



## Notice of Hearing Examiner Decision

06/05/2023

To: Interested Parties and Parties of Record

RE:           Project Name: Douglas Accessory Dwelling Unit (ADU)  
                  Applicant: Laura & Craig Douglas  
                                  970 NW Mountain View Rd  
                                  Poulsbo, WA 98370  
                  Application: Conditional Use Permit (CUP-ADU)  
                  Permit Number: #22-03214

The Kitsap County Hearing Examiner has **APPROVED** the land use application for **Permit #22-03214 Douglas Accessory Dwelling Unit (ADU) – Conditional Use Permit (CUP-ADU)**, subject to the conditions outlined in this Notice and included Decision.

**THE DECISION OF THE HEARING EXAMINER IS FINAL, UNLESS TIMELY APPEALED, AS PROVIDED UNDER WASHINGTON LAW.**

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

<https://kitsapgov.com/dcd/HEDocs/HE-Rules-for-Kitsap-County.pdf>

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 by contacting the Department of Community Development; if you wish to view the case file or have other questions, please contact [help@kitsap1.com](mailto:help@kitsap1.com) or (360) 337-5777.

CC: Owner/Applicant: Laura & Craig Douglas, [ctdouglas@yahoo.com](mailto:ctdouglas@yahoo.com)  
Authorized Agent: FUTURE HOMES OF BREMERTON, [futurebremerton@aol.com](mailto:futurebremerton@aol.com)  
Health District  
Public Works  
Parks  
Navy  
DSE  
Kitsap Transit  
Central Kitsap Fire District

North Kitsap Fire District  
Central Kitsap School District  
North Kitsap School District  
Puget Sound Energy  
Water Purveyor  
Sewer Purveyor  
Point No Point Treaty Council  
Suquamish Tribe  
Port Gamble S'Klallam Tribe  
Squaxin Island Tribe  
Puyallup Tribe  
WA Dept of Fish & Wildlife  
WA Dept of Transportation/Aviation  
Interested Parties: None

**BEFORE THE HEARING EXAMINER  
FOR KITSAP COUNTY**

In the Matter of the Application of	)	No. 22-03214
	)	
<b>Craig and Laura Douglas</b>	)	<b>Douglas Accessory Dwelling Unit</b>
	)	
	)	
<u>For Approval of a Conditional Use Permit</u>	)	FINDINGS, CONCLUSIONS, AND DECISION

**SUMMARY OF DECISION**

The request for a conditional use permit to allow construction of a 668 square foot detached accessory dwelling unit, on an approximately 2.02-acre residential property at 970 NW Mountain View Road, is **APPROVED**. Conditions are necessary to address specific impacts of the proposal.

**SUMMARY OF RECORD**

Hearing Date:

The Hearing Examiner held an open record hearing on the request on April 27, 2023. The record was left open until May 4, 2023, to allow any member of the public having difficulty participating at the hearing through remote access to provide written comments in lieu of live testimony. No additional comments were submitted and, accordingly, the record closed on May 4, 2023.

Testimony:

The following individual presented testimony under oath at the open record hearing:

Darren Gurnee, County Planner  
Laura Douglas, Applicant  
Aidaen Gee

Exhibits:

The following exhibits were admitted into the record:

1. Staff Report, dated April 20, 2023
2. Site Plan, received August 9, 2022
3. ADU Floor Plan and Elevations, received August 9, 2022
4. Single-Family Residence Floor Plan and Elevations, received August 9, 2022
5. Permit Questionnaire, dated June 29, 2022
6. SEPA Environmental Checklist, dated July 12, 2022
7. Stormwater Worksheet, received August 9, 2022

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8. Water Availability Letter, dated February 25, 2022
9. County Health Officer Decision for Onsite Sewage System and Water Supply, dated April 29, 2022; Building Site Application, dated March 11, 2022; Water Availability Letter, dated February 25, 2022; Notice of Pending Building Site Application with Public Water Supply, dated April 14, 2022
10. Notice of Application, dated September 23, 2022
11. Determination of Nonsignificance, dated April 5, 2023
12. Notice of Public Hearing, dated April 12, 2023
13. Certification of Public Notice, dated April 17, 2023
14. Staff Presentation
15. Hearing Sign-In

The Hearing Examiner enters the following findings and conclusions based upon the admitted testimony and exhibits:

### **FINDINGS**

#### Application and Notice

1. Craig and Laura Douglas (Applicant) request a conditional use permit (CUP) to allow construction of a 668 square foot detached accessory dwelling unit (ADU) on a 2.02-acre property that is developed with a 2,476 square foot single-family residence, detached garage, shop, shed, paved driveway, septic system, and primary and reserve septic drainfields. The ADU would be a manufactured home and match the aesthetic of the existing single-family residence. The existing driveway providing access to the primary residence from NW Mountain View Road would provide access to the proposed ADU, and the ADU would utilize the existing septic system serving the primary residence. The property is located at 970 NW Mountain View Road.<sup>1</sup> *Exhibit 1, Staff Report, pages 1, 3, and 9; Exhibits 2 through 5.*
2. Kitsap County (County) determined that the application was complete on August 23, 2022. On September 23, 2022, the County provided notice of the application consistent with the requirements of Kitsap County Code (KCC) 21.04.210 by publishing notice in the County's publishing newspaper of record and by mailing or emailing notice to property owners within 800 feet of the site and to reviewing departments and agencies. The County's notice materials stated that written comments on the proposal could be submitted up until seven days before the date of the open record hearing associated with the application. On April 12, 2023, the County mailed notice of the open record hearing associated with the application to interested parties and property owners within 800 feet of the site, published notice in the County's publishing newspaper of record, and posted notice on the property. The County did not receive any comments on the proposal in

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<sup>1</sup> The property is identified by Kitsap County Assessor's Tax Account No. 342601-3-026-2009. *Exhibit 1, Staff Report, page 1.*

response to its notice materials. *Exhibit 1, Staff Report, pages 1 and 6; Exhibit 10; Exhibit 12; Exhibit 13.*

#### State Environmental Policy Act

3. The County acted as lead agency and analyzed the environmental impacts of the project as required by the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW). The County consolidated notice of the SEPA review and application comment periods under the optional process provided for by Washington Administrative Code (WAC) 197-11-355. After reviewing the Applicant's environmental checklist and other information on file, the County determined that the proposal would not have a probable significant adverse impact on the environment. Accordingly, the County issued a Determination of Nonsignificance (DNS) on April 5, 2023, with an appeal deadline of April 19, 2023. The DNS was not appealed. *Exhibit 1, Staff Report, page 2; Exhibit 6; Exhibit 11; Exhibit 13.*

#### Comprehensive Plan and Zoning

4. The property is designated "Rural Residential" by the County Comprehensive Plan. County staff identified the following Comprehensive Plan policies as relevant to the proposal:
  - Limit the designated rural area to low residential densities that can be sustained by minimal infrastructure improvements, that cause minimal environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service. [Land Use Policy 50]
  - Permit residential uses in rural areas consistent with the planned rural character of the surrounding area. [Land Use Policy 51]
  - 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. [Land Use Policy 53]
  - Use regulatory strategies to incentivize and provide flexibility for development of affordable and special needs housing. [Housing, Human Services Policy 5]
  - Adopt regulatory changes to allow non-traditional housing types. [Housing, Human Services Policy 7]
  - 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, Human Services Policy 11]

- Identify and remove regulatory barriers and limits access to or the provision of a diverse affordable housing supply. [Housing, Human Services Policy 12]
- Identify and remove impediments to creating housing for harder to house populations. [Housing, Human Services Policy 13]
- Disperse affordable housing opportunities throughout the County. [Housing, Human Services Policy 14]

*Exhibit 1, Staff Report, pages 2 through 5.*

5. The subject property is zoned “Rural Protection” (RP). Properties to the north, east, and west are also zoned Rural Protection (RP). The property to the south is zoned “Rural Residential” (RR). The RP zone “promotes low-density rural development and agricultural activities that are consistent with rural character and protects environmental features such as significant visual, historical and natural features, wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas.” *KCC 17.140.010*. Detached ADUs are allowed in the RP zone with a conditional use permit. *KCC 17.410.042*. ADUs in the RP zone are required to have front yard setbacks of 50 feet, and side and rear yard setbacks of 5 feet. *KCC 17.420.052*. In accord with these requirements, the proposed ADU structure would be set back 134 feet from the front property line to the south, 93 feet from the side property line to the east, 188 feet from the side property line to the west, and 130 feet from the rear property line to the north. Additionally, detached ADUs located outside an urban growth area (UGA) are subject to the special use provisions of *KCC 17.415.015.B*. The proposed ADU’s compliance with these special use provisions is discussed in detail below. *Exhibit 1, Staff Report, pages 2, 3, 6, and 16; Exhibit 2.*

#### Existing Property and Proposed Development

6. The 2.02-acre property slopes down the southwest portion of the site to the northeast. As noted above, the property is currently developed with a single-family residence, detached garage, a driveway, a shed, a workshop, and primary and reserve drainfields. The site does not contain any critical areas. Properties to the north, south, and west are developed with single-family residences. The property to the east is currently undeveloped. *Exhibit 1, Staff Report, pages 1 through 3, and 17; Exhibit 2.*
7. The proposed ADU would be located approximately 35 feet from the primary residence. Access to the proposed development would be provided by the existing driveway, which connects to NW Mountain View Road. The existing driveway provides enough room for at least four parking spaces to serve the primary residence and proposed ADU. County Development Services and Engineering reviewed and approved the proposal for compliance with stormwater and road standards, with conditions that have been incorporated with County staff’s recommended conditions of CUP approval. Sewer services would be provided by the existing on-site septic system. Silverdale Water District provided a Binding Water Availability Letter for the proposal on February 25,

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2022. The Kitsap County Health District reviewed and approved the proposal, with conditions that have been incorporated with County staff's recommended conditions of CUP approval. *Exhibit 1, Staff Report, page 1, 3, and 7 through 9; Exhibit 5; Exhibits 7 through 9.*

#### Conditional Use Permit

8. The County zoning code makes some uses conditional in certain zoning districts. A *conditional use* is an activity specified by the zoning code "as a principal or accessory use that may be approved or denied based on consistency with specific criteria." *KCC 17.110.175*. As noted above, the Applicant requests a CUP to construct an ADU, which is listed as a conditional use in the RP zoning district. *KCC 17.410.042*. County staff reviewed the proposal and determined that it would satisfy the criteria for a CUP under *KCC 17.550.030.A*. The criteria are listed below, together with County staff's analysis (in italics):
- The proposal is consistent with the Comprehensive Plan. *The proposal is consistent with the Comprehensive Plan.*
  - 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. *The proposal complies or would comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of KCC and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions.*
  - The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity. *The proposal would not be materially detrimental to existing or future uses or property in the immediate vicinity.*
  - 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. *The proposal would be 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.*
- Exhibit 1, Staff Report, page 10.*
9. ADUs in the RP zone are required to satisfy the ADU special use provisions of *KCC 17.415.015.B*. County staff reviewed the proposal and determined that it would satisfy these provisions. The ADU special use provisions are listed below, together with County staff's analysis (in italics):
1. Only one ADU shall be allowed per lot. *The Applicant proposes only one ADU-detached. There are no other ADUs present or proposed on the property.*

2. Owner of the property must reside in either the primary residence or the ADU. *The owner would reside in the existing single-family residence.*
3. The ADU-detached shall not exceed 50 percent of the square footage of the habitable area of the primary residence or 900 square feet, whichever is smaller. Dimensions are determined by exterior measurements. *The proposed ADU-detached is 668 square feet. The proposed residence is 2,476 square feet. Fifty percent of 2,476 square feet is 1,238 square feet; therefore, the ADU-detached is limited to 900 square feet (the smaller value).*
4. The ADU-detached shall be located within 150 feet of the primary residence or shall be the conversion of an existing detached structure. *The proposed single-family residence and the proposed ADU are less than 35 feet apart, satisfying this requirement.*
5. The ADU-detached shall be designed to maintain the appearance of the primary residence. *The single-family residence and the proposed ADU would be similar in appearance. The wood siding, asphalt shingle roof, and window treatments would match the aesthetic of the existing house.*
6. All setback requirements for the zone in which the ADU-detached would be located shall apply. *The proposed ADU would comply with all setback requirements applicable to the RP zone.*
7. The ADU-detached shall meet applicable health district standards for water and sewage disposal. *Kitsap County Health District reviewed and approved the proposed ADU.*
8. No mobile homes or recreational vehicles shall be allowed as an ADU-detached. *There are no mobile homes or recreational vehicles present on the subject property or proposed in the application. Conditions of approval would not allow the Applicant to locate either on the property, or add other existing accessory structures convert to guest houses or additional ADUs.*
9. An ADU-detached shall use the same side street entrance as the primary residence and shall provide additional off-street parking. *The submitted site plan shows that the proposed ADU would use an existing driveway utilized by the single-family residence. The proposal includes a dedicated parking space for the ADU and overflow parking to serve both the residence and ADU.*
10. An ADU-detached is not permitted on the same lot where an Accessory Dwelling Unit - Attached exists. *There are no present or proposed accessory living quarters.*

*Exhibit 1, Staff Report, pages 6 and 7.*

#### Testimony

10. County Planner Darren Gurnee testified generally about the proposal and how it would meet the specific requirements for approval of a conditional use permit to allow construction of an ADU. He explained that the proposed ADU would be located on an approximately two-acre lot that has an existing 2,476 single family residence, which is



occupied by the Applicant. He noted that there are no critical areas on the property, although there are some minor slopes. He stated that the County supports growth in rural areas to provide more opportunities for affordable housing. He noted that the proposal is not for an after-the-fact permit. Mr. Gurnee explained that the property is located within the RP zone and that the proposed ADU would meet all setback requirements for the RP zone. He noted that the proposed ADU and existing single-family residence would have similar architectural styles and share the same access point. Mr. Gurnee detailed how, with conditions, the proposal would be consistent with the goals and policies of the County Comprehensive Plan and would meet all the special-use criteria under KCC 17.415.015.B. *Testimony of Mr. Gurnee.*

11. Applicant Laura Douglas explained that she loves living in the community and wants to provide her nephew with a place to call his own. She emphasized that she has put a lot of effort into the application process and would do whatever was necessary to receive approval of the permit application. She noted that the property has adequate parking to serve the existing single-family residence and the proposed ADU. *Testimony of Ms. Douglas.*
12. Aidaen Gee, the Applicant's nephew, testified that he would be residing in the ADU. He echoed the importance of the proposed ADU and stressed that the proposed development would be providing him with more than housing. *Testimony of Mr. Gee.*

#### Staff Recommendation

13. Mr. Gurnee testified that County staff recommends approval of the conditional use permit application, with conditions. *Exhibit 1, Staff Report, pages 10 through 13; Testimony of Mr. Gurnee.*

### **CONCLUSIONS**

#### Jurisdiction

The Hearing Examiner has jurisdiction to hear and decide requests for a conditional use permit. *KCC 2.10.070; 17.550.020.*

#### Criteria for Review

The Hearing Examiner may approve, approve with conditions, or deny a conditional use permit. Approval or approval with conditions may be granted by the Hearing Examiner only when all the following criteria are met:

1. The proposal is consistent with the Comprehensive Plan;
2. The proposal complies with applicable requirements of [the zoning code];
3. The proposal will not be materially detrimental to existing or future uses or property in the immediate vicinity; and

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.

*KCC 17.550.030.A.*

As a condition of CUP approval, the Hearing Examiner may:

1. Increase requirements in the standards, criteria, or policies established by [the zoning code];
2. Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion, landslides, or traffic;
3. Require structural features or equipment essential to serve the same purpose set forth in Chapter 17.420;
4. Include requirements to improve compatibility with other uses permitted in the same zone, protecting them from nuisance generating features in matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards, and similar matters. The hearing examiner may not, in connection with action on a conditional use permit, reduce the requirements specified by [the zoning code] as pertaining to any use nor otherwise reduce the requirements of [the zoning code] in matters for which a variance is the remedy provided;
5. Assure that the degree of compatibility with the purpose of [the zoning code] shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses, within the general area in which the use is proposed to be located;
6. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, dust, fumes, vibration, odors, and hazard or public need;
7. Require the posting of construction and maintenance bonds or other security sufficient to secure to the county the estimated cost of construction and/or installation and maintenance of required improvements; and
8. Impose any requirement that will protect the public health, safety, and welfare.

*KCC 17.550.030.B.*

“If the approval criteria are not met or conditions cannot be imposed to ensure compliance with the approval criteria, the conditional use permit shall be denied.” *KCC 17.550.030.C.*

In addition to the criteria listed above, ADUs are subject to the following special use provisions of KCC 17.415.015.B:

1. Only one ADU shall be allowed per lot;
2. Owner of the property must reside in either the primary residence or the ADU;
3. The ADU shall not exceed fifty percent of the square footage of the habitable area of the primary residence or nine hundred square feet, whichever is smaller. Dimensions are determined by interior measurements;
4. The ADU shall be located within one hundred fifty feet of the primary residence or shall be the conversion of an existing detached structure (e.g., garage);
5. The ADU shall be designed to maintain the appearance of the primary residence;
6. All setback requirements for the zone in which the ADU is located shall apply;
7. The ADU shall meet the applicable health district standards for water and sewage disposal;
8. No mobile homes or recreational vehicles shall be allowed as an ADU;
9. An ADU shall use the same side-street entrance as the primary residence and shall provide additional off-street parking; and
10. An ADU is not permitted on the same lot where an accessory dwelling unit, attached (ADU-A), exists.

The criteria for review adopted by the Kitsap County Board of Commissioners are designed to implement the requirement of Chapter 36.70B RCW to enact the Growth Management Act. In particular, RCW 36.70B.040 mandates that local jurisdictions review proposed development to ensure consistency with County development regulations, considering the type of land use, the level of development, infrastructure, and the characteristics of development. *RCW 36.70B.040.*

#### Conclusion Based on Findings

1. **With conditions, the proposed ADU would be consistent with the special use provisions of KCC 17.415.015.B.** The proposed ADU would be located within the Rural Protection (RP) zoning district, outside the boundary of an urban growth area, and would therefore be allowed with a conditional use permit. The Applicant proposes to construct only one ADU, and there are no other ADUs, accessory living quarters, mobile homes, or recreational vehicles currently located or proposed to be located on the property. The Applicant would continue to reside in the existing 2,476 square foot single-family residence on the property. The proposed ADU would measure 668 square feet, which is below the maximum permitted for an ADU associated with a 2,476 square foot primary residence. The proposed ADU would be sited approximately 35 feet from the existing single-family residence and would be designed to maintain the appearance of the single-family residence by incorporating wood siding, an asphalt shingle roof, and similar window treatments. The proposed ADU would meet all applicable setback requirements for the RP zone and would be accessed by the existing driveway serving the single-family residence. The driveway provides room for four parking spaces to serve the single-family residence and ADU. The proposed ADU would be served by an on-site

septic system, and potable water would be provided by municipal water. The Kitsap County Health District has approved the water and septic systems proposed for the project, with conditions that have been incorporated with County staff's recommended conditions of CUP approval. Conditions, as detailed below, are necessary to mitigate project impacts and to ensure compliance with applicable statutes, ordinances, and regulations. *Findings 1, 5 – 13.*

2. **With conditions, the proposed project would be meet the criteria for CUP approval under KCC 17.550.030.A.** The County provided reasonable notice and opportunity to comment on the proposal. The County did not receive any comments on the proposal in response to its notice materials. The County analyzed the environmental impacts of the proposal, determined that the proposed use would not have a probable significant adverse impact on the environment, and issued a Determination of Nonsignificance (DNS) on April 5, 2023. The DNS was not appealed. The proposed ADU would be consistent with the County Comprehensive Plan policies that permit low-density residential uses in rural areas and generally encourage diverse, affordable housing options suitable to meet the needs of county residents. The Kitsap County Health District approved the proposed water and septic systems, with conditions that have been incorporated with County staff's recommended conditions of CUP approval. As conditioned, the proposed ADU would comply with all applicable provisions of the County zoning code, including setback requirements for the RP zone and the specific ADU special use provisions of KCC 17.415.015.B. The project's compliance with these special use provisions would ensure that the project would not be materially detrimental to other uses or property in the vicinity and would be compatible with the existing character of the subject property and property in the vicinity. Conditions, as detailed below, are necessary to mitigate project impacts and to ensure compliance with relevant federal, state, and local statutes, ordinances, and regulations. *Findings 1 – 13.*

### **DECISION**

Based on the preceding findings and conclusions, the request for a conditional use permit to allow construction of a 668 square foot detached accessory dwelling unit at 970 NW Mountain View Road, is **APPROVED**, subject to the following conditions:

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 building,

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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 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, and only one of the structures may be rented at any one time.
6. The ADU's habitable area shall not exceed 50 percent of the primary residence or 900 square feet, whichever is smaller. The proposed size of the ADU is 668 square feet. Any future expansion of the ADU will require a building permit and would have to comply with all code requirements in place at the time of the new building permit application.
7. Any future expansion of the ADU will require a building permit and would have to comply with all code requirements in place at the time of the new building permit application.
8. The accessory dwelling unit shall be located within 150 feet of the primary residence.
9. The accessory dwelling unit shall be designed to maintain the appearance of the primary residence.
10. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
11. No mobile home or recreational vehicle shall be allowed as an accessory dwelling unit.
12. The accessory dwelling unit shall use the same side street entrance as the primary residence and shall provide one additional off-street parking space.
13. An accessory dwelling unit – attached (ADU-A) or guest house is not permitted on the same lot unless the accessory dwelling unit – detached (ADU-D) is removed and the ADU-A or guest house complies with all requirements imposed by the Kitsap County Code.
14. A property with a primary residence and an accessory dwelling unit 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.
15. The accessory dwelling unit cannot be sold separately from the primary residence unless it has legally been segregated onto its own lot.

16. 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 and recorded by the Department at the Applicant's expense.
17. 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. 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.
18. 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.
19. The decision set forth herein is based upon representations made and exhibits contained in the project application. 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.
20. 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.
21. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.
22. Stormwater quantity control, quality treatment, and erosion and sedimentation control, as required for the development, shall be designed in accordance with KCC Title 12 effective at the time this permit application was deemed fully complete. If development

meets the thresholds for engineered drainage design, the submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County ordinances in effect at the time of building permit application.

23. Any project that includes off-site improvements that create additional hard surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with Kitsap County Code Title 12 effective at the time this permit application was deemed fully complete.
24. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Services and Engineering will require additional review and potentially new conditions.
25. At the time of building permit application, submit an Application for Concurrency Test (KCPW Form 1601) as required by KCC 20.04.030 Transportation Concurrency.
26. 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 SDAP process (or building permit if no SDAP is required). The need for and scope of bonding will be determined at that time.

DECIDED this 5<sup>th</sup> day of June 2023.



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ANDREW M. REEVES  
Hearing Examiner  
Sound Law Center