



Hearing Examiner Staff Report and Recommendation

Report Date: August 15, 2024
Hearing Date: August 22, 2024

Application Submittal Date: March 14, 2023
Application Complete Date: June 6, 2023

Project Name: Pernot CUP-ADU
Type of Application: Conditional Use Permit for Accessory Dwelling Unit
Permit Number: 23-01174

Project Location

9856 Harland Ln. S.E.
Port Orchard, WA 98367
Commissioner District 2

Assessor's Account

302302-1-071-2003

Applicant/Owner of Record

Bill and Sandra Pernot
9856 Harland Ln. S.E.
Port Orchard, WA 98367

Recommendation Summary

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

VICINITY MAP



1. Background

Bill and Sandra Pernot (hereafter, “the Applicant”) propose to construct an accessory dwelling unit (ADU). On the subject property is a legally existing 2-story, 3,096-square foot primary dwelling with attached garage, built in 1996 and a 1,260 square foot detached garage built in 2008. Per Kitsap County Code (KCC) section 17.410.042 (102), when an ADU is proposed in the Rural Residential (RR) zoning, located outside of an Urban Growth Area (UGA), a CUP approval is required.

2. Project Request

Applicant requests CUP-ADU approval to convert existing 2- story detached accessory structure into an 819 square foot ADU with site improvements to include utilities, onsite septic, driveway, and parking area.

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.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated September 1, 2024. A Determination of Nonsignificance (DNS) was issued May 3, 2024.

The SEPA appeal period expired May 17, 2024. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The parcel is rectangular in shape and wooded around a majority of the perimeter boundaries with the remaining portion as lawn and hard surfaces from existing structures and a driveway including off street parking. The GIS parcel map shows a bit of moderate erosion hazards at the northwest portion of the site. According to the Kitsap County Assessor, the subject site is 2.74 acres in size. Existing development is an SFR in the western portion of the parcel with the detached garage at the north. Manicured landscape exists throughout the site. The ADU is proposed to be constructed further southwest approximately 30 feet to the side of the existing SFR and separated by an existing shared driveway, for both the SFR and new ADU to use via Harland Ln. S.E.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Residential (RR) Zone: RR	Standard	Proposed
Minimum Density	NA	NA
Maximum Density	1 du/5 acres	
Minimum Lot Size	5 acres	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	140	NA
Minimum Lot Depth	140	NA

Maximum Height	35 feet	2 stories, <35 feet
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Applicable footnotes: NA

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (East)	50 feet	~330 feet (to edge of 30' access/utility easement)
Side (North)	20 feet	~220 feet
Side (South)	20 feet	42 feet
Rear (West)	20 feet	20 feet

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residence (SFR)	Rural Residential (RR)
South	SFR	RR
East	SFR	Rural Protection (RP)
West	SFR	RR

Table 4 - Public Utilities and Services

	Provider
Water	Kitsap PUD #1
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	South Kitsap Fire & Rescue
School	South Kitsap School District #402

5. Access

The subject site gains access from the existing shared driveway from Harland Ln. S.E, which is a county maintained right of way (ROW).

6. Site Design

The ADU will be located approximately 30 feet southwest of the primary residence. A 25-foot Native Vegetation Buffer surrounding the property shall be maintained per the land division which created the legally buildable lot. Additional landscaping is not required for detached single family residential use.

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 June 30, 2016, and as amended thereafter.

The following Comprehensive Plan goals and policies are most relevant to this application:

Land Use Goals and Policies

Land Use Policy 50

Limit the designed rural area to low residential densities that can be sustained by minimal infrastructure improvements, cause minimal environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service.

Land Use Policy 51

Permit residential uses in rural areas consistent with the planned rural character of the surrounding area.

Land Use Policy 53

Outside of the Type III Limited Area of More Intensive Rural Development (LAMIRD), limit development only to that which serves rural residential or resource needs and does not draw population from Urban Growth Areas. This policy is implemented through Comprehensive Plan Land Use designation, zoning designation, and zoning code provisions.

Housing, Human Services Goals and Policies

Housing, Human Services Policy 5

Use regulatory strategies to incentivize and provide flexibility for development of affordable and special needs housing.

Housing, Human Services Policy 7

Adopt regulatory changes to allow non-traditional housing types.

Housing, Human Services Policy 11

Promote fair housing to ensure that all residents of Kitsap County have an equal and fair opportunity to obtain safe and sanitary housing suitable to their needs and financial

resources, regardless of race, religion, gender, sexual orientation, age, national origin, family status, income, disability, or other protected class.

Housing, Human Services Policy 12

Identify and remove regulatory barriers and limits access to or the provision of a diverse affordable housing supply.

Housing, Human Services Policy 13

Identify and remove impediments to creating housing for harder to house populations.

Housing, Human Services Policy 14

Disperse affordable housing opportunities throughout the County.

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

8. Documents Consulted in the Analysis

A complete index of exhibits is located in the project file. To date, the index to the record consists of the following Exhibits.

Exhibit #	Document	Dated	Date Received
1	STAFF REPORT	5/19/2022	
2	Pernot Short Plat	07/15/1994	
3	Approved Building Plan (Det. Garage)		09/13/07
4	ADU Elevation / Floor Plan	06/29/22	05/23/23
5	SEPA Checklist	02/26/23	05/23/23
6	SFR Elevations		05/23/23
7	SFR Floor Plan		05/23/23
8	Site/SWPPP Plan	05/18/22	05/23/23
9	Submission (Application)	03/14/23	05/23/23
10	Water Availability Letter	01/03/23	05/23/23
11	Notice of Application	08/29/23	

12	Public Comment-WSDOT Aviation	08/29/23	
13	Revised Notice of Application	09/01/23	
14	Public Comment- SW/Water Lines/Drainfields (Ted Ryan)	09/11/23	
15	Public Comment- NOA, Code Qs (Randall Platt)	09/12/23	
16	Public Comment- Request to be IP (Randall Platt)	09/12/23	
17	Public Comment- SW Setback Q&A (Ted Ryan)	09/15/23	
18	Public Comment-Request to be IP (Bart Lovely)	09/19/23	
19	Health District Building Site Application (BSA)	02/21/24	03/04/24
20	Information Request	10/04/23	03/04/24
21	Site Plan	05/18/23	03/04/24
22	Survey	12/22/23	03/04/24
23	Stormwater Conditions Memo	04/19/24	
24	SEPA Determination	05/03/24	
25	Notice of Public Hearing	08/07/24	
26	Certification of Public Notice	08/08/24	
27	Hearing Sign In		
28	Staff Presentation		

9. Public Outreach and Comments

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
1	Public Comment (Bart Lovely) Include neighbor as interested party. No problem with ADUs in the neighborhood. The quality of soils for drainfields and drainage for winter rains.	18
2	Public Comment (Ted Ryan) There is a setback indicated surrounding the new drainfield and reserve area that is identified as a "storm water setback". Could you explain what that means? This setback is shown on the site plan as extending onto our property.	17
3	Public Comment (Ted Ryan) The water supply to our residence runs along the property line between us and the application property. It appears this would put the drainfield very close to our water supply line. I believe there should be some amount of relief from water supply lines to drainfields?	17
4	Public Comment (Randall & Jonathan Platt) a. Does this proposal go against current codes? b. Why are we receiving this?	15

	c. Does approval of this application set the path for changing current codes? d. Please keep us on the interested party list;	
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Issue Ref. No.	Issue	Staff Response
1	Request to be made an Interested Party	Added as an Interested Party to receive notice regarding opportunities, if applicable, for public comment/hearings if applicable, and project decision points. Also to submit comments about the project, at any time, to the Project Lead listed.
2	Stormwater setbacks	Stormwater Reviewer Response: The stormwater setback limits what stormwater devices you can put in that area. Some examples of stormwater devices are rain gardens, infiltration pits, dispersion trenches, and splash blocks. If the device is upslope of the septic field or reserve, it's a 30 ft setback (like the plans show). If the device is down or side gradient from the septic drain field and reserve, then the setbacks vary. I included the table of setbacks from our manual below. Here is also a link to it: Determine Dispersion Feasibility (kitsapgov.com).
3	Proximity of adjacent property water line and proposed drainfield.	Health District has approved the proposal. I believe a drainfield has either 5' or 10' setbacks. Contact the Kitsap County Health District to verify this. Reach out to your water purveyor for water line setback questions.
4	Noticing & Code questions	<ul style="list-style-type: none"> a. The proposal will be reviewed for approval per Kitsap County Code (KCC) Title 17 for Zoning and Title 12 for Stormwater and conditioned according to code. b. All properties within 800 feet receive these notices that an application was made. It is state law and county regulation. c. An application is vested to the existing code once deemed complete. d. Please keep us on the interested party list; As stated above. You are an Interested Party & will receive notice regarding opportunities, if applicable, for public comment/hearings, and project decision points. You may also submit comments about the project, at any time, to the

		Project Lead listed.
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10. Analysis

a. Planning/Zoning

Per KCC section 17.415.015B (as amended June 2022). In order to encourage the provision of affordable and independent housing for a variety of households, an ADU may be located in residential zones, subject to the following criteria (*italicized*). Staff comments are provided below:

- a. An ADU shall be allowed as a permitted use in those areas contained within an urban growth boundary;*

Staff Comment: The subject property is not located within the UGA.

- b. An ADU shall be subject to a CUP in those areas outside an urban growth boundary;*

Staff Comment: The subject property is located outside of an UGA. This application is a CUP for an ADU.

- c. Only one ADU shall be allowed per lot;*

Staff Comment: This application proposes only one ADU. There are no other ADUs present or proposed.

- d. Owner of the property must reside in either the primary residence or the ADU.*

Staff Comment: The owner currently resides in the existing SFR.

- e. The ADU shall not exceed fifty percent of the square footage of the habitable area of primary residence or nine hundred square feet, whichever is smaller. Dimensions are determined by exterior measurements.*

Staff Comment: The proposed ADU is 819 square feet of habitable area with a 156 square foot front porch and 148 square foot rear porch. Assessor data has the primary residence as 3,096 square feet in size with a 904 square foot attached garage. Fifty percent of the conditioned space of the primary residence is 1,548 square feet, therefore, the ADU is limited to 900 square feet (the smaller value).

- f. The ADU shall be located within one hundred fifty feet of the primary residence or shall be the conversion of an existing detached structure (i.e., garage).*

Staff Comment: The proposed single-family residence and the proposed ADU are approximately 30 feet apart, satisfying this requirement.

g. The ADU shall be designed to maintain the appearance of the primary residence.

Staff Comment: The existing SFR and the proposed ADU shall be similar in appearance and made as a condition of approval at the end of this report. As proposed in the application materials submitted for the ADU, design elements such as siding material, style of elevation and roof pitch match the SFR.

h. All setback requirements for the zone in which the ADU is located shall apply;

Staff Comment: The proposal meets all required setbacks for a lot this size, within the Rural Residential (RR) zone.

i. The ADU shall meet the applicable health district standards for water and sewage disposal;

Staff Comment: The Kitsap County Health District reviewed and approved the ADU.

j. No mobile homes or recreational vehicles shall be allowed as an ADU;

Staff Comment: There are no mobile homes or recreational vehicles present on the subject property or proposed in this application.

k. An ADU shall use the same side street entrance as the primary residence and shall provide additional off-street parking; and

Staff Comment: The submitted site plan shows the proposed ADU will use the existing driveway utilized by the single-family residence.

l. An ADU is not permitted on the same lot where an accessory living quarter exists.

Staff Comment: There are no present nor proposed accessory living quarters.

b. Lighting

Lighting was not analyzed as part of this proposal.

c. Off-Street Parking

The proposal includes on additional parking space for the ADU.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single-Family (attached/detached)	For historical lots or lots with no standing requirement, 3/unit.	3	3
Accessory Dwelling Unit (ADU)	1 additional space	1	1
Total		4	4

d. Signage

No signage is proposed or required.

e. Landscaping

Per KCC 17.500.010, single-family lots are exempt from landscaping requirements.

Table 6 - Landscaping Table

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

f. Frontage Improvements

Not applicable; there are no frontage improvement requirements for an ADU. However, there are access requirements that limit access to one road approach off a County road. This is addressed under the access heading.

g. Design Districts/Requirements

Not applicable; the subject property is not located within a design district.

h. Development Engineering/Stormwater

Development Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans accepted for review 06/12/2023, and as revised by additional materials accepted for review 01/12/2024 and 04/18/2024 to Kitsap County Development Engineering.

Development Engineering accepts the concepts contained in this preliminary submittal and requires the following conditions as an element of the land use approval:

i. Environmental

This parcel is part of building permit (23-00451) currently under review that included a geotechnical report with setbacks, development, and construction requirements. Building permits for this lot shall provide a copy of this geologic report to review for consistency (Georesources, 04/13/23). A Notice to Title may also be required.

Per the GeoResource assessment/recon, dated April 13, 2023, the site does not have any of the above listed erosion hazard indicators. Therefore, it is our opinion that if typical erosion and sediment control Best Management Practices (BMPs) for single-family residential construction, as outlined in the 2021 Kitsap County Stormwater Design Manual, are followed, then the potential for erosion to impact the project site or adjacent parcel will be minimal. We do not deem the slopes to be U, UOS, or URS and the site is not mapped as either a moderate or high landslide hazard area by the County, nor area for concern of liquefaction. Based on the above, the site does not have any of the above listed indicators. Therefore, no buffers should be applied by the County.

j. Access, Traffic and Roads

Development Services and Engineering reviewed the proposal for compliance with traffic and road standards and recommended approval, with conditions (Section 13 of this report).

k. Fire Safety

The Kitsap County Fire Marshall's Office reviewed and approved the proposal.

l. Solid Waste

The proposed ADU will use the same solid waste services as the existing single-family residence.

m. Water/Sewer

A binding water availability letter was submitted. The water purveyor will be Horizons West, Washington Water Service.

n. Kitsap Public Health District

A Building Site Application (BSA) matching this proposal has been submitted to DCD. KPHD approved onsite sewage July 8, 2022, and water supply January 23, 2023.

11. Review Authority

The Hearing Examiner has review authority for this Conditional Use Permit application under KCC, Sections 17.550.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a Conditional Use Permit. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make the proper decision. The powers of the Hearing Examiner are at KCC, Chapter 2.10.

12. Findings

1. *The proposal is consistent with the Comprehensive Plan.*

Staff comment: The proposal supports the intent to increase affordable housing options in Kitsap County while limiting the density in the rural areas to ensure the preservation of those areas.

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.*

Staff comment: *This proposal meets all the required regulations applicable per KCC and will comply with all future applicable provisions.*

3. *The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.*

Staff comment: The proposal is consistent with the existing residential use of the property and the surrounding properties.

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.*

Staff comment: The design, size, and placement of the proposed ADU effectively utilizes the existing features of the property while complementing the surrounding neighborhood characteristics.

13. Recommendation

Based upon the analysis above and the decision criteria found in KCC 17.550.030.A, the Department of Community Development recommends that the CUP-ADU request for Pernot be **approved**, subject to the following conditions:

a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. If archaeological resources are uncovered during excavation, developers and property owners must immediately stop work and notify Kitsap County, the Office of Archaeology and Historic Preservation and affected Indian tribes.
3. The ADU is subject to the payment of impact fees. Impact fees must be paid at time of permit issuance, or if deferred, must be paid prior to final inspection. No certificate of occupancy will be granted until all impact fees are paid.
4. Any proposed modification (not including cosmetic work such as painting, papering and similar finish work), remodel or expansion of the ADU building, regardless of whether a building permit is required, shall be reviewed by the DCD and granted approval prior to such modification, expansion, construction and/or issuance of a building permit.
5. Only one ADU shall be permitted on the subject property.
6. The owner of the property must reside in either the primary residence or the ADU and only one of the structures may be rented at any one time.
7. The ADU's conditioned area shall not exceed 50% of the primary residence or 900 square feet, whichever is smaller. The proposed size of the ADU is 819 square feet. Any future expansion of the ADU will require a building permit and would have to comply with all code requirements in place at the time of the new building permit application.
8. The ADU shall be located within 150 feet of the primary residence.
9. The ADU shall be designed to maintain the appearance of the primary residence.

10. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
11. No mobile home or recreational vehicle shall be allowed as an ADU.
12. The ADU shall use the same side street entrance as the primary residence and shall provide one additional off-street parking space.
13. An Accessory Living Quarters (ALQ) or Guest House (GH) is not permitted on the same lot unless the ADU is removed and the ALQ or GH complies with all requirements imposed by the KCC.
14. A property with a primary residence and an ADU cannot be segregated to create two separate legal lots unless it complies with all subdivision, zoning and density requirements in place at the time of a complete subdivision application.
15. The ADU cannot be sold separately from the primary residence unless it has legally been segregated onto its own lot.
16. The recipient of any CUP shall file a Notice of 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 Notice of Land Use Binder shall serve both as an acknowledgment of, and agreement to, abide by the terms and conditions of the CUP and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the DCD at the applicant's expense.
17. 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 KCC. 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.
18. 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 this/these approvals, 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.

19. The decision set forth herein is based upon representations made and exhibits contained in the project application. 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.
20. This CUP approval shall automatically become void if no development permit application is accepted as complete by the DCD within four years of the Notice of Decision date or the resolution of any appeals.
21. Any violation of the conditions of approval shall be grounds to initiate revocation of this CUP.

b. Development Engineering

GENERAL

22. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.

STORMWATER

23. 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.
24. 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.

c. Environmental

25. Per the GeoResource assessment/recon, dated April 13, 2023, the site does not have any of the above listed erosion hazard indicators. Therefore, it is our opinion that if typical erosion and sediment control Best Management Practices

(BMPs) for single-family residential construction, as outlined in the 2021 Kitsap County Stormwater Design Manual, are followed, then the potential for erosion to impact the project site or adjacent parcel will be minimal. We do not deem the slopes to be U, UOS, or URS and the site is not mapped as either a moderate or high landslide hazard area by the County. Based on the above, the site does not have any of the above listed indicators. Therefore, no buffers should be applied by the County.

d. Traffic and Roads

26. None at this time.

e. Fire Safety

27. None at this time.

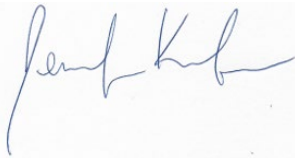
f. Solid Waste

28. None at this time.

g. Kitsap Public Health District

29. None at this time.

Report prepared by:



Jenny Kreifels, Staff Planner

May 5, 2024

Date

Report approved by:



Katharine Shaffer, Planning Supervisor

May 5, 2024

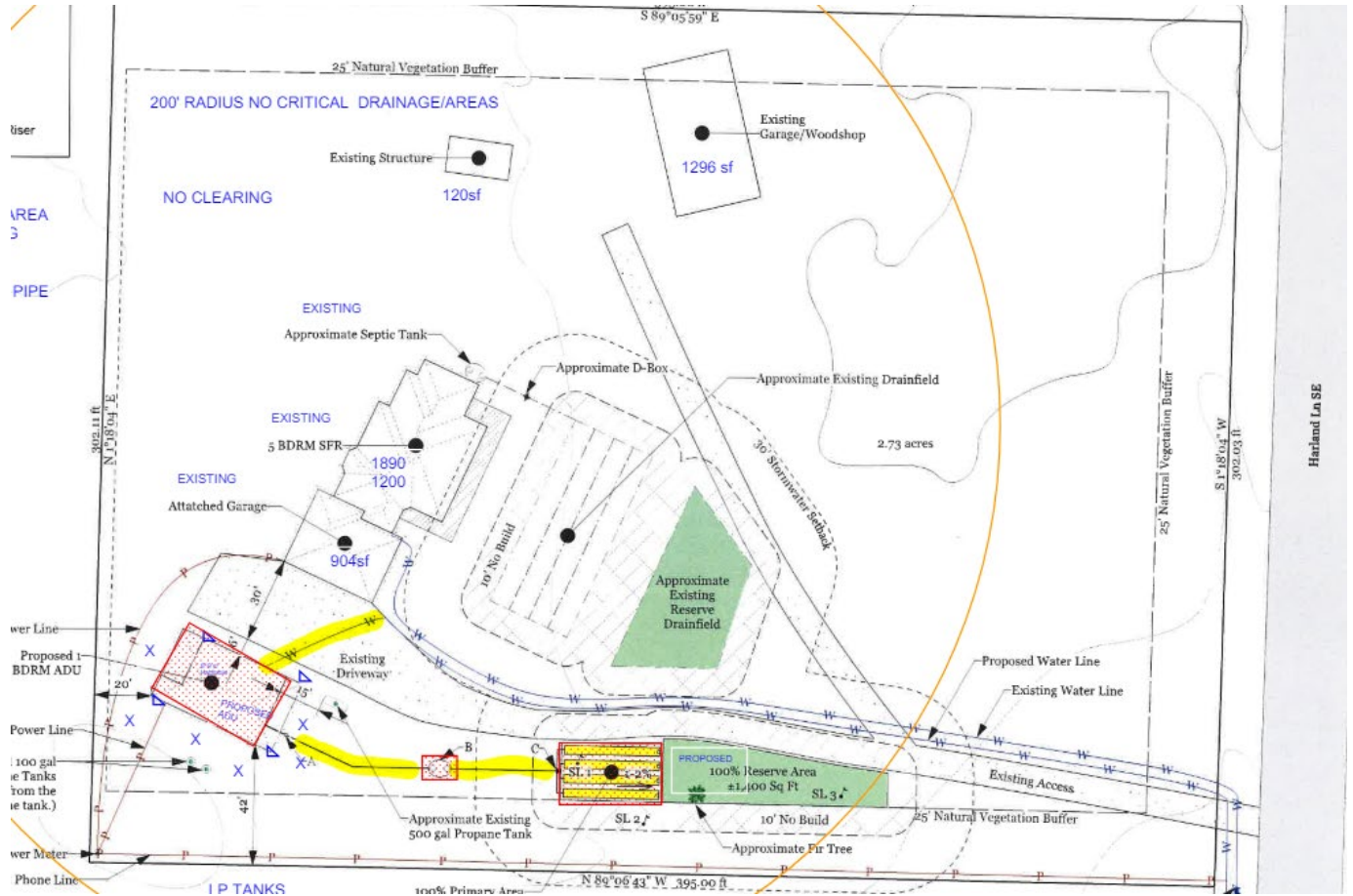
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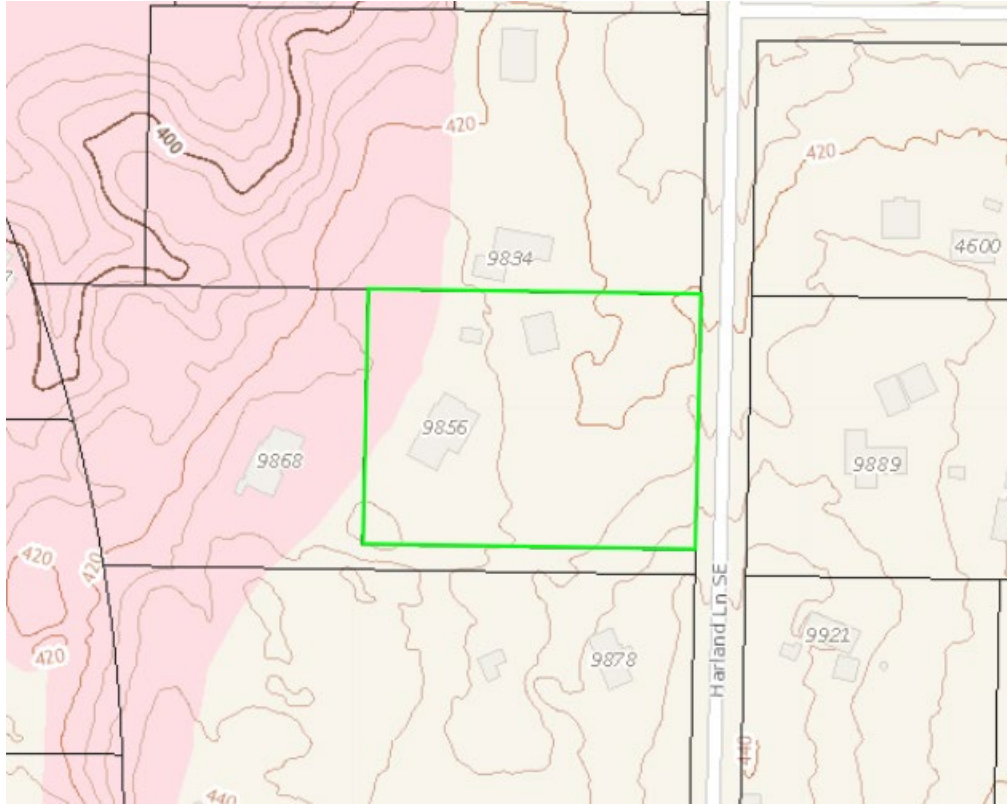
Attachment A – Site Plan
Attachment B – Critical Areas
Attachment C – Zoning Map

CC: Applicant/Owner: BILL W & SANDRA E PERNOT, billpernot45@gmail.com
Project Representative: Kathy Cloninger, kcloni9999@msn.com
Developer: Hi Line Homes, appoulsbo@hilinehomes.com
Interested Parties:
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jenny Kreifels, jkreifels@kitsap.gov

Site Plan



Critical Areas Map



Zoning Map

