



Hearing Examiner Agenda THURSDAY, AUGUST 25, 2022

Please click the link below to join the Hearing webinar remotely:

<https://us02web.zoom.us/j/82167295683>

OR Join by Phone: 253-215-8782

Webinar ID: 821 6729 5683 Password: 640329

OR Attend in person: **619 Division Street, Port Orchard WA**

Public Hearing(s) will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, AUGUST 25, 2022 at 9:00 A.M.**

The Kitsap County Hearing Examiner holds hearings in a remote/hybrid format, accessible remotely, via *weblink or dial-in phone number, or in-person. The Hearing Examiner, applicant(s), staff, interested parties and the public may link into the hearing through video conference, or telephonically through a call-in number. **All interested persons are welcome to attend this hearing either remotely, or in person at the Board of County Commissioners' Chambers at 619 Division Street, Port Orchard WA.**

***Remote Access information** including 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:// kitsapgov.com/dcd/Pages/HearingExaminer.aspx](https://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.

AGENDA ITEM (A)

20-03709 & 21-00024: PEDIGO - Shoreline Variance, Stream Buffer Reduction & Zoning Variance for SFR (SVAR & ZVAR)

Project Description: The revised proposed project is for the construction of a 2-bedroom, 1,950-sq-ft single-family residence with driveway and associated septic system. The proposed home is to be located in the northwestern area of the property which has been previously cleared. A 983-sq-ft driveway is being proposed, also in the cleared area and over the top of the existing access road. The entire 2.09-acre parcel is encumbered by critical area and shoreline buffers related to Big Beef Creek, resulting in the need for this Shoreline Variance. This project also includes a Zoning Variance,

which has been applied for to request an approximate 80-foot reduction to an associated 100-foot required setback, per KCC Title 17.420.060 (Footnote 29). The adjacent zone is Rural Wooded which requires a 100-foot setback for structures.

Project Location: 4607 Kid Haven Lane NW Bremerton WA; Central Kitsap

Applicant/Owner of Record: Ron Pedigo, Auburn, WA

Authorized Agent: Crater Land Use Consulting, Naselle WA

Project Manager: Paul Wandling, Tracyton WA

DCD Staff Planner: Steve Heacock at (360) 337- 5777.

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

AGENDA ITEM (B)

Kipperberg Event & Wedding Venue & Accessory Dwelling Unit (4 permits)

21-04111 Conditional Use Permit for Wedding Venue (**CUP**); **21-03049** Conditional Use Permit for Accessory Dwelling Unit (**CUP-ADU**); **21-02413** Shoreline Conditional Use Permit (**SCUP**); **21-00036** Shoreline Substantial Development Permit (**SSDP**)

Project Description: The proposal is for all necessary permits to operate the “Edgewater” wedding venue and occupy an after the fact ADU. The venue was previously permitted through a Conditional Use Permit (CUP) in 2014, however the CUP was revoked in 2018. This proposal is to operate a primarily outdoor wedding venue for both ceremonies and receptions. Parking is proposed to be provided on a separate parcel (parcel # 342302-2-049-2006) to the west through a parking agreement with another property owner. Guests will be shuttled down from the parking area to the home. In addition, the proposal includes a CUP application to allow occupancy of an existing 860-sq. ft. 1-bedroom ADU, located above an existing garage to the west of the primary home. The proposal is also located in the Rural Conservancy Shoreline Designation. A Shoreline Conditional Use Permit (SCUP) and Shoreline Substantial Development Permit (SSDP) are required. All four permits are Type III decisions per KCC 21.04.

Project Location: 11967 Luna Vista Ave SE, Olalla WA; South Kitsap

Applicant/Owner of Record: Marilyn Kipperberg, Olalla WA

Authorized Agents: William Palmer, Port Orchard WA; Kings Homes Inc., Olalla WA

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

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

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 Noon, Monday through Friday except holidays.

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>