



Hearing Examiner Staff Report and Recommendation

Report Date: December 4, 2019
Hearing Date: December 12, 2019

Application Submittal Date: July 16, 2019
Application Complete Date: August 5, 2019

Project Name: Paul Accessory Dwelling Unit (ADU)
Type of Application: Conditional Use Permit (CUP)
Permit Number: 19-03245
122201-2-006-1007

Project Location

7522 SW Ridgeline Drive
Port Orchard, WA 98367
South Kitsap County
Commissioner District 2

Assessor's Account

122201-2-006-1007

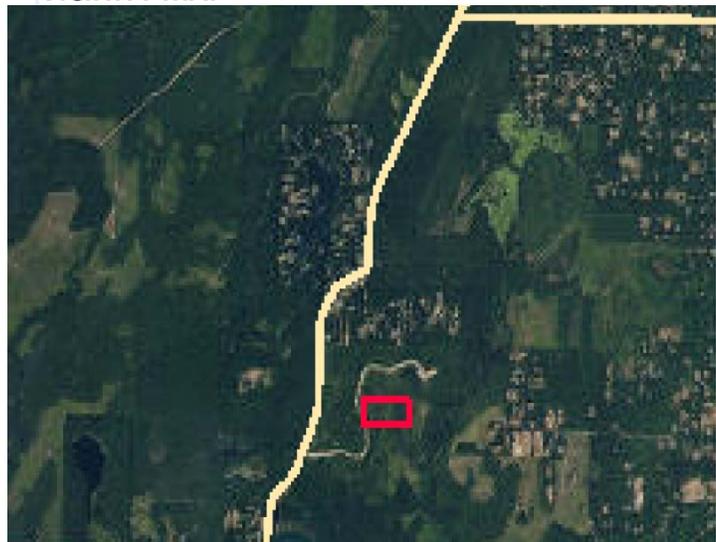
Applicant/Owner of Record

Mark A and Darcy J Paul
7520 SW Ridgeline Drive
Port Orchard, WA 98367

Recommendation Summary

Approved subject to 33 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 construct an 889 square foot accessory dwelling unit (ADU) and 960 square foot attached garage. The applicant has several permits in for review. Building permit (BP) 19-03193 to construct the ADU, 19-03186 to construct a 3,028 square foot single-family residence (SFR) and 887 square foot attached garage, and BP 19-03187 to construct a 1,392 square foot shop/garage and RV storage. According to the Assessor's records, the subject property is in designated forest land, undeveloped, 19.95 acres, and zoned Rural Wooded (RW). The proposed SFR is located near the center on the western third of the property, the ADU is located to the south of the SFR approximately 50 feet from the SFR and over 170 feet from the south property line and the shop is located to the north of the SFR approximately 140 feet and at least 100 feet from the north property line. The development will be served by an on-site 2-party well for potable water and an on-site septic system for sanitary sewage disposal.

2. Project Request

The applicant is requesting approval of a Conditional Use Permit to construct an 899 square foot accessory dwelling unit. 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. A Determination of Nonsignificance (DNS) was issued on October 22, 2019 (Exhibit 14).

Comments

The SEPA Comment period previously occurred concurrent with the Notice of Application dated August 26, 2019 (Exhibit 13). The proposal to construct an accessory dwelling unit will create only moderate impacts.

Conditions

SEPA noted the following information: SEPA mitigation conditions have been imposed and are listed under condition XX at the end of the report

1. The project will be conditioned for stormwater controls pursuant to KCC Title 12, critical areas per KCC Title 19 and land use impacts per KCC Title 17 Zoning to mitigate impacts.

The SEPA appeal period expired November 5, 2019. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The rectangular parcel is approximately 20 acres (19.95 acres) and undeveloped. The property and adjacent parcels was logged by Ueland Tree Farm LLC in the recent past under the county's Timber Harvest Minor permit 10-89178 and a Department of Natural Resources

Forest Practices Application (FPA) No. 2410478 that was approved on March 4, 2005 and the County's Timber Harvest Major, Conversion Option Harvest Permit (COHP) 04-22066 that was approved on January 21, 2005. There are some remaining conifers scattered throughout the property and more trees and shrubs along the east property line. The property slopes from the northwest downward towards the southeast from elevation of (450 feet-down to 350 feet). There is a small area of Geologic Critical Areas designated as High Erosion Hazard Area in the southeast corner and that runs along the entire east property line.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Wooded Zone: Rural Wooded (RW)	Standard	Proposed
Minimum Density	Not Applicable (NA)	NA
Maximum Density	1 dwelling unit (DU)/20 acres	Special provisions apply to an ADU
Minimum Lot Size	20 acres	Property is an existing legal lot, 19.95 acres
Maximum Lot Size	NA	
Minimum Lot Width	140 feet	NA, existing
Minimum Lot Depth	140 feet	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 or 100 feet when abutting RW zone	Over 170 feet
Side (East)	20 feet or 100 feet when abutting RW zone	Over 900 feet
Side (West)	20 feet or 100 feet when abutting RW zone	Over 280 feet
Rear (North)	20 feet or 100 feet when abutting RW zone	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 abuts the RW zone; therefore a 100-foot setback from all property lines is required for the SFR and ADU.

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	SFR under construction	RW
South	Undeveloped and designated forest land	RW
East	Undeveloped and designated forest land	RW
West	Undeveloped and designated forest land	RW

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	South Kitsap Fire & Rescue
School	South Kitsap School District #402

5. Access

Access to the site is from SW Ridgeline Drive, a gravel easement that connects to Carney Lake Road, a paved county-maintained road.

6. Site Design

The large acreage parcel is undeveloped, but the applicant has submitted building permits for an SFR and attached garage, an ADU and attached garage, and shop/garage with RV storage. There will be at least 3 parking spaces next to the SFR and 2 spaces next to the ADU. There are some conifers scattered throughout the property and some trees and shrubs along the east property line.

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.

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 in the project file. To date, the index to the record consists of Exhibits 24.

Exhibit #	Document	Dated	Date Received
1	Project Application		07/25/19
2	Concurrency Test		07/25/19
3	Elevations – ADU		07/25/19
4	Elevations – SFR		07/25/19
5	Engineered Drainage & SWPPP Plans		07/25/19
6	Engineered Drainage Report		07/25/19
7	Floor Plan – SFR		07/25/19
8	Health District BSA		07/25/19
9	Site Plan		07/25/19
10	Floor Plan – ADU		08/01/19
11	Project Narrative		08/01/19
12	SEPA Checklist		08/01/19
13	Notice of Application	08/26/19	
14	SEPA Determination of Non-Significance (DNS)	10/22/19	
15	Customer Combined Response		11/25/19
16	Notice of Public Hearing	11/27/19	
17	Certification of Public Notice	11/27/19	
18	Comprehensive Plan Map	12/02/19	
19	Critical Areas Map	12/02/19	
20	Aerial Plan Map	12/02/19	
21	Zoning Map	12/02/19	
22	Parcel Map	12/02/19	
23	Staff Report		
24	Staff Presentation		

9. Public Outreach and Comments

Pursuant to KCC Title 21 Land Use and Development Procedures, the Department gave proper public notice for the Conditional Use Permit through the Notice of Application with the notification of property owners located up to 800 feet around the site. After the issuance of the Notice of Application, the Department did not receive written responses from neighbors opposed to the Conditional Use Permit as of 10.29.2019.

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

Issue Ref. No.	Issue	Staff Response
	NA	

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 through a conditional use permit 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. Based on a review of BP 19-03187 for the shop/garage and RV storage building no dwelling unit was indicated. The applicant has submitted a building permit, 19-03193, for the ADU. The Kitsap Public Health District has required the applicant to record a Notice to Title for the shop/garage building and the future barn indicating both buildings will not be used as a dwelling unit.

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

Staff Response: The owners of the property, Mark and Darcy Paul, currently live off-site but after construction of the SFR is complete they will live in that building. The ADU will initially be occupied by a family member.

- 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: The application for Building Permit 19-03193 shows an 894 square-foot ADU on the second level and a 942 square foot garage that includes area for laundry facilities and a bathroom. The applicant states that the facilities in the garage are associated to a shop use. Consistent with the International Residential Code, the building code, the garage will not be a heated space and by definition, the garage will not count toward the habitable area calculations.

- 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 90 feet from the primary residence based on the application and scales less than 55 feet based on the site plan (Exhibits 8 and 9).

- 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 be one-story ramblers, each will have a pitched, brown composite-shingle roof, horizontal Hardie Plank siding, open pane white vinyl windows, and both residences will be painted to match, gray-green body color and brown trim (Exhibits 3 and 4) [application, SFR elevation, ADU elevation].

- 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 is over 170 feet. The east side yard setback is shown as over 900 feet, and the west side yard setback is over 280 feet. The rear yard setback, along the north property line, is over 400 feet (Exhibit 9). 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 one condition on 09.13.2019 (Exhibit 8).

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

Staff Response: The applicant has proposed a stick built ADU.

- 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 multiple access points to the property from an easement and logging roads. There are 2 from the south and 1 each from the west and north property lines. Revegetation of the south and north logging road access points will be required to only allow access from the easement.

At least 2 additional spaces, based on the proposed driveway shown on the site plan, will be available next to the ADU.

- l. 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 7).

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 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	NA	
Required Buffer(s)		
North		
South		
East		
West		
Street Trees	NA	

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 ADU building permit site plan to demonstrate compliance with Minimum Requirements 1-5.

i. Environmental

The county's geographic information system (GIS) indicates there is a small area of Geologic Critical Areas designated as High Erosion Hazard Area in the southeast corner and that runs along the entire east property line (Exhibit 19). The proposed ADU is over 900 feet away from the hazard area. The property was previously logged, and road constructed on the property through a Conversation Option Plan forest practice permit. The Department will make a site visit at the time of the development permit to verify existing forestry conditions associated with the forest permit.

j. Access, Traffic and Roads

Access to the site is via an approximately 100-foot wide easement that meanders from Carney Lake Road SW to serve 14 lots. There is also a 50-foot easement that runs along the west property line, 25 feet of the easement is located on the subject property.

There are multiple access points to the subject property; 2 from the south property line, 1 from the west property line and 1 from the north property line. From the south, one access point is right off SW Ridgeline Drive at the southwest corner of the property and 1 that breaks away from SW Ridgeline Drive on the property to the south and appears to be a logging road that continues north and crosses the north property line of the subject property, this is also the north access point from the north property line. There is also an access drive from the west property line that comes from SW Ridgeline Drive and presumably from the 50-foot easement along the west property line. The north-south logging road will need to be revegetated at the south and north access points to the subject property to eliminate the possibility of access at those locations.

A residence is attributed 10 average daily trips (ADT). Traffic is expected to be an additional 10 ADT for the ADU. The easement should be able to accommodate 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).

i. 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 system.

n. Kitsap Public Health District

Kitsap Public Health District (KPHD) has reviewed the application and recommends approval with one condition. The barn does not show laundry facilities on the Building Site Application (BSA) but will need a Notice to Title stating it won't be used as a dwelling unit. KPHD approved the BSA on 09.13.2019, Memo #45169, with a condition indicating a Notice to Title is required prior to septic permit approval stating the shop will have a 1/2 bath and laundry but won't be used as a dwelling unit.

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 the Paul Accessory Dwelling Unit be **approved**, subject to the following 33 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 889 square feet (Exhibit 9).
7. The accessory dwelling unit (ADU) shall be located within 150 feet of the primary residence.
8. The accessory dwelling unit (ADU) shall be designed to maintain the appearance of the primary residence.

9. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
10. No mobile home or recreational vehicle shall be allowed as an accessory dwelling unit (ADU).
11. 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.
12. 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).
13. 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.
14. The accessory dwelling unit (ADU) cannot be sold separately from the primary residence unless it has legally been segregated onto its own lot.
15. 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 an 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.
16. 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.

17. 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.
 18. The decision set forth herein is based upon representations made and exhibits contained in the project application 19-03245 Paul 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.
 19. 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.
 20. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.
 21. The north-south logging road shall be revegetated at the south and north access points to the subject property to only allow direct access from the easement.
- b. Development Engineering**
22. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.
 23. The information provided demonstrates this proposal is a Small Project as defined in Kitsap County Code Title 12, and as such will require the building permit submittal materials demonstrate compliance with Minimum Requirements 1-5.

24. Onsite stormwater management, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the Conditional Use Permit application was deemed complete, August 5, 2019. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington.
 25. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Services and Engineering for review and approval. The phasing plan shall, as a minimum, address the following items:
 - a. Timetables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase.
 - b. The extent of drainage improvements to be installed during the various phases.
 26. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information about this permit can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email joshklimek@ecy.wa.gov. This permit is required prior to issuance of the building permit.
 27. Although permit application submittal materials indicate the on-site roads used for a previous logging operation are existing, conditions of the Timber Harvest permit for the logging stipulate that the logging roads be abandoned upon completion of the logging. The stormwater design shall include the roads to be utilized for this proposal in the new/replaced hard surface area figure and account for that hard surface area in the stormwater design.
 28. If the project proposal is modified from that shown on the submitted site plan dated July 25, 2019, Development Services and Engineering will require additional review and potentially new conditions.
- c. Environmental**
29. The project shall be remain in compliance with the county's Timber Harvest Minor permit 10-89178 and a Department of Natural Resources Forest Practices Application (FPA) No. 2410478 that was approved on March 4, 2005 and the

County's Timber Harvest Major, Conversion Option Harvest Permit (COHP) 04-22066 that was approved on January 21, 2005.

d. Traffic and Roads

30. 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.
31. Submit plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.
32. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time.

e. Kitsap Public Health District

33. KPHD has a BSA pending for the well being drilled. The barn does not show laundry facilities on the BSA but will need a Notice to Title stating it won't be used as a dwelling unit. A Notice to Title shall be recorded stating the shop won't be used as a dwelling unit.

Report prepared by:



Jeff Smith, Staff Planner / Project Lead

12-5-19

Date

Report approved by:



Shawn Alire, Department Manager / Supervisor

12-5-19

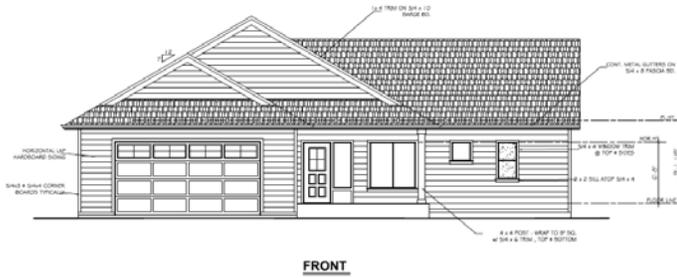
Date

Attachments:

- Attachment A – Building Elevation and Floor Plan: ADU
- Attachment D – Building Elevation and Floor Plan, Revised: SFR
- Attachment E – Zoning Map

CC: darcyjpaul@hotmail.com
kcloni9999@msn.com
mike@wnekeng.com
Interested Parties: none as of 10.29.2019
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith

Attachment A



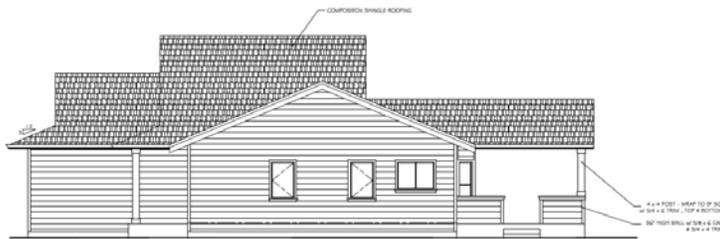
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SEE ENGINEER PLANS FOR STRUCTURAL METHODS & MATERIALS
 IF A CONFLICT IS PRESENT, THE ENGINEER PLANS & CALC'S TAKE PRECEDENCE.

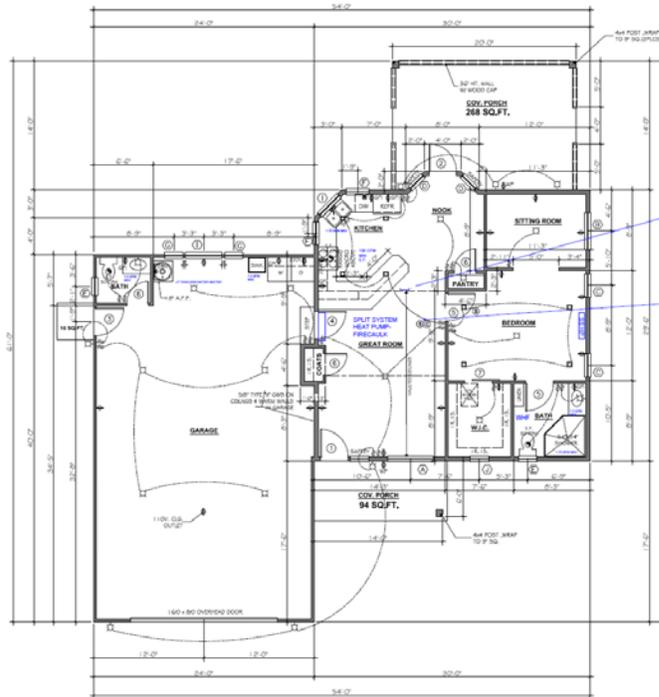
EXTERIOR ELEVATIONS

SCALE 1/4"=1'-0"

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RIGHT



SMOKE ALARM WITH 'WALST' MAY BE APPROPRIATE FOR USE IN THE JOHN COONCEY DRIVE SPACE FOR USE UNDER CERTAIN COOKING CONDITIONS NEVER COVER THE PLANS

W/RAF TO 2\"/>

- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
 2. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE.
 3. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE.
 5. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

SEE ENGINEER PLANS FOR STRUCTURAL METHODS & MATERIALS
 IF A CONFLICT IS PRESENT, THE ENGINEER PLANS & CALC'S TAKE PRECEDENCE.

FLOOR PLAN

SCALE 1/4"=1'-0"

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FLOOR AREA.....399 SQ.FT.
 GARAGE.....353 SQ.FT.
 GLASS AREA OF 147 SQ.FT.
 16.35% GLAZING

Attachment B

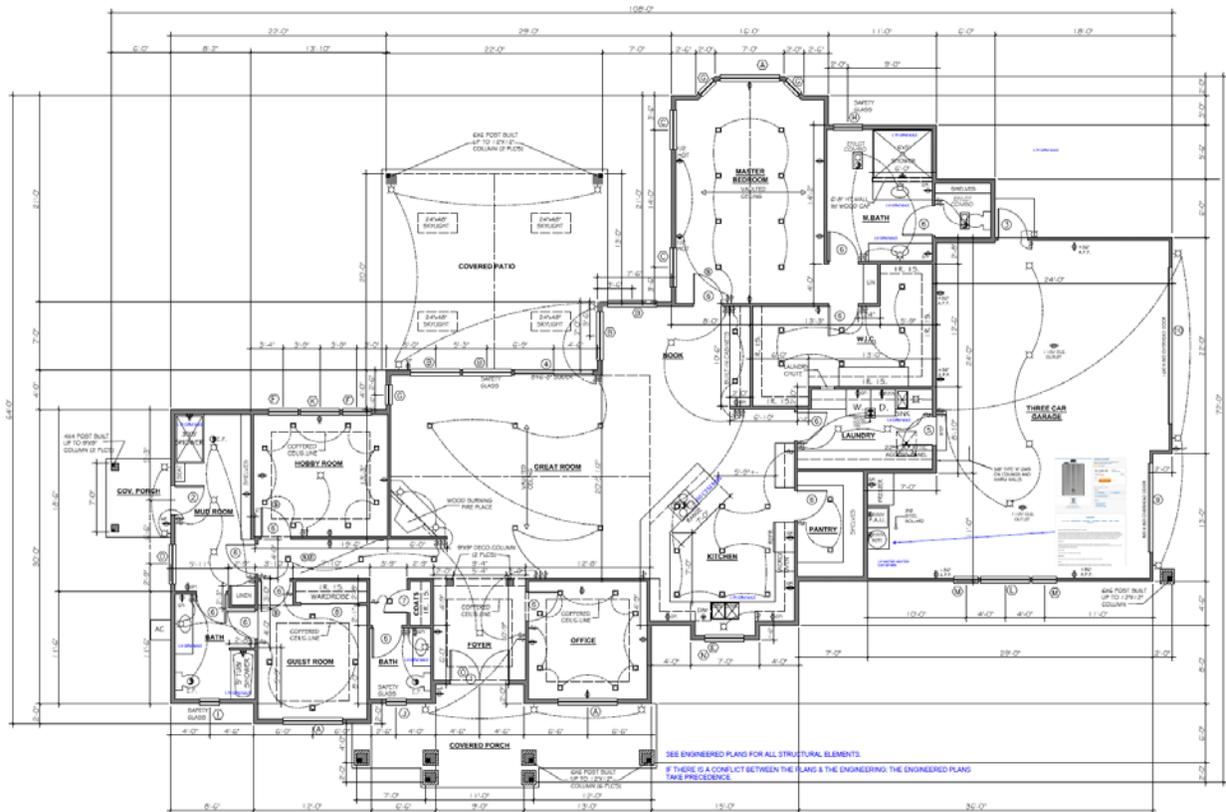


FRONT

EXTERIOR ELEVATIONS
 SCALE 1/4"=1'-0"



RIGHT



- 1. BACKUP DETECTOR
- 2. CAMERA MONITOR DETECTOR
- 3. CAMERA MONITOR
- 4. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- 5. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 6. THE FINISHES SHOWN ARE TO BE INSTALLED AS SHOWN.
- 7. THE FINISHES SHOWN ARE TO BE INSTALLED AS SHOWN.
- 8. ALL GLASS GLAZING SHALL BE SUPPLIED BY THE CONTRACTOR.
- 9. FINISHES SHOWN ARE TO BE INSTALLED AS SHOWN.
- 10. FINISHES SHOWN ARE TO BE INSTALLED AS SHOWN.

FLOOR PLAN
 Copyright © 2019 Conceptual Design Inc.

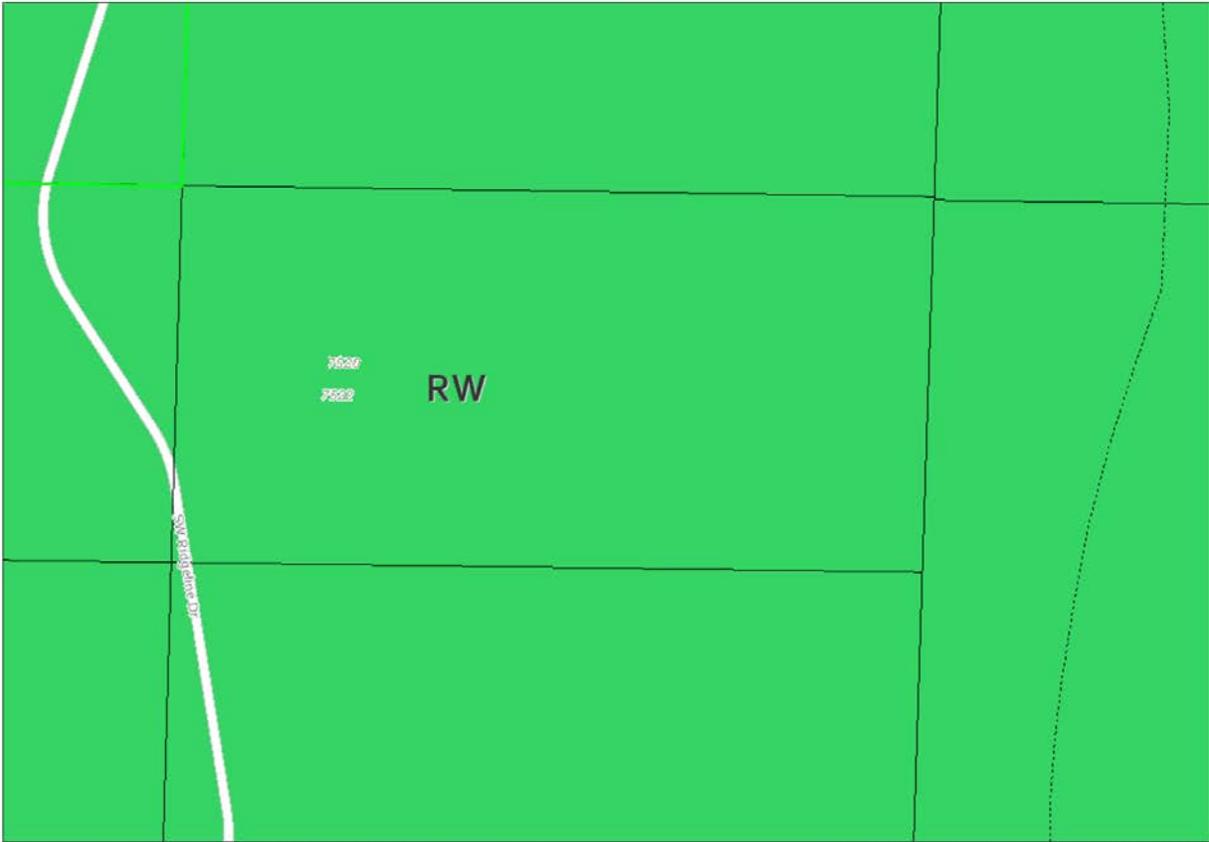
FLOOR AREA3028 SQ.FT.
GARAGE AREA887 SQ.FT.
GLASS AREA OF 344 SQ.FT.
11.36% GLAZING

COVERED PATIO 485 SQ. FT.
FRONT COV PORCH 248 SQ. FT. (NO STORAGE UNDER)
SIDE COV PORCH 42 SQ. FT. (NO STORAGE UNDER)
4845 SQ.FT.+ FIRE/FLW CALC.

NOTES:
 THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

Attachment C

Zoning Map



Comments Parcel No: 122201-2-009-1004 TaxPayer: UELAND TREE FARM LLC Site Address: NO ADDRESS FOUND

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

Map Scale: 1 inch = 200 feet

Kitsap Co. Parcel Search Application



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