



Kitsap County Department of Community Development

Hearing Examiner Agenda

THURSDAY, SEPTEMBER 9, 2021

Please click the link below to join the Hearing webinar:

<https://us02web.zoom.us/j/85286448728>

OR

Join by Phone: 253-215-8782 Webinar ID: 852 8644 8728 Password: 416466

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, SEPTEMBER 9, 2021 at 9:00 A.M.**

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), 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, 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://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 A.M.

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)

21-00292: Gould Conditional Use Permit – Accessory Dwelling Unit (CUP-ADU)

Project Description: The applicant is proposing a Conditional Use Permit for Accessory Dwelling Unit.

Project Location: 13571 Coyote Ridge PI NW, Silverdale WA; Central Kitsap.

Applicant/Owner of Record: Aaron & Susanna Gould, Silverdale WA.

Authorized Agents: Sherry Schwab, Silverdale WA; Kurt Russell, Bremerton WA.

DCD Staff Planner: Roxanne Robles at (360) 337- 5777.

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

AGENDA ITEM (B)

21-00494: Megrichian (CUP-ADU)

Project Description: The proposal is to construct a 2,360 square foot (sf) single family residence (SFR) and a 960 sf accessory dwelling unit (ADU) on a 10.18 acre parcel. SFR habitable area is 1,883 sf; ADU is 896 sf. The project will include simultaneous construction of SFR, ADU and associated utilities. An on-site sewage disposal has been designed to accommodate both units. Potable water will be provided by West Sound Utility District.

Project Location: 2559 SE Van Skiver Road, Port Orchard, WA; South Kitsap.

Applicant/Owner of Record: Donna & George Megrichian, South Colby, WA.

Authorized Agent: Alternative Designs, South Colby, WA.

DCD Staff Planner: Roxanne Robles at (360) 337- 5777.

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

AGENDA ITEMS (C & D)

20-05572: Royal Valley Preliminary Plat (PPlat) & 20-05577: Royal Valley Rezone

Project Description: The proposal is for the combined review of a Preliminary Plat (#20-05572) and a Rezone (#20-05577). Per KCC 21.04.100, both projects require Type III review.

Preliminary Plat Description: Rush Development Company, Inc. (Rush) proposes to subdivide 46.09 acres of Urban Cluster Residential (UCR) zoned property located along NE Waaga Way/SR 303 into 159 single-family, detached lots. The plat boundary consists of two parcels (142501-3-034-2004; 142501-3-035-2003), however access and utilities are proposed on three parcels to the south (142501-3-036-2002; 142501-3-037-2001; 142501-4-050-2001). Access to the project is proposed from Waaga Way (SR 303) via an existing access road. The proposal includes improvements to the access intersection and widening of SR 303 to accommodate additional traffic. The project is proposed to be served by public sewer (Kitsap County) via a gravity flow system to a proposed sewer lift station. Water is proposed to be provided by North Perry Water District via an existing water main. Parking is proposed with two parking stalls provided on each proposed lot with an additional 106 on-street parking stalls provided on interior plat roads. Approximately 180,000 cubic yards (CY) cut and 180,000 CY fill are proposed to accommodate the plat. The applicant proposes approximately 1.49 acres of recreational open space within the plat boundary. Various sidewalks and pedestrian trails are also proposed, connecting open space tracts, community park areas, and existing pedestrian networks.

Rezone Description: In association with the Preliminary Plat, the applicant proposes to rezone 14 parcels adjacent to the eastern boundaries of the proposed Plat. The

proposed rezone is from Urban Cluster Residential (5–9 DU/ac) to Urban Restricted (1-5 DU/ac). No change is proposed to the Urban Low Density Residential comprehensive plan designation. These lots represent 37.2 acres of the 154-acre Royal Valley Farm.

Project Location: 10109 Royal Valley Rd NE Poulsbo, WA 98370, Poulsbo WA, Central Kitsap

Applicant/Owner of Record: Royal Valley LLC, Poulsbo WA

Applicant's Representative: Steve Yester – Rush Development, Gig Harbor WA

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

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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 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>