



Hearing Examiner Agenda

THURSDAY, March 26th, 2020

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, MARCH 26th 2020** 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)

19-05106 & 19-05107: Ward Preliminary Short Plat (P-SP) & Shoreline Substantial Development Permit (SSDP)

Project Description: Applicant proposes to subdivide an existing 1.22-acre waterfront parcel into two newly created lots. The subject property is zoned Keyport Low Residential (KVLR) which allows for a maximum density of two dwelling units per acre. The subject property is a shoreline parcel that abuts Puget Sound to the north. Kitsap County Code 22.200.100.A.5 defines the Shoreline Jurisdiction as "Shorelands adjacent to these water bodies, typically within 200 feet of the ordinary high-water mark (OHWM)." Because the application will result in a newly created lot within the shoreline jurisdiction, the shoreline substantial development permit (SSDP) is required. The SSDP will be reviewed concurrently with the preliminary short plat.

Project Location: 15490 Cove Point Ln NE, Keyport WA

Owner of Record: Jason and Claire Ward, Keyport WA

Applicant/Authorized Agent: Gavin Oaks w/Adams, Goldsworthy Oak Land Surveyors, Poulsbo WA

DCD Staff Planner: Katharine Shaffer at (360) 337-5777.

THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. The SEPA appeal date expired 03/06/2020.

AGENDA ITEM (B)

19-05611 Fournier-Sidhu Shoreline Buffer Reduction, Shoreline Variance (SVAR)

Project Description: Applicant proposes to reduce the standard shoreline buffer from 130' to 20'. The subject parcel is 0.27 and constrained. The parcel also includes a wetland buffer reduction from 60' to a 20' buffer. Because the Shoreline Master

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Program adopts the Title 19, Critical Area Ordinance, by reference, the buffer reduction for the wetland can be reviewed with the Shoreline Variance application.

Project Location: 13731 NW Coho Run, Bremerton WA
Applicant/Owner of Record: Jake and Jaimie Fournier, University Place WA
Engineer: Alternative Designs, South Colby WA
DCD Staff Planner: Katharine Shaffer at (360) 337-5777.

THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. The SEPA appeal date expires 03/16/2020.

AGENDA ITEM (C)

19-05227: Surly Crab ADU, Conditional Use Permit-Accessory Dwelling Unit (CUP-ADU)

Project Description: Applicant proposes to construct a 750 square foot accessory dwelling unit. The property is developed with an existing single-family residence with 1,346 square feet of habitable area. ADU size is based on 50% of the habitable area of the single-family residence. However, Kitsap County has a building permit, #19-05212 to expand the existing single-family residence to 3,900 square feet. The subject property is located on the shoreline on Hood Canal. The proposed ADU is located outside the 200' shoreline jurisdiction.

Project Location: 8695 Sunset Lane NW, Seabeck WA
Owner of Record: Scott Lynes, Seattle WA
Applicant: Lauren Rist, Eerkes Architects
Authorized Agent: Fradkin Fine Construction
Project Engineer: Browne Wheeler Engineers Inc.
DCD Staff Planner: Katharine Shaffer at (360) 337-5777.

THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. The SEPA appeal date expired 03/16/2020.

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

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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>