



Kitsap County Department of Community Development

Hearing Examiner Agenda (*Revised)

THURSDAY, JULY 22, 2021

Please click the link below to join the Hearing webinar:

<https://us02web.zoom.us/j/85924237306>

OR

Join by Phone: 253-215-8782 Webinar ID: 859 2423 7306 Password: 997668

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, JULY 22, 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)

20-04318: Schulman Stream Buffer Reduction – Critical Area Variance (CVAR)

Project Description: Request for critical area variance to the standard Type F Water buffer resulting in a variable buffer width of 38 ft to 113 ft for new construction of a single-family residence on 2.07 acre undeveloped parcel. The proposed residence would have a 1,013 sq.ft. footprint with associated infrastructure. The property is bound to the west by a shoreline bluff to Dyes Inlet with a shoreline designation of Rural Conservancy. To the east is a Type F Water having a standard buffer of 150 ft.

20-04318 Schulman Stream Buffer Reduction (CVAR)

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21-00224 Winsworth (CUP-ADU)

~~20-01731 & 20-02382 Hillsdale PPlat & PBD~~

20-00567 State Agency Lands Wildcat Lake Boat Ramp Repair SSDP

Project Location: No Site Address; Nearest Intersection: Fairgrounds Rd, Tracyton; Central Kitsap; Parcel#282501-1-026-2002

Applicant/Owner of Record: Robert Schulman and Mie Mukai, Canyon Lake TX

Authorized Agent: Robbyn Myers with BGE Environmental LLC, Bremerton WA

DCD Staff Planner: Tasha Santos at (360) 337-5777.

THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. Any SEPA appeals files will be combined with and heard at the public hearing.

AGENDA ITEM (B)

21-00224: Winsworth Conditional Use Permit – Accessory Dwelling Unit (CUP-ADU)

Project Description: Proposal for a Conditional Use Permit (CUP) to allow the construction of a new Accessory Dwelling Unit (ADU) on a property with an existing single-family residence. The new ADU will be a 1-bedroom unit totaling 676 square feet in size.

Project Location: 4420 SE Nelson Rd Olalla WA 98359; South Kitsap

Applicant/Owner of Record: Donita and Jonathan Winsworth, Olalla WA

Authorized Representative: Kathryn Jerkovich, Gig Harbor WA

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

THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. Any SEPA appeals files will be combined with and heard at the public hearing.

***AGENDA ITEM (C) THIS ITEM HAS BEEN CANCELLED**

~~20-01731 & 20-02382: Hillsdale Preliminary Plat & Performance Based Development (PPlat & PBD) TO BE RESCHEDULED AT A LATER DATE~~

AGENDA ITEM (D)

20-00567: STATE AGENCY LANDS Wildcat Lake Boat Ramp Repair – Shoreline Substantial Development Permit (SSDP)

Project Description: Repair and extension of the 443 sq. ft. boat launch at Wildcat Lake to a 587 sq. ft. boat launch with additional 192 sq. ft. of protective rock. Expansion to be mitigated with invasive vegetation removal and planting of native species.

Project Location: No Site Address; Nearest Intersection: Lakeview Ave NW & Lakeview Ct NW; Central Kitsap (Wildcat Lake) Parcel #4501-000-003-0003

Applicant/Owner of Record: STATE AGENCY LANDS

Authorized Agent: WA St. Dept. Fish & Wildlife – Stephanie Kuhns, Olympia WA

DCD Staff Planner: Steve Heacock at (360) 337- 5777.

20-04318 Schulman Stream Buffer Reduction (CVAR)

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21-00224 Winsworth (CUP-ADU)

~~20-01731 & 20-02382 Hillsdale PPlat & PBD~~

20-00567 State Agency Lands Wildcat Lake Boat Ramp Repair SSDP

PLEASE NOTE: The Washington State Department of Fish and Wildlife issued a SEPA Determination of Non-Significance for this project on November 26, 2018. The comment and appeal period is closed.

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>