



## Hearing Examiner Agenda

**THURSDAY, MAY 28, 2026**

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

<https://us02web.zoom.us/j/82866224643>

**OR** Join by Phone: 253-215-8782

**Webinar ID: 828 6622 4643      Password: 522254**

**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 28, 2026 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)**

#### **26-00051: CORRIGAN - Conditional Use for Existing Detached Accessory Dwelling Unit (2x6) (CUP-ADU)**

**Project Description:** Conditional Use Permit to convert an existing garage loft to a 896 square foot Accessory Dwelling Unit. Existing Primary Residence is 1,792 square feet. Garage is located approximately 750 feet from primary Residence. KCC 17.415.015 (B) (4) provides the ability to convert an existing detached structure, notwithstanding distance from Primary residence. Both will use a shared driveway accessing from the West on W Ludvick Lake Drive. Applicant is providing one additional off-street parking spot.

**Project Location:** 23780 W Ludvick Lake Dr

**Applicant/Owner of Record:** Michael P & Moira A Corrigan Trustees, Seabeck WA  
**Authorized Agent:** Dustin Anderson, Tacoma WA

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

**AGENDA ITEM (B)**

**Permit 23-03870: ROYAL VALLEY Phase 2 - Performance Based Development (PBD)**

**Permit 23-04238: ROYAL VALLEY PHASE 2 - PRELIMINARY PLAT (PPLAT)**

**Project Description:** The revised request is for Area #2 Preliminary Plat/PBD 65.38 acres has been revised from 124-clustered lots (123 single-family attached and detached residences lots and 50 multi-family units) to 52 lots (27 townhomes, 7 cottages and 18 detached traditional signal family lots), tract for 276 multi-family units and up to 40 future clustered units with a total of 328 units on 33.02 developed acres. The balance includes 32.36 acres of wetlands, streams, buffers and open space, pursuant to KCC Chapters 16.40 and 17.450 respectively. The PBD helps provide flexibility to lot standards for lot size, setbacks, and structure height for greater housing diversity along with increased infrastructure efficiency consistent with the UCR zone.

**Project Location:** 368 NE Waaga Way, Poulsbo WA

**Applicant/Owner of Record:** Royal Valley Land LLC, Gig Harbor WA

**Authorized Agent:** Trish Walton - N.L. Olson & Associates Inc, Port Orchard WA

**PLEASE NOTE:** THE DEPARTMENT HAS ISSUED A MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) FOR THIS PROPOSAL. ANY MDNS 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](mailto: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](mailto: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](mailto: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)

26-00051 Corrigan CUP-ADU  
23-03870 Royal Valley Phase 2 PBD & 23-04238 Royal Valley Phase 2 PPLAT

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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>