



Hearing Examiner Agenda – ***REVISED**

THURSDAY, APRIL 25, 2024

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

<https://us02web.zoom.us/j/87140234802>

OR Join by Phone: 253-215-8782

Webinar ID: 871 4023 4802 Password: 289024

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

Public Hearing(s) will be conducted by the Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, APRIL 25, 2024 at 9:00 A.M.**

***PLEASE NOTE:** *This Hearing will pause at 10:15 for approximately 20 – 30 minutes during a Countywide Earthquake Drill; hearing is estimated to resume at 10:45 AM but may be delayed due to emergency drill protocol*

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**, www.kitsap.gov/dcd/Pages/HearingExaminer 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)

23-01381 Tulp Conditional Use Permit – Accessory Dwelling Unit (CUP-ADU)

Project Description: Applicant proposes to convert a portion of an existing garage into a 652.76 square foot ADU on an approximate 0.81-acre parcel. The site is currently developed with a 1,458 square foot single-family residence.

Project Location: 14973 Seabeck Hwy NW Seabeck WA; Central Kitsap

Applicant/Owner of Record: Tara and Robert Tulp, Seabeck WA

Authorized Agent: Kathy Cloninger, Silverdale WA

Engineer: Matthew Zawlocki w/NL Olson Associates, Inc, Port Orchard WA
DCD Project Lead: Izzy Lotz at (360) 337- 5777

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

AGENDA ITEM (B)

21-06066 Fletcher Conditional Use Permit – Accessory Dwelling Unit (CUP-ADU)

Project Description: Application for a conversion of an existing residence to be converted into a detached accessory dwelling unit with the intent to build a primary dwelling unit on the parcel that is 1900 sq-ft. The existing residence to be converted to a detached ADU is 864 sq-ft and the lot size is 2.5 acres.

Project Location: 13665 W Raven LN, Bremerton, WA; Central Kitsap

Applicant/Owner of Record: Sam and Cindy Fletcher, Seabeck WA

Authorized Agent: Kathy Cloninger, Silverdale WA

Contractor: Tim Meyer, Poulsbo WA

DCD Project Lead: Darren Gurnee at (360) 337- 5777

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

AGENDA ITEM (C)

22-04853 AEW Builders Buffer Reduction Critical Area Variance (CVAR)

Project Description: Due to the small lot size, drainfield separation requirements, lot configuration, required parking spaces and presence of a fish-type creek on the two-adjacent properties, a Critical Area Variance is required to approve residential development on each of the legally platted, non-conforming lots. Adherence to the 150-foot stream buffer would preclude development of the properties. Request is to reduce the buffer to 20 feet at the closest point to the stream, with a reduced building setback of 5 feet, in order to build the two modest-sized two-story single-family residences. Average buffer is approx. 40 feet with 5-foot reduced building setback. Invasive species removal and buffer planting enhancements are proposed as mitigation for buffer impacts, including the addition of bat boxes for additional habitat. A habitat management plan, buffer enhancement and monitoring and maintenance plan has been provided.

Project Location: The north intersection of Madura Drive NE and South Kingston Road NE, Kingston, WA; North Kitsap

Applicant/Owner of Record: Crosby Olsen, Bainbridge Island WA

Project Manager: Christy Christensen, Bremerton WA

Engineer: David Bannon, Poulsbo WA

DCD Project Lead: Steve Heacock at (360) 337- 5777.

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

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.

If you have questions regarding project proposals or project-specific issues, please contact the DCD Staff Planner indicated above. If you have procedural questions about the public hearing process, please contact the Clerk to the Hearing Examiner by 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. **The record will be kept open for 1 day following the hearing** to allow for additional comments. You may send these comments to 'Attention: Clerk to the Hearing Examiner' via email at help@kitsap1.com or mail to 619 Division Street MS-36, Port Orchard WA 98366.

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
www.kitsap.gov/dcd/Pages/HearingExaminer