



Rafe Wysham  
Director

# KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

## Administrative Staff Report

**Report Date:** 06/10/2026

**Application Submittal Date:** 07/10/2025

**Application Complete Date:** 08/05/2025

**Project Name:** EVANGELISTA - Home Based Automotive Window Tinting Business

**Type of Application:** Home Business

**Permit Number:** 25-02545

### Project Location

7731 BLARNEY STONE PL NW  
SILVERDALE, WA 98383  
Commissioner District 3

### Assessor's Account #

5578-000-012-0007

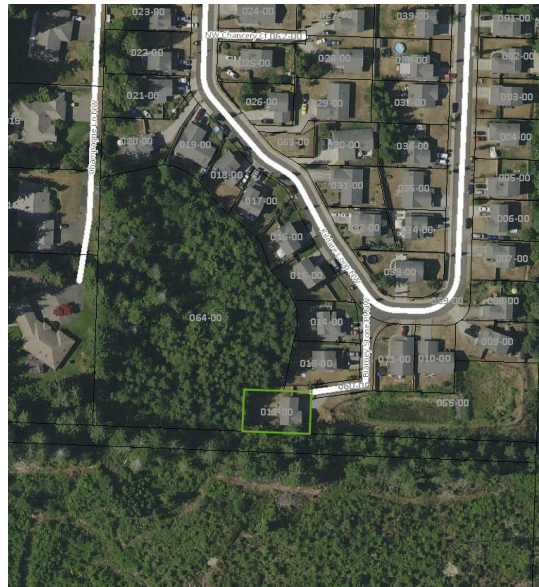
### Applicant/Owner of Record

EVANGELISTA JORDON D & JOCELYN J  
7731 BLARNEY STONE PL NW  
SILVERDALE, WA 98383

### Decision Summary

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

### VICINITY MAP



### 1. Background

This parcel is zoned Urban Low and is located in the Silverdale Urban Growth Area. The parcel hosts a single family residence with lawn, planting area, play equipment, deck in the backyard, and two parking spaces in front of the attached garage along the front parcel line. The house is surrounded by trees on the north, south, and west sides of the house with a neighboring house along the northeast portion of the parcel and a stormwater catchment to the east of the parcel.

### 2. Project Request

This application is for a home business, Shades of Paradise LLC, an automotive window tinting business. Tinting services are provided by appointment only and include application of window film to customer vehicles for UV protection, privacy, and aesthetics. One vehicle is serviced at a time. All work is performed inside the home garage with proper tools and ventilation. No commercial sales, vehicle storage, or outside employees are involved. Tinting

film and materials are stored securely within the garage.

The business will generate minimal noise, traffic, and no visual impacts to neighboring homes. All tinting is performed indoors by the home owner with no outside staff. Customer visits are scheduled one at a time by appointment only, ensuring that no more than one client vehicle is on site at a time. No signs, exterior modifications, or excessive vehicle movement will disrupt the residential character of the neighborhood.

Customer vehicles are parked in the driveway, off-street, to avoid congestion. The garage door remains closed during service to minimize visibility and noise. No signage will be installed unless approved by the county and HOA. No outdoor storage or modifications are planned. All tinting work, film materials, and tools will remain inside the garage. Business operations will occur Monday through Saturday 8:30 am to 5 pm.

**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.

This land use decision is SEPA exempt per WAC 197-11-800 6(b) (i) The authorized activities will be conducted within an existing building or facility qualifying for exemption under WAC 197-11-800 (1) and (2); and (ii) The activities will not change the character of the building or facility in a way that would remove it from an exempt class.

**4. Physical Characteristics**

The house is surrounded by trees on the north, south, and west sides of the house with a neighboring house along the northeast portion of the parcel and a stormwater catchment to the east of the parcel. There are no critical areas on the parcel or within 300 feet of the parcel. The contour of the parcel is flat with only minor increases in elevation of the surrounding parcels (approximately 14% to the north within the HOA open space).

**Table 1 - Comprehensive Plan Designation and Zoning**

Comprehensive Plan:	Standard	Proposed
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Urban Low Density Residential Zone: Residential		
Minimum Density	5 du/acre	0
Maximum Density	9 du/acre	
Minimum Lot Size	2,400 s.f./1,200 for attached housing	NA
Maximum Lot Size	9,000 s.f.	NA
Minimum Lot Width	40/20 for attached housing	NA
Minimum Lot Depth	60 feet	NA
Maximum Height	35 feet	NA
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Applicable footnotes: None

*Staff Comment: No building permit is being requested as part of this application.*

**Table 2 - Setback for Zoning District**

	Standard	Proposed
Front (East)	20 feet	Existing
Side (North)	5 feet for detached housing, 20 for a garage or carport if that side opens onto a street or alley	Existing
Side (South)	5 feet for detached housing, 20 for a garage or carport if that side opens onto a street or alley	Existing
Rear (West)	10 feet, 20 for a garage or carport opening directly onto a street or alley	Existing

**Table 3 - Surrounding Land Use and Zoning**

Surrounding Property	Land Use	Zoning
North	Single Family Residential and an HOA Open Space	Urban Low
South	HOA Open Space	Urban Low
East	Single Family Residential	Urban Low
West	HOA Open Space	Urban Low

**Table 4 - Public Utilities and Services**

	Provider
Water	Silverdale Water District No 16
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #401

**5. Access**

Site is accessed by a privately maintained road, Blarney Stone PL NW, which is accessed via a county maintained road, NW Caitlin St.

**6. Site Design**

The parcel hosts a single family residence with lawn, planting area, play equipment, deck in the backyard, and two parking spaces in front of the attached garage along the front parcel line. The house is surrounded by trees on the north, south, and west sides of the house with a neighboring house along the northeast portion of the parcel and a stormwater catchment to the east of the parcel. There are no critical areas on the parcel or within 300 feet of the parcel. There will be no signage.

**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:

*Land Use Goal 11*

*Enhance the character and quality of life in UGAs.*

*Economic Development Goal 1*

*Promote healthy economic growth and investments that support livable and resilient communities that are fueled by innovation and the diverse people and businesses of Kitsap County.*

*Economic Development Goal 2*

*Foster a business-friendly climate through county government operations and regulations.*

*Economic Development Goal 3*

*Prioritize living wage jobs, business formation, retention, and expansion efforts in Kitsap County.*

*Economic Development Goal 6*

*Provide opportunities for all people in Kitsap County to benefit equitably from economic development services, processes, and investments, regardless of identity, community, or socioeconomic circumstances.*

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

**8. Documents Consulted in the Analysis**

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Site Plan 04-12-2026	April 16, 2026
Response Letter 09092025	September 10, 2025
SEPA Checklist	August 05, 2025
Submission 2025-4037	August 05, 2025
Parking Analysis Worksheet	August 05, 2025
Sewer Bill	August 17, 2017
Floor Plan	August 05, 2025
Building Site Application	August 05, 2025
 <u>Staff Communication</u>	 <u>Dated</u>
NA	

**9. Public Outreach and Comments**

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
	NONE	

Issue Ref. No.	Issue	Staff Response
	NONE	

**10. Analysis**

**a. Planning/Zoning**

17.110.345 Home business.

Home business means a commercial or industrial use, conducted entirely within a dwelling or an accessory structure, that is clearly secondary to the residential use.

D. Minor home businesses shall be allowed subject to the following standards. Said approval is not transferable to any individual, future property owner or location.

1. Business uses shall be secondary to the dominant residential use;  
*Staff comment: The dominant use of the property is the single-family residence.*
  
2. The residential character of the building shall be maintained and the business shall be conducted in such a manner as not to give an outside appearance of a business;  
*Staff comment: The business is conducted within single family residential building and all business activities will be conducted within this structure. No outdoor storage or outdoor activities are proposed.*
  
3. The residence shall be occupied by the owner of the business;  
*Staff comment: The owner of the business will reside in the single-family residence.*
  
4. The business shall occupy no more than thirty percent of the gross floor area of the residence;  
*Staff comment: Servicing will only occur only within 400 square feet of the garage of the 1374 square foot residence (29%).*
  
5. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;

*Staff comment: Based on the project proposal, all business activity is occurring within the existing residence and parking is on site. The use is not expected to adversely impact neighboring residents to keep them from enjoying the peaceful occupancy of their homes.*

6. No more than two employees, including proprietors (or independent contractors), are allowed;  
*Staff comment: Owner of the business (Jordon Evangelista) a sole proprietor. No additional employees are proposed.*
7. Nonilluminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director;  
*Staff comment: No signage is proposed.*
8. No outside storage shall be allowed; and  
*Staff comment: No outside storage is proposed.*
9. In order to assure compatibility with the dominant residential purpose, the director may require:
  - a. Patronage by appointment.  
*Staff comment: Customer visits are by appointment only.*
  - b. Additional off-street parking.  
*Staff comment: Customer vehicles will be parked in the driveway. Work will happen in the garage.*
  - c. Other reasonable conditions.

**b. Lighting**

Lighting was not analyzed as part of this proposal.

**c. Off-Street Parking**

The development must comply with the off-street parking requirements prescribed by Chapter 17.490.

*Staff comment: There are 2 parking spaces for the residence and 1 parking space for the client. Kitsap County Code does not have a standard for home businesses. Kitsap County Code 17.490. specifies the director may require additional off-street parking. However, after review of the application, additional parking was deemed unnecessary.*

**Table 5 - Parking Table**

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single Family	During subdivision, 2 per unit on site + 0.5 per unit on street or set aside	2	2
Shops for sales, services, or repair of automobile	1 space per 600 square feet	400/600 = 1 parking space	1
<b>Total</b>			<b>3</b>

**d. Signage**

No signs are proposed. If proposed, a sign permit that meets requirements identified in KCC 17.510.

**e. Landscaping**

No landscaping is required.

**Table 6 - Landscaping Table**

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

**f. Frontage Improvements**

NA

**g. Design Districts/Requirements**

NA: the property is not located within a design district.

**h. Development Engineering/Stormwater**

Project involved only evaluation of interior of garage. No exterior evaluation involved.

**i. Environmental**

There are no environmental concerns for the use.

**j. Access, Traffic and Roads**

Access is via Site is a privately maintained road, Blarney Stone PL NW, which is accessed via a county maintained road, NW Caitlin St. Traffic should be minimal with appointment-based scheduling.

**k. Fire Safety**

The proposal was reviewed and approved by the Fire Marshal's office.

**l. Solid Waste**

Solid waste disposal will be handled through residential pick-up. No additional review is needed.

**m. Water/Sewer**

County sewer is available onsite. Residence is part of Silverdale Water District No 16.

**n. Kitsap Public Health District**

Property is served by sewer. Kitsap County Public Works Sewer Utility Division approved application.

**11. Review Authority**

The Director has review authority for Home Business applications under KCC Section 21.04.100. The Director may approve, approve with conditions, or deny the permit application.

**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 17.540.040.A, the Department of Community Development recommends that the Home Business request for EVANGELISTA - Home Based Automotive Window Tinting Business be **approved**, subject to the following conditions:

#### a. Planning/Zoning

1. 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.
2. The proposal is conditioned to comply with all Kitsap County Code (KCC). This includes, but is not limited to, the following:
  - KCC Title 9 'Health, Welfare, and Sanitation'
  - KCC Title 10 'Peace, safety, and morals'
3. The Minor Home Business for EVANGELISTA - Home Based Automotive Window Tinting Business is not transferable to any individual, future property owner or location.
4. The residential character of the building shall be maintained, and the business shall be conducted in such a manner as to moderate any outside appearance of a business.
5. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes.
6. Business is approved as a minor home business per KCC 17.415.275(D) with no more than two employees, including proprietors (or independent contractors) are allowed.
7. Business uses shall be secondary to the dominant residential use.
8. A single nonilluminated sign not to exceed four square feet is allowed, subject to a sign permit.
9. The residence shall be occupied by the owner of the business.
10. The business shall occupy no more than thirty percent of the gross floor area of the residence.
11. No outside storage is allowed.
12. All business patronage shall be by appointment only.
13. Business is required to provide 1 additional off-street parking space beyond that already required for residential use measured 8ft x 20ft minimum.
14. The decision set forth herein is based upon representation made and exhibits contained in the project application. Any changes or deviations in such plan,

proposal, or conditions of approval imposed shall be subject to further review and approval by the County.

15. 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 continuing requirements of the development 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, the applicant agrees to promptly bring such development or activities into compliance.
16. Any violation of the conditions of approval shall be grounds to initiate revocation of this minor home business permit. DCD shall have the right to reasonably enter the grounds to ensure conditions of the approval are being met.

**b. Development Engineering**

None

**c. Environmental**

None

**d. Traffic and Roads**

None

**e. Fire Safety**

None

**f. Solid Waste**

None

**g. Kitsap Public Health District**

None

**Report prepared by:**

*Amanda O'Connor*

*May 15, 2026*

\_\_\_\_\_  
Name, Staff Planner / Project Lead

\_\_\_\_\_  
Date

**Report approved by:**

***Darren Gurnee***

6/9/2026

\_\_\_\_\_  
Name, Department Manager / Supervisor

\_\_\_\_\_  
Date

**Attachments:**

Attachment A – Site Plan

Attachment B – Zoning Map

**CC:**

Applicant/Owner: JORDON D & JOCELYN J EVANGELISTA, shadesofparadisellc@gmail.com

Interested Parties: None

Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26

DCD Staff Planner: Amanda O'Connor



**Attachment B**  
**Zoning Map**

