



Hearing Examiner Staff Report and Recommendation

Report Date: April 18, 2024
Hearing Date: April 25, 2024

Application Submittal Date: October 03, 2022
Application Complete Date: November 15, 2022

Project Name: AEW Builders LLC - Stream Buffer Reduction Greater than 50% for 2 adjacent platted lots

Type of Application: Critical Areas Variance (CVAR)

Permit Number: 22-04853

Project Location

No address: lots north of 24135
Madura Rd NE
Kingston, WA
Commissioner District 1

Assessor's Account

4335-000-043-0007
4335-000-044-0006

Applicant/Owner of Record

Crosby Olsen, AEW Builders, LLC
2222 Belfair Avenue NE
Bainbridge Island, WA 98110

VICINITY MAP



Recommendation Summary

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

1. Background

Crosby Olsen with AEW Builders (hereafter, "the Applicant") proposes to construct two single-family residences, with associated utilities and shared driveway access from Madura Road NE. The parcels are lot 43 and 44 of the Taree 3rd Addition, recorded in May of 1970 in Volume 15 of Plats, pages 10-13 and are legal lots of record. The parcels are zoned Urban low (UL). Due to the size of the property and the bounding critical area stream buffer (See Section 10.i of this report), the Applicant requests approval of a Critical Area Variance to reduce the standard buffer of an on-site Type-F stream for both of the Platted properties.

2. Project Request

The Applicant requests approval for a Critical Area Variance to the standard Type-F stream buffer resulting in a variable buffer width of 25 feet to 45 feet with a 5-foot reduced standard building setback. The standard buffer for a Type F stream is 150 feet (KCC 19.300.315);

therefore, the reduction request equates to approximately eighty-five percent (where the smallest buffer is proposed at 25 feet). Per KCC 19.300.315(A)(3)(b), buffer reductions for single-family residences greater than fifty percent shall be pursuant to a variance under Section 19.100.135.

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.

The project is SEPA exempt pursuant to KCC 18.04.090 and WAC 197-11-800(6)(e) as it is a variance land use action.

4. Physical Characteristics

According to Kitsap County Assessor’s Data, the subject properties include Lot 43, which is approximately 0.36 acres, and lot 44, which is 0.29 acres in size. The properties are bound to the south and northwest by adjacent platted residences, to the west by Madura Road NE, and to the east by South Kingston Road. Properties to the north and south are undeveloped (see Exhibit 19, Mitigation Planting Plan, revised). Along the south-easterly property line is a mapped Type F stream (See Section 10.i). A site investigation was performed by C3 Environmental, LLC. which noted, “The subject property is currently undeveloped and comprised of Big leaf maple, Western hemlock and Western red cedar trees. The understory is primarily Himalayan blackberry and English ivy, with some native Salmonberry. Access to the subject properties will be through a joint use driveway which reduces parking areas and minimizes the stream impacts for both structures. No stream crossings are required.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban-low density Zone: Urban-low residential	Standard	Proposed
Minimum Density	5 units/acre	1 dwelling unit, lots are existing
Maximum Density	9 units/acre	

Minimum Lot Size	4,730	15,682 and 12,632 square feet, lots are existing
Maximum Lot Size	8,712	0.36 and 0.29 acres, existing lots
Minimum Lot Width	60 feet	NA, lot is existing platted.
Minimum Lot Depth	60 feet	NA, lot is existing
Maximum Height	35 feet	<35 feet, See Condition
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (East)	20 feet	~35 feet
Rear (West)	10 feet	~ 40 feet
Side (South)	5 feet 5 feet for accessory structures	5 feet
Side (North)	5 feet; 5 feet for accessory structures	5 feet

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residence	Urban-low (UL)
South	Single-family residence	Urban-low (UL)
East	ROW and Single-family	Urban-low (UL)
West	ROW and Single-family	Urban-low (UL)

Table 4 - Public Utilities and Services

	Provider
Water	Kitsap PUD 1
Power	Puget Sound Energy
Sewer	On-site septic
Police	Kitsap County Sheriff
Fire	North Kitsap Fire & Rescue
School	North Kitsap School District

5. Access

Vehicular access is proposed directly from Madura Road NE, on the west of the two parcels, bisecting the 2

fronts (Exhibit 20, Revised Composite Site plan).

6. Site Design

See Site Plan, included as an Attachment A at the end of this report and also Exhibit 19.

It should be noted that the review of this proposal is strictly limited to compliance with the

variance criteria per KCC 19.100.135, as required per KCC 19.300.315(A)(3) for stream buffer reductions. Approval of the final site design is dependent on the submittal of a site development activity permit, per the associated Stormwater Conditions Memo, (Exhibit 8) and the analysis in Section 10.i of this report.

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 and amended April 2020.

The following Comprehensive Plan goals and policies are most relevant to this application:

Land Use Goal 1

Focus current and future planning on infill development of existing Urban Growth Areas.

Land use Policy 2

Support innovative, high quality infill development and redevelopment in existing developed areas with Urban Growth Areas.

Housing and Human Services Goal 6.

Integrate affordable housing and human services planning with transportation, workforce development, and economic development efforts.

Housing, Human Services Policy 23

Promote housing preservation and development in areas that are already well-served by schools, public transportation, commercial facilities, and have adequate infrastructure to support alternative modes of transportation.

Transportation Goal 1

Provide a safe and reliable multi-modal transportation system for people of all ages and abilities.

Transportation Policy 2.

Approve site design that is supportive of transit Service and its patrons.

Environment Policy 13. Use the best scientific information available to direct how functions and values of critical areas are preserved or enhanced.

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 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Title 19	Critical Areas Ordinance
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 through 26.

Exhibit #	Document	Dated	Date Received / Accepted
1	STAFF REPORT	04/18/2024	
2	Permit Submission Form		10/03/2022
3	Project Narrative	09/20/2022	10/03/2022
4	Civil Site Plan		10/03/2022
5	Habitat Management Plan	09/15/2022	10/03/2022
6	Critical Area Site Plan	09/15/2022	10/03/2022
7	Notice of Complete		11/16/2022
8	Stormwater Conditions Memo	01/03/2023	
9	Information Request – 1 st		07/25/2023
10	Notice of Application	07/26/2023	
11	Applicant Response Letter – 1 st	08/04/2023	08/04/2023
12	Habitat Management Plan – Revised	08/04/2023	08/04/2023
13	Interested Party Comment – Ross	8/11/2023	8/11/2023
14	Suquamish Tribe Comment – Malcom	08/18/2023	08/18/2023
15	Interested Party Comment – Parrington	8/30/2023	8/30/2023
16	Port Gamble S’Klallam Tribe Comment – Powers	09/21/2023	09/21/2023
17	Information Request (2 nd)		10/16/2023
18	Technical Memo & Applicant Response Letter – 2 nd		11/20/2023
19	Mitigation Planting Plan – Revised	11/01/2023	11/20/2023
20	Composite Site Plan – Revised		11/20/2023

21	Vicinity Structures List (within 100 ft)		11/20/2023
22	Vicinity Structures Map		11/20/2023
23	Notice of Public Hearing	04/10/2024	
24	Certification of Public Notice	04/15/2024	
25	Staff Presentation		
26	Hearing Sign In		

9. Public Outreach and Comments

There were 2 public comments from property owners in the vicinity of the public notice and a comment from the Suquamish Tribal biologist and the Port Gamble S’Klallam tribal biologist. The general concern was related to building proximity to the fish type creek and the concern for future water quality impacts. As well there is a comment about using alternative septic systems. Since the Notice of Application period, the application has been revised to reduce impacts, move the building further from the stream, and to demonstrate that there were several residences in the neighborhood that were constructed very near the same stream to show that this request has similar examples within the stream and watershed.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
Comment 1	A question was relayed from a nearby neighbor to the project regarding required setbacks from streams and rivers. The comment stated that one home could be constructed on a consolidated lot with alternative septic, and that a trunk line is proposed for South Kingston Road in the future.	Exhibit 13
Comment 2	A concern was raised regarding project runoff and degradation of the existing trees on site. The concern also describes actions that may plug the creek culvert and that past development mitigation requirements have not been completed for a project example downstream.	Exhibit 14
Comment 3	Comments about minimization of the impact of 2 residences were made, including on-going maintenance concerns for invasive controls on the properties. Also, the concern was raised about construction concerns in an erosion hazard area and dispersion recommendations.	Exhibit 15
Comment 4	Comment submitted regarding a variance for two properties under one application and the concern that the buffers and	Exhibit 16

	<p>functions are not being met under a fully implemented Critical Area Ordinance. Also concern on a developer purchasing the properties for development and that a reasonable use proposal be considered instead of a critical area variance.</p>	
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Issue Ref. No.	Issue	Staff Response
<p>Comment 1 and 2</p>	<p>Variance process and downstream impacts</p>	<p>The project biologist has completed a thorough re-examination of the mitigation plan with a revision to the proposal including reducing the size and location of the driveway and revisions to the drainfield locations. As well, additional trees ad planting has been proposed. The stream will be protected from the development and the mitigation will remove extensive English ivy and Himalayan blackberry infestations. The staff report recommends that hand and mechanical means are the preferred weed abatement alternative, and have made that a condition of approval, under the environmental conditions.</p>
<p>Comment 3 and 4</p>	<p>Developer buyer, Mitigation adequacy, erosion concerns and variance allowances vs reasonable use procedures</p>	<p>The new landowner is a developer, but the variance criteria does not limit the application of a variance to a singular owner or user, nor is it policy to limit adjacent properties from a process which has in this case led to the revision of the site plan which reduced impacts to the stream by consolidation of one driveway, thus moving the planned structures away from the stream. This revision to the project has also meant that further plantings are possible and have been proposed in the revised application. As to the erosion hazard, the geological considerations were reviewed at intake. The moderated erosion hazard will be considered at time of Site Development Activity Permit (SDAP) and for foundation considerations at time of building. The required SDAP will incorporate full stormwater review for further geological analysis. The project civil engineer has provided a civil plan set and composite revised site plan. As reviewed above, the applicant has revised the designs to create additional mitigation and has also provided an analysis and map of the neighboring structures which have been constructed in proximity to the creek in the</p>

		<p>past. Many of these homes are constructed as close, or closer to the creek than the planned lots in question and simple exclusion of the application under the variance criteria would deprive this applicant of the rights and privileges afforded to others in the watershed and neighborhood. The applicant has demonstrated that they meet the variance criteria found in 19.100.135.</p>
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10. Analysis

a. Planning/Zoning

The subject parcels are legal lots of record, created by way of the Plat of Taree 3, recorded in May of 1970. The site is located within the Urban-low zoning district (Attachment B). Detached single-family dwellings are a permitted use in the UL zone, subject to footnotes 43 and 101. Neither footnote applies, as the provisions are related to elements that are not part of this proposal (i.e., special care and transitory accommodation provisions). Compliance with applicable zoning standards will be reviewed again at the time of development permit submittal.

The recorded plat shows no easement encumbrances. At the time of SDAP submittal, a site plan showing all current easements shall be submitted to ensure the project does not encroach upon and meets setbacks to any easement.

b. Lighting

Exterior lighting standards (KCC 17.400.420.030.C) are not applicable to single family residential development.

c. Off-Street Parking

The submitted site plan (Exhibit 20) shows a plan for 3 on-site parking stalls for each lot, satisfying minimum parking requirements.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single Family (detached)	For historical lots or lots with no standing requirement, 3 per unit. Garages are not calculated towards	3	3

	any parking requirement.		
Total		3	3

d. Signage

No signage is proposed or required.

e. Landscaping

Single-family lots are exempt from landscaping standards (KCC 17.500.010). Mitigation planting is proposed as detailed in Section 10.i of this report.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft.) 15% of Site	NA	NA
Required Buffer(s) 17.500.025		
North	NA	NA
South	NA	NA
East	NA	NA
West	NA	NA
Street Trees	NA	NA

f. Frontage Improvements

Frontage improvements are neither proposed nor required. The property abuts Kitsap County ROW (Madura Road NE and South Kingston Road NE). Any work within the County ROW shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the ROW shall be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time of development permit.

g. Design Districts/Requirements

Single-family detached dwellings are exempt from design standards per KCC 17.420.030.A and the project is not within a designated design district (KC 17.700 Appendix B1 through C4).

h. Development Engineering/Stormwater

The department understands that on-site stormwater management is proposed for the rooftop area and driveway by collecting the rooftop runoff to downspouts and sheet flow to the stream buffer area (~50 foot flow path). The driveway is shared between the two residences and the plans include sheet flow directed easterly through a vegetated flow path.

Development Services and Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Critical Area Variance permit application materials accepted for review November 15, 2022, to Kitsap County Development Services and Engineering.

Development Services and Engineering accepts the concepts contained in this preliminary submittal and recommends conditions as an element of the land use approval (see the Stormwater Conditions Memo, exhibit 8).

i. Environmental

19.200 Wetlands

There are no mapped wetlands on or near the site, but wetland hydrology is a likely component of the mapped stream (details in the Habitat management plan, revised, Exhibit 12) and are regulated under KCC Title 19. Associated wetland buffers would be included within the stream analysis, following.

19.300 Fish and Wildlife Habitat Conservation Areas

Kitsap County's Critical Areas Map (Attachment 3) shows a stream running along the subject site's easterly property line. The stream is mapped as a F-type creek and has been verified by the submitted Revised Habitat Management Plan by C 3 Habitat (Exhibit 12), indicating the stream meets the criterion for Type F waters. The Type-F water designation, with a minimum 150-ft buffer requirement is analyzed per KCC 19.300.310.

Per KCC 19.300.315(A)(3)(b), Buffer reductions for single-family residences greater than fifty percent, shall be reviewed pursuant to variance standards shown in KCC Section 19.100.135 which are copied and underlined below, with staff comments provided *in italics*.

KCC 19.100.135 says:

A. A variance in the application of the regulations or standards of this title to a particular piece of property may be granted by Kitsap County, when it can be shown that the application meets all of the following criteria:

1. Because of special circumstances applicable to the subject property, including size, shape, or topography, the strict application of this title is found to deprive the subject property of rights and privileges enjoyed by other properties in the vicinity; provided, however, the fact that those surrounding properties have been developed under regulations in force prior to the adoption of this ordinance shall not be the sole basis for the granting of a variance.

Staff Comment: The subject site was platted prior to stream buffer considerations (1970 plat) and was therefore never considered as a constraint to the plat or property. The Type-F stream buffer of 150 feet encompasses the entire property. Due to the size of the property, location of critical areas, and standard buffer requirements strict application of KCC Titles 19 would result in no possibility to build on a legally established, platted parcel. In addition, other properties in the immediate vicinity are also built very near (or at a similar distance) from this stream feature (see exhibits 21 and 22 for vicinity structures analysis and maps).

Figure 1: Excerpt from Project Narrative

2. The special circumstances referred to in subsection (A)(1) of this section are not the result of the actions of the current or previous owner.

Staff Comment: The circumstances referred to in subsection (A)(1) above are not the result of the actions of the current or previous owner. The lot is a legal lot of record, created by way of a plat in 1970.

3. The granting of the variance will not result in substantial detrimental impacts to the critical area, public welfare or injurious to the property or improvements in the vicinity and area in which the property is situated or contrary to the goals, policies and purpose of this title.

Staff Comment: The applicant has provided a habitat management plan and associated no net loss report (enclosure) that adequately demonstrates that this proposal, with mitigation, will not result in substantial detrimental impacts (Exhibit 12). The report recommends enhancement of the stream corridor with in-fill of native trees and shrubs, as well as the eradication of invasive Himalayan blackberry and English ivy from the established stream corridor. The reports also outline a five-year monitoring plan. We recommend that hand and mechanized eradication methods be deployed due to the proximity of the creek to Apple Tree Cove.

4. The granting of the variance is the minimum necessary to accommodate the permitted use.

Staff Comment: The granting of the variance is the minimum necessary to accommodate the reasonably sized (1,700 square foot) single-family residences and supporting facilities. If the proposed structure is moved in any direction, it would result in an impact to either a zoning setback, or further critical area buffer encroachment by required residential facilities. The Applicant's Environmental Consultant also found that "the requested buffer reduction is the minimum necessary

to establish a setback around the residence while optimizing the stream buffer function.” The department agrees with this finding.

5. No other practicable or reasonable alternative exists. (See Definitions, Chapter 19.150.) Applicant response:

Staff Comment: KCC 19.150.510 defines Reasonable Alternative as “an activity that could feasibly attain or approximate a proposal’s objectives, but at a lower environmental cost or decreased level of environmental degradation”. As noted above, alternative locations would require encroaching into other required setbacks.

6. A mitigation plan (where required) has been submitted and is approved for the proposed use of the critical area.

Staff Comment: The applicant has submitted a mitigation plan, revised (Exhibit 19) that meets the goals and standards outline in KCC 19.300 and the project is required to follow the recommendations of that report, including mitigation and five-year monitoring and maintenance.

19.500 Frequently Flooded Areas

The proposed development is outside of mapped flood hazard areas.

19.600 Critical Aquifer Recharge Areas

The site is within a Category I Critical Aquifer Recharge Area; however, single-family development is not a listed activity with potential threat to groundwater quality. No further review is required.

j. Access, Traffic and Roads

Vehicular access is proposed via direct access to Madura Road NE.

k. Fire Safety

Fire Safety review is not required for this permit type. The proposal must demonstrate compliance with all applicable building and fire codes at the time of development permit application.

l. Solid Waste

Solid Waste review is not required for this project.

m. Water/Sewer

Potable water is proposed to be provided by PUD 1. Sanitary sewage disposal is proposed to be provided by an on-site septic system. The applicant submitted a Building Site Application to the Kitsap Public Health District for approval. The final

approved BSA is required to be submitted at the time of development permit application.

n. Kitsap Public Health District

The Kitsap Public Health District has reviewed and approved the application with no comments.

11. Review Authority

The Hearing Examiner has review authority for this Critical Areas Variance application under KCC, 21.04.100. The Hearing Examiner may approve, approve with conditions, or deny a Critical Areas Variance. 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 19 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 19.100.135, the Department of Community Development recommends that the Critical Area Variance request for Olsen Stream Buffer Reduction be **approved**, subject to the following 16 conditions:

a. Planning/Zoning

1. Permit approval subject to conditions in the Hearing's Examiner Decision.
2. The proposal shall be compliant with the applicable zoning standards of the Urban Low (UL) zoning district.
3. At the time of SDAP submittal, the site plan shall show all current easements to ensure the project does not encroach on required setbacks or the easement(s)

itself.

b. Development Engineering

4. 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.
5. The information provided demonstrates that, due to the proximity of critical areas, this proposal will require a Site Development Activity Permit (SDAP) from Development Services and Engineering.
6. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time of development permit application. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
7. The Washington State Department of Fish and Wildlife may require a Hydraulic Project Approval for the work required near the stream.
8. If the project proposal is modified from that shown on the submitted site plan accepted for review November 15, 2022, Development Services and Engineering will require additional review, potentially new conditions, and potentially a revision to this decision.

c. Environmental

9. The proposal shall follow the recommendations of the Revised Habitat Management Plan (exhibit 12, dated 8/4/2023) and the Revised Mitigation Plan (exhibit 19, dated 11/01/2023), by C3 Habitat.
10. Recommended noxious weed management shall be performed by hand and mechanical means. The use of chemical herbicides, pesticides and fertilizers is not recommended due to the proximity of the creek.
11. A Hydraulic Project Approval (HPA) may be required for the proposed dispersion facility. Prior to SDAP approval, the applicant shall submit an approved HPA from the Washington State Department of Fish and Wildlife (WDFW) or documentation from WDFW specifying that an HPA is not required.

d. Traffic and Roads

12. 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.
13. The required Site Development Activity Permit application shall include documentation of rights of use of the access easement indicated as providing access to this parcel.
14. The required Site Development Activity Permit shall include 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.

15. 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 (or building permit if no SDAP is required). The need for and scope of bonding will be determined at that time.

e. Kitsap Public Health District

16. An approved Building Site Application (BSA) shall be submitted at the time of building permit application.

Report prepared by:



4/18/2024

Steve Heacock, Staff Planner / Project Lead

Date

Report approved by:



4/18/2024

Katharine Shaffer, Planning Supervisor

Date

Attachments:

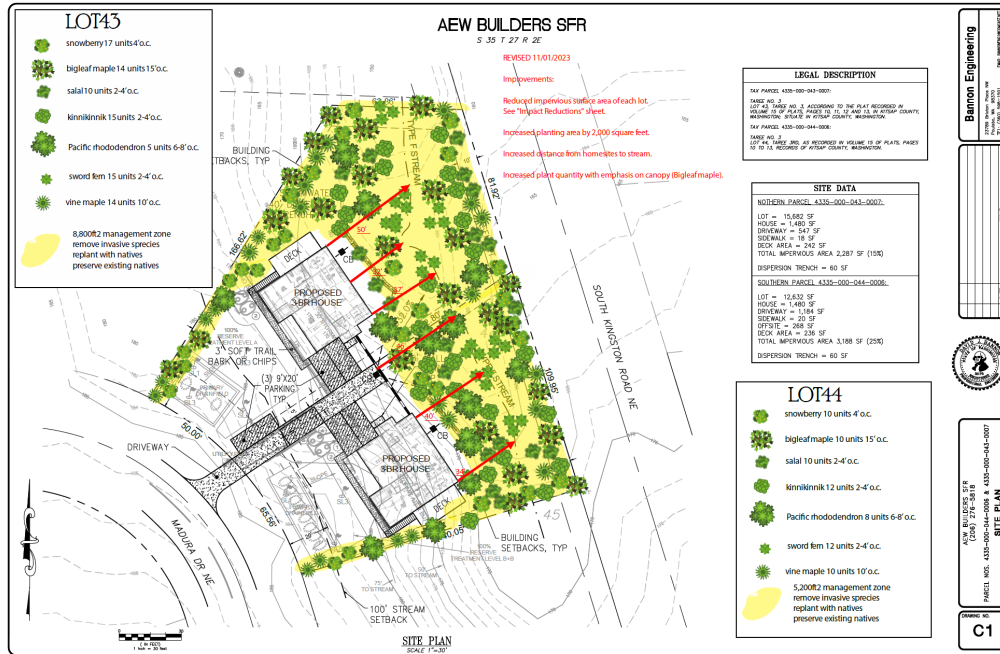
- Attachment A – Site Plan
- Attachment B – Zoning Map
- Attachment C – CAO Map

- CC: Applicant/Owner: Crosby Olsen: crosbyolsen@gmail.com
Project Representative: Christy Christensen: christy@c3habitat.com
Interested Parties:
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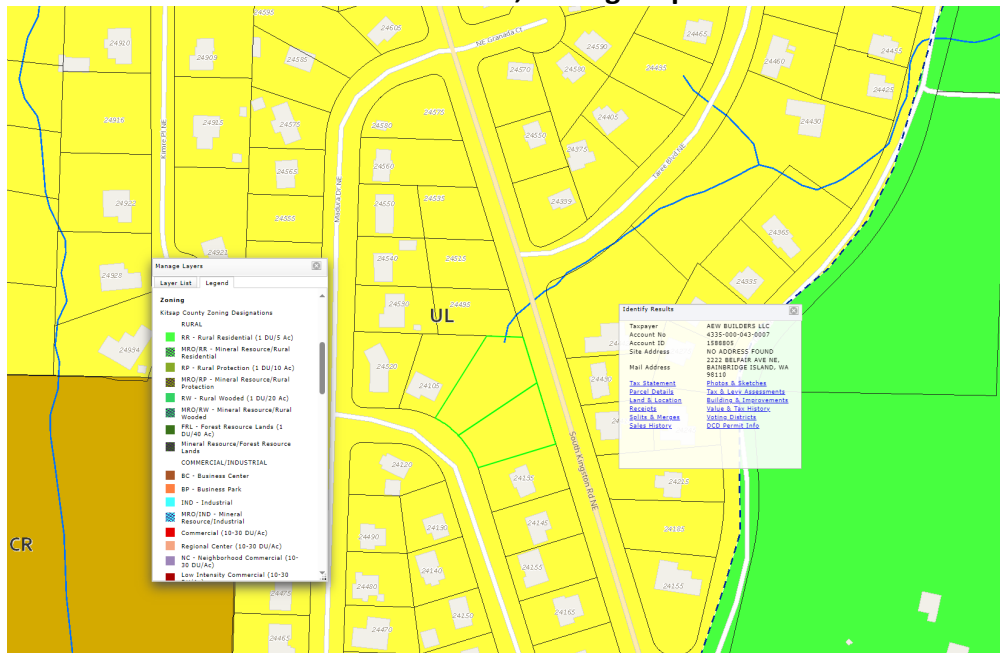
Marla Powers: mpowers@pgst.nsn.us
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Steve Heacock

Attachment A

Site Plan



Attachment B, Zoning Map



Attachment C, CAO Map

