



Hearing Examiner Agenda

THURSDAY, JANUARY 14, 2021

Please click the link below to join the Hearing webinar:

<https://us02web.zoom.us/j/86131936192>

OR Join by Phone: 253-215-8782

Webinar ID: **861 3193 6192** Passcode: **215878**

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

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), parties of record, 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 for each agenda item 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 AM

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)

Permit Number: 20-05874: Port Gamble Redevelopment Plan – Development Agreement

Project Description: An update to the Master Plan is proposed, to allow redevelopment of the historic town of Port Gamble pursuant to Kitsap County Code (KCC) Title 17, including KCC 17.321 B.030 KCC, Port Gamble Rural Historic Town standards, through a Performance Based Development (PBD) and Preliminary Subdivision, and Shoreline Substantial Development Permit (SSDP). A Development Agreement is necessary to vest the approved permits for the duration of the phasing.

Project Location: Rural Historic Town of Port Gamble and surrounding area, including shorelines ("old mill site"), existing developed town area, and surrounding lands. Poulsbo WA, North Kitsap

20-05874: Port Gamble Redevelopment Plan – Development Agreement
20-01380: Eldorado Preliminary Subdivision – Preliminary Plat (PPlat)

Owner/Applicant: Olympic Property Group, Attn: Linda Berry-Maraist, Poulsbo WA
Project Representative: Stephanie Foster, Poulsbo WA
Project Engineer: Triad Associates & David Evans and Associates, Inc., Woodinville WA
Project
Website: [https://www.kitsapgov.com/dcd/Pages/Port Gamble Redevelopment.aspx](https://www.kitsapgov.com/dcd/Pages/Port_Gamble_Redevelopment.aspx)
DCD Staff Planner: Jeff N. Smith at (360) 337-5777.

THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. (The SEPA appeal date expires 1/13/2021)

AGENDA ITEM (B)

Permit Number: 20-01380: Eldorado Preliminary Subdivision – Preliminary Plat (PPlat)
Project Description: The Eldorado Preliminary Subdivision involves subdividing approximately 93 acres into 500 single-family lots. The developer envisions single family detached 2-story homes throughout the community. The phased development will include six access points to NW Eldorado Boulevard, with all public streets with sidewalks designed to county road standards. The project involves construction of stormwater treatment and detention control facilities, and associated utilities. Landscaping, open space, recreational areas, and pedestrian trails will be provided. Kitsap County Public Works sewer will be extended to the development and will be served by Silverdale Water District for potable water supply and fire flow.
Project Location: No Assigned Address; Nearest Intersection: NW Eldorado Blvd and NW Rydan Court, Central Kitsap
Owner/Applicant: JP Mentor, Kirkland WA
Project Representative: Core Design, Inc. – Holli Heavrin and Dianne Nelson, Bothell WA
DCD Staff Planner: Tasha Santos at (360) 337-5777.

THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. (The SEPA appeal date expires 1/13/2021)

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 this appeal 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 emailing: help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777.

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>