



Kitsap County Department of Community Development

REVISED Hearing Examiner Agenda

THURSDAY, OCTOBER 14, 2021

Please click the link below to join the Hearing webinar:

<https://us02web.zoom.us/j/83574187044>

OR

Join by Phone: 253-215-8782 Webinar ID: 835 7418 7044 Password: 543348

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, OCTOBER 14, 2021** at **9:00 A.M.**

Per Governor Inslee's Open Public Meetings Act Proclamation Order, the Kitsap County Hearing Examiner will be holding all public hearings remotely until further noticed. Applicant(s), public, and assigned planner(s) may link into the hearing through video conference, or telephonically through a call-in number. All interested persons are welcome to attend the hearing.

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

DCD strongly encourages submitting any comments, in writing, directly to the listed DCD Staff Planner. These comments will be provided to the Hearing Examiner and DCD for consideration and included as part of the official record. Please send comments as early as possible so they may be addressed appropriately in time for the hearing. Your patience during this unprecedented time is appreciated.

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)

20-05249: Jun Auto Wrecking Rezone to Urban Industrial (REZONE)

Project Description: The applicant is proposing to rezone three parcels in the Business Center (BC) zone to the Industrial (IND) zone to accommodate the reestablishment of a historical use of the property. The previous use was a "wrecking yard and junk yard", which is prohibited in the BC zone. With this rezone, the proposed use would be allowed with an approved Conditional Use Permit.

Project Location: On State Route 3 near the City of Bremerton city limits; Central Kitsap. Nearest Intersection at Sunnyslope Road

16-01455 Olalla Valley Winery & Vineyard CUP Revocation – POSTPONED UNTIL 12/9/2021

Applicant: Thomas Jun, Bellevue WA

Owner of Record: Titan Equity Holdings LLC, Bellevue WA

Authorized Agent: William M. Palmer w/W.M. Palmer Consultants, Port Orchard WA

DCD Staff Planner: Roxanne Robles at (360) 337- 5777.

PLEASE NOTE: THIS PROJECT IS SEPA EXEMPT UNDER KCC 18.04 STATE ENVIRONMENTAL POLICY ACT.

AGENDA ITEM (B)

20-02686: Chagnon Preliminary Plat (PPLAT)

Project Description: The proposal is to subdivide an approximately 19.34-acre parcel into 74 single-family lots and 6 tracts: one stormwater, two open space, one recreational open space and two tracts for accessing lots at the eastern corners. Residential home sites are proposed to occupy about 50% of the parcel, with the remainder consisting of private roads, open spaces, and stormwater mitigation facilities. The average proposed lot size is 6,200 sf. and range from 8,560 to 5,900 sf. Stormwater mitigation is proposed to be provided by a bioretention/infiltration pond located in the northwest corner of the proposal. The proposed storm system includes a system of catch basins and pipes designed to capture street and pervious area runoff, as well as provide a connection for secondary storm system designed to capture roof downspout runoff. Domestic water and fire flow are proposed to be provided by Silverdale Water District. Sanitary sewer is proposed to be provided by Kitsap County by connecting to an existing gravity sewer located in Newberry Hill Road. Gravity sewers are proposed throughout the project.

Project Location: Nearest Intersection: Chagnon Place NW & Newberry Hill Rd; Central Kitsap.

Applicant/Owner of Record: Enviro Homes NW Inc., Silverdale WA

Authorized Agent: Melissa Siefert-Lawson w/Sterling Estates Office, Silverdale WA

Engineer: Team 4 Engineering LLC, Poulsbo WA

DCD Staff Planner: Jeff N. Smith at (360) 337- 5777.

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

AGENDA ITEM (C)

20-05785: Portola Zoning Variance (ZVAR)

Project Description: The proposal is for the review of a setback variance. The existing structure will be demolished and replaced with a new single-family home on a lot heavily constrained by slopes. The proposal is to allow reconstruction upon the existing building footprint that occupies all of the 20-foot front setback as well as a partial encroachment in the Right-of-Way. An exterior stairway is proposed within the northern 5-foot setback. The request is subject to a Type III process with Hearing Examiner approval.

Project Location: 9175 SE Fragaria Rd, Port Orchard WA; South Kitsap

16-01455 Olalla Valley Winery & Vineyard CUP Revocation – POSTPONED UNTIL 12/9/2021

Applicant: Kurt A. Smithpeters w/Portola LLC, Olalla WA

Owner of Record: Portola LLC, Olalla WA

DCD Staff Planner: Colin Poff at (360) 337- 5777.

PLEASE NOTE: THIS PROJECT IS SEPA EXEMPT UNDER KCC 18.04 STATE ENVIRONMENTAL POLICY ACT.

AGENDA ITEM (D) – POSTPONED UNTIL DECEMBER 9, 2021

16-01455 Request for Revocation of Olalla Valley Winery & Vineyard Conditional Use Permit (CUP)

Project Description: Revocation of the Conditional Use Permit is being requested by DCD due to noncompliance of condition(s) of approval associated with the permit. Revocation of permits is discussed in Kitsap County Code Chapter 17.600 Revocation of Permits or Variances and in 21.04.280 Land Use Development Procedures: Revocation of Approval. Code compliance determinations are Type 1 decisions and are exempt from certain noticing provisions of Kitsap County Code.

Project Location: 13176 Olalla Valley Road SE, Olalla WA

Owner of Record/Applicant: Stuart Chisholm & Mary Ellen Houston, Olalla WA

DCD Project Lead: Scott Diener (360) 337-5777

DCD Representative: Laura Zippel

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

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

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

You may submit your comments in writing seven (7) days prior to or at the hearing. **Due to COVID-19 Stay Home Stay Safe measures, the record will be kept open for 7 days following the hearing** to allow for additional comments. You may send these comments via email or mail 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>