



Administrative Staff Report

Report Date: October 17, 2025

Application Submittal Date: April 6, 2024

Application Complete Date: June 12, 2024

Project Name: ROBERTS - Critical Area Buffer Reduction for Single-Family Residence

Type of Application: Critical Area Buffer Reduction

Permit Number: 24-01694

Project Location

87 Wayne Rd. W.

Seabeck, WA 98380

Commissioner District 2

Assessor's Account #

182401-3-018-1003

Applicant/Owner of Record

Shelby & Preston Roberts

Trevor & Jasmine Roberts

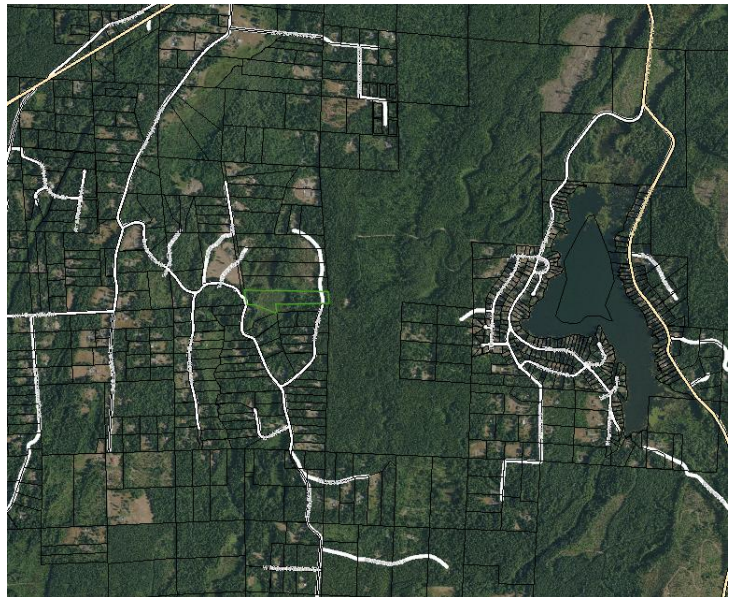
635 Raptor LN N.W.

Seabeck, WA 98380

Decision Summary

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

VICINITY MAP



1. Background

The project seeks to reduce the stream buffer from 150 feet to 75-foot buffer, or 50 percent, to accommodate the proposed development using the minimum area necessary to allow onsite development. Mitigation is provided for approval of a Critical Area Buffer Reduction (CABR) to develop a 9.62-acre parcel with identified critical areas and associated buffers, to locate a manufactured home for the benefit of single-family residential (SFR) use.

2. Project Request

Applicants request approval of a Type II Critical Area Buffer Reduction to locate a new 1,595 square foot SFR with associated infrastructure, including driveway and parking, utilities, onsite septic, and stormwater.

3. SEPA (State Environmental Policy Act)

The project is SEPA Exempt under KCC 18.04 State Environmental Policy Act as a minor land use permit under WAC 197-11-800 (6)(e).

4. Physical Characteristics

The property is located in the Seabeck area of Central Kitsap County, between Lewis Rd. W. and Wayne Rd. W. where it receives access.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Protection (RP)	Standard	Proposed
Zone: Rural Protection (RP)		
Minimum Density	N/A	1 du/9.62 ac./Existing Lot
Maximum Density	1 du/10 acres	
Minimum Lot Size	10 acres	NA
Maximum Lot Size	N/A	NA
Minimum Lot Width	140	NA
Minimum Lot Depth	140	NA
Maximum Height	35 feet	< 35 feet
Maximum Impervious Surface Coverage	N/A	NA
Maximum Lot Coverage	N/A	NA

Applicable footnotes: (29) One-hundred-foot setback required for single-family building butting [FRL](#) or [RW](#) zones.

Staff Comment: The proposal meets applicable standards for the RP zone.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (East)	50 feet (100-ft if abutting RW zones)	400 feet (East Line) 270 feet (Wayne Rd. W.)
Side (North)	20-feet	20 feet
Side (South)	20-feet	188 feet
Rear (West)	20 feet	1,100 feet

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residence (SFR)	Rural Protection (RP)
South	SFR/Undeveloped Vacant	RP
East	Green Mountain State Forest	Mineral Resource Overlay (MRO) Rural Wooded (RW)
West	SFR/Undeveloped Vacant	RP

Table 4 - Public Utilities and Services

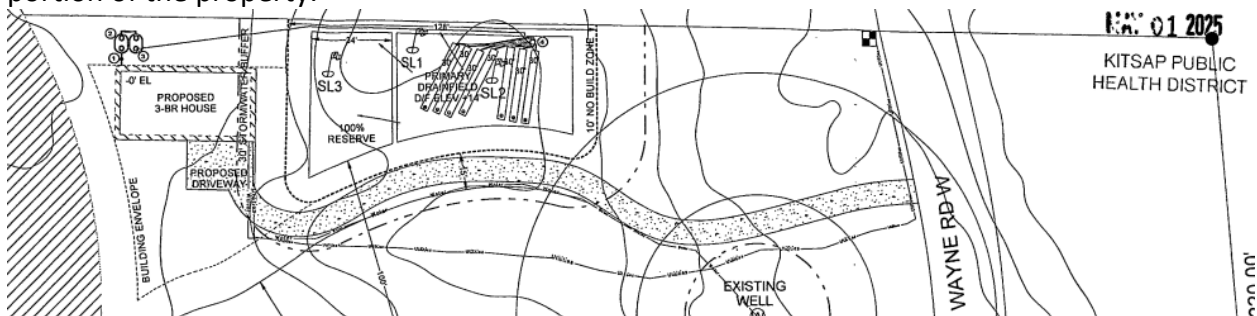
	Provider
Water	Kitsap PUD #1
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #401

5. Access

Wayne Rd. W., an unmaintained public county right of way (ROW) and private ROW provides direct access to and through the project site starting at the southern property line.

6. Site Design

The image below shows the proposed footprint of the 1,595 square-foot home with attached garage, an associated drainfield, residential parking, and located on the northernmost portion of the site with a proposed driveway accessing from the eastern portion of the property.



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, and as amended thereafter applies to this proposal since the Department received an application before adoption of the 2024 Kitsap County Comprehensive Plan.

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

Land Use Policy 50

Limit the designed 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 designation, zoning designation, and zoning code provisions.

Environment Policy 18

Compensatory mitigation shall be the last option of resort in mitigation sequencing, following documentation of avoidance and minimization of any impact to the natural environment that triggers compensatory mitigation. Replacement of altered or displaced natural environments (including critical areas and buffers) must be mitigated either onsite, within the watershed, or service area as defined through an approved mitigation bank or in-lieu fee program.

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 19	Critical Areas Ordinance
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

8. Documents Consulted in the Analysis

Applicant Submittals

87 WAYNE Septic Design 05_01_2025.pdf

Wetland & Fish & Wildlife Habitat Assessment

Site Plan

Environmental Review Response

Dated or date stamped

June 18, 2025

March 25, 2025 (Rev.)

April 10, 2025

April 9, 2025

Submission (Application)	April 9, 2024
Post Construction Soil Quality	May 24, 2024
Stormwater Worksheet	May 24, 2024
SWPPP	May 24, 2024
Geological Site Assessment	March 5, 2023
Planting Plan Diagram Inset	August 25, 2025

9. Public Outreach and Comments

Issue Ref. No.	Summary of Concern
1	Public Comments 7/15/24 - Ecology determined that habitat score is 7 rather than 5, delineating wetland as CAT I. Move house further east to avoid wetland A encroachment and possibly additional mitigation.

10. Analysis

Planning/Zoning

The proposal meets all zoning standards of the Rural Residential (RR) Zoning designation, Kitsap County Code Title 17, and complies with a standard of one-hundred-foot setback required for single-family building abutting [FRL](#) or [RW](#) zones per KCC 17.420.060 A. 29., discussed in Section 4, Table 1 above.

Lighting

Lighting was not analyzed as part of this proposal.

Off-Street Parking

Per KCC 17.490.030, a single-family dwelling requires 3 parking spaces. The proposal provides adequate parking.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single-Family (detached)	Historic lots-3/unit	3	3
Total		3	3

Signage

No signage is proposed or required.

Landscaping

Per KCC 17.500.010, single-family lots are exempt from landscaping requirements.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	NA	NA
Required Buffer(s) 17.500.027		
North	NA	NA
South	NA	NA
East	NA	NA
West	NA	NA
Street Trees	NA	NA

Frontage Improvements

No frontage improvements are required or proposed as part of this application.

Design Districts/Requirements

The subject property is not within a design district.

Development Engineering/Stormwater

Development Services and Engineering have reviewed the land use proposal and find the concept supportable in its approach to civil site development. Further review will occur with the associated building permit.

Environmental

Timber Harvest KCC18.16

Forest Practice Application #2412306 was approved June 14, 2007. The footprints of the proposed house and drainfield are located within this previously logged area. Given that the footprint of the previously logged area extends beyond the proposed development footprint, there may be an opportunity for buffer enhancement and restoration in this previously logged area beyond what is currently proposed in the Plan.

Wetlands and Streams 19.200 and 19.300

A report titled Wetland and Fish and Wildlife Habitat Assessment Report and Buffer Restoration Plan (Soundview Consultants, 3/2025), originally dated February 2024 and revised March 2025, identified the following critical areas.

Wetland A is classified as a Category I depressional wetland with a high habitat score of 9 points and is subject to a standard 225-foot regulatory buffer based on the proposed moderate-intensity land use per Kitsap County Code (KCC) Table 19.200.220(D). Offsite Wetland 1 is a Category III wetland with a moderate habitat score of 7 points and is

subject to a standard 110-foot buffer based on the proposed moderate-intensity land use. Stream Z is classified as a Type F (fish-habitat) stream according to KCC 19.300.310 and the DNR water typing system under WAC 222-16-030. Per KCC 19.300.315, Type F streams are subject to 150-foot buffers. In addition, buildings and other structures require a 15-foot buffer setback from the regulated wetland buffer edge and regulated stream buffer edge, per KCC 19.200.220.E.

Critical Area	Category/Type	Standard Buffer Width (feet)	Habitat Score	Land Use Intensity
Wetland A (Onsite)	CAT I	225	9	Moderate
Stream Z (Onsite)	Type F-Fish Bearing	150	NA	
Wetland 1 (Offsite)	CAT III	110	7	

Critical Area Variance Criteria 19.200.220.B.2 and 19.300.315.A.3

The department may administratively reduce the buffer pursuant to the variance criteria listed in KCC section 19.100.135. Evaluation of these variance criteria is included below:

- 1. Because of special circumstances applicable to the subject property, including size, shape, or topography, the strict application of this title is found to deprive the subject property of rights and privileges enjoyed by other properties in the vicinity; provided, however, the fact that those surrounding properties have been developed under regulations in force prior to the adoption of this ordinance shall not be the sole basis for the granting of a variance.*

Applicant Response: The layout fully avoids intrusion into the buffer of Wetland A. Additionally, rotating either the house or drainfield 90 degrees would present challenges in meeting zoning setbacks, health department separation distances, and overall site functionality.

- 2. The special circumstances referred to in subsection (A)(1) of this section are not the result of the actions of the current or previous owner.*

Applicant Response: The encumbering critical areas are not the result of landowner actions.

- 3. The granting of the variance will not result in substantial detrimental impacts to the critical area, public welfare or injurious to the property or improvements in the vicinity and area in which the property is situated or contrary to the goals, policies and purpose of this title.*

Applicant Response: The purposed project does not have substantial, detrimental impacts to the critical areas, public welfare, or property or improvements in the vicinity of the

area. The proposed project consists of a single-family residence that is consistent with the subject property zoning, has been designed to minimize impacts to onsite critical areas, and includes buffer restoration.

4. *The granting of the variance is the minimum necessary to accommodate the permitted use.*

Applicant Response: The proposed buffer reduction to Stream Z is the minimal reduction necessary to develop the site with a single-family residence with access to Wayne Road while minimizing impacts. The proposed location of the single-family residence has been revised to remove any impacts to Wetland A. The proposed single-family residence has been situated to minimize impacts on forested areas.

5. *No other practicable or reasonable alternative exists. (See Definitions, Chapter 19.150.)*

Applicant Response: Due to the extent of critical areas and associated buffers across the site, no practicable or reasonable alternative exists for single-family residential development onsite.

6. *A mitigation plan (where required) has been submitted and is approved for the proposed use of the critical area.*

Applicant Response: The project report includes a buffer restoration plan.

Mitigation sequencing

Mitigation sequencing for the proposed project is required under KCC 19.200.230.A to demonstrate the project will result in no net loss in wetland buffer functions and values. The following discussion addresses specific actions taken to fulfill mitigation sequencing for this project.

1. *Avoiding the impact altogether by not taking a certain action or parts of actions.*

Applicant Response: Direct impacts to Wetlands A and Stream Z are avoided entirely. The client has made adjustments to the proposed plan to avoid all impacts to Wetland A and its protective buffer. Avoiding impacts to Stream Z is not feasible due to the long/narrow shape of the subject parcel, the extent of encumbrance by Stream Z, the associated buffer and building setback area, and the spatial requirements for the proposed single-family residence and associated infrastructure. As such, buffer reduction under KCC 19.300.315.A.3 is proposed to reduce the stream buffer in order to provide the space necessary to support the proposed development. All temporary impacts will be restored with native plantings immediately after site grading is complete.

Staff Response: Kitsap County Code doesn't distinguish between temporary and permanent impacts. All impacts are mitigated as if they are permanent impacts, which

requires compliance with restoration of a disturbed buffer. This project meets the required mitigation necessary to restore the buffer after development occurs.

2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to reduce impacts.

Applicant Response: The proposed project is designed to minimize impacts by focusing development on a portion of the property previously degraded by historic logging, land clearing, and grading activities, as well as encroachment by non-native invasive species. To meet the spatial needs of the project, buffer reduction is proposed in accordance with KCC 19.300.315.A.3.

This will be complemented by the enhancement of [1,080 square feet] of degraded buffer between the development, Wetland A, and Stream Z. These enhancements aim to improve habitat function and provide screening for the critical areas. The proposed house and septic infrastructure components are located in the most practical and least impactful location on the subject property. Best management practices (BMPs) and temporary erosion and sediment control (TESC) measures will be implemented throughout construction to reduce temporary impacts, ensuring the project minimizes adverse effects to the greatest extent feasible.

3. Using one of the following mitigation types, listed in order of preference:

a. Rectifying the impact by reestablishing, rehabilitating, or restoring the affected environment;

Applicant Response: Portions of the modified critical area buffers adjacent to the proposed development are degraded by prior logging activities and the encroachment of non-native invasive species.

The enhancement of 1,080 square feet of degraded buffer area is proposed to rectify buffer reduction by removing non-native invasive species and planting a dense assortment of native trees and shrubs, which will improve the habitat of Stream Z and the proposed development. Overall, these actions are anticipated to provide a net gain in stream buffer functions relative to the existing degraded conditions of the proposed buffer reduction and enhancement areas onsite.

4. Monitoring the impact and compensation and taking appropriate corrective measures.

Applicant Response: To ensure success of the enhancement and restoration actions, the proposed project will be monitored for a period of three years with formal inspections by a qualified biologist. The Applicant is committed to compliance with the mitigation plan and overall success of the project. As such, the Applicant will continue to maintain the

mitigation areas, keeping the site free from non-native invasive vegetation, trash, and yard waste.

Staff Response: The project will require five (5) year maintenance and monitoring plan as reflected in the conditions of approval.

Streams 19.300 Provisions for Decreasing Buffer

Per KCC 19.300.315.A.5.a., Kitsap County may grant an administrative reduction to stream buffer widths when the following criteria are met:

- i. *The applicant demonstrates that buffer widths cannot be met, according to the variance criteria in Section 19.100.135;*

Applicant Response: Please see the variance criteria of KCC 19.100.135 addressed below described in Chapter 19.700 (Special Reports);

- ii. *The applicant submits a habitat management plan (HMP) that meets the requirements as described in Chapter 19.700 (Special Reports);*

Applicant Response: This Assessment Report and Buffer Restoration Plan have been prepared to meet the requirements of a Habitat Management Plan.

- iii. *The HMP is reviewed and consultation with the Washington State Department of Fish and Wildlife determines that a reduction is the minimum necessary for the permitted use; and*

Applicant Response: This report will be submitted to Kitsap County for review. Please see the variance criteria of KCC 19.100.135 below for a description of how the proposed buffer reduction is the minimum necessary.

- iv. *The conditions are sufficient to assure no net loss of ecological functions of the affected fish and wildlife habitat conservation area.*

Applicant Response: No net loss of ecological functions is proposed due to developing pre-disturbed areas, and retaining undisturbed, well vegetated buffers in their current state.

Applicant Response: The proposed buffer reduction requires a Type II decision and notification per KCC 19.800 Appendix F. In addition, stream buffer reduction must follow an order of sequence to be implemented per KCC 19.300.315.A.5.b:

- i. *Use of buffer averaging, maintaining one hundred percent of the buffer area under the standard buffer requirement;*

Applicant Response: Buffer averaging is not feasible for this site as the critical areas and their associated buffers encumber much of the onsite area.

- ii. *Reduction of the overall buffer area by no more than twenty-five percent of the area required under the standard buffer requirement;*

Applicant Response: Reducing the overall Stream Z buffer by no more than 25 percent is not feasible for a reasonable single-family residence on the site, as the critical areas and their associated buffers encumber much of the area onsite.

- iii. *Enhancement of existing degraded buffer area and replanting of the disturbed buffer area;*

Applicant Response: To compensate for the reduced buffer of Stream Z, an existing area of gravel driveway located within the buffer area is proposed to be restored to a functional buffer habitat by removing the impervious gravel surface and planting a suite of native vegetation.

- iv. *Use of alternative on-site wastewater systems in order to minimize site clearing;*

Applicant Response: The proposed location of the drainfield on-site is the optimal location to minimize impacts to critical areas and the need to clear native vegetation on-site.

- v. *Infiltration of storm water where soils permit; and*

Applicant Response: Please see plans prepared by others for the proposed stormwater management.

- vi. *Retention of native vegetation on other portions of the site in order to offset habitat loss from buffer reduction.*

Applicant Response: The proposed onsite single-family residence and drain field will be located outside the reduced Stream Z buffer, and native vegetation will be retained in all other portions within the 75' stream buffer to offset potential habitat loss from buffer reduction. All native vegetation outside the area of the proposed development will be retained. The proposed single-family residence is located in an area of previous disturbance to avoid and minimize impacts on forested habitat.

Review Criteria Analysis

Both the house and the reconfigured drainfield are located outside the buffer of Wetland A. As a result, the current layout meets the avoidance requirement and does not impact Wetland A or its buffer.

The identified critical areas and associated buffers encumber a large area in the center portion of the site; stream buffer reduction is necessary to accommodate the construction of a single-family residence. The applicant proposes to reduce the onsite Stream Z buffer as allowed by KCC 19.300.315.A.3. The reduced stream buffer will be compensated for by restoring a degraded portion of the buffer area to increase ecological function compared to the existing conditions. No additional alteration to critical areas or associated protective buffers are proposed. A discussion of adherence to mitigation sequencing, buffer reduction criteria, and other requirements is provided in Chapter 7 – Buffer Restoration Plan. No net loss of ecological functions is expected as a result of the proposed project.

Staff finds the proposal for a Type II administrative buffer reduction demonstrates criteria in Section [19.100.135](#)(A) are met and buffer averaging under subsection (A)(5)(b) of this section is not feasible, the habitat management plan (HMP) meets requirements as described in Chapter [19.700](#) (Special Reports), including demonstration of avoidance and minimization and mitigation sequencing per KCC [19.100.155](#)(D), a reduction is the minimum necessary for the permitted use; and the conditions are sufficient to assure no net loss of ecological functions of the affected fish and wildlife habitat conservation area.

Geological Hazards KCC19.400

Conclusions and recommendations found in the Geological Site Assessment from Resolve Environmental & Geotechnical, Inc., dated March 5, 2023, opine there is apparently nothing that precludes placement of the manufactured home on the site and appears to be adequate room on the parcel to drain stormwater without impacting the proposed septic area to the east. No evidence of historical landslide/slippage, erosion rilling or channels, sloughing, or other geologic issues were observed across the parcel. No running water was observed on the site, although some snow remained on the ground from recent storms. No major cracks or lineations suggesting large-scale geological problems were observed on the subject parcel or in the vicinity.

Access, Traffic and Roads

No comments at this time.

Fire Safety

No comments at this time.

Solid Waste

No comments at this time.

Water/Sewer

The site is outside the service area for KCPW Sewer Utility Division.

Kitsap Public Health District

No comments at this time.

11. Review Authority

The Director has review authority for this Critical Area Buffer Reduction application under KCC 21.04.100. The Director may approve, approve with conditions, or deny this application.

12. Findings

1. The proposal is consistent with the Comprehensive Plan and the zoning standards for the Rural Residential (RR) zone in Title 17.
2. The proposal meets the criteria for a critical area variance in KCC 19.100.135, as analyzed in section 10.i of this

13. Decision

Based upon the analysis above and the decision criteria found in KCC 19.100.135, the Department of Community Development recommends that the Critical Area Buffer Reduction request for Roberts be **approved**, subject to the following conditions:

Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. 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 approval, 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.
3. The decision set forth herein is based upon representations made and exhibits contained in the project application Permit #24-01694. 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.

4. This Critical Area Buffer Reduction approval shall automatically become void if no building permit application is accepted as complete by the Department of Community Development within three years of the Notice of Decision date or the resolution of any appeals.
5. Issuance of this permit certifies that the applicant has read and examined this application and knows the same to be true and correct. All provisions of Laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state/local law regulating construction or the performance of construction.

Development Engineering

6. Building permits submitted for this development shall include construction plans and profiles for all roads, driveways, storm drainage facilities and appurtenances. No construction shall be started prior to said plan acceptance.
7. Stormwater quantity control, quality treatment, and erosion and sedimentation control, as required for the development, shall be designed in accordance with Kitsap County Code Title 12 effective at the time the Building Permit is 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 the Building Permit Application.
8. At building permit application, submit Kitsap County Public Works Form 1601 for issuance of a concurrency certificate, as required by Kitsap County Code 20.04.030, Transportation Concurrency.
9. The Site Development Activity Permit (or Building Permit, if an SDAP is not required) shall include plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county or state rights-of-way. Approaches to county rights of way shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Approaches to state rights of way shall be designed in accordance with current WSDOT standards. Existing approaches may need to be improved to meet current standards.
10. Any work within the County right-of-way requires 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 process, if a SDAP is not required. The need for and scope of bonding will be determined at that time.

Environmental

11. Construction techniques shall implement best management practices to ensure protection of the stream and wetland, associated buffers, and local water quality. Such best management practices shall include protective silt fencing to define work areas, protective orange construction fencing along defined work areas, work during periods of limited rainfall or potential for adverse erosion and seeding of exposed soils as needed to prevent adverse erosion.
12. Prior to occupancy, the common boundary between the stream and wetland buffer and the adjacent land shall be permanently identified with critical area buffer signs. Critical Area Ordinance (CAO) signs shall be placed along the designated boundary spaced approximately 50 feet apart, visual from sign to sign. Signs must be attached to existing trees with diameter breast height greater than 4 inches. Alternative methods include 4x4 posts, metal posts or split rail fencing. We recommend the placement of stream buffer signs.
13. The project shall adhere to the recommendations of the Geological Site Assessment from Resolve Environmental & Geotechnical, Inc., dated March 5, 2023.
14. Equipment shall be staged in the previously cleared area at the site. Avoid staging further within the critical area buffers.
15. Permit application approval is subject to chapters 19.200.215 and 19.300.315 of the Kitsap County Code, which states that buffers or setbacks shall remain undisturbed natural vegetation areas except where the buffer can be enhanced to improve its functional attributes. Refuse shall not be placed in buffers.
16. Clearing and tree removal within the established stream buffers shall be the minimum necessary to support the proposed improvements. Clearing limits must be clearly shown on the site plan with the associated building permit and clearing outside of the approved limits will require prior County approval.
17. Unless otherwise allowed through this Critical Area Buffer Reduction, a 225-foot vegetation buffer must be maintained along the delineated wetland boundary of Wetland 'A' as depicted on the approved plans and 75 feet for Stream Z. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer, unless otherwise approved by this variance
18. The project shall adhere to the mitigation measures and recommendations within the approved Wetland and Fish and Wildlife Habitat Assessment Report and Buffer Restoration Plan from Soundview Consultants, dated 3/2025, including 1,080 square feet of buffer enhancement.

19. Vegetation planting shall occur as specified in the approved restoration planting plan produced in support of this permit. Planting of native vegetation shall occur within the first dormant season once the permitted project has been constructed and approved. When planting is complete, the applicant must contact Development Service and Engineering Staff at (360)337-5777 for a site inspection and as-built approval. Monitoring and maintenance of the planted area shall be conducted for the five years after DCD staff approves planting. Monitoring includes live and dead vegetation counts and records of all maintenance activities. Maintenance activities can be defined as, but are not limited to, removal practices on invasive or nuisance vegetation and watering schedules. Monitoring information shall be summarized in a letter with photographs depicting the conditions of the vegetation and overall site. Monitoring reports are due to Kitsap County Department of Community Development Services and Engineering Division by December 31 of each monitoring year. If more than 15 percent of the plantings do not survive within any of the monitoring years, the problem areas shall be replanted and provided with better maintenance practices to ensure higher plant survival.
20. There shall be no clearing of vegetation or grading in the buffer area, as is depicted on the approved site plan. Prior to any clearing or development, please contact Development Services and Engineering Environmental staff at (360) 337-5777 to confirm buffer boundaries.
21. Permit approval subject to chapter 19.300.315 of Kitsap County Code, which states that buffers or setbacks shall remain undisturbed natural vegetation areas except where the buffer can be enhanced to improve its functional attributes. Refuse shall not be placed in buffers.

Traffic and Roads

22. None at this time.

Fire Safety

23. None at this time.

Solid Waste

24. None at this time.

Kitsap Public Health District

25. None at this time.

Report prepared by:



Jenny Kreifels, Staff Planner

October 17, 2025

Date

Report approved by:



Darren Gurnee, Department Supervisor

October 17, 2025

Date

Attachments:

Attachment A – Proposed Site Plan

Attachment B – Critical Areas Map

Attachment C – Zoning Map

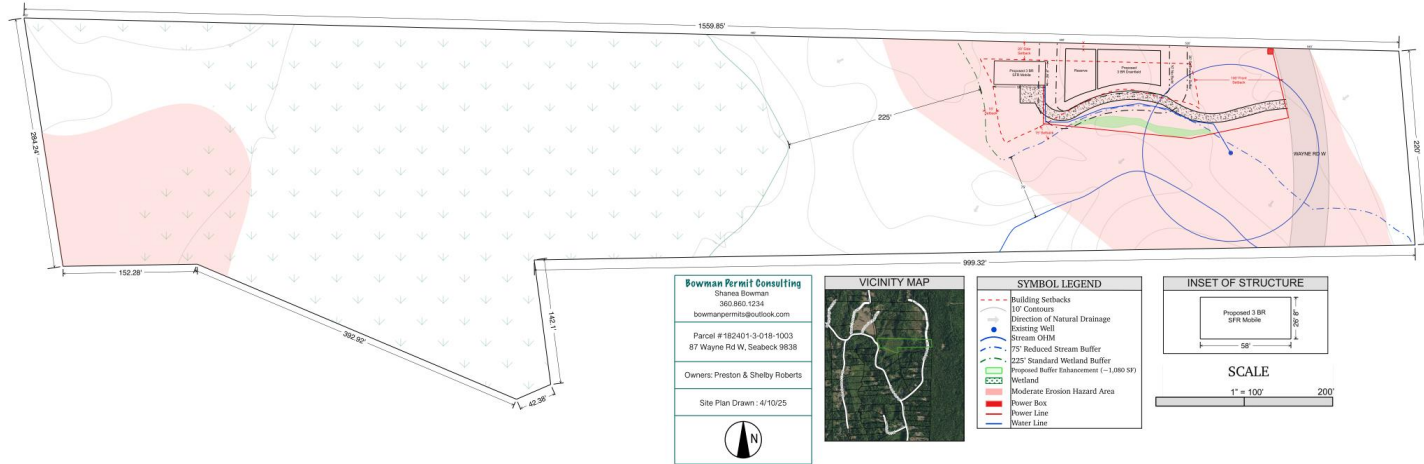
Attachment D – Critical Areas Existing Conditions

Attachment E – Critical Areas Proposed Conditions

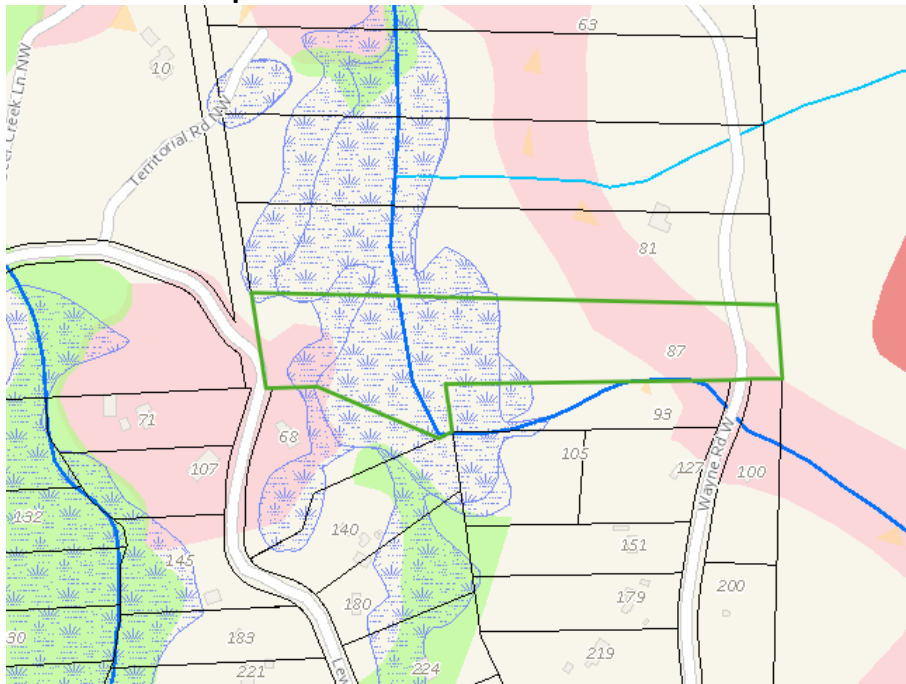
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Applicant/Owner: Trevor and Jasmine Roberts, robertstj01@gmail.com
Primary Contact: Trevor Roberts, Trevorroberts12thman@yahoo.com
Engineer: Soundview Consultants: matt@soundviewconsultants.com and
hannah@soundviewconsultants.com
Interested Parties: Department of Ecology/Neil Molstad, nemo461@ECY.WA.GOV
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jenny Kreifels

Staff Report: 24-01694 Roberts CABR

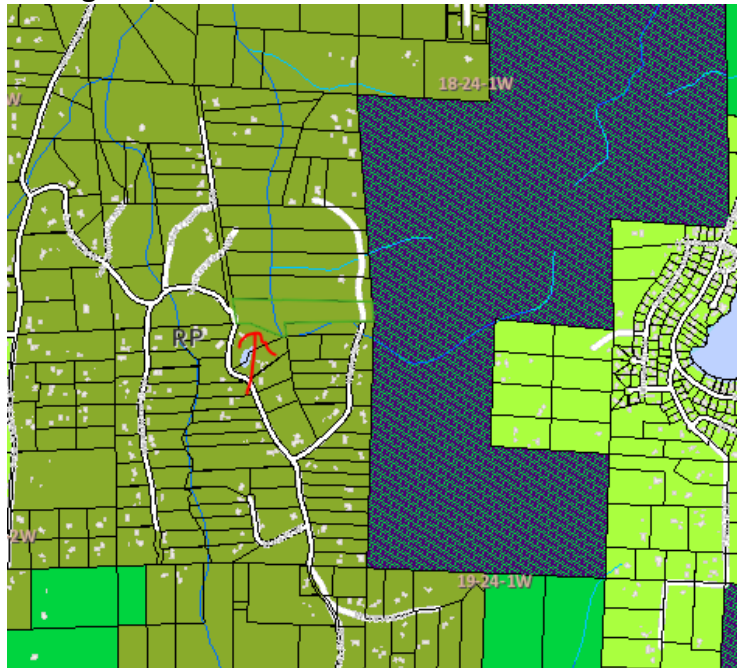
Site Plan



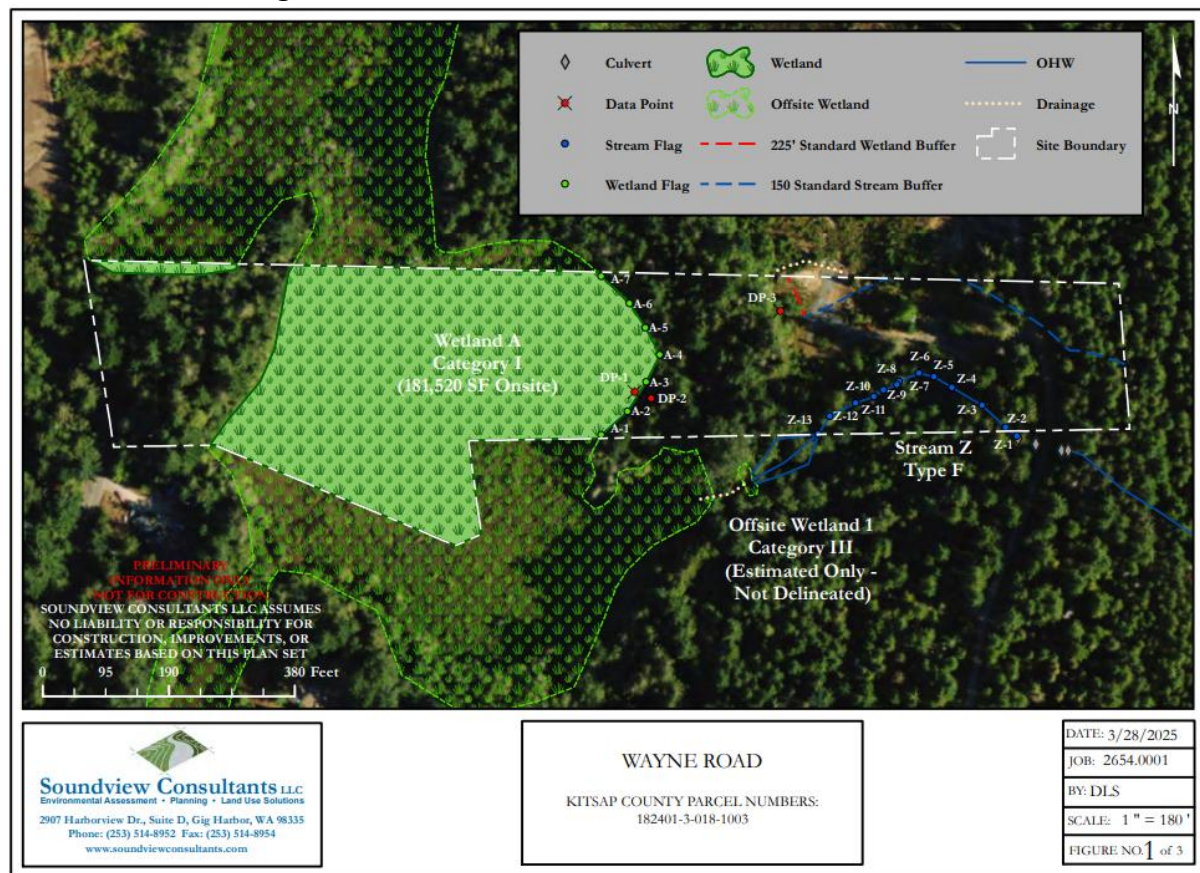
Critical Areas Map



Zoning Map



Critical Areas Existing Conditions



Critical Areas Proposed Conditions