

HEARING EXAMINER

PUBLIC HEARING / AUGUST 13, 2026 9:00AM

Hearings are conducted in a hybrid format.

Remote access information including links and Staff Reports for each application will be made available for public viewing.

Visit [Visit https://www.kitsap.gov/dcd/Pages/HearingExaminer.aspx](https://www.kitsap.gov/dcd/Pages/HearingExaminer.aspx) or call 360.337.5777

In Person:

Kitsap County Administration Building
Commissioners' Chambers
619 Division Street, Port Orchard WA

Virtual:

Zoom Meeting ID: 870 6834 1026
Passcode: 487804;
<https://us02web.zoom.us/j/87068341026>

Dial In: 253.215.8782

View only: <https://bremerton.vod.castus.tv/vod/?live=ch1&nav=live>

Comments: DCD strongly encourages submitting any comments in writing directly to the listed DCD Staff Planner. 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 to be addressed appropriately in time for the hearing.

MEETING AGENDA

Item	Topic
A	25-04510: RODOLF - Hearing Examiner Zoning Variance (2x6) (ZVAR-HE) Project Description: Applicant is proposing to replace storm-damaged manufactured home with new Manufactured home in same footprint and expanding 20 feet westerly to avoid existing critical areas on the site. The location expands into the 50-foot front setback 25-feet. A 50% reduction in front yard setback is requested, requiring a Hearing Examiner review. Project Location: 20588 Western Ave NE, Indianola WA 98342 Applicant/Owner of Record: Ivy Rodolf, Indianola WA PLEASE NOTE: This project is exempt under KCC 18.04 State Environmental Policy Act.



Item	Topic
B	23-03870: ROYAL VALLEY Phase 2 - Performance Based Development (PBD) 23-04238: ROYAL VALLEY PHASE 2 - PRELIMINARY PLAT (PPLAT) <i>This project was denied without prejudice in the Hearing Examiner decision dated 7/6/2026. The Hearing Examiner granted the Request for Reconsideration on 7/16/2026 to allow for record supplementation. The record was thereby reopened and a hearing set for the matter to be heard only on the record adequacy issues the Decision identified, which are: Water Supply Adequacy; Sewer Capacity for the 40-unit Expansion Area; Critical Areas Impacts and Mitigation; Transport to School; Transportation Impacts; and, Fire Protection Adequacy.</i> Project Description: The request is for Area #2 Preliminary Plat/PBD to subdivide 65.38 acres 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 project. Any MDNS appeal filed will be combined with and heard at the public hearing.

- **File(s) pertaining to the above case(s) are available for public viewing.**
Email help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or call 360.337.5777.
- **Questions about project proposals or project-specific issues?**
Email help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or call 360.337.5777.
- **Procedural questions about the public hearing process?**
Email help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or call 360.337.5777.
- **The Hearing Examiner may leave the record open at their discretion to accommodate submission of written comments.**
If allowed, you may email comments to help@kitsap1.com 'Attention: Clerk to the Hearing Examiner' or mail to 619 Division Street MS-36, Port Orchard WA 98366.



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