



Notice of Hearing Examiner Decision

2/22/17

To: Interested Parties and Parties of Record

RE: Project Name: OLMSTED – ACCESSORY DWELLING UNIT (ADU)
Applicant: MATTHEW OLMSTED
PO BOX 1005
SILVERDALE, WA 98383
Application: CONDITIONAL USE PERMIT (CUP) - ADU
Permit Number: 16 05318

Enclosed is the Decision issued by the Kitsap County Hearing Examiner for the aforementioned project.

The applicant is encouraged to review the Kitsap County Office of Hearing Examiner Rules of Procedure found at:

http://www.kitsapgov.com/dcd/lu_env/he/HE%20Rules%20for%20Kitsap%20County%20-%2006-23-09.pdf

The Decision of the Hearing Examiner is final, unless appealed, as provided under Washington law.

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file is available for review at the Department of Community Development, Monday through Thursday, 8:00 AM to 4:00 PM and Friday 9:00 AM to 1:00 PM, except holidays. If you wish to view the case file or have other questions, please contact Help@Kitsap1.com or (360) 337-5777.

CC: MATTHEW & SERENA OLMSTED serenaungren@centurylink.net
Interested Parties:
STEVE MAXWELL smaxwell8801@gmail.com

to occupancy of the ADU.

13. The ADU shall use the same side street entrance as the primary residence and shall provide one additional off-street parking space.

14. An accessory living quarters (ALQ) or guest house (GH) is not permitted on the same lot unless the ADU is removed and the ALQ or GH complies with all requirements imposed by the Kitsap County Code.

15. A property with a primary residence and an ADU cannot be segregated to create two separate legal lots unless it complies with all subdivision, zoning and density requirements in place at the time of a complete subdivision application.

16. The ADU cannot be sold separately from the primary residence unless it has legally been segregated onto its own lot.

17. The recipient of any conditional use permit shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of and agreement to abide by the terms and conditions of the conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared by the Department and recorded at the Applicants' expense. The Applicants shall provide recorded copies of the Binder to the Department immediately after recording. The Binder shall be recorded within 30 days of notification from the Department that the Binder is ready to be recorded.

18. The uses of the subject property are limited to the uses proposed by the Applicants and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code. Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not be, and is not to be, construed as approval for more extensive or other utilization of the subject property.

19. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the Applicants represent that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the Applicants agree to promptly bring such development or activities into compliance.

20. The decision set forth herein is based upon representations made and exhibits contained in the project application (16 05318). Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of

the County and potentially the Hearing Examiner.

21. This CUP approval shall automatically become void if no development permit application is accepted as complete by DCD within three years of the Notice of Decision date or the resolution of any appeals.

22. Any violation of the conditions of approval shall be grounds to initiate revocation of this CUP.

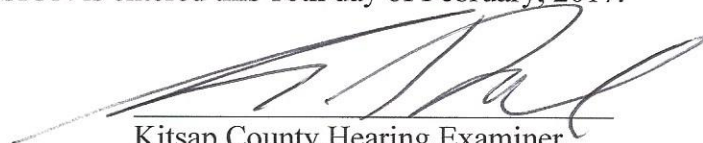
Stormwater.

23. New and/or replaced hard surfaces do not appear to exceed 2,000 square feet. Per KCC Title 12, if the project exceeds the threshold noted above, then additional review for stormwater management will be required at the time of building permit.

Traffic and Roads.

24. At building permit application, submit KCPW Form 1601 for issuance of a concurrency certificate, as required by KCC Section 20.04.030, Transportation Concurrency.

THIS DECISION is entered this 16th day of February, 2017.



Kitsap County Hearing Examiner
Susan Elizabeth Drummond