



## Kitsap County Department of Community Development

**DATE:** December 20, 2023

### **Notice of Application – Type IV**

This is a public notice of a development proposal that may interest you. You have the right to comment on this application, receive notice and participate in any public hearings, request a copy of the decision once made and appeal the project decision. Included in this notice is a summary of the proposal, code reference for associated permits that may be required, and the targeted timetable for County review and decision. Please be aware there are deadlines for comments and appeal; if you do not adhere to these timelines, your comments may not be considered and/or you may lose your right of appeal. Please read this notice carefully and call the Department of Community Development (DCD) if you have questions. The contact for this application is Jenny Kreifels/jkreifels@kitsap.gov at (360) 337-5777.

**Planning File Number:** 23-05197

**Assessor's Number:** 312402-3-015-1008

**Project Name:** SIMMONS – Current Use Open Space

**Preliminary State Environmental Policy Act (SEPA) Determination:** The project is SEPA Exempt under KCC 18.04 State Environmental Policy Act.

**Type of Application:** Open Space Application

**Description of Proposed Project:** The application proposes to reclassify 5.2 acres of the 19.64 acres, currently classified under RCW 84.34.020 as “Designated Forest Land” by the Kitsap County Assessor, to “Current Use Open Space”, and one (1) acre to remain in classification for the Single Family Residential (SFR) Use. The remaining 13.44 acres is to remain as DFL. The reclassification is for tax purposes only and does not change the zoning of the property. Properties that qualify for Current Use Open Space must have at least two sensitive resources listed in Kitsap County Code 18.12.

**Owner/Applicant:** ERICH ALAN & JESSICA KELLY SIMMONS  
20512 1ST PL W  
LYNNWOOD, WA 98036

**Applicant's Representative:** Estes Builders

**Date of Application:** October 30, 2023

**Date Application was Determined Complete:** November 29, 2023

**Date of Complete Application Letter:** November 29, 2023

**Site Description:**

Location: Central Kitsap

Nearest road intersection: W. Chinom Point Dr. & W. Ludvick Lake Dr.

Size: 19.64 acres

Zone: Rural Wooded (1 DU/20 Ac)/Shoreline Designation: NA

Commissioner District #3

**Project Permits Included with Application:** Single Family Building Permit 23-00031

**Further Studies Being Required by Applicable Official:**

Unknown at this time.

**Existing environmental documents evaluating the proposal:**

Wetland delineation/mitigation report

**Other Applicable Code Which May Require Additional Project Review / Permits:**

Additional permitting and/or review may be required under: Kitsap County Code (KCC) Title 12 Stormwater Drainage, KCC Title 14 Buildings and Construction, KCC Section 18.04 State Environmental Policy Act (SEPA), and KCC Title 19 Critical Areas Ordinance. Additional permitting and/or review may be required by the Kitsap Public Health District for septic treatment, as authorized by RCW Title 70 and WAC 246.272A.

**Public Comment Period and Appeals:** Any interested person may comment on this application. The comment period will remain open until seven days before the actual hearing date. Any interested person may request notification of any hearings or meetings and request a copy of the decision once made; requests must be addressed to Kitsap County DCD, Attn: Constance Blackburn, 614 Division Street, MS-36, Port Orchard, WA 98366, (360) 337-5777.

Any interested person may appeal the decision regarding this application as governed by RCW 36.70C for land use decisions and RCW 90.58 for shoreline decisions.

**Planning Commission Hearing Date:** February 6, 2024. The Commission shall be advisory to the department only and the final determination shall rest with the board. The hearing shall be conducted in accordance with 21.08.110. If you request notification as above, you will receive a notice of the actual public hearing date, time and location when it is scheduled.

**Board of County Commissioners (BOCC):** To follow at a later date.

**Technical Review:** None required at this time.

**Staff Report Availability:** A consolidated staff report will be available seven (7) days prior to the actual public hearing date.

**Examination of File and Staff Contact:** The application file may be examined at DCD, 619 Division Street, Port Orchard, Washington, by appointment between the hours of 8 AM and 4 PM, Monday through Thursday, and 9 AM to 1 PM Friday, except holidays. To schedule an appointment please call (360) 337-5777 and indicate the Permit Number and Project Name for the file you would like to examine.

**Review Authority:** The Board of County Commissioners. Open Space Applications shall be conducted in accordance with KCC 2.02. and KCC 21.08.110.

[http://www.kitsapgov.com/dcd/documents/ord\\_herop\\_amended.pdf](http://www.kitsapgov.com/dcd/documents/ord_herop_amended.pdf)

**DISTRIBUTION LIST:**

Applicant/Owner: ERICH ALAN SIMMONS & JESSICA KELLY, [erich@hostedapp.net](mailto:erich@hostedapp.net)

Representative: Estes Builders, [permits@estesbuilders.com](mailto:permits@estesbuilders.com)

DCD Staff Planner: Jenny Kreifels, [jkreifels@comcast.net](mailto:jkreifels@comcast.net)

DCD DSE Supervisor / Manager

Point No Point Treaty Council: Cynthia Rossi, [crossi@pnptc.org](mailto:crossi@pnptc.org); Thom Johnson, [tjohnson@pnptc.org](mailto:tjohnson@pnptc.org)

Suquamish Tribe: Allison O'Sullivan, [aosullivan@suquamish.nsn.us](mailto:aosullivan@suquamish.nsn.us); Stephanie Trudel [strudel@suquamish.nsn.us](mailto:strudel@suquamish.nsn.us)

Adjacent property owners: 800-ft (rural or shoreline)

**OPTIONAL:**

Kitsap County Public Works: Christine Degeus, [cdegeus@co.kitsap.wa.us](mailto:cdegeus@co.kitsap.wa.us); Jacques Dean, [jdean@co.kitsap.wa.us](mailto:jdean@co.kitsap.wa.us); Jim Rogers, [jrogers@co.kitsap.wa.us](mailto:jrogers@co.kitsap.wa.us)

Kitsap County Parks & Recreation: Ric Catron, [rcatron@co.kitsap.wa.us](mailto:rcatron@co.kitsap.wa.us)

Kitsap Public Health District: Betty Sue Jameson, [bettysue.jameson@kitsappublichealth.org](mailto:bettysue.jameson@kitsappublichealth.org)

Central Kitsap Fire District: Keith Sweninger, [sweninger@ckfr.org](mailto:sweninger@ckfr.org)

Central Kitsap School District: [David Beil, davidb@cksd.wednet.edu](mailto:David.Beil@cksd.wednet.edu)

Puget Sound Energy: Tom Brobst, [tom.brobst@pse.com](mailto:tom.brobst@pse.com)

Port Gamble S'Klallam Tribe: Roma Call, [romac@pgst.nsn.us](mailto:romac@pgst.nsn.us)

Skokomish Tribe: [rlumper@skokomish.org](mailto:rlumper@skokomish.org), [shlanayl@skokomish.org](mailto:shlanayl@skokomish.org),

Squaxin Island Tribe: [jkonovsky@squaxin.nsn.us](mailto:jkonovsky@squaxin.nsn.us),

Puyallup Tribe: Russ Ladley, [russ.ladley@puyalluptribe.com](mailto:russ.ladley@puyalluptribe.com)

WA State Dept of Ecology: [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov),

Wetland Review: [Paul.S.Anderson@ecy.wa.gov](mailto:Paul.S.Anderson@ecy.wa.gov)

WA State Dept of Fish & Wildlife: [Chris.Waldbillig@dfw.wa.gov](mailto:Chris.Waldbillig@dfw.wa.gov)

