



## **Hearing Examiner Staff Report and Recommendation**

**Report Date:** June 4, 2020  
**Hearing Date:** June 11, 2020

**Application Submittal Date:** January 31, 2020  
**Application Complete Date:** February 20, 2020

**Project Name:** Smith-Selembo Accessory Dwelling Unit  
**Type of Application:** Conditional Use Permit  
**Permit Number:** 20-00424

**Project Location**

2160 NE Sawdust Hill Rd  
POULSBO, WA 98370  
Commissioner District 1

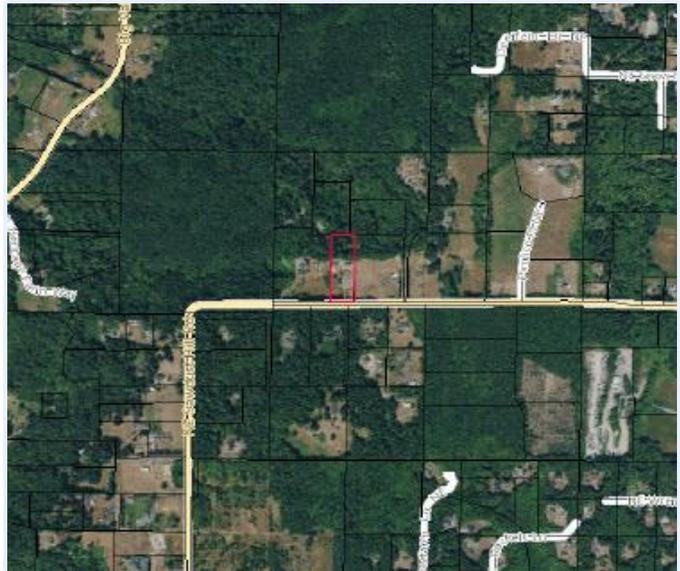
**Assessor's Account #**

362701-3-023-2009

**Applicant/Owner of Record**

GODWIN E & KIMBERLY A Selembo  
2160 NE SAWDUST HILL RD  
POULSBO, WA 98370

**VICINITY MAP**



**Recommendation Summary**

Approved subject to conditions listed under section 13 of this report.

**1. Background**

The project is to construct a 900 square foot Accessory Dwelling Unit (ADU) to an existing 1,804 square foot single family residence (SFR). The project includes an 818 square foot, 2-story garage and storage building. Both the ADU and garage will be designed in the rural Farmhouse style like the existing single-family unit. The existing single-family residence is served by an on-site well for potable water and an onsite septic system for sewage disposal. The proposed accessory dwelling unit will share the existing well and septic system.

**2. Project Request**

The applicant is requesting approval of a Conditional Use Permit to construct a 900 square foot accessory dwelling unit. The ADU will be served by a private well and on-site septic system.

### **3. SEPA (State Environmental Policy Act)**

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of “major” environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated March 3, 2020 (Exhibit 19). A Determination of Nonsignificance (DNS) was issued on May 20, 2020 (Exhibit 21). SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions XX at the end of this report:

#### **COMMENTS:**

The SEPA comment period previously occurred concurrent with the Notice of Application dated March 3, 2020. There were no comments received. The proposal to construct an accessory dwelling will create only moderate impacts.

#### **CONDITIONS:**

1. The project will be conditioned for stormwater controls pursuant to KCC Title 12.
2. Due to the presence of slopes on the property, the project will be conditioned for slope setbacks, per 19.400.
3. Land use impacts will be mitigated, per KCC Title 17 Zoning.

The SEPA appeal period expired June 3, 2020. No appeals were filed; therefore, the SEPA determination is final.

### **4. Physical Characteristics**

The subject property is located on Sawdust Hill Road with nearest intersection at NE Sawdust Hill Road and Stottlemeyer Road NE. The subject property is a 2.68-acre parcel, zoned Rural Residential, and owned by Godwin and Kimberly Selembo. The northern portion of the property contains the top of slope of a steep ravine. The northern most portion of the ravine is classified as a high hazard slope and as a high erosion hazard area by County resource maps. The proposed construction is located outside the required top-of-slope setback and buffer. The applicant is following the recommendation in the geological reconnaissance, prepared by a licensed geologist to maintain a 25-foot setback from the top of slope per 19.400.435(2).

**Table 1 - Comprehensive Plan Designation and Zoning**

Comprehensive Plan: Rural Residential Zone: Rural Residential	Standard	Proposed
Minimum Density	Not Applicable	NA
Maximum Density	1-dwelling unit (DU) 5 acres	Special provisions apply to an ADU
Minimum Lot Size	5 acres	Property is an existing legal lot, 2.68 acres
Maximum Lot Size	NA	NA
Minimum Lot Width	140 feet	204 feet/existing
Minimum Lot Depth	140 feet	584 feet/existing
Maximum Height	35 feet	1 story, <35 feet
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Applicable footnotes: None

*Staff Comment: The subject property is classified as legal lot of record.*

**Table 2 - Setback for Zoning District**

	Standard	Proposed
Front (South)	50 feet	Over 216 feet
Side (West)	20feet	Over 57feet
Side (East)	20feet	Over 111feet
Rear (North)	20 feet	Over 321 feet

**Table 3 - Surrounding Land Use and Zoning**

Surrounding Property	Land Use	Zoning
North	Single-family residence.	Rural Residential (RR)
South	Single-family residence	Rural Residential (RR)
East	Single-family residence	Rural Residential (RR)
West	Single-family residence	Rural Residential (RR)

**Table 4 - Public Utilities and Services**

	Provider
Water	Two-Party Private Well
Power	Puget Sound Energy
Sewer	Onsite Septic
Police	Kitsap County Sheriff
Fire	North Kitsap Fire & Rescue

School	North Kitsap School District #400
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**5. Access**

Access to the site is from NW Sawdust Hill Road, a paved county-maintained local access road that intersects with Stottlemeyer Road NE to the east and Big Valley Road NE, which are both paved county-maintained roads.

**6. Site Design**

Consistent with KCC Title 17 Zoning the parcel is developed with an SFR and small outbuildings, and detached garage, and ADU. There will be at least 2 parking spaces next to the SFR and 3 spaces next to the ADU. Property includes open pasture/lawn area on most of the property with some conifers scattered throughout the property and some trees and shrubs along the south property line. The property includes typical rural uses such as a chicken coop on the northwest side of the property near the top of slope.

**7. Policies and Regulations Applicable to the Subject Proposal**

The Growth Management Act of the State of Washington, RCW 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, adopted June 30, 2016

The following Comprehensive Plan goals and policies are most relevant to this application:

*Limit the designated rural area to low residential densities that can be sustained by minimal infrastructure improvements, cause minimal environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service.*

*Land Use Policy 51*

*Permit residential uses in rural areas consistent with the planned rural character of the surrounding area.*

*Land Use Policy 53*

*Outside of the Type III Limited Area of More Intensive Rural Development (LAMIRD), limit development only to that which serves rural residential or resource needs and does not draw population from Urban Growth Areas. This policy is implemented through*

*Comprehensive Plan Land Use designations, zoning designations, and zoning code provisions.*

*Housing and Human Services Policy 5*

*Use regulatory strategies to incentivize and provide flexibility for development of affordable and special needs housing.*

*Housing and Human Services Policy 7*

*Adopt regulatory changes to allow non-traditional housing types.*

*Housing and Human Services Policy 11*

*Promote fair housing to ensure that all residents of Kitsap County have an equal and fair opportunity to obtain safe and sanitary housing suitable to their needs and financial resources, regardless of race, religion, gender, sexual orientation, age, national origin, family status, income, disability, or other protected class.*

*Housing and Human Services Policy 12*

*Identify and remove regulatory barriers that limits access to or the provision of a diverse affordable housing supply.*

*Housing and Human Services Policy 14*

*Disperse affordable housing opportunities throughout the County.*

The County's development regulations are contained within the Kitsap County Code. The following development regulations are most relevant to this application:

Code Reference	Subject
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

**8. Documents Consulted in the Analysis**

A complete index of exhibits is in the project file. To date, the index to the record consists of Exhibits 31.

Exhibit #	Document	Dated	Date Received
1	Permit Questionnaire		02/03/20
2	Project Narrative		02/03/20

3	Zoning detail Site Plan 1/29/20		02/03/20
4	ADU Floor Plan & Elevations		02/03/20
5	Concurrency Test		02/03/20
6	Authorization Form		02/03/20
7	Project Narrative		02/03/20
8	SEPA Checklist		02/03/20
9	SFR Floor Plans		02/03/20
10	SFR Elevations		02/03/20
11	Drainage Report		02/03/20
12	Drainage - Tesc Plans		02/03/20
13	SWPPP Planning Packet		02/03/20
14	Stormwater Worksheet		02/03/20
15	Geological Resources Reports		02/03/20
16	Health District Site Plan		02/05/20
17	Health District BSA Approval		02/05/20
18	Notice of Complete Application	02/12/20	
19	Notice of Application	03/03/20	
20	Preliminary Stormwater Conditions Memo	03/31/20	
21	SEPA Determination of Non-Significance (DNS)	05/20/20	
22	Notice of Public Hearing	05/27/20	
23	Certification of Public Hearing	02/29/20	
24	Zoning Map	06/02/20	
25	Critical Area Map	06/02/20	
26	Aquifer Recharge Area Map	06/02/20	
27	2018 Aerial Map	06/02/20	
28	Assessor's Map	06/02/20	
29	Staff Report	02/04/20	
30	Staff Presentation		
31	Hearing Sign-In Sheet		

**9. Public Outreach and Comments**

Pursuant to KCC Title 21 Land Use and Development Procedures, the Department gave proper public notice for the Conditional Use Permit through the Notice of Application with the notification of property owners located up to 800 feet around the site. After the issuance of the Notice of Application, the Department did not receive written responses from neighbors opposed to the Conditional Use Permit as of March 18, 2020.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.

Issue Ref. No.	Issue	Staff Response

**10. Analysis**

**a. Planning/Zoning**

An accessory dwelling unit within the RR zone requires a Conditional Use Permit as specified in Kitsap County Code (KCC) 17.410.042(A) Rural, resource, and urban residential zones use table subject to footnote 1. Footnote 1 indicates an ADU is subject to compliance with Section 17.410.060 Provisions applying to special uses.

**Accessory Dwelling Unit (ADU) Standards**

An ADU is required to meet the provisions and requirements outlined in KCC 17.410.060(B)(3) – Provisions applying to special uses; Accessory Dwelling Unit (ADU). In order to encourage the provision of affordable and independent housing for a variety of households, an accessory dwelling unit may be located within residential zones. Criteria from KCC 17.410.060(B)(3) are listed below, with a staff response of the individual standard immediately following:

- a. An ADU shall be allowed as a permitted use in those areas contained within an urban growth boundary.

*Staff Response: The proposed ADU is not within an urban growth boundary. Therefore, the ADU cannot be permitted in conjunction with a building permit as an outright use. Land use approval through a conditional use permit is required for this ADU.*

- b. An ADU shall be subject to a conditional use permit in those areas outside an urban growth boundary.

*Staff Response: The subject property is outside an urban growth boundary. As a result, the applicant has applied for and is requesting approval of a conditional use permit as required by the KCC.*

- c. Only one ADU shall be allowed per lot.

*Staff Response: Only one ADU is proposed for the subject lot. Based on a review of BP 20-01007 for the garage/storage building, no dwelling unit was indicated. The applicant has submitted a building permit, 20-01005, for the ADU.*

- d. Owner of the property must reside in either the primary residence or the ADU.

*Staff Response: The owners of the property, Godwin E & Kimberly A Selembo live onsite. The ADU will initially be occupied by retired in-laws of a family member of the occupants of the primary dwelling.*

- e. The ADU shall not exceed fifty percent of the square footage of the habitable area of primary residence or 900 square feet, whichever is smaller. Dimensions are determined by exterior measurements.

*Staff Response: The application for Building Permit 20-01005 shows a Single story 900 square-foot ADU and an 818 square foot 2-story garage with the upper story used for storage. Consistent with the International Residential Code, the building code, the separate garage will not be a heated space and the garage will not count toward the habitable area calculations.*

- f. The ADU shall be located within 150 feet of the primary residence or shall be the conversion of an existing detached structure (i.e., garage).

*Staff Response: The ADU building is proposed to be located approximately 12 feet from the primary residence based on the application (Exhibits 16).*

- g. The ADU shall be designed to maintain the appearance of the primary residence.

*Staff Response: The primary residence and ADU are planned to be similar in appearance. Both buildings will be one-story rural farmhouse style, each will have a pitched-gable composite roof, similar siding, window trim and double-hung windows, (Exhibits 4 and 10) [application, SFR elevation, ADU elevation]].*

- h. All setback requirements for the zone in which the ADU is located shall apply.

*Staff Response: The front yard setback, along the south property line is over 260 feet. The east side yard setback is shown as over 57 feet, and the west side yard setback is over 111 feet. The rear yard setback, along the north property line, is over 321 feet (Exhibit 17). All required zoning setbacks as delineated for the ADU are in compliance with the KCC.*

- i. The ADU shall meet the applicable health district standards for water and sewage disposal.

*Staff Response: The Health District approved the Building Site Application (BSA) for the ADU with one condition on 03.01.2019 (Exhibit 17).*

- j. No mobile homes or recreational vehicles shall be allowed as an ADU.

*Staff Response: The applicant has proposed a stick built ADU.*

- k. An ADU shall use the same side street entrance as the primary residence and shall provide additional off-street parking.

*Staff Response: There is one access point to the property from Sawdust Hill Road. The garage, ADU and the primary residence will have parking and use the same existing access from the south property line.*

- l. An ADU is not permitted on the same lot where an accessory living quarters exists.

*Staff Response: Based on the SFR floor plan the structure does not have accessory living quarters (Exhibit 9).*

**b. Lighting**

Not applicable; there are no lighting requirements for an ADU.

**c. Off-Street Parking**

Three parking spaces are required for the single-family residence and one additional parking space is required for the ADU.

*Staff Response: At least 3 additional parking spaces will be provided in front of the garage/next to the ADU, and two parking spaces in front of the primary residential dwelling. The proposal is consistent with off-street parking standards per KCC 17.490.030.*

**Table 5 - Parking Table**

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single-Family (attached or detached)	3 per unit + 1 per ADU	3 spaces - SFR 1 space - ADU	2 spaces - SFR 3 spaces - ADU
Total		5	5

**d. Signage**

Not applicable; there is no signage requirements for an ADU, and none is proposed.

**e. Landscaping**

Not applicable; there are no landscaping requirements for an ADU.

**Table 6 - Landscaping Table**

	Required	Proposed
Required Landscaping (Sq. Ft.) 15% of Site	NA	
Required Buffer(s)		
North		
South		
East		
West		
Street Trees		

**f. Frontage Improvements**

Not applicable; there are no frontage improvement requirements for an ADU.

However, there are access requirements that limit access to one road approach. This is addressed below under the access heading.

**g. Design Districts/Requirements**

Not applicable; the subject property is not located within a design district.

**h. Development Engineering/Stormwater**

The information provided demonstrates this proposal is a Small Project as defined in Kitsap County Code Title 12, and as such will require the ADU building permit site plan to demonstrate compliance with Minimum Requirements 1-5. Stormwater management is proposed to be via infiltration for the proposed accessory dwelling unit, garage, additional drive/parking area and an existing concrete sports court. Development Services and Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans stamped received March 31, 2020 to Kitsap County Development Services and Engineering.

**i. Environmental Review**

Environmental

The slope to the north is steep, and was measured in places between 55 and 78%, vegetated with large and small diameter trees, shrubs, salal, and other common plants. Kitsap County resource maps shows an area of High Geologic Hazard on slopes on the northernmost portion of the subject property, which slopes down to a

valley. The Landslide Hazard and Erosion maps indicated that only the upper margins of the slope of the northernmost side along the crest has the possibility of a shallow landslide and erosion hazard. The proposed ADU is over 80 feet away from the hazard area. A limited Geological Reconnaissance was prepared for the project site (dated September 2, 2019). The consultant reviewed the proposal for consistency with KCC 19.400. 420, 425 and 430. The Consultant determined that slopes are sufficiently low angle and soils are maintained, construction will not adversely affect the adjacent slopes, provided adequate drainage is maintained.

**j. Access, Traffic and Roads**

Access to the site is via a driveway approach onto Sawdust Hill Road NE, a County maintained road. called Sawdust Hill Road NE. A residence is attributed 10 average daily trips (ADT). Traffic is expected to be an additional 10 ADT for the ADU. The existing County road should be able to accommodate the expected traffic generated by the proposed ADU.

**k. Fire Safety**

Not applicable; the building permit for the ADU will be evaluated to ensure compliance with fire safety requirements in the International Residential Code (IRC) and International Fire Code (IFC).

**l. Solid Waste**

Waste Management is the local service provider. Solid waste generated by the ADU is expected to be picked up as part of the typical residential garbage collection.

**m. Water/Sewer**

The property and dwellings will be served by a private two-party well and by an on-site sewage disposal system.

**n. Kitsap Public Health District**

Kitsap Public Health District (KPHD) has reviewed the application and recommends approval for the redesign of the existing system and potable water from an existing two party well. KPHD approved the BSA on March 3, 2019, Memo #44874.

**11. Review Authority**

The Hearing Examiner has review authority for this Conditional Use Permit application under KCC, Sections 17.550.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a Conditional Use Permit. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make the proper decision. The powers of the Hearing Examiner are at KCC, Chapter 2.10.

## 12. Findings

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

## 13. Recommendation

Based upon the analysis above and the decision criteria found in KCC 17.550.030.A, the Department of Community Development recommends that the Conditional Use Permit for the request for the Smith Selembo Accessory Dwelling Unit be **approved**, subject to the following 34 conditions:

### a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. The accessory dwelling unit (ADU) is subject to the payment of impact fees. Impact fees must be paid at time of permit issuance, or if deferred, must be paid prior to final inspection. No certificate of occupancy will be granted until all impact fees are paid.
3. Any proposed modification (not including cosmetic work such as painting, papering and similar finish work), remodel or expansion of the accessory dwelling unit (ADU) building, regardless of whether a building permit is required, shall be reviewed by the Department of Community Development and granted approval prior to such modification, expansion, construction and/or issuance of a building permit.
4. Only one accessory dwelling unit (ADU) shall be permitted on the subject property.

5. The owner of the property must reside in either the primary residence or the accessory dwelling unit (ADU) and only one of the structures may be rented at any one time.
6. The accessory dwelling unit's (ADU) habitable area shall not exceed 50% of the primary residence or 900 square feet, whichever is smaller. The proposed size of the ADU is 900 square feet (Exhibit 4).
7. The accessory dwelling unit (ADU) shall be located within 150 feet of the primary residence.
8. The accessory dwelling unit (ADU) shall be designed to maintain the appearance of the primary residence.
9. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
10. No mobile home or recreational vehicle shall be allowed as an accessory dwelling unit (ADU).
11. The accessory dwelling unit (ADU) shall use the same side street entrance as the primary residence and shall provide one additional off-street parking space.
12. An accessory living quarters (ALQ) or guest house (GH) is not permitted on the same lot unless the accessory dwelling unit (ADU) is removed and the ALQ or GH complies with all requirements imposed by the Kitsap County Code (KCC).
13. A property with a primary residence and an accessory dwelling unit (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.
14. The accessory dwelling unit (ADU) cannot be sold separately from the primary residence unless it has legally been segregated onto its own lot.
15. 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 an 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 and recorded by the Department at the applicant's expense.

16. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). 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, and is not, to be construed as approval for more extensive or other utilization of the subject property.
17. 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 applicant represents 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 applicant agrees to promptly bring such development or activities into compliance.
18. The decision set forth herein is based upon representations made and exhibits contained in the project application 20-00424 Smith-Selembo ADU CUP. 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.
19. This Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
20. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.
21. The north-south logging road shall be revegetated at the south and north access points to the subject property to only allow direct access from the easement.

**b. Development Engineering**

GENERAL

22. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.

STORMWATER

23. The information provided demonstrates this proposal is a Small Project as defined in Kitsap County Code Title 12, with a required level of drainage review of Simplified Drainage Review-Engineered, and as such will require that building permits include an engineered stormwater design that meets Minimum Requirements 1-5, as outlined in the Kitsap County Stormwater Design Manual.
24. On-site stormwater management, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the Conditional Use Permit application was deemed complete, February 12, 2020. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington.
25. The Washington State Department of Ecology (Ecology) may require registration of the infiltration trench as an Underground Injection Control (UIC) well in accordance with the Underground Injection Control Program (Chapter 173-218 WAC). The applicant shall contact Ecology to determine if the facility is regulated under the UIC program.
26. The design of the infiltration facilities will be accordance with Vol. II, Chapter 5 of the Kitsap County Stormwater Design Manual.
27. The infiltration facilities shall remain offline until the drainage areas are stabilized, and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities.
28. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the

inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering.

29. If the project proposal is modified from that shown on the site plan accepted for review February 12, 2020, Development Services and Engineering will require additional review and potentially new conditions.

**c. Environmental**

30. Consistent with KCC 19.400.420 Erosion Hazards the construction project standard erosion control Best Management Practices (BMP's) should be employed during excavation for the foundation or minor grading.

**d. Traffic and Roads**

31. Apply for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.

32. Submit plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.

33. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the building permit(s). The need for and scope of bonding will be determined at that time.

**e. Fire Safety**

None

**f. Solid Waste**

None

**g. Kitsap Public Health District**

34. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.

Report prepared by:



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Jeff Smith, Staff Planner / Project Lead

06/04/2020\_\_  
Date

**Report approved by:**



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Shawn Alire, Department Manager/ Supervisor

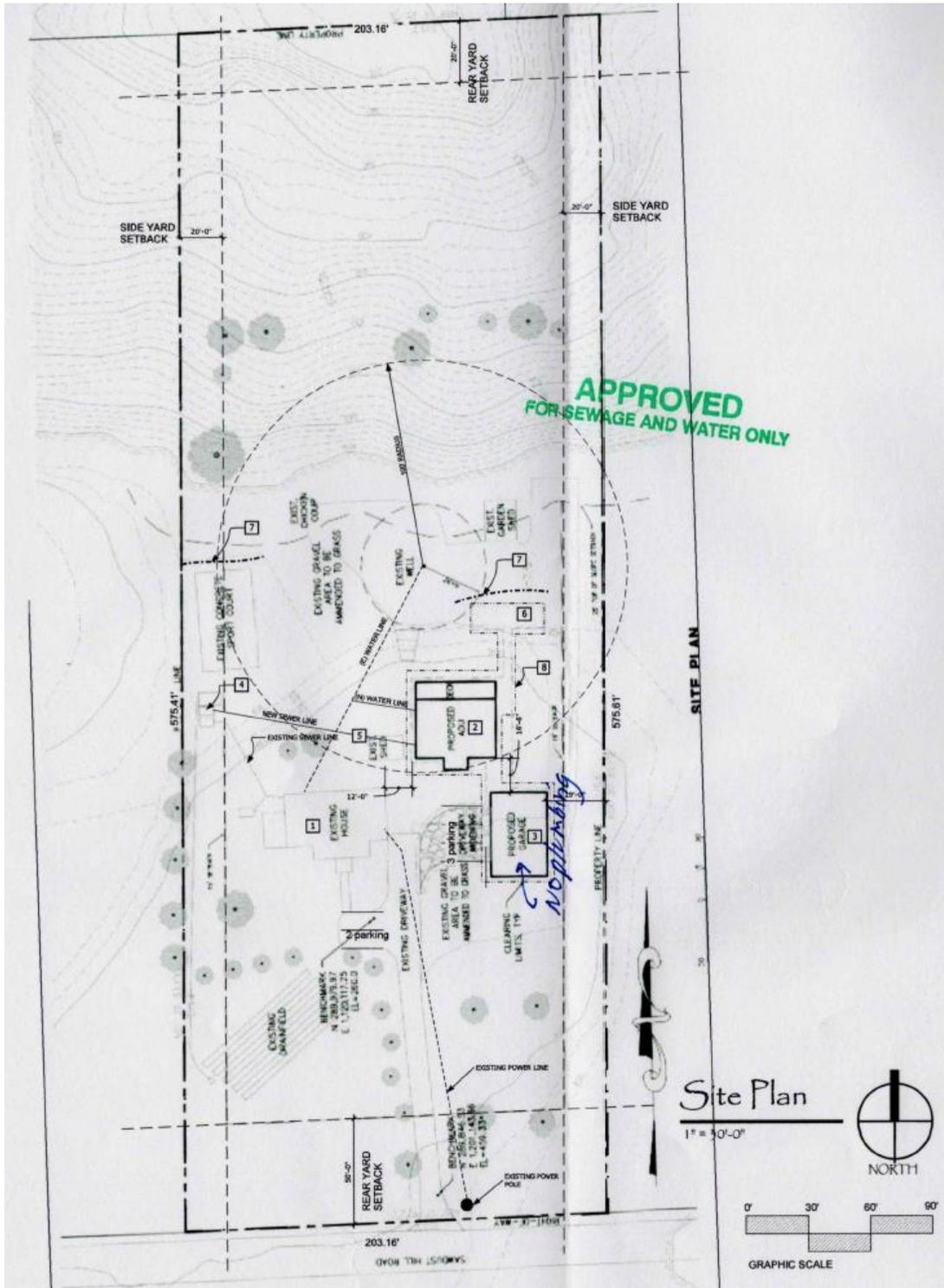
06/04/2020\_\_  
Date

**Attachments:**

- Attachment A – Site Plan
- Attachment B – Architectural Elevations
- Attachment C – Zoning Map, etc.

CC: selembo@gmail.com  
wayne@lamontdesigninc.com  
Interested Parties: None  
Kitsap County Health District, MS-30  
Kitsap County Public Works Dept., MS-26  
DCD Staff Planner: Jeff Smith

Site Plan



**Architectural Elevations**



South Elevation  
n.t.a.

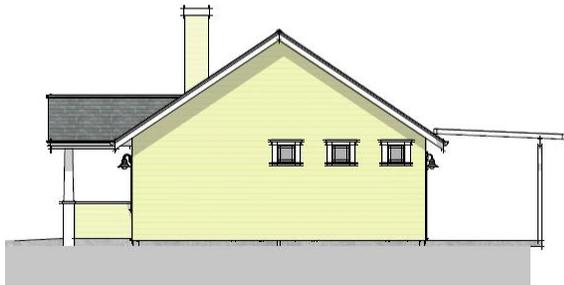


East Elevation  
n.t.a.

**Primary Unit**



South Elevation  
1/4" = 1'-0"



East Elevation  
1/4" = 1'-0"

pplication

**Accessory Dwelling Unit**

### Zoning Map

