



## Hearing Examiner Staff Report and Recommendation

**Report Date:** June 15, 2020  
**Hearing Date:** June 23, 2020

**Application Submittal Date:** November 4, 2019  
**Application Complete Date:** November 18, 2019

**Project Name:** Dachel Accessory Dwelling Unit (ADU)  
**Type of Application:** Conditional Use Permit (CUP)  
**Permit Number:** 19-05147

### Project Location

8070 Tieton Place NW  
Silverdale, WA 98383  
Central Kitsap County  
Commissioner District 3

### Assessor's Account #

242501-3-037-1001

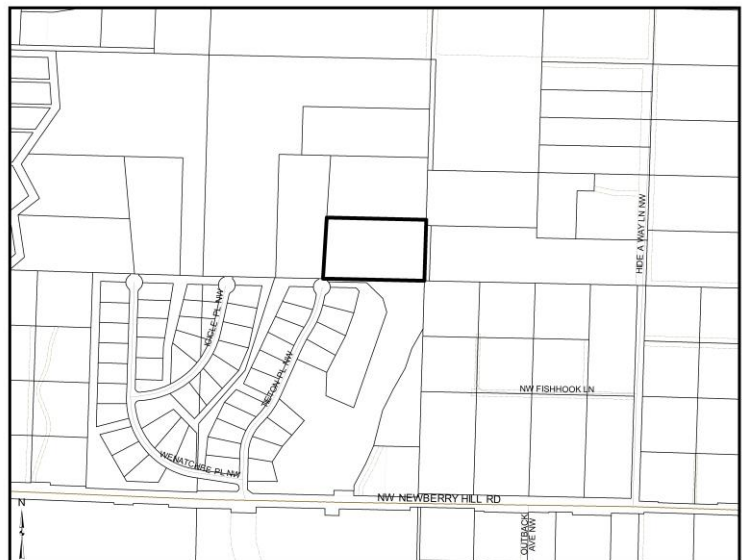
### Applicant/Owner of Record

Peter & Hedy Dachel  
6889 NW Olympic View Court  
Silverdale, WA 98383

### Authorized Agent

James Mack Pearl  
6479 NE Brigham Road  
Bainbridge Island, WA 98110

### VICINITY MAP



### Recommendation Summary

Approved subject to 35 conditions listed under section 13 of this report.

#### 1. Background

The Department of Community Development has reviewed the applicant's Conditional Use Permit (CUP) application to construct a 900 square foot accessory dwelling unit (ADU); ADU Building Permit (BP) 19-05145. The applicant has also been issued a building permit to build a 3,220 square foot, 1-story, single-family residence (SFR) plus a 620 square foot attached 2-car garage; SFR BP 19-05141. According to the Assessor's records, the subject property is undeveloped, 5.01 acres and zoned Rural Protection (RP). The parcel is located at 8070 Tieton Place NW in Silverdale. The project will be served by public water provided by Kitsap Public Utility District #1 and an on-site septic system.

**2. Project Request**

The request is to construct a 900 square foot ADU. The ADU will be served by public water 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. The SEPA Comment period previously occurred concurrent with the Notice of Application dated November 29, 2019 (Exhibit 15). A Determination of Nonsignificance (DNS) was issued on May 26, 2020 (Exhibit 19). SEPA noted the proposal will be conditioned for Stormwater Control per Kitsap County Code Title 12 and for Critical Areas per Kitsap County Code Title 19.

The SEPA appeal period expired June 9, 2020. No appeals were filed; therefore, the SEPA determination is final.

**4. Physical Characteristics**

The nearly rectangular 5.01-acre parcel is under construction of the SFR. The property contains an area of steep slopes within a ravine in the east portion of the parcel, which contains a fork of Anderson Creek, a Type F or fish-bearing stream. The property generally slopes from the west downward to the east. The steep slopes are associated with moderate landslide and high erosion hazard area. A majority of the perimeter is forested with a mix of evergreen and deciduous trees. The entire parcel is located over Category I Critical Aquifer Recharge Areas (Exhibits 23, 24, 25 and 27).

**Table 1 - Comprehensive Plan Designation and Zoning**

Comprehensive Plan: Rural Protection Zone: Rural Protection (RP)	Standard	Proposed
Minimum Density	Not Applicable (NA)	NA

Maximum Density	1 dwelling unit (DU)/10 acres	
Minimum Lot Size	10 acres for newly created lots	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	140 feet	NA, existing, >500 feet
Minimum Lot Depth	140 feet	NA, existing, >300 feet
Maximum Height	35 feet	1 story, <35 feet
Maximum Impervious Surface Coverage	NA	Not calculated
Maximum Lot Coverage	NA	Not calculated

Applicable footnotes: none

**Table 2 - Setback for Zoning District**

	Standard	Proposed
Front (West)	50 feet	Over 200 feet
Side (North)	20-feet, 5 feet for accessory structure, ADU = 5 feet	Approximately 49 feet
Side (South)	20-feet, 5 feet for accessory structure, ADU = 5 feet	Over 250 feet
Rear (East)	20-feet, 5 feet for accessory structure, ADU = 5 feet	Over 300 feet

Applicable footnotes: Footnote 29 "One-hundred-foot setback required for single-family buildings abutting FRL or RW zones".

*Staff Comment: The subject property does not abut a FLR or RW zone.*

**Table 3 - Surrounding Land Use and Zoning**

Surrounding Property	Land Use	Zoning
North	Undeveloped	Rural Protection (RP)
South	Single-family residences	RP
East	Tax title strip: undeveloped; SFR	RP
West	Undeveloped	RP

**Table 4 - Public Utilities and Services**

	Provider
Water	Kitsap PUD #1
Power	Puget Sound Energy
Sewer	On-site septic system
Police	Kitsap County Sheriff

Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #401

**5. Access**

Access to the site is from a paved private easement that originates from Tieton Place NW, which is classified as Rural Local Access and is a paved county maintained road.

**6. Site Design**

The acreage parcel is undergoing construction of the single-story SFR. The proposed ADU will also be a stick-built single-story building. There will be parking available for the SFR in front of the 2-car garage as well as on the circular drive and there will be separate parking available next to and for the ADU.

**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

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

*Land Use Goal 13*

*Protect Kitsap County's unique rural character.*

*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 Goal 2*

*Increase affordable housing units and ensure that a broad range of housing types are available.*

*Housing, Human Svcs Policy 5*

*Use regulatory strategies to incentivize and provide flexibility for development of affordable and special needs housing.*

*Housing, Human Svcs Policy 7*

*Adopt regulatory changes to allow non-traditional housing types.*

*Housing and Human Services Goal 4*

*Ensure that all people have fair and equal access to housing and services.*

*Housing, Human Svcs 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, Human Svcs Policy 12*

*Identify and remove regulatory barriers that limits access to or the provision of a diverse affordable housing supply.*

*Housing, Human Svcs 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 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Title 19	Critical Areas Ordinance

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 1-27.

Exhibit #	Document	Dated	Date Received
3	Binding Water Letter		11.08.2019
4	Concurrency Test		11.08.2019
1	CUP - ADU Application		11.08.2019
2	Elevations - ADU		11.08.2019
10	Elevations - SFR Plans		11.08.2019
5	Drainage Report	10.23.2019	11.08.2019
2	Floor Plans - ADU		11.08.2019
10	Floor Plans - SFR		11.08.2019
7	Geologic Report	10.27.2019	11.08.2019
17	Health District Building Site Application (BSA)		05.21.2020
13	Narrative		11.12.2019
10	Site Plan - Architect		11.08.2019
18	Site Plan - BSA Approved		05.21.2020
6	Site Plan - Engineered Drainage/SWPPP		11.08.2019
9	State Environmental Policy Act (SEPA) Checklist		11.08.2019
16	Stormwater Memo	01.14.2020	
12	Stormwater Worksheet		11.08.2019
8	SWPPP Narrative		11.08.2019

**9. Public Outreach and Comments**

No written comments received as of 06.12.2020.

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

Issue Ref. No.	Issue	Staff Response

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## 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 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. The applicant has applied for a building permit (BP) for the ADU and SFR; ADU BP 19-05145 and SFR BP 19-05141.*

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

*Staff Response: The owners of the property, Peter and Hedy Dachel, currently reside off-site. They plan to reside in the SFR after it is built and the certificate of occupancy is issued. Their daughter, Elisha Weinberg, will initially reside in the ADU after construction and the certificate of occupancy is issued.*

- 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: According to the submitted plans, the primary residence (SFR) under construction will be over 3,000 square feet of habitable area and is exclusive of the 620 square foot garage (Exhibit 10). Therefore, the ADU is limited to 900 square feet and the submitted plans indicate the ADU will be 900 square feet (Exhibit 2).*

- 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: According to the application, the ADU building is proposed to be located 80 feet from the SFR (Exhibit 1). According to the site plan, the ADU scales less than 50 feet from the primary residence (Exhibit 10). In either case the ADU will be in compliance with the KCC.*

- 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 a rambler style, have a pitched metal roof, lap composite cement siding, open pane vinyl windows, and both residences will be painted to match (Exhibits 1, 2, 10 and 13).*

- h. All setback requirements for the zone in which the ADU is located shall apply.

*Staff Response: The ADU front yard setback, along the west property line is over 200 feet. The north side yard setback is shown as over 30 feet, and the south side yard setback is over 250 feet. The rear yard setback, along the east property line, is over 300 feet (Exhibit 18). All required zoning setbacks as delineated for the ADU will be 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 has indicated they have an approved Building Site Application that matches this proposal. The Health District approved the Redesign Building Site Application (BSA) for the ADU with no conditions on 11.18.2019 (Refer to Health Officer Decision, Memo #45943, Exhibit 17).*

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



*Staff Response: The applicant has proposed a stick-built ADU; therefore, no mobile home or recreational vehicle is proposed for the ADU.*

- k. An ADU shall use the same side street entrance as the primary residence and shall provide additional off-street parking.

*Staff Response: The property owner shall revegetate all secondary access or potential access locations from the west property line at the southerly location and from all locations along the north property line. There appear to be 2 locations along the north property line. A landscape plan shall be submitted as part of the ADU BP application. Revegetation with native trees and shrubs shall occur prior to final inspection of the ADU BP.*

*At least 1 additional space, as shown on the site plan, will be available next to the ADU (Exhibit 18).*

- l. An ADU is not permitted on the same lot where an accessory living quarters exists.

*Staff Response: Based on the SFR floor plans, the structure will not have accessory living quarters (Exhibit 10).*

**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 2 spaces available in front of the 2-car garage and 3 spaces on the proposed circular driveway for the SFR. There is at least 1 space next to the ADU (Exhibit 18).

**Table 5 - Parking Table**

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single-Family (attached or detached)	3 per dwelling unit + 1 per ADU	3 spaces - SFR 1 space - ADU	5 spaces - SFR 1 space - ADU
Total		4 spaces	6 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. However, revegetation of existing and potential secondary access points will be required prior to issuance/final inspection of the ADU.

**Table 6 - Landscaping Table**

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

**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 subsequent building permit site plan to demonstrate on-site stormwater design that meets the requirements of a Simplified Drainage Review - Engineered and compliance with Minimum Requirements #1-5, as outlined in the Kitsap County Stormwater Design Manual.

This requirement will be addressed as an element of Building Permit 19-05145 for the ADU.

**i. Environmental**

The county's geographic information system (GIS) indicates the property contains an area of steep slopes within a ravine in the east portion of the parcel, which contains a

fork of Anderson Creek, a Type F or fish-bearing stream. A 150-foot buffer and 15-foot building setback are required for a Type F stream and a 25-foot top of slope buffer and 15-foot building setback is required to both the SFR and ADU; the ADU will be outside of and approximately 100 feet from the required environmental buffers and associated building setbacks. The steep slopes are associated with moderate landslide and high erosion hazard area (Exhibit 27). The entire property is located over a Category I Critical Aquifer Recharge Area (Exhibit 25). The proposed residential use is not identified as "activities with potential threat to groundwater" at KCC 19.600.620; therefore, a hydrogeological report is not needed for this project. However, this project will be conditioned to prohibit any "activities with potential threat to groundwater" without additional review and approval by the Kitsap County Department of Community Development.

**j. Access, Traffic and Roads**

Access to the site is from a paved private easement that originates from Tieton Place NW, which is classified as Rural Local Access and is a paved county maintained road. All rights of access for adjoining properties currently in existence shall be preserved.

There appear to be 4 existing access points to the property; 2 from the west property line and 2 from the north property line. The southerly access point from the west property line shall be removed and all access or potential access points from the north property line shall be removed. All secondary access points shall be scarified using appropriate equipment that adequately tills the soil beneath the compacted driving surface. The area needs to be improved with 6-inches of soil amendment prior to the area being replanted with a sufficient number of native evergreen trees and shrubs to prevent future access.

A residence is attributed 10 average daily trips (ADT). Traffic is expected to be an additional 10 ADT for the ADU. It is anticipated Tieton Place NW can accommodate the additional traffic generated by the proposed ADU without requiring any mitigation.

A concurrency certificate will be required to attribute the additional traffic to the county road system created by the ADU. Any work within the county right-of-way will require a Public Works permit.

**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).

**l. 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 SFR and ADU will be served by public water from Kitsap Public Utility District (PUD) #1 and an on-site septic system.

**n. Kitsap Public Health District**

Kitsap Public Health District has reviewed the application and noted they have an approved BSA on file that matches the proposal.

**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 Dachel Accessory Dwelling Unit be **approved**, subject to the following 35 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 primary residence is over 3,000 square feet as indicated in Exhibit 10. The ADU is 900 square feet as indicated in Exhibit 2.
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 and 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 19-05147 Dachel Accessory Dwelling Unit (ADU) Conditional Use Permit (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. Submit a landscape plan that complies with Kitsap County Code 17.500 with the Building Permit 19-05145. The landscape plan shall demonstrate replanting of all secondary access points.
  22. Remove the southerly driveway access from the west property line and all existing or potential access points from the north property line. All secondary access points shall be scarified using appropriate equipment that adequately tills the soil beneath the compacted driving surface. All areas shall be improved with 6-inches of soil amendment and replanted with a sufficient number of native evergreen trees, planted in 2 off-set rows, and shrubs to prevent future access. All existing or potential secondary access points shall be revegetated prior to final inspection of the accessory dwelling unit (ADU) Building Permit 19-05145.
- b. Development Engineering**
23. 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
  24. The information provided demonstrates this proposal is a Small Project as defined in Kitsap County Code Title 12, and as such will require that the building permit application materials demonstrate an on-site stormwater design that meets the requirements of a Simplified Drainage Review-Engineered level of review.
  25. On-site 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, November 18, 2019. 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 building permit application.
  26. The building permit application materials shall demonstrate that the project follows the recommendations contained in the Geologic Report prepared by Resolve Environmental & Geotechnical, Inc. dated October 27, 2019.
  27. Soil amendment is required for all disturbed areas not covered by hard surface.
  28. Any project that includes off site improvements that create additional impervious surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance

with Kitsap County Code Title 12 effective at the time the Conditional Use Permit application was deemed complete, November 18, 2019.

29. If the project proposal is modified from that shown on the submitted site plan dated November 19, 2019, Development Services and Engineering will require additional review and potentially new conditions.

**c. Environmental**

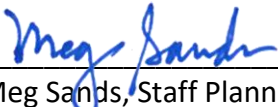
30. No uses that are identified as "activities with potential threat to groundwater" at Kitsap County Code 19.600.620 shall occur prior to obtaining the required approval from the Department of Community Development and/or the Hearing Examiner.
31. Prior to final inspection of building permit(s), it must be demonstrated to the inspector through the load ticket (provided by the logger) that the timber harvest was under 5,000 board feet. If the harvest was over 5,000 board feet, the income must be reported the Washington State Department of Revenue at DORDLFTPermits@DOR.WA.GOV. Proof of reporting must be demonstrated to the inspector (copy of email, etc.) prior to final inspection approval.
32. The project shall follow the recommendations of the Geological Report by Resolve Environmental, dated 10/27/19. A 25-foot vegetated buffer and additional 15-foot building setback must be maintained from the top of slope, as identified on the site plan.

**d. Traffic and Roads**

33. 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.
34. All rights of access for adjoining properties currently in existence shall be preserved. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to issuance of the building permit.
35. 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.



**Report prepared by:**

  
\_\_\_\_\_  
Meg Sands, Staff Planner / Project Lead

16 June 2020  
Date

**Report approved by:**

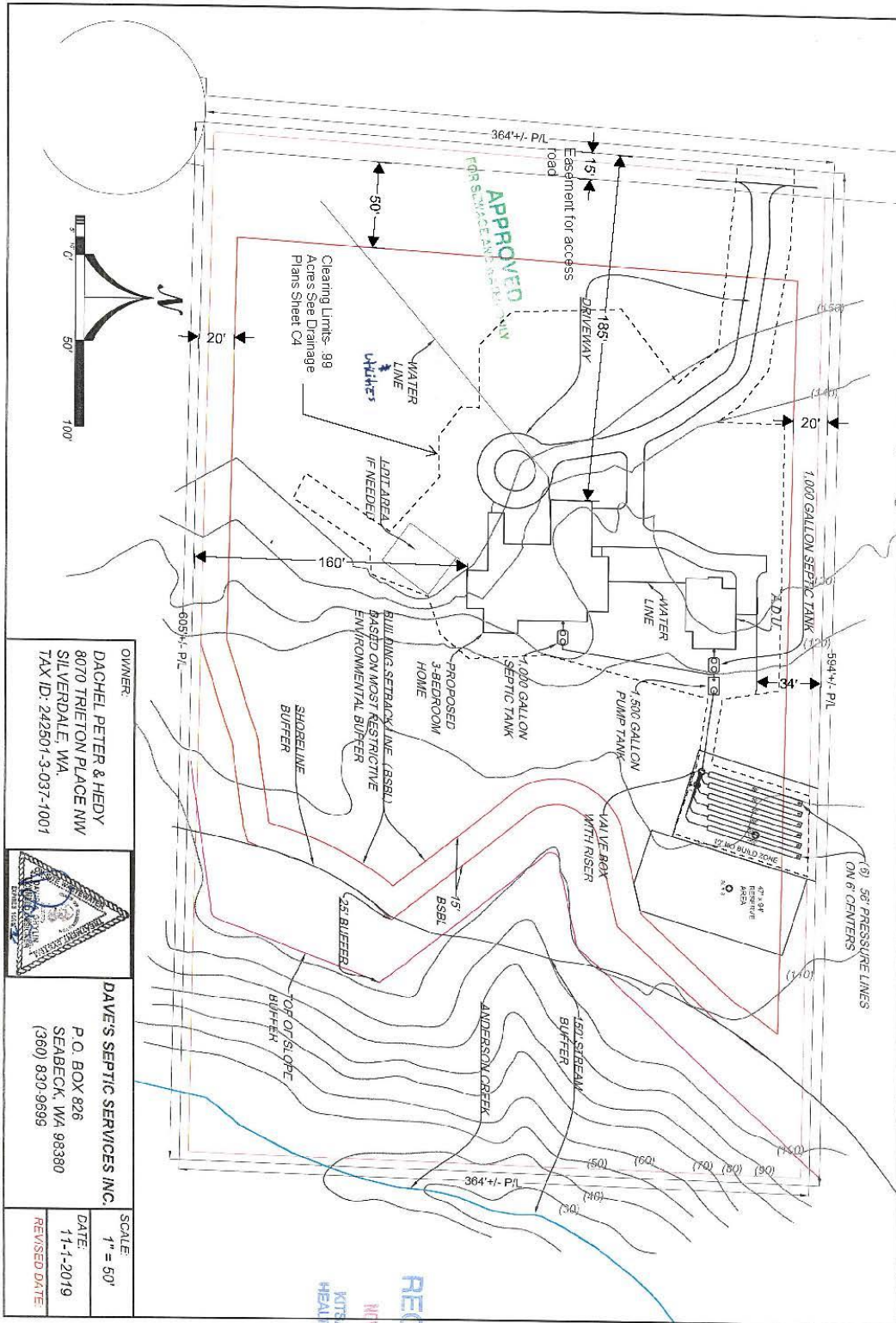
  
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Shawn Alire, Department Manager / Supervisor

06/16/2020  
Date

**Attachments:**

- Attachment A – Building Elevations: ADU
- Attachment B – Building Elevations: SFR
- Attachment C – Floor Plan: ADU
- Attachment D – Floor Plan: SFR
- Attachment E – Zoning Map

CC: Applicant/Owner: h.dachel@wavecable.com  
Authorized Agent: seabold2@msn.com  
Engineer: mike@wnekeng.com  
Interested Parties: none as of 06.12.2020  
Kitsap County Health District, MS-30  
Kitsap County Public Works Dept., MS-26  
DCD Staff Planner: Meg Sands



Site Plan



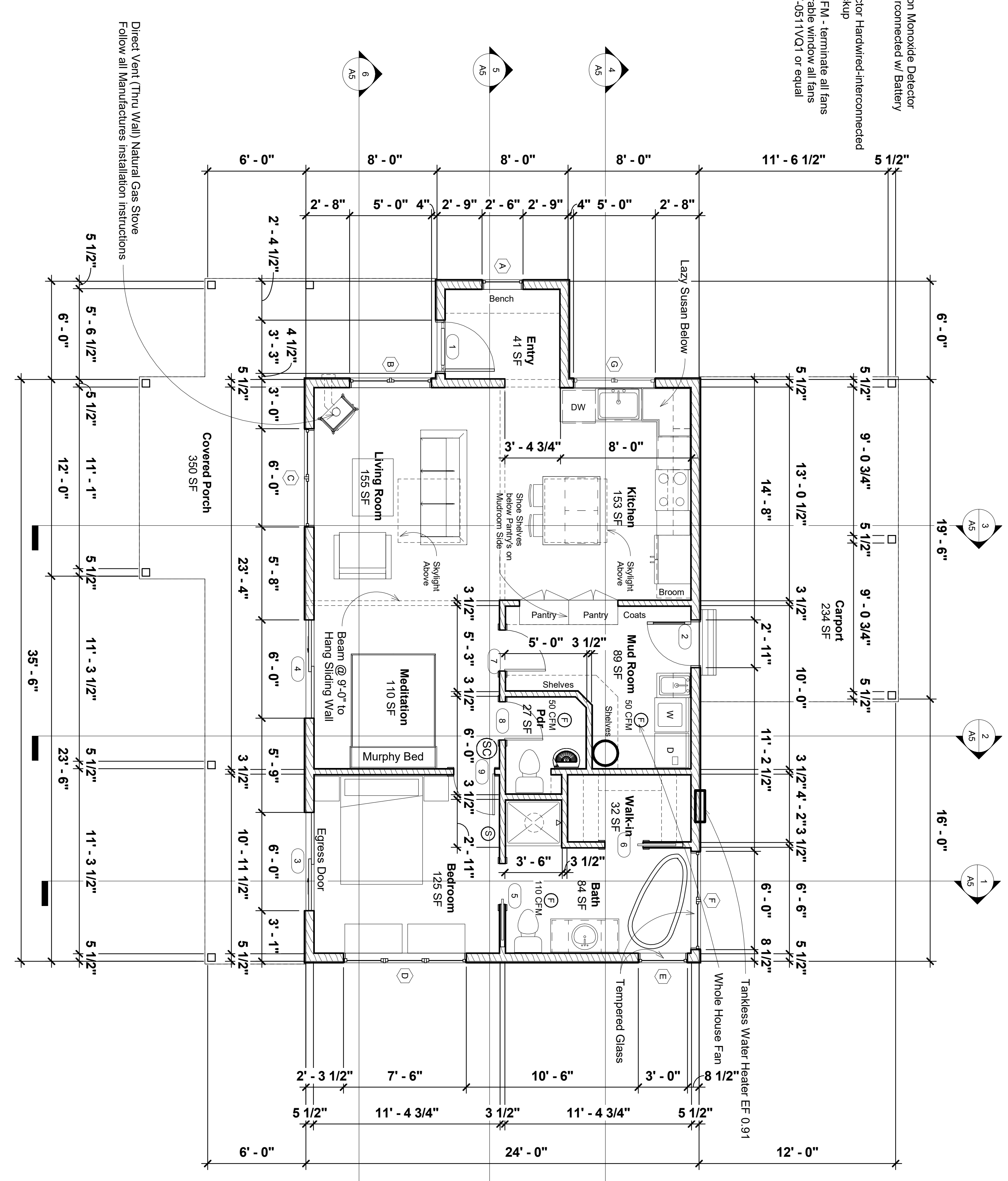


MARK	REMARKS	HEIGHT	WIDTH	THICKNESS	DESCRIPTION	LOCATION	Comments
1		6'-10"	3'-0"	0'-1 3/4"	Entry Door	Entry	
2	Half Glass Door	6'-8"	2'-6"	0'-1 3/4"	32" x 80"	Carport	
3		8'-0"	6'-0"	0'-2"	Sliding Glass Door	Bedroom	
4		8'-0"	6'-0"	0'-2"	Sliding Glass Door	Meditation	
5		6'-8"	2'-6"	0'-1 3/8"	4-Panel	Bath	
6		6'-8"	2'-4"	0'-1 3/8"	4-Panel	Walk-in	
7		6'-8"	2'-6"	0'-1 3/8"	4-Panel	Mud Room	
8		6'-8"	2'-4"	0'-1 3/8"	4-Panel	Pdr	
9		6'-8"	2'-6"	0'-1 3/8"	4-Panel	Bedroom	

MARK	NUMBER	WIDTH	HEIGHT	DESCRIPTION	HD HT	REMARKS
A	1	2'-6"	3'-6"	Casement	8'-0"	
B	1	5'-0"	3'-6"	Slider/Fixed Sash	8'-0"	
C	1	6'-0"	3'-6"	Slider/Fixed Sash	8'-0"	
D	1	7'-6"	4'-6"	Slider/Fixed Sash	8'-0"	
E	1	3'-0"	5'-0"	Fixed Sash	8'-0"	
F	1	6'-0"	5'-0"	Slider/Fixed Sash	8'-0"	
G	1	5'-0"	4'-0"	Slider/Fixed Sash w/ Arch-Top	8'-0"	
H	1	3'-8 3/4"	3'-10 1/4"	Velux S06 or Equal 4x4'	8'-0"	
I	1	1'-2"	1'-2"	Velux TGR 14 Sun Tunnel		

Grand total: 10

1 First Floor  
1/4" = 1'-0"



- (SC) - Smoke/Carbon Monoxide Detector Hardwired-Interconnected w/ Battery Backup
- (S) - Smoke Detector Hardwired-Interconnected w/ Battery Backup
- (F) - Fan w/ min CFM - terminate all fans 3'-0" from operable window all fans Panasonic FV-0511VQ1 or equal

PRINTED 10/22/2019 10:28:18 AM

5526 REGISTERED ARCHITECT JAMES MACK PEARL STATE OF WASHINGTON

First Floor Plan

Date: 06/04/16  
 Drawn by: Author  
 Created by: Checker

**A3**

Scale 1/4" = 1'-0"

**Fae Den ADU**

8070 Tieton Place NW  
 Silverdale, WA 98383

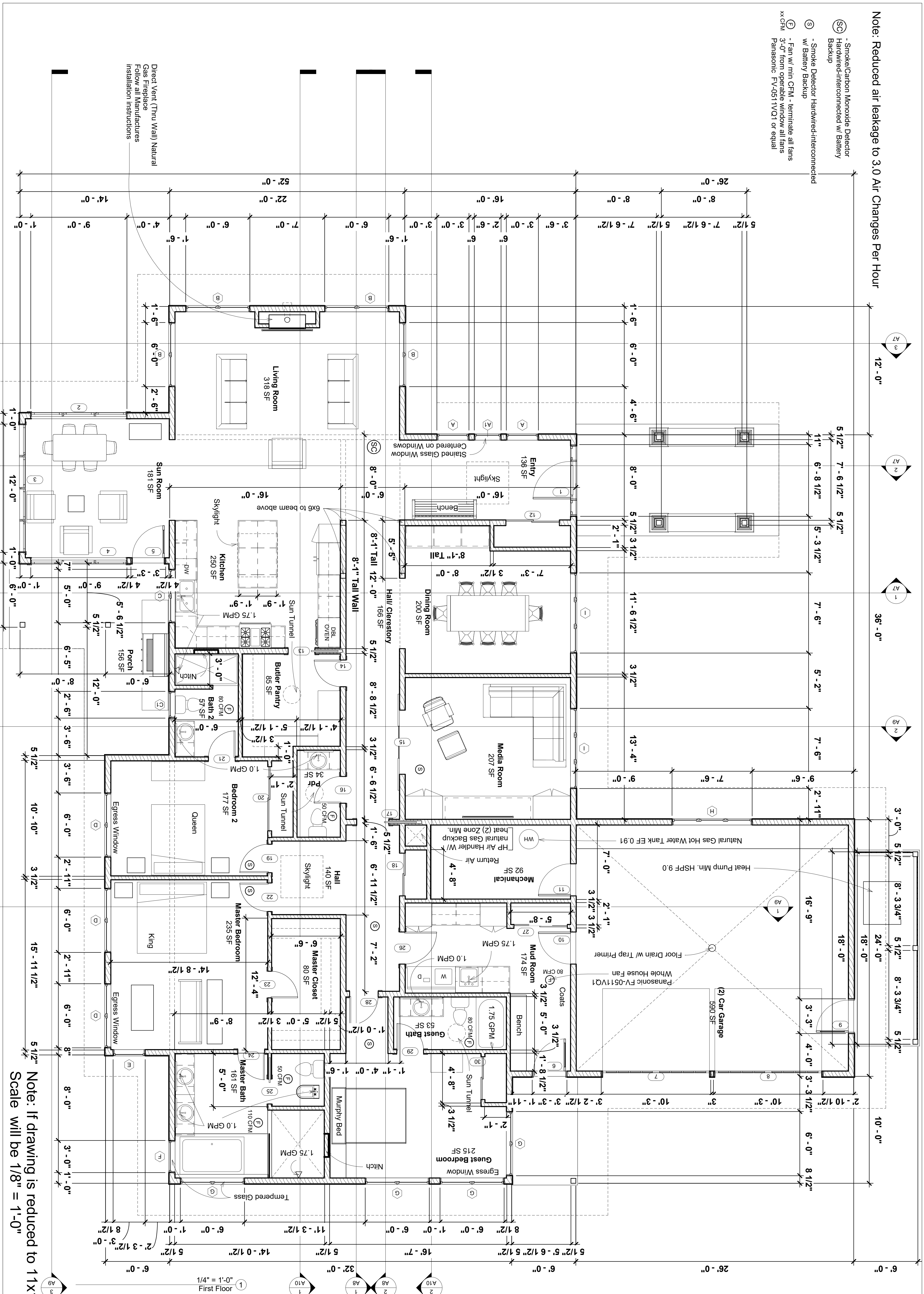
**J. MACK PEARL - ARCHITECT**

6479 NE BRIGHAM ROAD  
 BAINBRIDGE ISLAND, WA 98110  
 (206)842-8505 Seabold2@msn.com

No.	Description	Date

Note: Reduced air leakage to 3.0 Air Changes Per Hour

- (SC) Smoke/Carbon Monoxide Detector Hardwired-Interconnected w/ Battery Backup
- (S) Smoke Detector Hardwired-Interconnected w/ Battery Backup
- (F) Fan w/ min CFM - terminate all fans 3'-0" from operable window all fans Panasonic FV-0511VQ1 or equal
- xx CFM



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5206 REGISTERED ARCHITECT JAMES MACK PEARL STATE OF WASHINGTON

First Floor Plan

Date: 05/23/2019  
 Drawn by: Author  
 Checked by: Checker

**A3**  
 Scale: 1/4" = 1'-0"

**Dachel Residence**

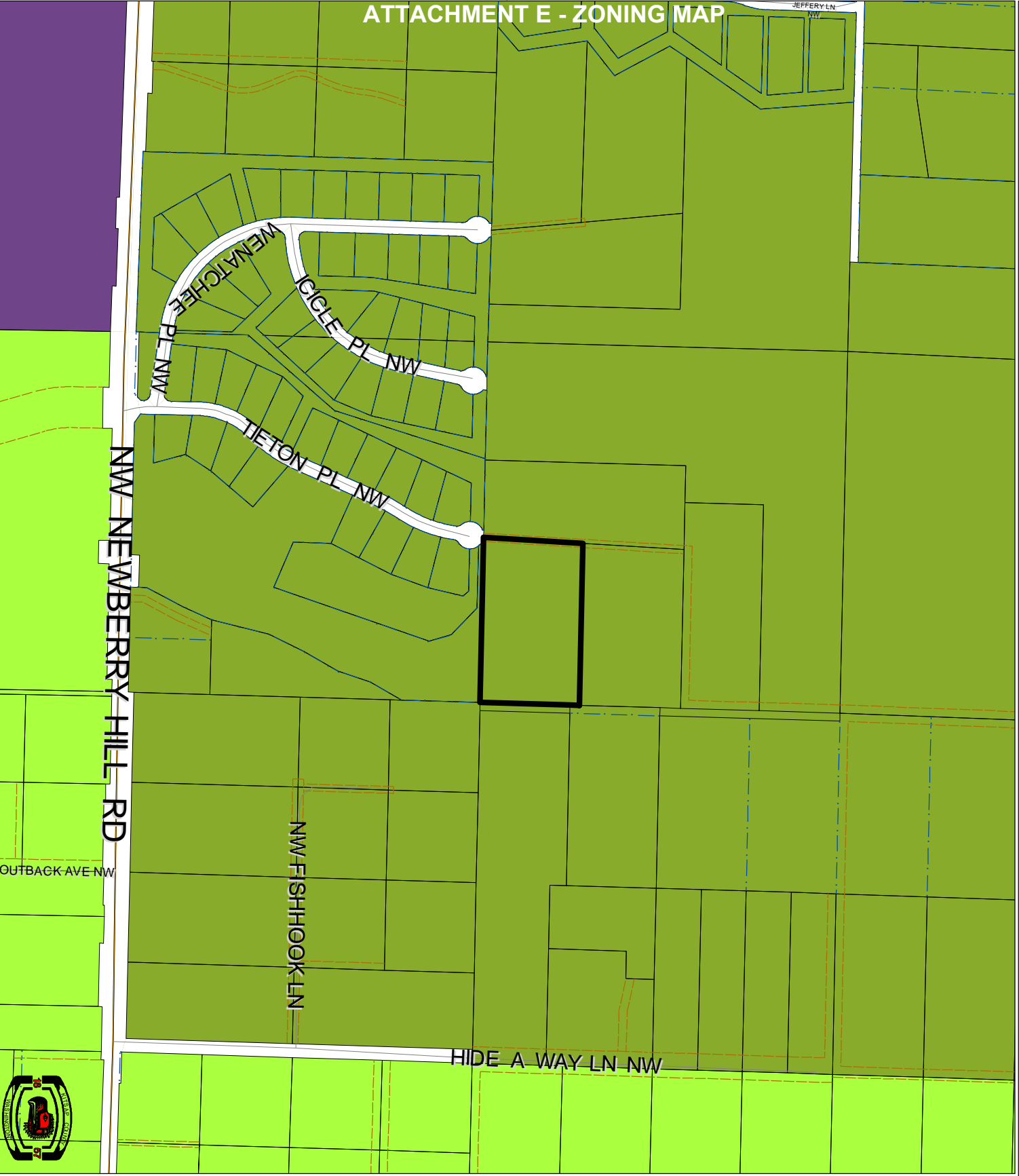
8070 Tieton Place NW  
 Silverdale, Wa 98383

**J. MACK PEARL - ARCHITECT**

6479 NE BRIGHAM ROAD  
 BAINBRIDGE ISLAND, WA 98110  
 (206)842-8505 Seabold2@msn.com

No.	Description	Date

ATTACHMENT E - ZONING MAP



**Zoning Designations**

- RR - Rural Residential (1 DU/5 Ac)
- RP - Rural Protection (1 DU/10 Ac)
- Park

**Subject Parcel(s)**

- Real Property/Tax Accounts

**Street Center Lines**

- Easement
- Plat-Line
- Collector / Arterial
- Local Access/ Local Road

This map was created from existing map sources, not from field surveys. Determination of fitness for use lies with the user, as does the responsibility for understanding the accuracy and limitations of this map and data.

Map Published Date: May 29, 2020  
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