



Hearing Examiner Staff Report and Recommendation

Report Date: March 3, 2020
Hearing Date: March 12, 2020

Application Submittal Date: July 2, 2019
Application Complete Date: July 31, 2019

Project Name: Arsers Accessory Dwelling Unit (ADU)
Type of Application: Conditional Use Permit (CUP)
Permit Number: 19-02984

Project Location

22876 South Kingston Road NE
Kingston, WA 98346
North Kitsap County
Commissioner District 1

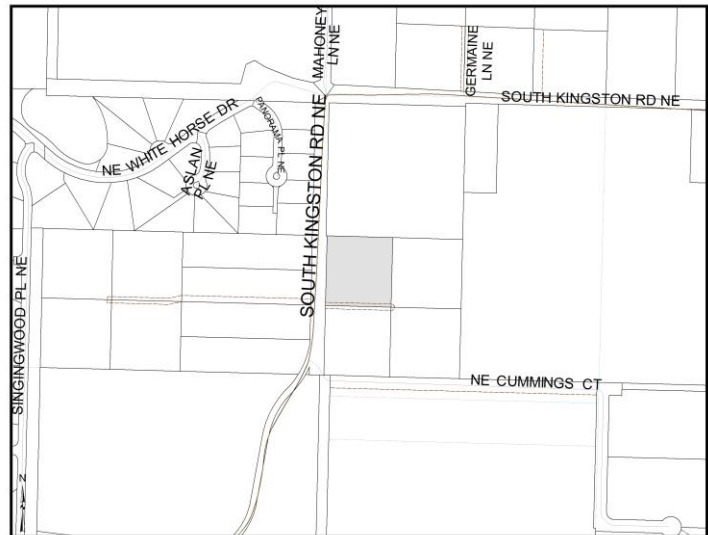
Assessor's Account #
022602-3-012-2002

Applicant/Owner of Record
Rose A & Nickolas Blake Arsers
PO Box 22
Indianola, WA 98342

Recommendation Summary

Approved subject to 20 conditions listed under section 13 of this report.

VICINITY MAP



1. Background

The Department of Community Development has reviewed the applicant's Conditional Use Permit (CUP) to convert a 984 square foot single-family residence (SFR) built in 1988 under Building Permit 39969 into an accessory dwelling unit (ADU). According to the Assessor's records, the subject property is Lot 1 of Short Plat 2822, developed with a 2,357 square foot single-family residence (SFR) built in 2019 and with an existing 2-story, 984 square foot SFR consisting of a 480 square foot 2-car garage on the first floor and 504 square feet habitable area on the second floor. The 2.39-acre parcel is zoned Rural Residential (RR) and located at 22876 South Kingston Road NE in Kingston (Exhibit 30).

The applicant has applied for a building permit (BP) for a new 2,966 square foot SFR consisting of 2,339 square foot habitable area covering 2 floors and an attached 627 square foot 2-car garage and storage area on the main floor, BP 18-05598, which is under construction and awaiting the outcome of the CUP. The property is served by an on-site 2-party well, public water system and septic systems. The well serves the existing SFR to be converted into the

ADU and the new SFR will be served a public water provided by the Kitsap Public Utility District #1 (KPUD) water system. Each dwelling is served by an on-site septic system.

2. Project Request

The Conditional Use Permit request is to convert an existing 984 square foot SFR into an ADU on the upper floor that has 504 square feet of habitable area. The lower floor is 480 square feet that was constructed as an unfinished 2-car garage.

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 August 8, 2019 (Exhibit 14). A Determination of Nonsignificance (DNS) was issued on February 13, 2020 (Exhibit 22). SEPA indicated the proposal will be conditioned for Stormwater Control per Kitsap County Code Title 12.

The SEPA appeal period expired February 27, 2020. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The nearly square parcel is 2.39 acres, developed with an existing SFR towards the northwest quarter of the property and a new SFR is under construction towards the northeast area. The property is thickly wooded with evergreen trees, predominately coniferous trees and understory shrubs, except in the areas of development. The property is relatively level. There are no identified critical areas on the property (Exhibits 25, 27 and 28).

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Residential Zone: Rural Residential (RR)	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, 2.39 acres
Maximum Lot Size	NA	NA
Minimum Lot Width	140 feet	NA, existing, over 300 feet
Minimum Lot Depth	140 feet	NA, existing, over 300 feet
Maximum Height	35 feet	Existing, 2 stories, <35 feet
Maximum Impervious Surface Coverage	NA	Not calculated
Maximum Lot Coverage	NA	Not calculated

Applicable footnotes: none

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (West)	50 feet	Existing, over 90 feet
Side (North)	20-feet, 5 feet for accessory structure, ADU = 5 feet	Existing, over 80 feet
Side (South)	20 feet, 5 feet for accessory structure, ADU = 5 feet	Existing, over 200 feet
Rear (East)	20 feet, 5 feet for accessory structure, ADU = 5 feet	Existing, over 180 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	Undeveloped	Rural Residential (RR)
South	Single-family residence	RR
East	Undeveloped	RR
West	Single-family residences	RR

Table 4 - Public Utilities and Services

	Provider
Water	Public water and On-site 2-party well
Power	Puget Sound Energy
Sewer	On-site septic system
Police	Kitsap County Sheriff
Fire	North Kitsap Fire & Rescue #10
School	North Kitsap School District #400

The new SFR will be served by public water provided by the KPUD and the ADU will be served by the on-site well.

5. Access

Access to the site is via South Kingston Road NE, a paved county-maintained road classified as a Rural Minor Collector.

6. Site Design

The acreage parcel is developed with an existing single-family residence (SFR) to be converted into an ADU and a new SFR is under construction. There is at least room for 2 parking spaces next to the ADU building and 3 parking spaces next to the SFR and on the driveway. The perimeter of the property is forested with evergreen trees that provide screening of the development.

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 1-31.

Exhibit #	Document	Dated	Date Accepted
21	Binding Water Letter		02.13.2020
1	CUP - ADU Application		07.31.2019
18	Ecology Comment Email - Adams	09.09.2019	
16	Ecology Comment Letter - Piazza	08.22.2019	
2	Elevations - ADU		07.31.2019
3	Elevations - SFR		07.31.2019
4	Floor Plans - ADU		07.31.2019
5	Floor Plans - SFR		07.31.2019
6	Health District Building Site Application (BSA)		07.31.2019
7	Health District BSA Site Plan		07.31.2019
19	Health District Comment Email - Brower		10.10.2019
18	Health District Comment Email/Letter - Stewart	09.17.2019	
8	Narrative - revised		07.31.2019
9	State Environmental Policy Act (SEPA) Checklist		07.31.2019
17	Stormwater Memo	08.27.2019	
13	Stormwater Worksheet		08.01.2019
12	SWPPP Site Plan		08.01.2019

9. Public Outreach and Comments

The Washington State Department of Ecology letter dated August 22, 2019 provided comments as a result of their review of the SEPA checklist indicating 'The building location appears to be downhill from the "Indianola Dump", an Ecology-listed contaminated site. Although the proposed development does not appear to involve additional risk, there may be an existing risk of contamination to the water supply well, and an existing risk of landfill gas entering the property' (Exhibit 15). Staff contacted Mark Adams, Toxics Cleanup Program, Department of Ecology and Grant Holdcroft, Kitsap Public Health District, requesting conditions that would be appropriate to apply to the project. Email from Adams dated September 9, 2019 indicated the county should consider requiring the property owner to have an environmental consultant investigate the issue and submit a report of their findings (Exhibit 17). Email from Tobbi Stewart, Solid & Hazardous Waste Program, Kitsap Public Health District (KPHD), dated 09.17.2019 outlined requirements regarding methane gas protection (Exhibit 18).

A subsequent email from Janet Brower, Solid & Hazardous Waste Program Manager, KPHD, dated October 2, 2019, to Scott Diener, Kitsap County Department of Community Development, indicated that the location of the new SFR is greater than 1,000 feet from the

actual landfill footprint and the original SFR to be converted into the ADU was constructed prior to KPHD adopting its requirements related to landfills. In addition, the landfill likely burned organic matter and no impermeable cap was installed so there would be no constraints on the off-gassing of any methane that might have been generated during decomposition. The site was graded, and trees planted, which contributes to a permeable cover further assisting off-gassing of any methane. There is no known history of problems related to explosive gas on the property. Based on KPHD's evaluation of the site and adjacent landfill characteristics, they have waived the requirements outlined in Tobbi Stewart's letter (Exhibit 19). As a result of KPHD's evaluation and expertise and not requiring further action, studies, requirements, or conditions the County is satisfied nothing further is required regarding the landfill issue.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
1	DOE/SEPA Coordinator/Piazza Letter; comments regarding landfill DOE/Toxics Cleanup Program/Adams email; regarding landfill KPHD Stewart email; methane gas migration mitigation KPHD Brower email; waives methane gas migration mitigation	15, 17, 18 and 19

Issue Ref. No.	Issue	Staff Response
1	Methane Gas Protection	No action is required by the applicant based on KPHD analysis as outlined in Brower email.

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 will be required to submit a building permit to convert the existing SFR built under Building Permit K39969 into an ADU.

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

Staff Response: The owners of the property, Rose and Nick Arsers, currently reside in the existing single-family residence to be converted into the ADU located on the subject property. After completion of the new SFR under construction, the Arsers will reside in the new SFR.

- 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 existing SFR to be converted into the ADU was built in 1988; the first floor is a 480 square foot 2-car garage, and the second floor will be the ADU, which is 504 square feet of habitable area (Exhibit 30). The applicant's ADU floor plan is consistent with the Assessor's records (Exhibit 4). Based on Building Permit 18-05598 and the building plans, the new SFR under construction is 2-stories and 2,339 square feet of habitable area, the first floor will be 1,950 square feet and the second floor will be 389 square feet; a 627 square-foot garage is attached to the first floor (Exhibit 6). Therefore, the ADU is limited to no more than 900 square feet. The existing 504 square-foot SFR to be converted into the 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 located less than 80 feet from the primary residence (Exhibits 7 and 12).

- 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 are 2-stories, have a pitched, composite-shingle roof, open pane windows with black frames, and both residences will be painted to match, black body color and black trim (Exhibits 1, 2 and 3).

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

Staff Response: The existing front yard setback, along the west property line and South Kingston Road NE is over 90 feet. The north side yard setback is over 80 feet, and the south side yard setback is over 200 feet. The rear yard setback, along the east property line, is over 180 feet (Exhibits 7 and 12). All required zoning setbacks for the existing SFR to be converted into 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 and new SFR with no conditions on 07.18.2018 (refer to Health Officer Decision, Memo #63866, Exhibit 6).

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

Staff Response: The existing SFR to be converted into an ADU is stick-built; it is not a mobile home or recreational vehicle.

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

Staff Response: Both the ADU and new primary residence under construction will use the same existing gravel driveway.

There are at least 2 parking spaces in front of the ADU and there are at least 3 parking spaces next to the primary residence currently under construction (Exhibits 7 and 12).

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 5).

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 dwelling 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. However, the site is thickly wooded, and the buildings and developed area are screened from adjacent properties.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft.) 15% of Site	NA	
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 and only one is provided.

g. Design Districts/Requirements

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

h. Development Engineering/Stormwater

Because the proposed accessory dwelling unit, the driveway, the septic system, and the well are all existing, stormwater mitigation measures are not required for this project. The issued building permit for the new primary dwelling has been reviewed and appropriately conditioned for stormwater mitigation measures.

i. Environmental

The county's geographic information system (GIS) doesn't show any critical areas on the subject property (Exhibits 27 and 28).

j. Access, Traffic and Roads

Because the proposed accessory dwelling unit, and the driveway are existing, Traffic review is not needed. The issued building permit for the new primary dwelling has been reviewed and approved for traffic mitigation measures.

There is only one driveway providing access to the ADU and SFR.

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

k. Fire Safety

Not applicable; the building permit to convert the existing SFR into 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 new SFR will be served by public water provided by the Kitsap Public Utility District #1 and the ADU will be served by the on-site well. Each dwelling will be served by an on-site septic system.

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.

They also evaluated the nearby landfill and determined that no further action or permit conditions is required (Exhibit 19).

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

The proposal is consistent with the Comprehensive Plan.

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.

The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.

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 Arsers Accessory Dwelling Unit (ADU) be **approved**, subject to the following 20 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 size of the habitable area of the ADU is 504 square feet and located on the second floor (Exhibit 4). The ADU shall not exceed 900 square feet. 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 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

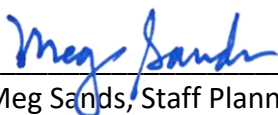
requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such 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 19-02984 Arsers 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.

b. Development Engineering

20. If the project proposal is modified from that shown on the submitted site plan dated August 1, 2019, Development Services and Engineering will require additional review and potentially new conditions.


Report prepared by:



Meg Sands, Staff Planner / Project Lead

3 March 2020
Date

Report approved by:



Shawn Alire, Department Supervisor

3/03/2020
Date

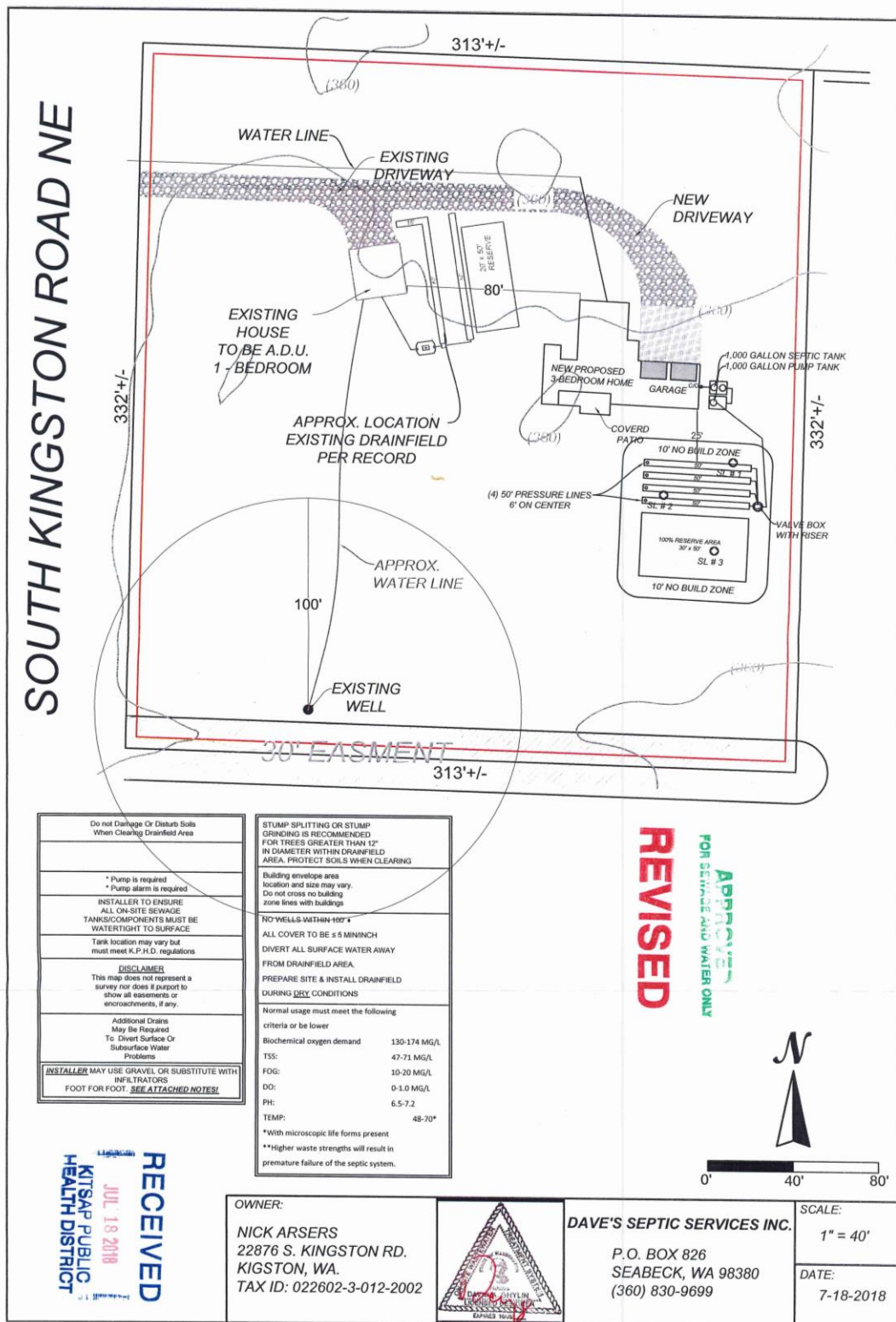
Attachments:

Attachment A – Building Elevation: ADU
Attachment B – Building Elevation: SFR
Attachment C – Floor Plan: ADU
Attachment D – Floor Plan: SFR
Attachment E – Zoning Map

CC: Applicant/Owner email

Interested Parties:

Katelynn Piazza, katelynn.piazza@ecy.wa.gov
Mark Adams, mada461@ecy.wa.gov
Tobbi Stewart, tobbi.stewart@kitsappublichealth.org
Jan Brower, jan.brower@kitsappublichealth.org
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Meg Sands



Do not Damage Or Disturb Soils When Clearing Drainfield Area

- * Pump is required
- * Pump alarm is required

INSTALLER TO ENSURE ALL ON-SITE SEWAGE TANKS/COMPONENTS MUST BE WATERTIGHT TO SURFACE

Tank location may vary but must meet K.P.H.D. regulations

DISCLAIMER
 This map does not represent a survey nor does it purport to show all easements or encroachments, if any.

Additional Drains May Be Required To Divert Surface Or Subsurface Water Problems

INSTALLER MAY USE GRAVEL OR SUBSTITUTE WITH INFILTRATORS FOOT FOR FOOT. SEE ATTACHED NOTES.

STUMP SPLITTING OR STUMP GRINDING IS RECOMMENDED FOR TREES GREATER THAN 12" IN DIAMETER WITHIN DRAINFIELD AREA. PROTECT SOILS WHEN CLEARING

Building envelope area location and size may vary. Do not cross no building zone lines with buildings

NO WELLS WITHIN 100' ±

ALL COVER TO BE ≤ 5 MIN INCH

DIVERT ALL SURFACE WATER AWAY FROM DRAINFIELD AREA

PREPARE SITE & INSTALL DRAINFIELD DURING DRY CONDITIONS

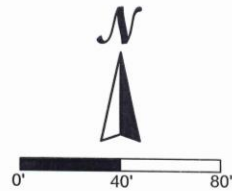
Normal usage must meet the following criteria or be lower

Biochemical oxygen demand	130-174 MG/L
TSS:	47-71 MG/L
FOG:	10-20 MG/L
DO:	0-1.0 MG/L
PH:	6.5-7.2
TEMP:	48-70*

*With microscopic life forms present
 **Higher waste strengths will result in premature failure of the septic system.

REVISED

APPROVED FOR SEWAGE AND WATER ONLY



RECEIVED
 JUL 18 2018
 KITSAP PUBLIC HEALTH DISTRICT

OWNER:
 NICK ARSERS
 22876 S. KINGSTON RD.
 KIGSTON, WA.
 TAX ID: 022602-3-012-2002



DAVE'S SEPTIC SERVICES INC.
 P.O. BOX 826
 SEABECK, WA 98380
 (360) 830-9699

SCALE:
 1" = 40'

DATE:
 7-18-2018

Site Plan

ATTACHMENT A



2007-0

North



West

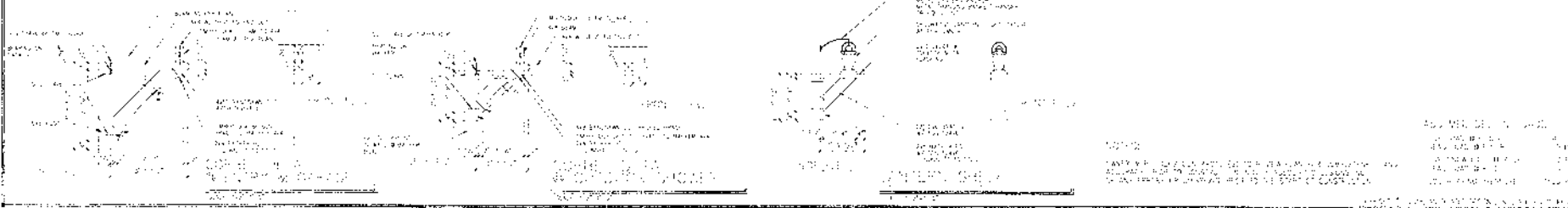
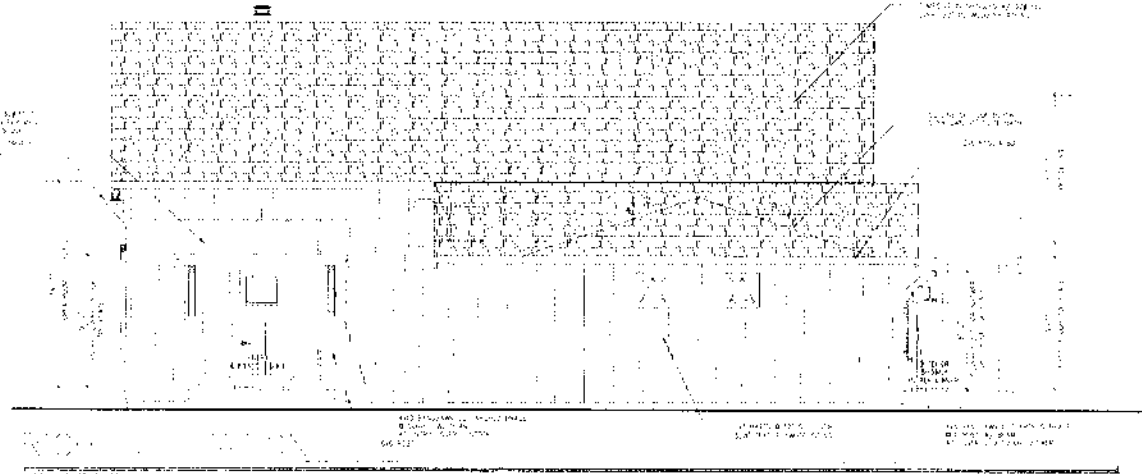
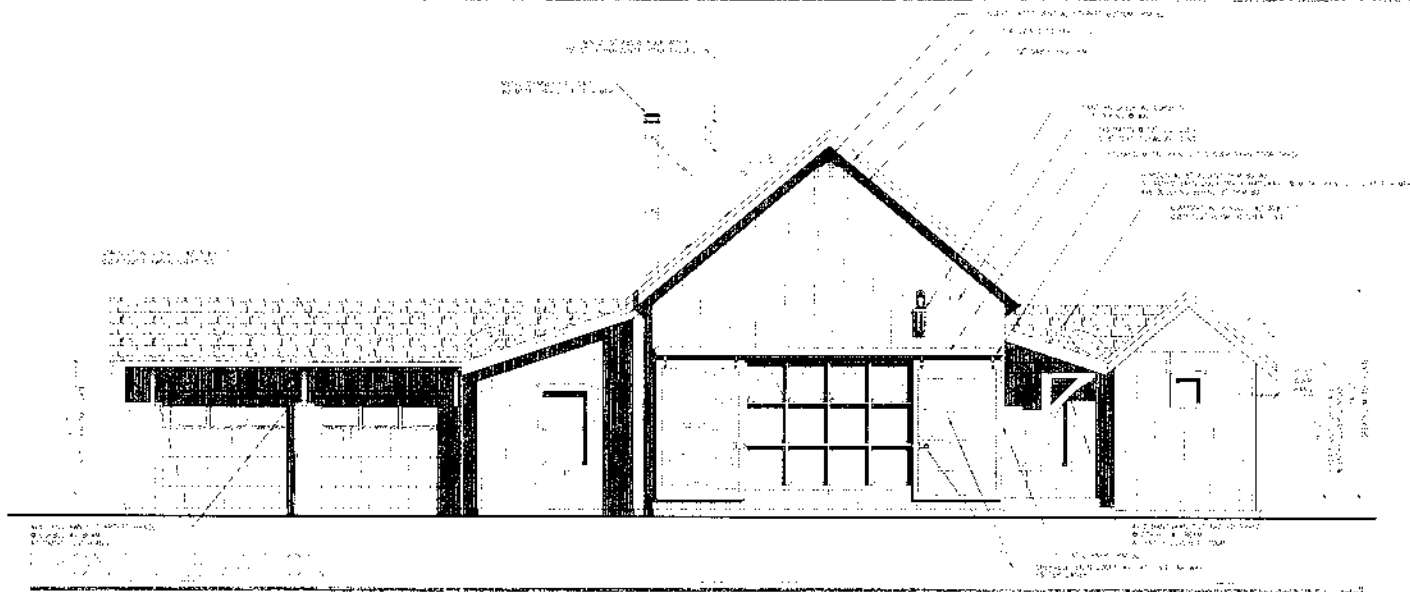


South

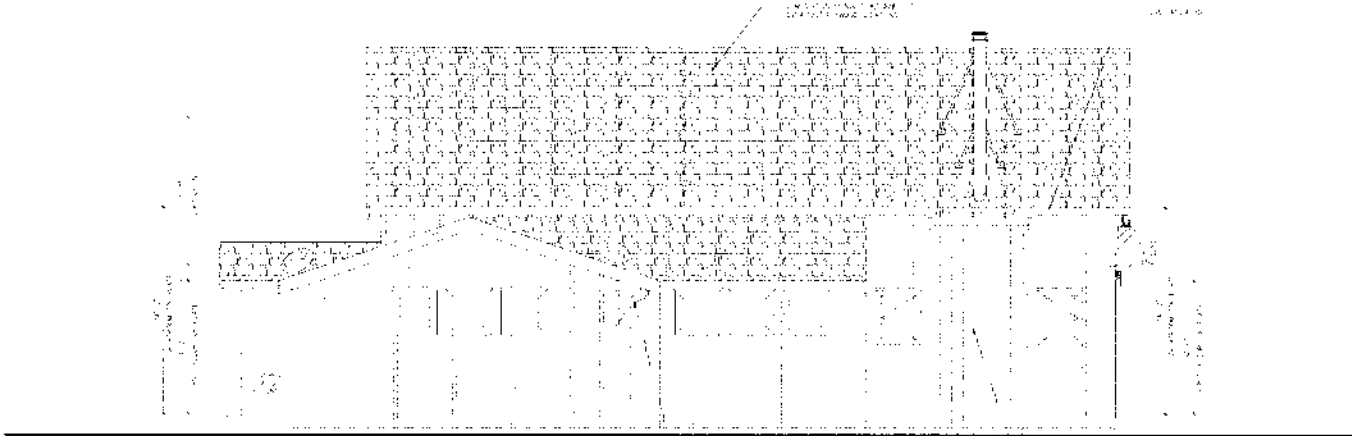


East

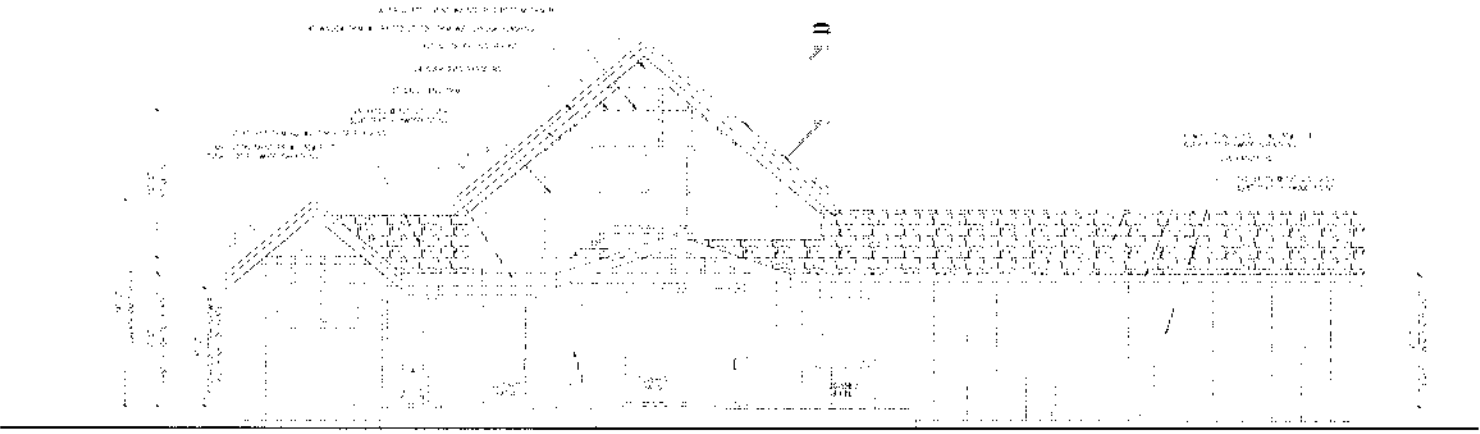
ATTACHMENT B



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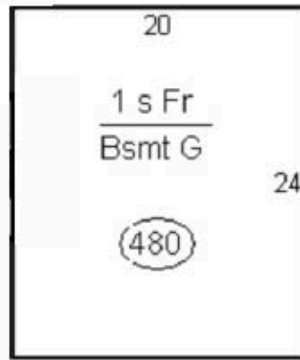
SECTION THROUGH ROOF AND CHIMNEY
 SECTION THROUGH WALL AND CHIMNEY
 SECTION THROUGH WALL AND CHIMNEY



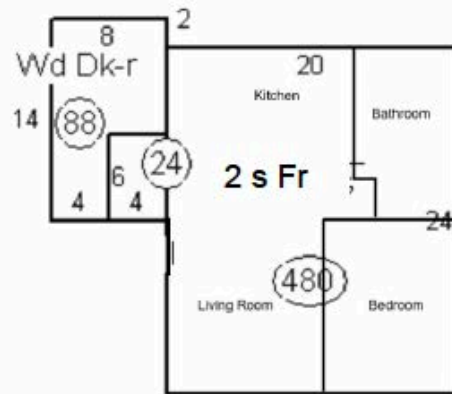
SECTION THROUGH ROOF AND CHIMNEY
 SECTION THROUGH WALL AND CHIMNEY
 SECTION THROUGH WALL AND CHIMNEY

NO.	REVISION
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50	AS SHOWN

ATTACHMENT C



1st Floor - Garage



2nd Floor - Apartment



ATTACHMENT D

TYPICAL INSULATION SCHEDULE	
ENVELOPE 1A - 0.5 ENERGY CREDITS	
AREA	PRESCRIPTIVE
WALLS	R-21
FLOORS	R-38
SLOPED CEILINGS	R-38
FLAT CEILINGS	R-49
WINDOWS	U=0.28

PLUMBING NOTES:

- PROVIDE TEMPERATURE LIMITING DEVICE AT ALL BATH TUBS AND WHIPOURIS TO LIMIT WATER TEMPERATURE TO 120°F OR LESS. THE WATER HEATER SHALL NOT BE CONSIDERED A CONTROL TO MEET THIS REQUIREMENT.
- LOW FLOW PLUMBING FIXTURE FLOW RATES:
 BATHROOM SINK FAUCETS - 1.0 GAL/MIN
 KITCHEN SINK FAUCETS - 1.75 GAL/MIN
 SHOWERHEADS - 1.75 GAL/MIN

ENERGY CODE CREDITS

- ✓ EFFICIENT WATER HEATING 5A - 0.5 CREDITS
- ✓ EFFICIENT WATER HEATING 5C - 1.5 CREDITS
- ✓ HIGH EFFICIENCY HVAC EQUIPMENT 3B - 1.0 CREDITS
- ✓ EFFICIENCY BUILDING ENVELOPE 1A - 0.5 CREDITS

NOTES:

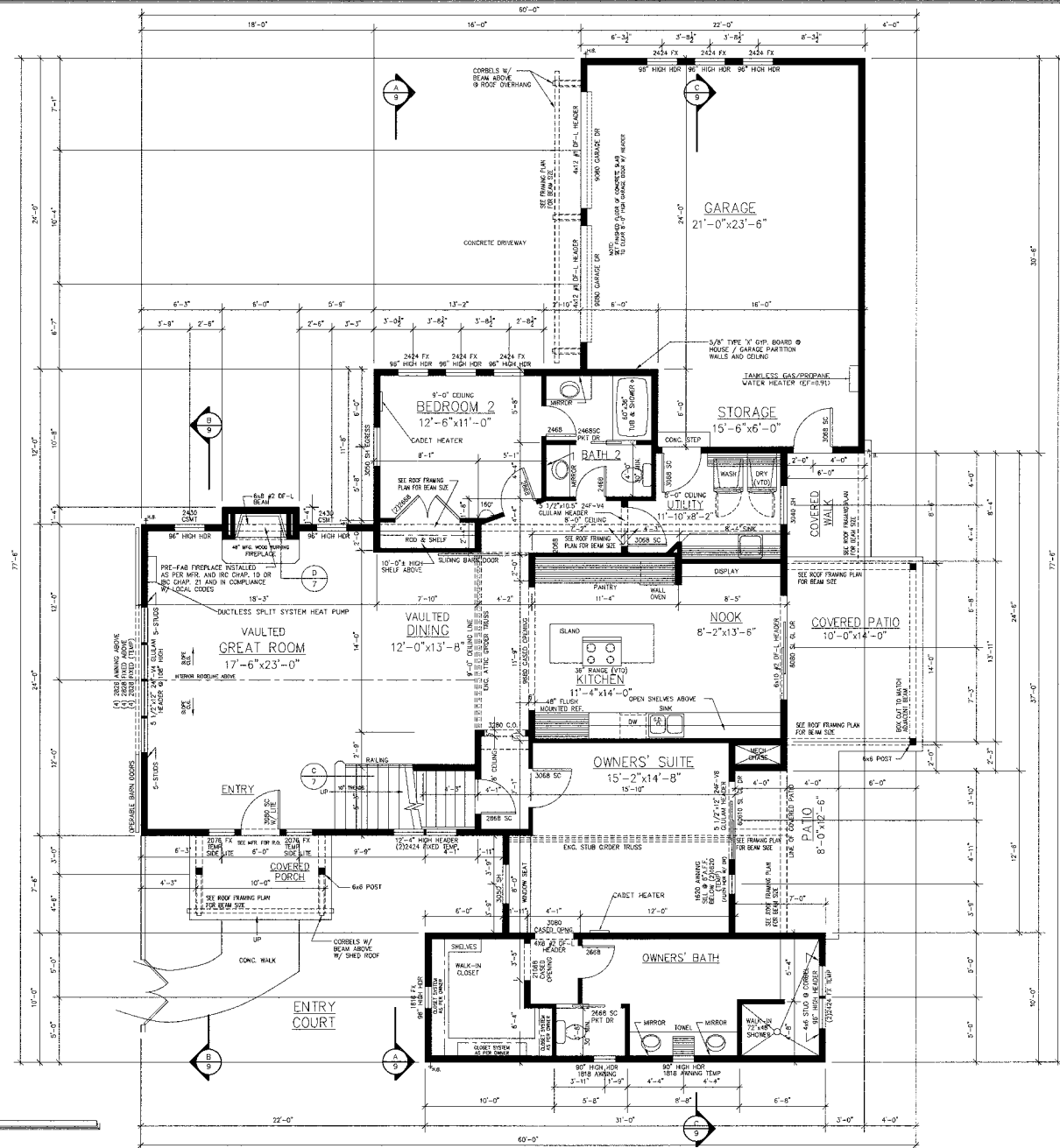
- EXTERIOR WALL HEADERS TO BE 4x8 #2 DF-L W/ 2" RIGID INSULATION, UNLESS NOTED OTHERWISE.
- INTERIOR BEARING WALL HEADERS TO BE 4x6, UNLESS NOTED OTHERWISE.
- SOLID BLOCKING OF POSTS AT BEAM, HEADER AND POINT LOADS TO BE 2x STUDS VALED TOGETHER TO MATCH THE WIDTH OF THE SUPPORTING MEMBER ABOVE. (EX: (2) 2x STUDS @ 4x BEAM, (3) 2x STUDS @ 6x BEAM, ETC.)
- COORDINATE PREWIRE FOR TV, STEREO, TELEPHONE AND SECURITY SYSTEM WITH OWNER.
- MECHANICAL SYSTEM TO BE DESIGNED BY MECHANICAL CONTRACTOR TO MEET OWNER'S NEEDS AND COMPLY WITH LOCAL CODES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- TYPICAL ANGLE IS 45° UNLESS NOTED OTHERWISE.
- ALL NAILING TO BE IN COMPLIANCE W/ IRC TABLE R602.3(1) OR IRC TABLE 2304.9.1.
- LOCAL PROFESSIONAL TO VERIFY STRUCTURAL MEMBERS CAPACITY TO SUPPORT LOADS AS REQUIRED BY SITE CONDITIONS AND LOGATION PRIOR TO CONSTRUCTION.

SQUARE FOOTAGE:	
FIRST FLOOR	1950 SQ.FT.
SECOND FLOOR	389 SQ.FT.
LIVING AREA	2339 SQ.FT.
GARAGE/STORAGE	627 SQ.FT.
TOTAL	2966 SQ.FT.

REVIEWED BY DMS/SQJ/TT CHECK: KA UPDATED: 06/22/18

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



2000 SERIES

THE FAIRHEART

FIRST FLOOR PLAN

DATE: 07/07/16
 SCALE: NOTED

Associated DESIGNS

ASSOCIATED DESIGNS, INC.
 1100 JACOBS DRIVE
 EUGENE, OREGON
 97402-1983
 (541) 461-2089
 FAX: (541) 461-1274

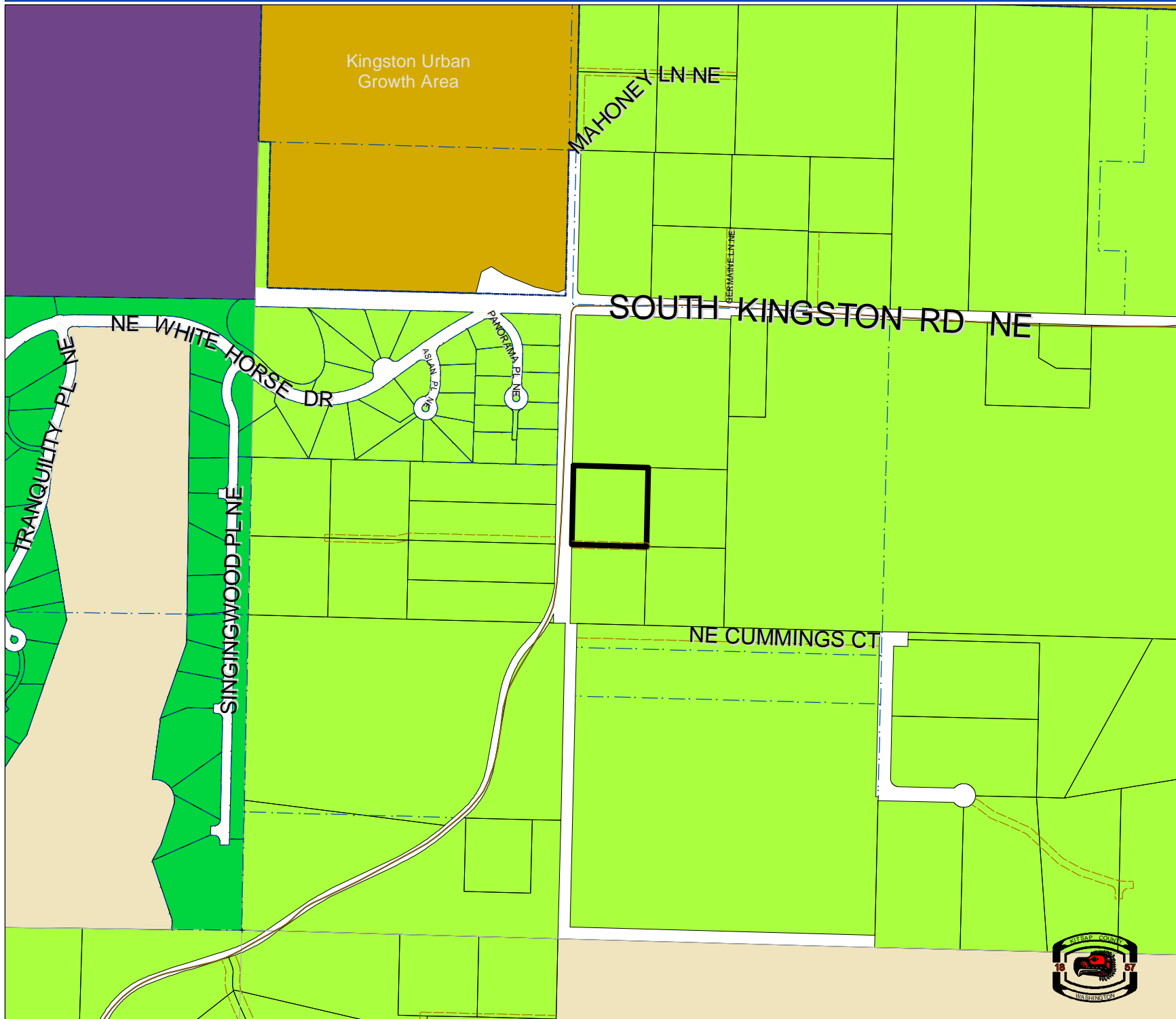
REVISIONS: 06/22/18

REVISION OF: 775-001

PROJECT: 10-600

SHEET 4 OF 1

ATTACHMENT E - 19-02984 Arsers ADU CUP - Zoning



- RR - Rural Residential (1 DU/5 Ac)
- RW - Rural Wooded (1 DU/20 Ac)
- UCR - Urban Cluster Residential (5-9 DU/Ac)
- Park
- T - Tribal Land
- Subject Parcel(s)
- Real Property Tax Accounts
- Easement
- Plat-Line
- Collector / Arterial
- Urban Growth Area Boundary
- + PLSS Monuments
- PLSS Section Township Range

This map was created from existing map sources, not from field surveys. Determination of fitness for use lies with the user, as does the responsibility for understanding the accuracy and limitations of this map and data.

Map Published Date: February, 2020
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