



Kitsap County Department of Community Development

Hearing Examiner Agenda

THURSDAY, MAY 26, 2022

Please click the link below to join the Hearing webinar:

<https://us02web.zoom.us/j/87324510309>

OR

Join by Phone: 253-215-8782 **Webinar ID:** 873 2451 0309 **Password:** 206613

Public Hearing(s) will be conducted by Kitsap County Hearing Examiner, in a hybrid format, **accessible remotely, via *weblink or dial-in phone number, or in-person** in the Board of County Commissioners' Chambers at **619 Division Street, Port Orchard WA on THURSDAY, MAY 26, 2022 at 9:00 A.M.** on the following application(s):

The Kitsap County Hearing Examiner holds hearings in a remote/hybrid format. The Hearing Examiner, applicant(s), staff, interested parties and the public may link into the hearing through video conference, or telephonically through a call-in number. **All interested persons are welcome to attend this hearing either remotely, or in person at the listed address.**

***Remote Access information** including links, and **Staff Reports** for each application will be made available for public viewing and **can be found on the Department of Community Development's website,** <https://spf.kitsapgov.com/dcd/Pages/HearingExaminer.aspx> or requested by calling (360) 337-5777.

DCD strongly encourages submitting any comments, in writing, directly to the listed DCD Staff Planner. 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 they may be addressed appropriately in time for the hearing.

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)

21-00513: The Preserve at Southworth Lot 4 - Conditional Use Permit-Accessory Dwelling Unit (CUP-ADU)

Project Description: Proposes a 900 sq-ft Accessory Dwelling Unit (ADU). All ADU design aspects will be the same as those in new 3,084 sq-ft single family residence (SFR) applied under permit #21-00484, including siding/roofing materials, paint schemes, pitches, styles & windows.

Project Location: 7301 SE Maple Bluff Ct, Port Orchard WA 98366; South Kitsap

Applicant/Owner of Record: Carlos Pineda & Patrick Lewis, San Jose CA

Authorized Agent: HNK Development, Gig Harbor WA

DCD Staff Planner: Darren Gurnee at (360) 337- 5777.

PLEASE NOTE: THE DEPARTMENT HAS ISSUED A SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. ANY DNS APPEAL FILED WILL BE COMBINED WITH AND HEARD AT THE PUBLIC HEARING.

AGENDA ITEM (B)

21-05515: Solomon - Convert Guest House to Accessory Dwelling Unit Conditional Use Permit-Accessory Dwelling Unit (CUP-ADU)

Project Description: Proposal to convert an 890 sq-ft guest house into an Accessory Dwelling Unit (ADU) for occupancy by applicant's parent. The 5.42 acre property has a permit (#21-00099) issued for a 3,428 sq-ft dwelling serving as a primary residence occupied by owner/applicant, and a permit (#21-04980) issued for a detached garage. ADU will be served by existing well/septic.

Project Location: 7603 SE Willock Rd, Olalla WA 98359; South Kitsap

Applicant/Owner of Record: Alan D & Clarissa E Solomon, Olalla WA

DCD Staff Planner: Darren Gurnee at (360) 337- 5777.

PLEASE NOTE: THE DEPARTMENT HAS ISSUED A SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. ANY DNS APPEAL FILED WILL BE COMBINED WITH AND HEARD AT THE PUBLIC HEARING.

AGENDA ITEM (C)

THIS ITEM WAS RESCHEDULED FROM 5/12/22 to 5/26/22

20-06035: Lake Tahuya - Access Development Shoreline Substantial Development Permit (SSDP)

Project Description: The proposed project is to construct an access area and small boat hand launch on the shore of Lake Tahuya. The proposed structures include an asphalt paved entrance to the access site, a gravel parking lot with approximately seven vehicle spaces, an ADA accessible CXT vault toilet adjacent to one asphalt paved ADA parking space, a geogrid trail from the gravel parking area to the lakeshore, a stormwater detention basin, and a fence along the north property boundary. The project does not require new or maintenance dredging, or shoreline stabilization and has been designed to the minimize impacts to the shoreline and critical areas to the maximum extent practicable. Due to size constraints of the property, the project cannot be constructed outside of the vegetated wetland buffer. Strict adherence to the standard

buffer widths will preclude the construction of a public access site on publicly owned lands.

Project Location: Nearest Road Intersection: Gold Creek Rd NW and Percheron Lane NW; Central Kitsap

Owner of Record: State Agency Lands, WA State

Applicant/Authorized Agent: Alex Laughtin, WA State Dept of Fish & Wildlife

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

PLEASE NOTE: The project SEPA Determination of Non-Significance (DNS) was issued by the Washington State Department of Fish and Wildlife on November 9, 2020 for a 14-day comment period. There were no SEPA comments or appeals, so the SEPA decision is considered final.

The file(s) pertaining to the above case(s) are available for public viewing, by contacting the Department of Community Development by emailing: help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777 between the hours of 8:00 AM and 4:00 PM, Monday through Thursday or Friday from 9:00 AM to 1:00 PM.

If you have any questions regarding project proposals or project-specific issues, please contact the DCD Staff Planner indicated above.

If you have procedural questions about the public hearings process, please contact the Clerk to the Hearing Examiner emailing: help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777.

You may submit your comments in writing seven (7) days prior to or at the hearing.

Due to COVID-19 Stay Home Stay Safe measures, the record will be kept open for 7 days following the hearing to allow for additional comments. You may send these comments via email to: help@kitsap1.com 'ATTN: Clerk of 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>