



REVISED Hearing Examiner Agenda

THURSDAY, MAY 22, 2025

Please click the link below to join the Hearing webinar remotely:

<https://us02web.zoom.us/j/86325847583>

OR Join by Phone: 253-215-8782

Webinar ID: 863 2584 7583 Password: 543245

OR Attend in person: 619 Division Street, Port Orchard WA

Public Hearing(s) will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, MAY 22, 2025 at 9:00 A.M.**

The Kitsap County Hearing Examiner holds hearings in a remote/hybrid format, accessible remotely, via *weblink or dial-in phone number, or in-person. The Hearing Examiner, applicant(s), staff, interested parties and the public may link into the hearing through video conference, or telephonically through a call-in number. **All interested persons are welcome to attend this hearing either remotely, or in person at the Board of County Commissioners’ Chambers at 619 Division Street, Port Orchard WA.**

***Remote Access information** including links, and **Staff Reports** for each application will be made available for public viewing and can be found on the **Department of Community Development’s website**, <https://www.kitsap.gov/dcd/Pages/HearingExaminer.aspx> or requested by calling (360) 337-5777.

DCD strongly encourages submitting any comments, in writing, directly to the listed DCD Staff Planner. These comments will be provided to the Hearing Examiner and DCD for consideration and included as part of the official record. Please send comments as early as possible so they may be addressed appropriately in time for the hearing.

AGENDA ITEM (A) CANCELLED

~~23-03240: NGUYEN & MAI – Administrative Shoreline Variance for Single Family Residence (SVAR)~~

THIS ITEM HAS BEEN CANCELLED. AFTER FURTHER REVIEW, THE ITEM WAS FOUND COMPLIANT WITH TYPE 2 ADMINISTRATIVE PERMIT CRITERIA UNDER KCC 22.400.120(C)2(c) AND KCC 22.500.100(E)2 AND DOES NOT REQUIRE A HEARING

~~**Project Description:** Applicant is proposing construction of a Single Family Residence (SFR) with associated septic system and 100 square foot (sq) deck to replace an existing dilapidated 320 sqft cabin and 620 sqft deck. The new SFR will be placed further landward than the previous cabin. The proposed three (3) bedroom SFR has a~~

CANCELLED

~~1,200 sqft footprint and 2-foot roof overhang. Buffer reduction pursuant to KCC 22.500.120.B.2 was considered; however, buffer reduction does not provide the necessary relief to support site development. As such, the applicant is seeking variance from the buffer provisions of KCC 22.500.120.B.2. Enhancement actions will include the removal of non-native invasive plants and concrete pillars.~~

~~**Project Location:** 1636 Seabeck Hwy NW Seabeck WA 98380~~

~~**Applicant/Owner of Record:** Scott Nguyen & Hong Lien Mai, Mercer Island WA~~

~~**PLEASE NOTE:** THIS PROJECT IS EXEMPT UNDER KCC 18.04 STATE ENVIRONMENTAL POLICY ACT~~

AGENDA ITEM (B)

23-00730: Colbie Court - Preliminary Plat (PPLAT) & Permit 23-01780: Colbie Court - Critical Area Variance (CVAR)

Project Description: Applicant requests approval to subdivide two parcels totaling 9.77-acres for the benefit of fifty (50) single-family lots in the Urban Growth area, and meet density in UL Zoning. Access from Bethel Rd. is encumbered by wetland buffers so review and approval of the CVAR is also requested. Separate tracts are proposed for recreational open space and wetland buffers. Site development includes off-site parking, landscaping, stormwater and frontage improvements. Services provided by West Sound Water and public Sewer.

Project Location: 5230 Bethel Rd SE, Port Orchard WA 98367

Applicant/Owner of Record: Agile SB PO1 LLC, Orting WA

Authorized Agent: Jessica Bruce, Tacoma WA; Sheri Greene, Tacoma WA; Jorge Duque, Tacoma WA; Dylan Huber, Port Orchard WA

PLEASE NOTE: THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROJECT. ANY DNS APPEAL FILED WILL BE COMBINED WITH AND HEARD AT THE PUBLIC HEARING.

The file(s) pertaining to the above case(s) are available for public viewing, by contacting the Department of Community Development by emailing: help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777.

If you have any questions regarding project proposals or project-specific issues, please contact the DCD Staff Planner indicated above. If you have procedural questions about the public hearings process, please contact the Clerk to the Hearing Examiner emailing: help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777.

The Hearing Examiner may leave the record open at their discretion to accommodate submission of written comments. If allowed, you may send comments to 'Attention: Clerk to the Hearing Examiner' via email at help@kitsap1.com or mail to 619 Division Street MS-36, Port Orchard WA 98366.

Kitsap County does not discriminate on the basis of disability. Individuals who require accommodations at the public hearing, or who require this information in a different format, should contact the ADA Coordinator at (360) 337-5777 (voice) or (TDD) (360) 337-7275 or (800) 816-2782. Please provide two weeks' notice for accommodations, if possible.

OFFICE OF THE KITSAP COUNTY HEARING EXAMINER

<https://www.kitsap.gov/dcd/Pages/HearingExaminer.aspx>