



## Hearing Examiner Agenda

**THURSDAY, APRIL 4<sup>th</sup>, 2019**

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, APRIL 4<sup>th</sup>, 2019** 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.

**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)**

**17-02233: Bakker's Hillside Estates - Preliminary Plat Amendment Major**

**Project Description:** The Hearing Examiner approved the Bakker's Hillside Estates preliminary plat April 17, 2007. This revised amendment encompasses the entire original area except for the lot segregated out through a boundary line adjustment; there is no distinction between Division 1 and Division 2 and the reference to divisions have been eliminated. The revised amendment changes access from 1 access point to 3 access points now, reduces the overall number of lots from 75 to 60, all lots to be developed with a detached single-family residence, and changes the lot layout/configuration and open space/recreational facility location. The project would be served by public water and sewer.

**Project Location:** 1105 NW Hogan Ln, Bremerton WA

**Applicant/Owner of Record:** 12<sup>th</sup> Man LLC, Bothell WA

**Project Engineer:** Team 4 Engineering

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

### **AGENDA ITEM (B)**

**18-00261: Danubio Shoreline Variance (SVAR)**

**Project Description:** Proposed project is 1,704 sq. ft residence aligned parallel to the shorelines Ordinary High Water Mark (OHWM). Elements of the project include an SDAP for the construction of a retaining wall to the toe-of-slope and landward extent of net buildable area. Due to the dimensions of the property and landward slope, to include the necessary retaining wall, the proposed residence is within the standard and reduced shoreline buffer (85-ft Shoreline Residential). The historic use is non-conforming. The project requests a shoreline variance for structural impacts within 75% of the reduced buffer. The structure is set 28-ft from OHWM. Mitigation is provided at ratios higher than the standard required under Appendix B, SMP22.800 Kitsap County. The variance request would result in lawful non-conforming residential use on the Danubio property.

**Project Location:** 1793 Miracle Mile Dr. E, Port Orchard WA

**Applicant/Owner of Record:** Scott Danubio, Port Orchard WA

**Project Representative:** Robbyn Myers, Bremerton WA

**Project Engineer:** David Bannon, Bannon Engineering, Inc. Poulsbo WA

**Authorized Agent:** Glenn & Carol Kramer, Port Orchard WA

**DCD Staff Planner:** Steve Heacock at (360) 337-5777.

The file(s) pertaining to the above case(s) are available for public inspection, by appointment, at 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 appointment 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>