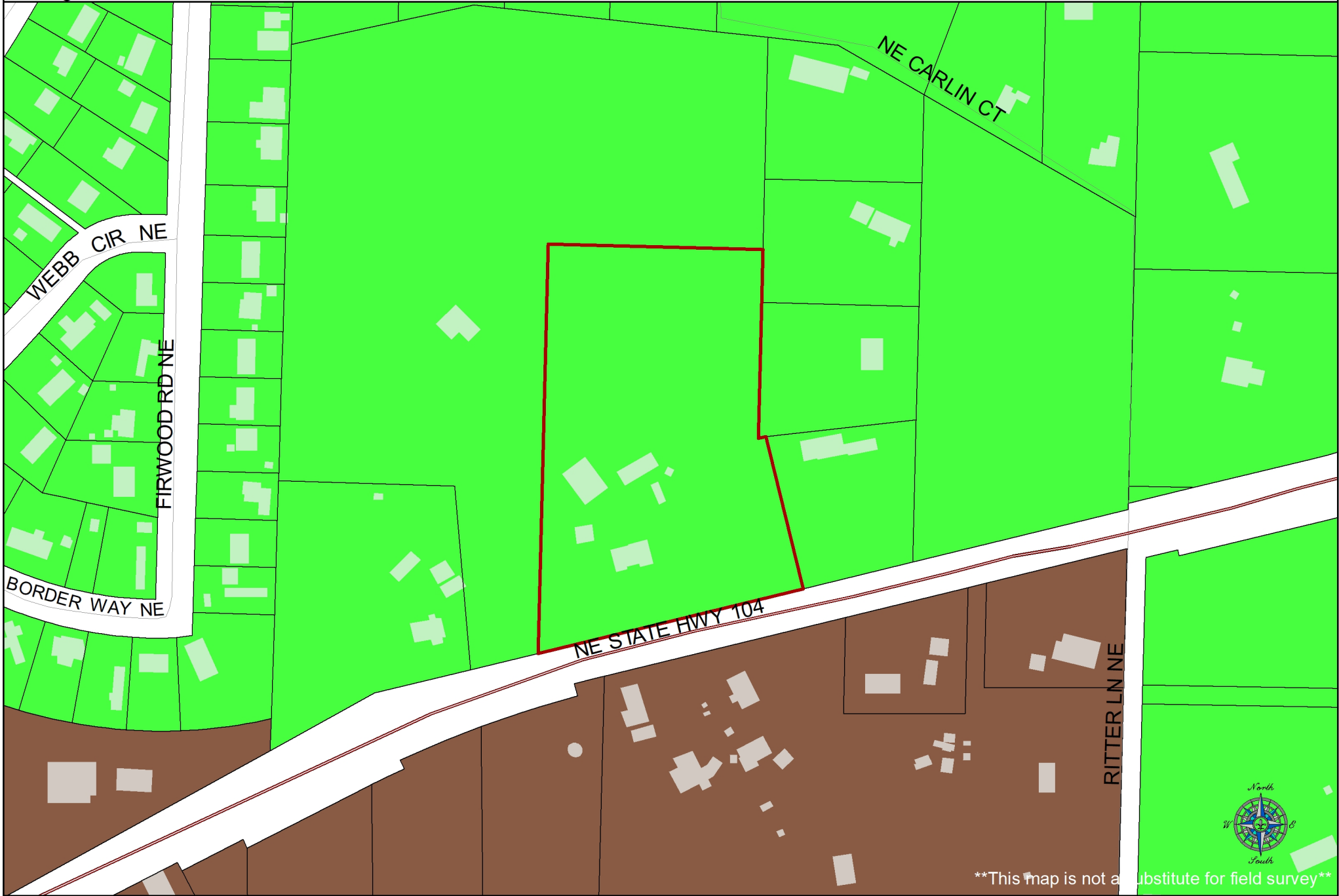




Unfinished  
Basement



Kiernan/Brazeau  
Primary SFR Floor plan  
6106 NE State Hwy 104  
292702-1-007-2001



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

- RR - Rural Residential (1 DU/5 Ac)
- REC - Rural Employment Center
- Subject Parcel
- Tax Parcels (Full Ownership)
- Building Footprints
- State Highway
- Local Access; Local Road

Parcel No. 292702-1-007-2001  
 Taxpayer: BRAZEAU, BERNARD & COLEEN  
 19-00873 - Brazeau ADU CUP  
 1 inch = 200 feet

