



Kitsap County Department of Community Development

Staff Report Administrative Revision

Date: August 14, 2026

Application Submittal Date: 02/17/2026

Application Complete Date: 02/23/2026

Project Name: Kingston High School Parking
Expansion

Type of Application: Minor Revision to
Conditional Use Permit (CUP)

Permit Number: 26-00528

Project Location:

26000 Siyana Ave. N.E.
Kingston, WA

Commissioner District #1

Assessor's Account No.

262702-3-017-2008

Applicant/Owner of Record:

North Kitsap School District (NKSD)
18360 Caldart Ave.
Poulsbo, WA 98370



Recommendation Summary:

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

Project Request:

The applicant, North Kitsap School District (NKSD) is requesting a minor revision to the Hearing Examiner's Decision, for the Kingston High School (KHS) Conditional Use Permit (CUP), dated July 16, 2004, File No. 03 14403 (040610-028). The application is a formal request for a minimum increase to add twenty-eight (28) parking spaces or less than ten (10) percent.

Background

KCC 17.421.040 Revision of the Hearing Examiner Conditional Use Permits

A minor revision to the Hearing Examiner's decision is permitted by the Department and is processed as a Type-I application if the proposal is consistent with the criteria below:

1. Minor revision: *A minor revision means any proposed change, which does not involve substantial alteration of the character of the prior approval, including dimensional or gross floor area.*
2. Major revision: *A major revision means any expansion of the lot area covered by the permit or approval, or any proposed change whereby the character of the approved development will be substantially altered. A major revision exists whenever intensity of use is substantially increased, performance standards are reduced below those set forth in the original permit, detrimental impacts on adjacent properties or public rights-of-way are created or substantially increased, including increased trip generation of ten percent or more, or the site plan design is substantially altered, including dimensional or gross floor area increases of ten percent or more.*

The High School site was a former Nike Missile Launch Site that was constructed in 1954-56 and operated up to 1964. The subject property was conveyed to the County and the School District in 1976, and remediation occurred from 1984 to 1991. The School District received Conditional Use Permit approval and constructed a bus maintenance facility for 65 to 80 school buses in 1996.

In July 2004, North Kitsap School District received approval of a Conditional Use Permit for phase-I of a two phase master plan to construct a new high school campus (levels K-12) on a 62.5-acre site with a gross floor area of approximately 113,000 square feet to serve up to 800 students in the first phase, and a maximum enrollment of 1,200 students in the second phase. The School District received approval for one and two-story buildings, covered walkways, associated driveways, off-street parking, athletic fields, non-motorized trail connections and outdoor educational spaces. A variance application was approved to allow for a 25-foot wetland buffer reduction of a required 50-foot Category-III wetland buffer on the west side of the property.

Off-street Parking:

Approximately 318 spaces were provided on-site for evening and event parking. This includes 250 spaces at the high school, 23 outside the fence at the bus facility, up to 25 spaces within the bus loading zone and 20 spaces at the Spectrum Community School. Additional parking is within walking distance at Kingston Junior High School. Consistent with KCC Section 17.435.050 Off-street Loading, the applicant will provide four truck loading spaces. To provide alternatives to single-occupant vehicles, carpool and bicycle parking will be provided. Buses are conveniently located near classrooms to make riding the bus more attractive. The NKSD provided a bus-loading zone for 16 school buses at the east entry to the high school, in the north central area of the campus.

Inter-local Agreement:

Prior to County approval of the 2004 Conditional Use Permit for the high school, the County and the NKSD entered into an inter-local agreement for the 3.7-acre portion of the Nike Park for the KHS Buccaneer Field. The intent of the agreement is for the field to be used for recreational purposes and has benefited sports clubs on the weekends and provided trail connections for the community. approximately 8-10 football games a year, 40 or more high school and parks soccer games a year, and 4-5 track & field events a year. The proposed hours of operation include

football games ending at 10:00 PM or sooner on Friday nights, soccer games ending around 9:00 PM two nights a week, and track events ending by 7:00 PM.

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.

The School District acted as lead agency for environmental review, prepared an EIS to include accurate alternative analysis of probable significant environmental impacts, pursuant to WAC 197-11-922 lead Agency Rules. A draft EIS was published on May 30, 2003, addressing cumulative impacts, then a draft supplemental EIS was published February 6, 2004, to provide further detail on the project description, then a final EIS was issued on May 6, 2004. The appeal period for the Final EIS ended June 11, 2004. The athletic field was included in the KHS phasing plan, and a no-action SEPA addendum was issued to the project file to include the press box and change to the field use designation.

A SEPA addendum to add 28 parking spaces will be added to the project file July 29, 2026.

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.

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)

Title 19	Critical Areas Ordinance
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures
Title 22	Shoreline Master Program

Documents Consulted in the Analysis*

DATED

Geotech Report_250410_Kingston HS	2/18/26
Original CUP Approval 03 14403_2004_Kingston HS.	2/18/26
Parking Analysis Worksheet_021326_Kingston HS	2/18/26
Project Narrative_021326_Kingston HS	2/18/26
Site Plan_021326_Kingston HS	2/18/26
Stormwater Worksheet_021326_Kingston HS	2/18/26
Wetland and Fish and Wildlife Habitat Assessment_100925_	2/18/26
Submission Application	2/24/26
DAHP Letter of Ineligibility	5/12/26
Landscape Plan from Original CUP_3.8.2004_	5/12/26
Parking Analysis Worksheet REVISED_5.11.26_	5/12/26
Pedestrian Access Plan from Original CUP_3.8.2004	5/12/26
Response to 4-15-2026 Info Request_05.11.26_Kingston HS	5/12/26
Site Plan REVISED_4.27.26_Kingston HS.	5/12/26
Wetland Delineation Report Original_7.6.1995_Nike-Spectrum School	7/13/26
Buffer Average Plan Revision_7.09.26	7/13/26
CUP Plan Set REVISED stamped 07.09.26_Kingston HS	7/13/26
Response to 5-29-26 Info Req_07.08.26_Kingston HS	7/13/26
SEPA Checklist signed 05.26.26_Kingston HS	7/13/26
Development Engineering Memo	4/9/26
SEPA Addendum	7/29/26

*The complete Index of exhibits received to date is located in the project file at Kitsap County DCD.

Public Outreach and Comments:

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department is reviewing the request as a Type-I decision which does not require public notice. The original land use application was noticed.

Analysis

a. Planning/Zoning

The request was reviewed for consistency with the original CUP and Variance approval, current KCC Section 17.420 Design Standards to see if the applicant has demonstrated the activity is physically suitable for the site, harmonious and compatible with existing and future permitted land use in the area. Review included compliance under KCC Chapters 17.500 and 21.04 and for the intent of the Rural Protection zone, as well as previous land use conditions of approval found in the historical land use documents found in the exhibits and project file.

21.04.175 Revisions to project permit applications.

- A. This section applies to proposed revisions to project permit applications, except as otherwise noted.
- B. Major Revisions.
 - 1. Major revisions proposed by an applicant will cause the application to lose its vesting and be reviewed under the regulations in effect at the time of the revised project permit application as set forth in Section [21.04.150\(A\)](#). A major revision shall be processed as the original project permit application type and require revised public notice or other processes, additional fees or supporting information as necessary for consistent and informed review.
 - 2. For the purpose of this section, revisions shall be considered major if one or more of the following applies:
 - a. The revision would add more than ten percent gross square footage to the total gross square footage of a structure(s) on the site; or
 - b. The perimeter boundary of the original site would be expanded by more than ten percent of the original area; or
 - c. The revision would increase the overall impervious surface on the site by more than twenty-five percent; or
 - d. The revision would substantially relocate points of access or increase traffic, unless supported by a revised traffic analysis that demonstrates no significant increase in traffic impact; or
 - e. The revision would reduce designated open space by more than ten percent.
- C. Revisions. Minor revisions are revisions that do not qualify as major under the criteria above and will not affect vesting. Minor revisions may require additional fees or supporting information as necessary for consistent and informed review.

b. Off-Street Parking

A no-action SEPA addendum recently issued into the project file confirmed number of parking spaces approved in the CUP. On-site evening and event parking included 250 spaces at the high school, 23 at the bus facility, up to 25 spaces within bus loading zone, 20 spaces at Spectrum School and off-site parking within walking distance at Kingston Junior High. The applicant provides 4 truck loading spaces and offers alternatives to SOV such as ride share, bicycle parking and bus-loading zones meeting KCC17.435.050 Off-street Loading standards.

Staff Comment: DCD planning finds the proposal meets parking code requirements and supports the 10 percent increase to current parking as shown below and conditioned at the end of report, based on 318 existing (318 x 0.10) for 31.8 or 32 spaces proposed, in addition to the existing 318 for 349 total parking spaces.

PARKING REQUIREMENT:

HIGH SCHOOL

107 STAFF @ 1 STALL PER EMPLOYEE AND TEACHER = 107 STALLS
 619 STUDENTS @ 1 STALL PER 10 STUDENTS = 61.9 STALLS = 62 STALLS
 TOTAL = 169 STALLS

STADIUM

400 LF SEATING FOR SOUTH BLEACHERS + 440 LF SEATING FOR NORTH BLEACHER = 840 LF SEATING
 840 LF SEATING @ 1 STALL PER 8 LF = 105 STALLS

TOTAL REQUIRED = 169 + 105 = 274 STALLS

	ORIGINAL CUP	ACTUAL EXISTING	PROPOSED
HIGH SCHOOL CAMPUS:	250	260	260
BUS FACILITY (OUTSIDE FENCE):	23	23	23
SPACES W/IN BUS LOADING ZONE:	25	18	18
SPECTRUM COMMUNITY SCHOOL:	20	20	20
KINGSTON JUNIOR HS:	N/A	N/A	N/A
PROPOSED NEW LOT:	-	-	28
TOTAL:	318	321	349

c. Signs

The proposal does not include signage; however, conditions of approval require signs to be placed at wetland boundary intervals and as directional or wayfinding for the new parking lot where applicable. All signage must comply with standards found in Kitsap County Code 17.510.

d. Landscaping

A landscape plan meeting KCC 17.500.020 General, KCC 17.500.025, KCC 17.500.030 Irrigation/Maintenance no less than 90% complete, shall be required when making application for a Site Development Activity Permit (SDAP) and should include elements of parking lot screening buffers in KCC 17.500.027 and 17.500.050. Native vegetation buffers do not count towards landscaping and must be shown on the site plan (see KCC section 17.500.020 G). A detailed plant schedule with spacing, and implementation notes shall be required with the Site Development Activity Permit (SDAP). All installations must comply with KCC Section 17.500.030 Installation and maintenance.

e. Environmental

Construction of a parking lot for 28 additional spaces requires mitigation sequencing beginning with buffer averaging. The project would reduce area at the southeast and increase buffer in the north portion of Wetland A. According to KCC 19.200.220(C)(2). The proposal to decrease the southern portion of Wetland A buffer by 2,565 square feet and increase the northern portion of Wetland A buffer by 2,807 square feet results in a 242 square foot net gain through buffer averaging and an increase to a high functioning buffer area onsite while reducing the low-functioning buffer and meeting no net loss standards.

A Buffer Averaging Plan from Soundview Consultants LLC (SVC) was received October 30, 2025, and revised July 8, 2026, for the proposed 28-space parking lot on south portion of subject site where the old bunker structure is being demolished and removed. The “study areas” include portions of two tax parcels (262702-3-017-2008 and 262702-3-005-2002) shown below.

Staff Comment: Buffer width averaging is supported by staff to meet requirements as described in Chapter 19.700 (Special Reports), including demonstration of mitigation sequencing as described in Section 19.100.155(D) shown in report from Soundview Consulting and Trinity. The new parking lot is proposed in an area developed with mowed grass, an existing building, and compacted gravel driveway. The section of buffer located within the proposed parking lot footprint is currently degraded due to the presence of non-native maintained lawn, and as such provides minimal buffer functions to Wetland A. The proposed buffer increase is proposed north of Wetland A within an area vegetated with native conifer forest.

The minimum buffer width at any point will not be less than seventy-five percent of the standard buffer width, except Category III and IV wetlands with a habitat score of five points or less may be no less than fifty percent of the standard buffer width at any point. The current standard buffer is 150 feet in width and will decrease to 112.5 feet in width, which is 75 percent of the standard buffer width.

Geological Hazards

A Subsurface Exploration, Geologic Hazard, and Preliminary Geotechnical Engineering Report was submitted, prepared by Associated Earth Sciences, Inc., dated April 10, 2025, for the Kingston High School Parking Lot Expansion is considered feasible provided the recommendations contained herein are properly followed.

Existing fill may be suitable for support of the proposed parking lot expansion; however, fill and placement should be observed during construction and may warrant remedial preparation to support new hard-scape areas. The fill soil and native sediments encountered at shallow depths across the site contain substantial silt making them moisture-sensitive and prone to disturbance from construction activities. The time of year in which the construction occurs should be taken into consideration for planning and budgeting purposes. If earthwork is proposed outside of the drier, late summer months, we anticipate the on-site soil will be too wet to reuse structural fill applications.

Shallow infiltration at the project site is considered not to be feasible due to the presence of existing fill soils, low-permeable sediments, or saturated zones within the permeable sediments. Unsaturated permeable advance outwash was encountered in one of the borings completed for this study at a depth of 8 feet. Deeper infiltration into the unsaturated outwash encountered in EB-1-25 is potentially feasible, but additional exploration would be needed to determine the lateral extent of the unsaturated permeable sediments.

f. Development Engineering

Analysis of Stormwater and Roadway Features

The applicant proposes a parking lot addition and internal crosswalk to the currently developed parcel 262702-3-017-2008 to facilitate the facility's events' anticipated attendance. Stormwater and pedestrian mitigations were proposed. The adjacent critical areas include wetlands. Frontage Improvements are not applicable at this time.

Stormwater: The preliminary proposal was against the 2021 KCSDM and 2019 SWMMWW for the minimum requirements applicable to the proposed project. The proposal includes runoff treatment and wetland protection via a water quality structure and discharge of treated stormwater towards the wetland to maintain the drainage patterns onsite.

Access, Traffic and Roads: The civil plans were reviewed to confirm pedestrian safety was proposed. ADA standards were applied to the proposed sidewalks and curb ramps.

Development Engineering reviewed the land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on review of documents listed in the preceding section above and found in the project file at Kitsap County DCD.

g. Access, Traffic, and Roads

No comments at this time.

h. Fire Safety

No comments at this time.

i. Solid Waste

Solid waste review not needed.

j. Water/Sewer

At the abandoned sewer connection, existing pipes shall be plugged on the inlet end for a distance of two (2) diameters with commercial concrete. Care shall be used in placing the concrete in the pipe to see that the opening of the pipe is filled completely and thoroughly plugged.

k. Kitsap Public Health District

No comment at this time.

Staff Finding

Staff find the minor revision request meets criteria of the original approve CUP, does not include any other additions or expansion of the proposal and is consistent with the referenced section above for minor revisions to a CUP including:

- a. No proposed changes to vehicle access traffic volumes
- b. No revisions to the High School building
- c. No additional impervious surface area
- d. Character will not be sustainably altered
- e. Increased number of vehicular trips falls within the range of up to 10% change of the overall KHS campus.

Review Authority:

The Director has the authority to approve or deny any proposed. Minor revisions and may impose additional or altered conditions and requirements as necessary to ensure that the proposal conforms to the intent of the Comprehensive Plan, applicable community and subarea

plans, design standards/guidelines and other applicable County Codes and state laws. Decisions of the Director are appealed to the Hearing Examiner.

Decision:

Department has reviewed the requested minor revision to the Kingston High School Conditional Use Permit in accordance with KCC 21.04.175 for Minor and Major Revisions to Hearing Examiner Conditional Use Permits decision criteria, and hereby approves the request to revise the site plan dated July 9, 2026, and Buffer Averaging Plan dated October 30, 2025, Revised July 8, 2026, subject to the following conditions:

Planning/Zoning

1. The project revision will be subject to all other conditions of approval by the Hearing Examiner's Decision for the Conditional Use Permit and associated Critical Area Variance applications for Kingston High School, dated July 21, 2004.
2. The applicant shall continue to implement a vegetative management plan to prevent the establishment of and/or the spread of naturalized vegetation, invasive species or noxious weeds identified on the State Noxious Weed List, pursuant to RCW 17.10.140 and WAC 16.750 State Noxious Weeds and KCC Section 17.385.020.B, and D Landscaping Plan.
3. Kingston High School shall designate school personnel or volunteers to coordinate off-street parking to ensure overflow parking is utilized and to prevent the public from parking in no-parking zones on high school property or on NE West Kingston Road.
4. The applicant shall comply with all applicable Kitsap Public Health District regulations. The district requires that sufficient number of portable toilets are provided to service the maximum number of event attendees and serviced by a licensed portable toilet company.
5. 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 appropriate Kitsap County regulations. Unless in conflict with the conditions stated above or any regulation, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not be construed as approval for more extensive or other utilization of the subject property.
6. All conditions of approval for CUP 03 14403 per the Development Engineering memorandum dated May 28, 2004, still apply.
7. The recipient of any conditional use permit shall file a 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 binder shall serve both as an acknowledgment of an 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 should be reviewed and approved by the Department of Community Development

prior to recording.

8. All required permits shall be obtained prior to construction and/or occupancy.
9. Previously approved signage, including directional signs, as required, and all future signage shall comply with KCC 17.510 in effect at the time of a complete sign application, unless it qualifies as an exempt sign.
10. This Minor Revision 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.
11. Artificial outdoor lighting shall be arranged so that the lighting is fully recessed or fully shielded from side view and directed downward and away from adjoining properties. No more than one foot candle of illumination shall leave the project property boundaries. Lighting shall be the minimum necessary for safety purposes and be compatible with surrounding properties. Light standards (poles) shall not exceed 20-feet in height.
12. 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 KCC. Unless in conflict with the conditions stated above 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.
13. Any violation of the conditions of approval shall be grounds to initiate revocation of the Conditional Use Permit.
14. 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 the 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.
15. Wheel stops and/or curbing in all parking areas shall be required to prevent potential damage to landscaping. Wheel stops and/or curbing shall be depicted on the construction plans or Site Development Activity Permit (SDAP).
16. The decision set forth herein is based upon representations made and exhibits contained in the project application 26-00528. 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.

17. 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.

Environmental

18. A split rail fence with buffer signage shall be installed and/or maintained along the perimeter of the minimum 75-foot stream buffer. There is an added condition of approval at the end of this report that buffer signs are required to be placed at 50-foot intervals and attached to the rail fence. Buffer signs are available from the Department of Community Development.
19. Per the approved critical area buffer reduction, see Little Bear Creek Permit 08 52072.
20. Subject to recommendations in reports from the qualified habitat biologists, Soundview Consultants & Trinity Consultants, dated October 30, 2025, and Revised July 8, 2026, associated with this permit and on file at the Department of Community Development.
21. Subject to the conditions of the Subsurface Exploration, Geologic Hazard, and Preliminary Geotechnical Engineering Report from Associated Earth Sciences Incorporated, dated April 10, 2025, associated with this permit and on file at the Department of Community Development.
22. A final Report must be submitted with the SDAP application and approved before pre con.

Development Engineering

Traffic and Roads

23. Required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings. Strict adherence to grade limit is required.
24. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans, including strict adherence to grade limits, at the time of construction.
24. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the SDAP (or Building Permit if no SDAP required) application is deemed fully complete. 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 Code in effect at the time of SDAP application or Building Permit if an SDAP is not required.

25. A Hydraulic Project Approval (HPA) permit may be required for work below the ordinary high-water mark or associated with the outfall. Prior to SDAP approval, the applicant shall submit an approved HPA from the Washington Department of Fish and Wildlife (WDFW), or documentation from WDFW specifying that a HPA is not required. Information regarding HPA's can be found at <https://wdfw.wa.gov/licenses/environmental/hpa> or by calling the Aquatic Protection Permitting System at (360) 902-2422.
26. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before requesting final inspection for the SDAP (or for the Building Permit if an SDAP is not required) for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
27. 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.

Fire Safety

None at this time.

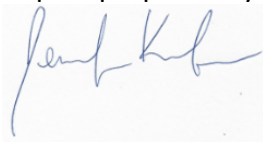
Solid Waste

28. Contact the solid waste service provider Waste Management at (360) 6743166 for information on implementing the solid waste/recycling storage requirements influenced by the service provider (e.g. dumpster size and location) for the project. Pay particular attention to the access requirements of collection trucks (minimum turning radius is -35 feet).

Kitsap Public Health District

None at this time.

Report prepared by:



Jennifer Kreifels, Senior Planner

July 20, 2026

Date

Report approved by:



Scott Diener for

August 7, 2026

Darren Gurnee, Planning Supervisor

Date

cc:

David Dyess, North Kitsap School District No. 400

Interested Parties;

Raymond A. Kobeski, P.E., R_kobeski@comcast.net;

Amy Geil, ageil@nkschoos.org;

Naomi W. Maasberg, Administrative Director, Stillwaters Environmental Education Center,
260059 Barber Cut Off Road, Kingston, WA 98346;

Robin Shoemaker, shoemom57@hotmail.com;

Gary Prisk, Garyprisk@yahoo.com; Suzanne T. Arness, arness@centurytel.net;

Catherine Ahl, cathahl@hotmail.com; Hope Lash, President,

KHS Athletic Boosters, hope@peninsulmcdonalds.com

Kitsap County Health District, MS-30

Kitsap County Parks & Recreation Dept., MS-6

Kitsap County Development Engineering / Public Works

DCD Code Enforcement

Clerk of Hearing Examiner

DCD File

DCD Development Engineer, Robert Hankins

DCD Planner, Jennifer Kreifels

Attachment A: Site Plan

Attachment B: Critical Areas Map

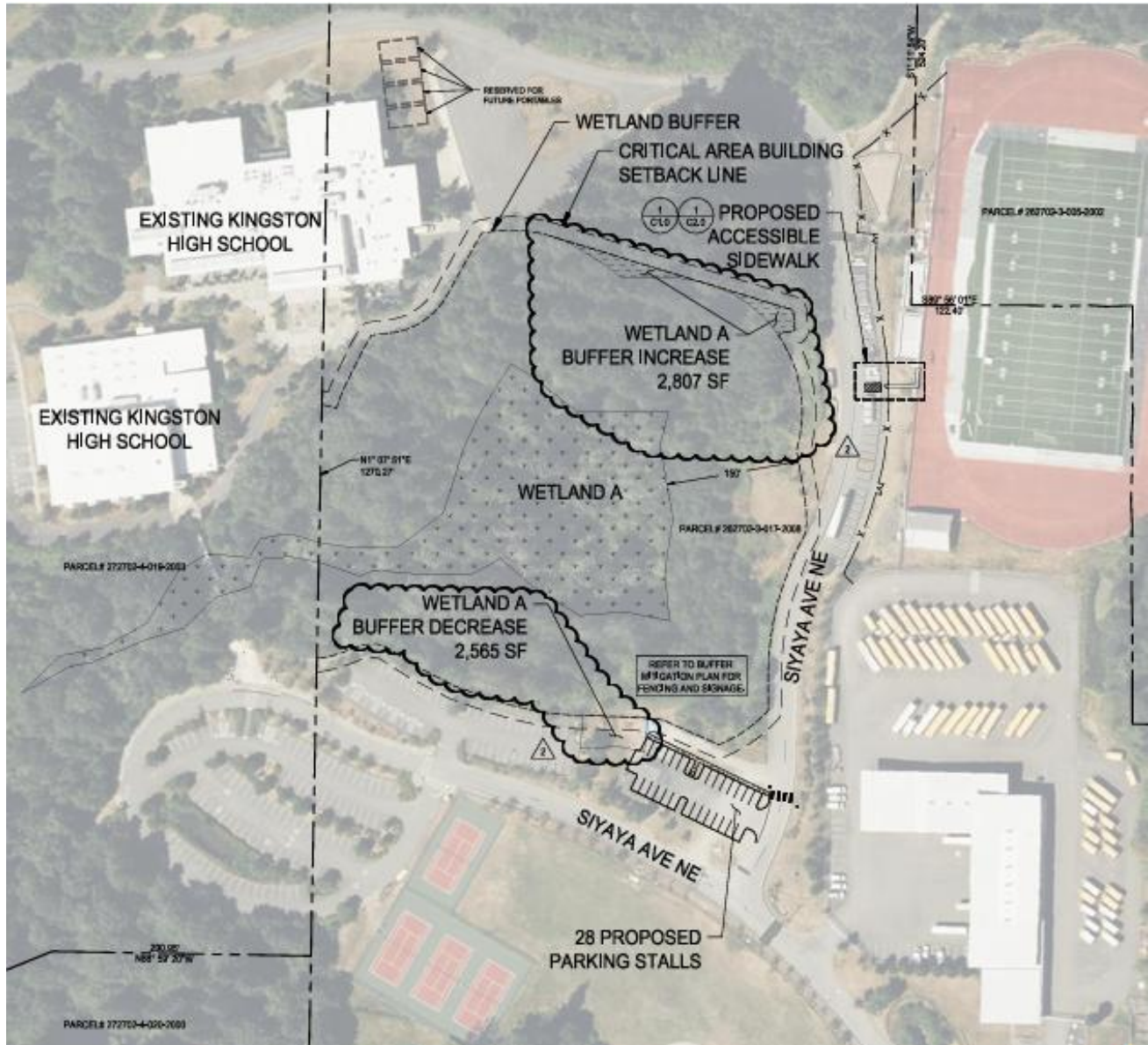
Attachment C: Zoning Map

Attachment D: Aerial Imagery

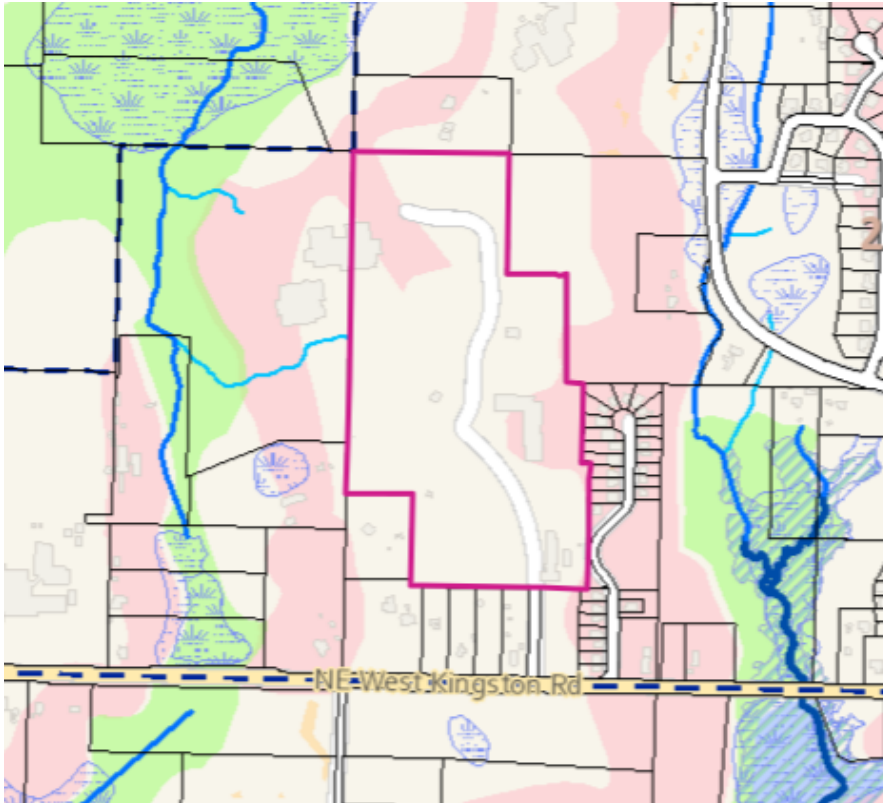
Attachment E: Buffer Averaging Plan

Attachment F: Fencing and Signage

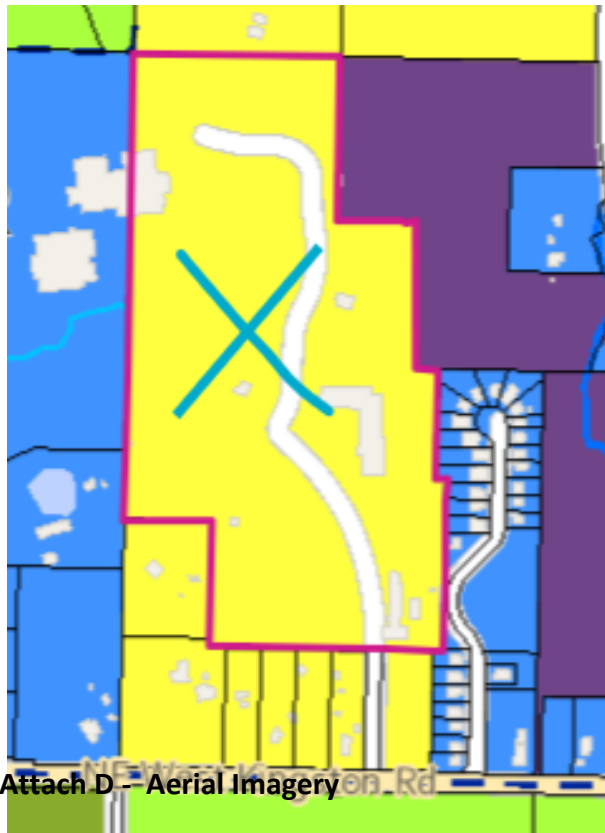
Attach A - Site Plan



Attach B - Critical Areas Map



Attach C - Zoning Map



Attach D - Aerial Imagery



Attach E - Buffer Averaging Plan

