



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

To enable the development of quality, affordable, structurally safe and environmentally sound communities.

Administrative Staff Report

Report Date: 9/19/2025

Application Submittal Date: 2/12/2025

Application Complete Date: 3/31/2025

Project Name: DUNN - Shoreline Substantial Development for Accessory Dwelling Unit

Type of Application: Shoreline Substantial Development Permit

Permit Number: 25-00533

Project Location

17622 ANGELINE AVENUE SOUTH NE
Suquamish, WA 98392

Assessor's Account

4355-002-016-0001

Applicant/Owner of Record

Robert R and Jamee N Dunn
17622 ANGELINE AVENUE SOUTH NE
SUQUAMISH, WA 98392-9741

Decision Summary

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

VICINITY MAP



1. Background

The project is an 880 square foot Accessory Dwelling Unit (ADU) located at 17622 Angeline Avenue South NE in Suquamish. The proposal locates a two-story structure, 440 square feet per floor, approximately 155 feet from the Ordinary High Water Mark (OHWM). A primary Single Family Residence (SFR) currently exists between the OHWM and the proposed ADU. The proposal requires minimal upland clearing of grass and woodchips which will not impact the shoreline.

2. Project Request

The applicant requests approval to build an 880 square-foot Accessory Dwelling Unit.

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 Department used an optional DNS for this project. The Department sent a Notice of Application dated July 11, 2025 with the expectation of DNS. However, the project is exempt per KCC 18.04.090.

The Department received comments on July 14, 2025 from Taylor Harriman, Suquamish Tribe Archaeologist, who requested an Inadvertent Discovery Plan..

4. Physical Characteristics

The 0.34 acre parcel is located within the shoreline residential jurisdiction. Evergreen shrubs and trees line the northern and southern property lines. Mature pine (1), hemlock (1), and cedar (2) will remain on the western portion of the property. Low laying shrubs and grass cover the eastern portion of the property down to the shoreline. An existing rock bulkhead armors the the shoreline and helps stabilize upland slopes that qualify as high erosion hazard area.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Limited Area of More Intense Rural Development-I Zone: Suquamish Village Low Residential	Standard	Proposed
Minimum Density	NA	1 (primary residence)
Maximum Density	2 DU / acre	
Minimum Lot Size	4,500 square feet	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	50 feet	NA
Minimum Lot Depth	90 feet	NA
Maximum Height	30, Max of 2 habitable floors	2 stories, <30 feet
Maximum Impervious Surface Coverage	40%	~5,398 square feet or 36.45%
Maximum Lot Coverage	NA	NA

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (West)	20 feet	20 feet
Side (North)	5 feet	9 feet
Side (South)	5 feet	5 feet
Rear (East)	5 feet Located in shoreline residential KCC 22.400.120.B.1. requires 85 foot setback	62 feet based on preexisting SFR building footprint

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residence	Suquamish Village Low Residential (SVLR)
South	Single-family residence	Suquamish Village Low Residential (SVLR)
East	Open Water	Open Water
West	Single-family residence	Suquamish Village Low Residential (SVLR)

Table 4 - Public Utilities and Services

	Provider
Water	Kitsap PUD #1
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	North Kitsap Fire & Rescue
School	North Kitsap School District #400

5. Access

Angeline Avenue South NE, a county maintained right of way, provides direct access to the project site..

6. Site Design

A driveway extends southeast from Angeline Avenue South an existing primary Single Family Residence (SFR). The driveway and garage apron, centrally located on the site, provide on-site parking for both the SFR to the east and the ADU to the west. The site will maintain most of its current landscaping, which includes evergreen hedge on the northern and most of the southern boundary, mature evergreen trees (4) in the front of the house,

lawn and some garden on the eastern portion of the parcel which is then bordered by the shoreline.

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 December 2, 2024.

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

Environment Goal 1. Ecosystems and habitat

Protect and enhance the health, resilience, functions, and processes of natural environments and ecosystems, including forest lands, shorelines, freshwater systems, and critical areas to ensure functioning ecosystem services and fish and wildlife habitat are sustained into the future.

Environment Policy 1.1. Manage development to protect habitats and ecological processes.

Environment Policy 1.2. Consider the functions and processes of the natural environment in project planning and review.

Environment Policy 1.3. Protect and restore marine shorelines, riparian areas, wetlands, floodplains, and estuaries.

Environment Policy 1.4. Preserve and restore the functions of natural habitat to support ESA-listed species, state listed animal and plant species, and species of local importance.

Environment Goal 2. Critical Areas

Designate and protect critical areas. Critical areas include wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

Environment Policy 2.3. Provide development regulations that protect all functions and values of critical areas to ensure no net loss of ecological functions and values.

Environment Goal 4. Natural Resources as an asset

Formally treat natural environments and ecosystems including forest lands, shorelines, freshwater systems, and critical areas as essential assets that are planned for, managed, and invested in to meet the needs of current and future generations.

Land Use Goal 7. Historic, archaeological, and cultural resources

Preserve and celebrate historical, archaeological, and cultural resources.

Land Use Policy 7.2. engage with affected tribes and the Department of Archaeology and Historic Preservation on development proposals that may have impacts to cultural and historic resources.

Land Use Goal 16. Rural character Protect Kitsap County’s unique rural character.

Land Use Policy 16.3. Allow infill and redevelopment within LAMIRD boundaries consistent with the character of the existing LAMIRD in terms of building size, scale, use, and intensity and that does not increase the need for public facilities and utilities to urban levels.

Furthermore, the codified goals and policies in KCC Section 22.300 apply to this project as well. These goals and policies encourage public and private access to the shoreline, support residential development and associated uses, and support development that achieves no net loss of ecological function.

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
Title 19	Critical Areas Ordinance
Chapter 18.04	State Environmental Policy Act (SEPA)
Chapter 21.04	Land Use and Development Procedures
Title 22	Shoreline Master Program

8. Documents Consulted in the Analysis

Applicant Submittals

SEPA Checklist

Inadvertent Discovery Plan

Slope Assessment Report

Photo.pdf and Photo #2.pdf

Project Narrative

Site Plan

Project Questionnaire

Dated or date stamped

August 5, 2025

August 5, 2025

October 22, 2024

March 28, 2025

March 28, 2025

January 19, 2025

February 14, 2025

SWPPP Narrative – Dunn
Stormwater Worksheet – Dunn
Site Plan & TESCO Notes
Drainage Report – Dunn

March 28, 2025
March 28, 2025
September 20, 2024
September 20, 2024

Staff Communication
Dev. Services & Engineering Memo

Dated or date stamped
April 14, 2025

9. Public Outreach and Comments

The Suquamish Tribe requests an Inadvertent Discovery Plan and the permit has been conditioned for such.

10. Analysis

a. Planning/Zoning

17.415.015 Accessory dwelling unit (ADU) located outside an urban growth area.

B. In order to encourage the provision of affordable housing, an accessory dwelling unit (ADU), detached, located outside an urban growth area shall meet the following criteria:

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.

Staff Comment: The proposed ADU meets the code section referenced above. Conditions of approval require the applicant to meet these requirements.

b. Lighting

Not analyzed for this permit.

c. Off-Street Parking

Kitsap County Code Section 17.490.030 requires two offstreet parking spaces for the SFR and one space for the ADU.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Detached Accessory Dwelling Unit	2 per primary residence + 1 for ADU	3	3
Total	3	3	3

d. Signage

Not analyzed for this permit.

e. Landscaping

Not analyzed for this permit.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	NA	NA
Required Buffer(s) 17.500.025		
North	NA	NA
South	NA	NA
East	NA	NA
West	NA	NA
Street Trees	NA	NA

f. Frontage Improvements

Not analyzed for this permit.

g. Design Districts/Requirements

Not analyzed for this permit.

h. Development Engineering/Stormwater

Development Engineering has reviewed the 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 accepted for review 3/10/25 to Kitsap County Development Engineering.

i. Environmental

22.400.105 Proposed development.

A. Location.

1. New development shall be located and designed to avoid or, if that is not possible, to minimize the need for new and maintenance dredging.
2. New development shall be located and designed to avoid the need for future shoreline stabilization for the life of the structure. Likewise, any new development which would require shoreline stabilization which causes significant impacts to adjacent or down-current properties shall not be allowed.
3. New development on lots constrained by depth, topography or critical areas shall be located to minimize, to the extent feasible, the need for shoreline stabilization.
4. New development on steep slopes or bluffs shall be set back sufficiently to ensure that shoreline stabilization is unlikely to be necessary during the life of the structure, as demonstrated by a geotechnical analysis.
5. Subdivision shall be planned to avoid the need for shoreline stabilization for newly created lots, utilizing geotechnical analysis where applicable.
6. Non-water-oriented facilities and accessory structures, except for preferred shoreline uses, such as single-family residences and single-family residential appurtenances when consistent with buffer provisions in this chapter, must be located landward of buffers and adjacent water-oriented uses, or outside shoreline jurisdiction, unless no other location is feasible.

Staff Comment: The proposal locates a new ADU further landward of the existing primary SFR. The proposal will not result in development that requires protection via future shoreline stabilization.

22.400.115 Critical Areas

Kitsap County GIS indicates the presence of a 'High Erosion Hazard Area', as defined in Kitsap County Code 19.400. The Geologic Slope Assessment completed by NL Olsen and Associates on 10/22/2024 states, "We anticipate no adverse impacts from the proposed ADU on this or neighboring properties and believe an additional geotechnical engineering report is not warranted."

22.400.120 Vegetation conservation buffers

Staff Comment: The proposed project is outside the shoreline buffer and therefore does not require vegetation conservation buffers.

22.400.125 Water Quality and Quantity

Staff Comment: The Department reviewed the project against Kitsap County Code Title 12 Stormwater Drainage.

22.400.130 Historic, Archaeological, Cultural, Scientific and Educational Resources.

Staff Comment: The Department conditioned approval of this permit and subsequent building permit(s) to notify Kitsap County DCD, the Washington State Office of Archaeology and Historic Preservation, and the affected tribes if archaeological resources are uncovered during excavation.

22.400.135 View Blockage

Staff Comment: There are no view blockage concerns for this project.

22.400.140 Bulk and Dimension Standards

Staff Comment: In the shoreline residential designation, lot size and setbacks are regulated by Title 17, buffer is regulated by Title 22, impervious area is regulated in 22.400.125, and the maximum building height is 35ft however in SVLR it is 30ft. The development of the ADU meets all these code sections.

22.500.100.B. Substantial Development Permit.

1. The Act provides that no substantial development shall be undertaken on the shorelines of the state without first obtaining a substantial development permit (SDP).
2. An SDP shall be classified under Chapter 21.04.
3. An SDP shall be granted only when the applicant can demonstrate that the proposed development is consistent with the policies and procedures of the Act and this program, as well as criteria in WAC 173-27-150.
4. The Act provides a limited number of exceptions to the definition of substantial development. Those exceptions are contained in RCW 90.58.030 and are summarized below in subsection (C)(3) of this section, and do not require an SDP. Whether or not a development constitutes a substantial development, all development must comply with the requirements contained in the Act and this program and may require other permits or approvals under this master program. Permits may be issued with limitations or conditions to assure consistency with the Act and this program.
5. All applications for shoreline substantial development permits or permit revisions shall be submitted to the Department of Ecology upon a final decision by local government pursuant to WAC 173-27-130. “Final decision by local government” shall mean the order of ruling, whether it be an approval or denial, that is established after all local administrative appeals related to the permit have concluded or the opportunity to initiate such appeals has lapsed.

Staff comment: The proposed ADU requires a shoreline substantial development permit (SSDP).

j. Access, Traffic and Roads

Staff Comment: See conditions below.

k. Fire Safety

Staff Comment: The project must meet requirements of the SDAP for fire apparatus access.

l. Solid Waste

Not analyzed for this permit.

m. Water/Sewer

Not analyzed for this permit.

n. Kitsap Public Health District

Not analyzed for this permit.

11. Review Authority

Kitsap County Code (KCC) Sections 21.04.100 recognizes the Director as the review authority for this Shoreline Substantial Development Permit (SSDP). The Director may approve, approve with conditions, or deny a SSDP..

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. Decision

Based upon the analysis above and the decision criteria found in KCC 22.500.100(B), the Department of Community Development recommends **approval** of the Shoreline Substantial Development Permit request for DUNN - Shoreline Substantial Development for an Accessory Dwelling Unit subject to the following conditions:

a. Planning/Zoning

1. 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.
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 (1376 square feet) or 900 square feet, whichever is smaller. The proposed size of the ADU is 880 square feet.
 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. No mobile home or recreational vehicle shall be allowed as an accessory dwelling unit (ADU).
 10. 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.
 11. 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).
 12. 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.
 13. The accessory dwelling unit (ADU) cannot be sold separately from the primary residence unless it has legally been segregated onto its own lot.

b. Development Engineering

14. The proposed stormwater facilities include downspout splash blocks for stormwater

quantity control. 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.

15. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Engineering will require additional review and potentially new conditions.

c. Environmental

16. The Suquamish Tribe's Archaeology and Historic Preservation Program has reviewed the project area and identified two precontact sites in close proximity. The project area also has multiple associated ethnographic placenames and is situated on a landform that generally has a high probability to contain cultural resources. Given that the project calls for excavation for footings, the project shall implement and comply with the Inadvertent Discovery Plan authored by C.T.LIN & ASSOCIATED ARCHITECTS on August 5, 2025. Contact THarriman@suquamish.nsn.us to keep the Tribe up to date as the project progresses.

17. Subject to the conditions of the Geotechnical report authored by NL Olson and Associates on Oct 22, 2024 for this permit and on file at the Department of Community Development.

d. Traffic and Roads

18. If required, any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. The 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.

e. Fire Safety

19. Must meet requirements of the SDAP for fire apparatus access.

f. Solid Waste

20. Proposed sewer connection shall adhere to KCPW Sewer Utility Division requirements in effect at time of sewer permit issuance.
21. Kitsap County sanitary sewer is available for the project. Applicant needs to

obtain a separate sewer permit from Kitsap County Sewer Utility Division prior to working on the sanitary sewer connection. Email SewerUtilityDivision@kitsap.gov with any questions.

22. Kitsap County currently serves sanitary sewer service to the property. Any changes to the service will require approval from Kitsap County Public Works - Sewer Utility Division.

g. Kitsap Public Health District


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

Report prepared by:

Amanda O'Connor
Name, Staff Planner / Project Lead

9/19/2025
Date

Report approved by:



Darren Gurnee, Current Planning Supervisor

9/19/2025
Date

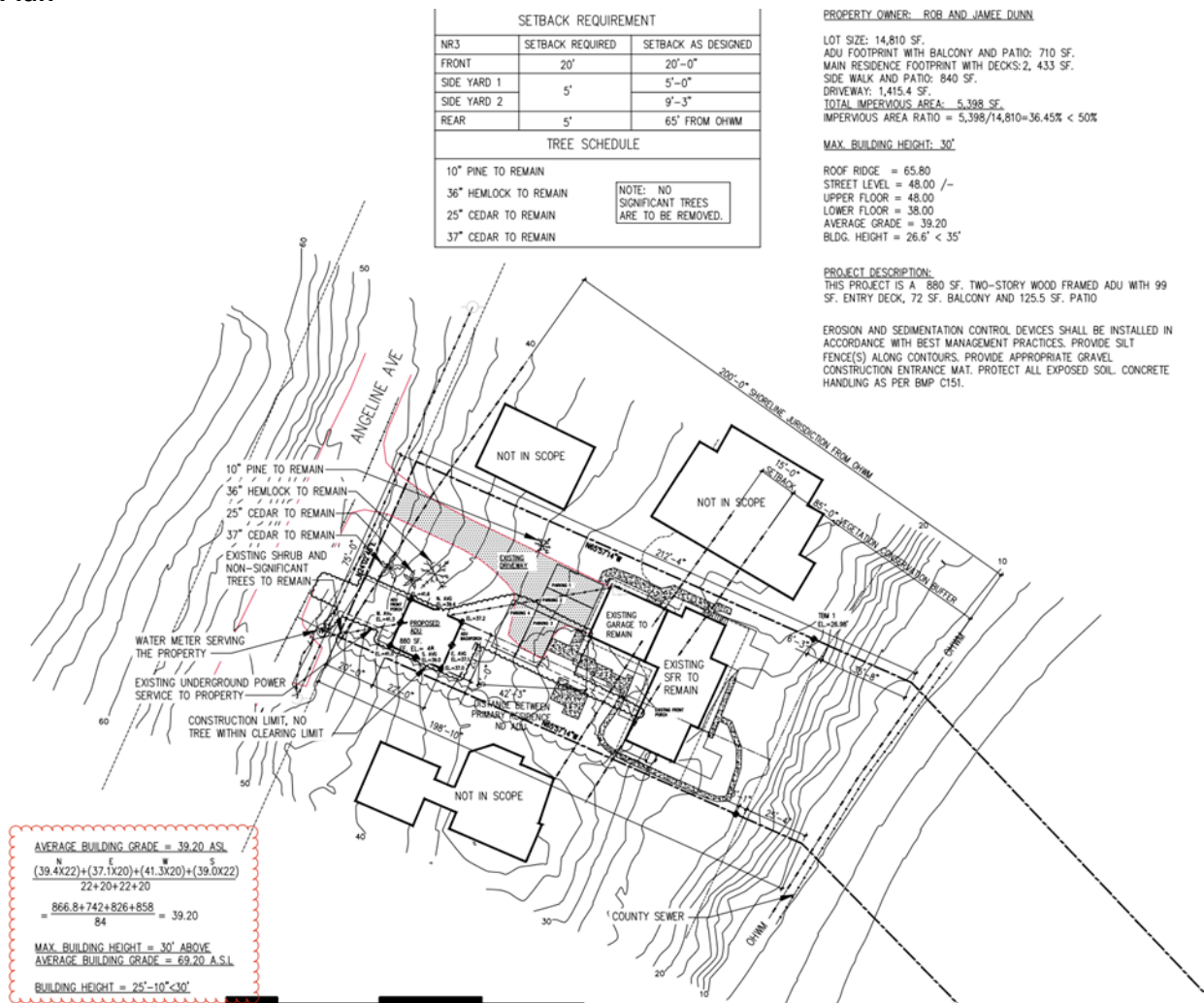
Attachments:

Attachment A – Site Plan
Attachment B – Zoning
Attachment C – Critical Areas
Attachment D – Shoreline Jurisdiction

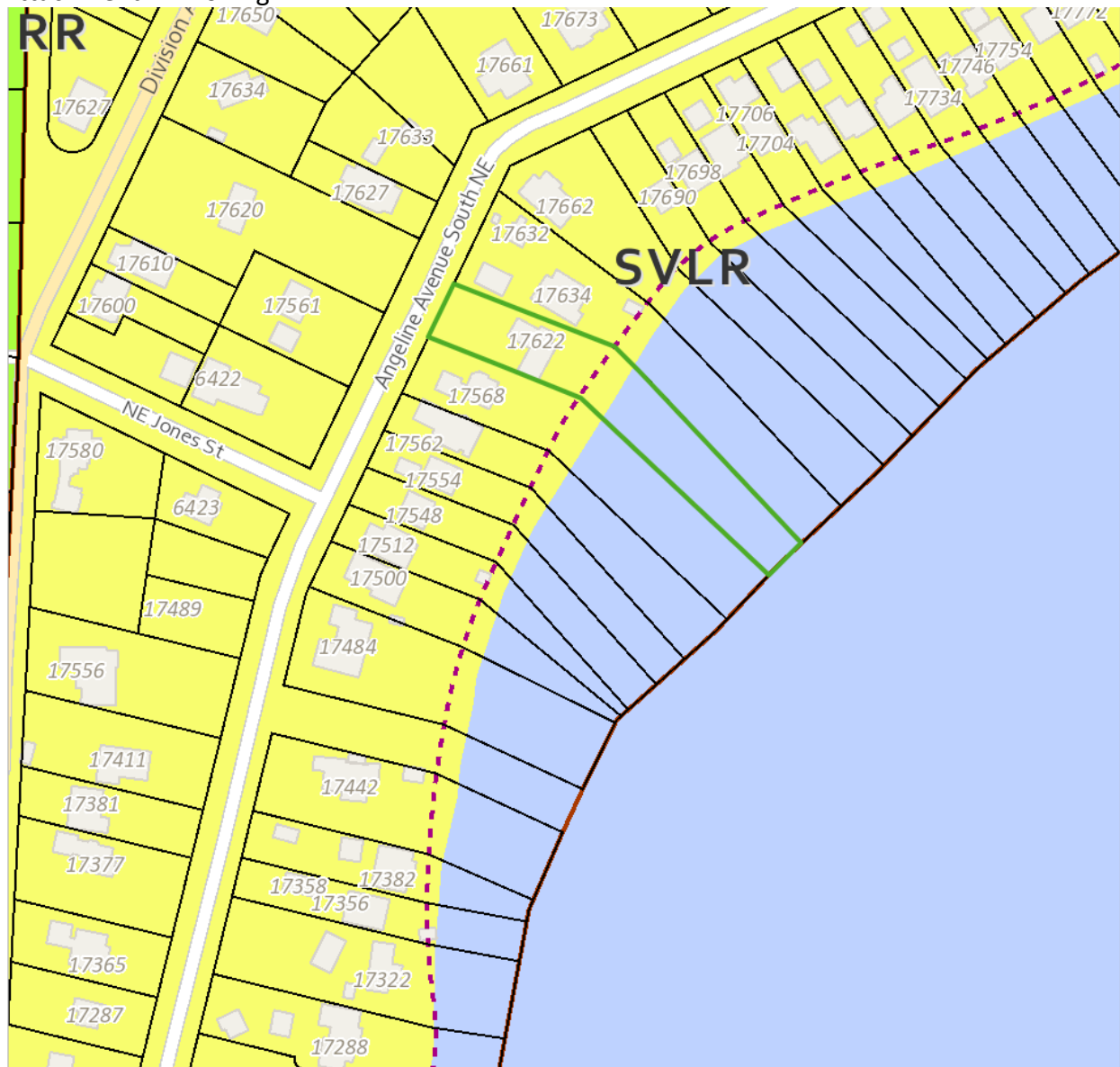
CC: Applicant/ Owner: Robert and Jamee Dunn, robert.dunn@schindler.com
Authorized Agent: Tim Lin, tim.lin@linarchitect.net
Engineer: David Bannon, bannoneng1@comcast.net
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Taylor Harriman, tharriman@suquamish.nsn.us
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Lydia Sigo, sigolydia@gmail.com
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Amanda O'Connor

Attachment A – Site Plan

Site Plan



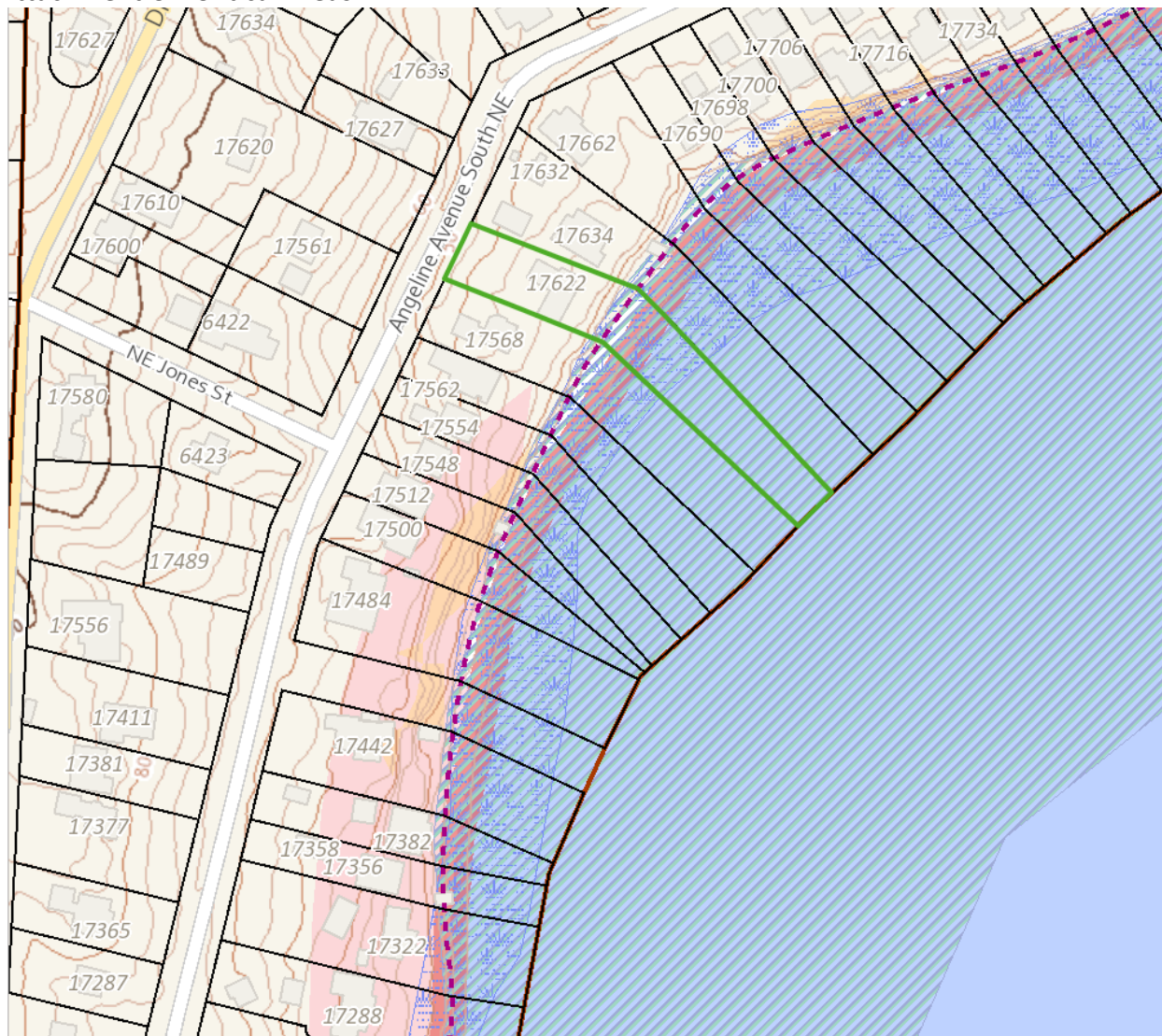
Attachment B – Zoning



** This map is not a substitute for field survey **

200 ft

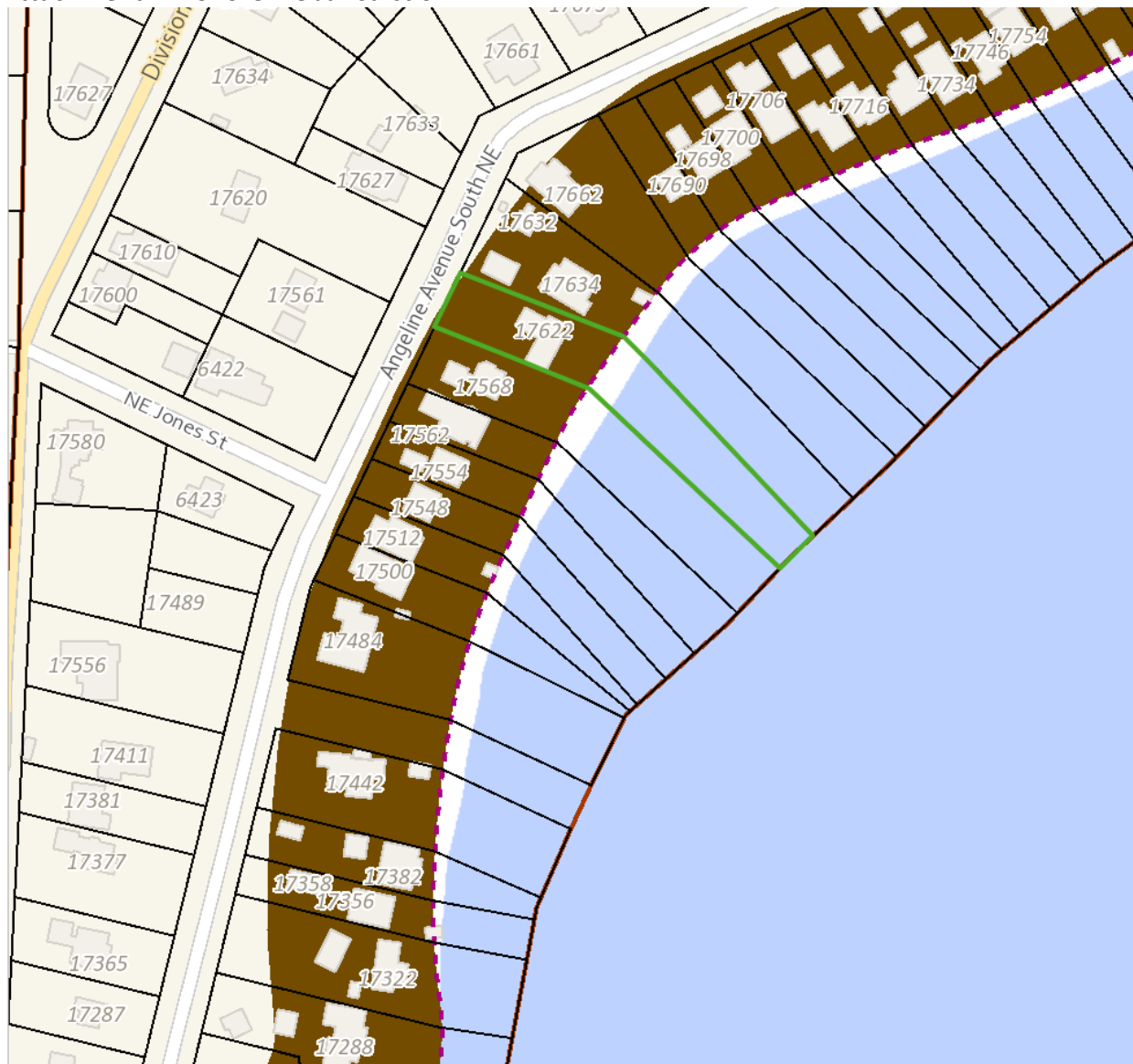
Attachment C – Critical Areas



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200 ft

Attachment D – Shoreline Jurisdiction



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