



Hearing Examiner Staff Report and Recommendation

Report Date: 5/7/2026

Application Submittal Date:

SSDP: 1/10/2025

SVAR: 4/17/2024

Hearing Date: 5/14/2026

Application Complete Date:

SSDP: 2/11/2025

SVAR: 5/20/2024

Project Name:

DALEY - Shoreline Type III Variance -
Wetlands and Streams for Single-Family
Residence

DALEY - Shoreline Substantial
Development Project

Type of Application:

Shoreline Variance (SVAR)
Shoreline Substantial Development
Project (SSDP)

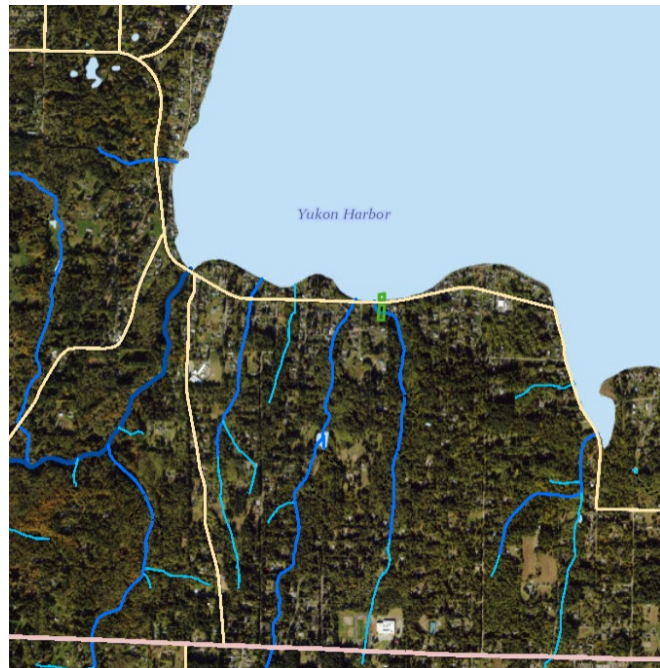
Permit Number:

SVAR: 24-01857

SSDP: 25-00205

Project Location

90XX SE Southworth DR
Port Orchard, WA 98366
Commissioner District 2



Vicinity Map

Assessor's Account #

342402-4-010-2006

Applicant/Owner of Record

Paul & Cathy Daley
PO Box 1655
Port Angeles, WA 98362

Recommendation Summary

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

1. Background

Applicants request approval of a Type III Variance and a Shoreline Substantial Development Permit to construct a 1,201 square foot footprint for a single-family residence (SFR) with an attached Accessory Dwelling Unit (ADU) on a Shoreline Residential designated lot. The site is composed of overlapping critical areas including three wetlands, a fish bearing (Type F) stream, steep slopes, and shoreline, which results in the lot completely encumbered by critical areas and their respective buffers. A septic drainfield is proposed offsite on adjacent property within an easement. A transport line will extend across the stream (via the future proposed I-Beam bridge) and up the steep slopes to the south.

2. Project Request

The applicant requests approval of a Type III Shoreline Variance (SVAR) and Shoreline Substantial Development Permit (SSDP) to construct a 1,201 sf single-family residence with an attached ADU and Garage.

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 4/10/2025. A Determination of Nonsignificance (DNS) was issued on 12/4/2025. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions at the end of this report:

1. Project shall follow Stormwater controls and provisions in Title 12.
2. To follow KCC Title 19.200 and KCC 19.300 for associated buffers
3. Project shall follow the recommendations in the. Biologist report prepared by Ecological Land Services, Inc dated March 2024 and Revised October 2025.
4. Project shall follow the recommendations in the Geological Report prepared by Envirotech Engineering dated May 2022 and addendum dated Jul 2, 2025.

The SEPA appeal period expired 12/18/2025. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The vacant parcel includes shoreline to the north, a County-maintained road, then slopes up to the south. Vegetation includes forested upland on the steep slopes south of the unnamed stream with bar shrub and herbaceous layers.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Residential Zone: Rural Residential	Standard	Proposed
Minimum Density	1	1
Maximum Density	1	
Minimum Lot Size	5 Acres	0.57
Maximum Lot Size	NA	NA
Minimum Lot Width	140	NA
Minimum Lot Depth	140	NA
Maximum Height	35 ft	3 stories, <35 ft
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (West)	50 ft (20 ft using Footnote 42b)	24 ft to minimize Wetland buffer
Side (West)	20 ft (5 ft using Footnote 42 b)	15 ft to reduced buffer and Stream setback
Side (East)	20 ft (5 ft using Footnote 42 b)	18- ft 3 inches
Rear (South)	20 ft (10 ft using Footnote 42 b)	35 ft to reduced buffer and setback from stream.

Applicable footnote:

17.420.060 A.42.b. Any single-family residential lot of record as defined in Chapter 17.110 that has a smaller width or lot depth than that required by this title, or is less than one acre, may use that residential zoning classification that most closely corresponds to the dimension or dimensions of the lot of record, for the purpose of establishing setbacks from the property lines.

Table 3 - Surrounding Land Use and Zoning

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

SE Southworth Drive, A County right-of-way and Washington State Highway, provides direct access to the project site.

6. Site Design

The proposal includes a single-family residence, with an attached ADU located on the northeast portion of the site. The proposal will meet all parking requirements and request reduced critical area buffers and setbacks based on existing streams and wetlands on the property.

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

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

Land Use Goal 13

Protect Kitsap County's unique rural character.

Land use Policy 51

Permit Residential Uses in rural areas consistent with the planned rural character of the surrounding area.

Land Use Policy 54

In accordance with RCW 36.70A.070(5)(c):

- To preserve rural character of the County, emphasize controlling rural development, assuring visual compatibility of rural development with the surrounding rural area,
- Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area,
- Protect critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources, and,
- Protect conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170. This policy is implemented through Comprehensive Plan Land Use designations, zoning designations, and zoning code provisions.

Policy SH-1. Protect and conserve shoreline areas that are ecologically intact and minimally developed or degraded. Develop incentives and regulations for privately owned shorelines that will protect and conserve these areas while allowing reasonable and appropriate development

Staff Response: The proposed development is the minimum necessary to afford construction of a single-family residence, while still protecting ecological functions. The building area is comprised of an existing Drainfield located offsite and driveway. The project proposes enhancement of the wetland and stream buffers to improve ecological functions.

Policy SH-2. Recognize that nearly all shorelines, even substantially developed or degraded areas, retain important ecological functions.

Staff Response: Ecological functions, with proposed mitigation, will still be retained.

Policy SH-4. Permitted uses and developments should be designed and conducted in a manner that protects the current ecological condition and prevents or mitigates adverse impacts. Mitigation measures shall be applied in the following sequence of steps listed in order of priority:

1. Avoid the impact altogether by not taking a certain action or parts of an action;

2. Minimize impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
3. Rectify the impact by repairing, rehabilitating or restoring the affected environment;
4. Reduce or eliminate the impact over time by preservation and maintenance operations;
5. Compensate for the impact by replacing, enhancing, or providing substitute resources or environments, including utilization of the in-lieu fee process where appropriate; and
6. Monitor the impact and the mitigation projects and take appropriate corrective measures.

Staff Response: The property is constrained by multiple critical areas including steep slopes, Category II and IV wetlands, an unnamed stream, and shoreline. The proposed building site is in a relatively level area between Wetland A and the unnamed stream, with a driveway entering from the northeast corner. This project avoids direct impacts to all of the critical areas but is unable to avoid buffer impacts because critical areas and buffers cover the entire property. With mitigation, the proposed residence minimizes the impact on the associated critical areas on site. A mitigation plan and associated monitoring and maintenance plan will ensure compliance with these requirements.

Policy SH-7. In assessing the potential for new uses and developments to impact ecological functions and processes, the following should be considered: 1. On-site and off-site impacts; 2. Immediate and long-term impacts; 3. Cumulative impacts, from both current and reasonably foreseeable future actions, resulting from the project; and 4. Any mitigation measures or beneficial effects of established regulatory programs to offset impacts.

Staff Response: Implementation of the mitigation plan ensures no net loss of ecological functions and processes.

Policy SH-9. Preserve native plant communities on marine, river, lake and shorelines to maintain shoreline ecological functions and processes, development along the shoreline should result in minimal direct, indirect, or cumulative impacts. This includes: 1. Keeping overhanging vegetation intact along the shoreline edge to provide shading and other ecological functions;

2. Preserving established areas of native plants and minimizing clearing and grading near bluff edges and other erosion or landslide-prone areas to maintain slope stability and prevent excess surface erosion and stormwater runoff;
3. Designing and placing structures and associated development in areas that avoid disturbance of established native plants, especially trees and shrubs; and
4. Removal of noxious weeds in accordance with WAC 16-750-020.

Staff Response: Implementation of the mitigation plan ensures no net loss of ecological functions and processes.

Policy SH-10. Shoreline landowners are encouraged to preserve and enhance native woody vegetation and native groundcovers to stabilize soils and provide habitat. When shoreline uses or modifications require a planting plan, maintaining native plant communities, replacing noxious weeds and avoiding installation of ornamental plants are preferred. Nonnative vegetation requiring use of fertilizers, herbicides/pesticides, or summer watering is discouraged.

Staff Response: Implementation of the mitigation plan ensures no net loss of ecological functions and processes.

Policy SH-21. Give preference to water-dependent uses and single-family residential uses that are consistent with preservation of shoreline ecological functions and processes. Secondary preference should be given to water-related, and water-enjoyment uses. Non-water-oriented uses should be limited to those locations where the above-described uses are inappropriate or where non-water-oriented uses demonstrably contribute to the objectives of the Act. For use preference within shorelines of statewide significance, see Section 22.300.145(B).

Staff Response: This is a proposed single-family residential use that will be consistent with preservation of shoreline functions and processes through the implementation of the Shoreline Mitigation Plan and No-Net-Loss Assessment.

Policy SH-23. Through appropriate site planning and use of the most current, accurate and complete scientific and technical information available, shoreline uses and development should be located and designed to avoid the need for shoreline stabilization or actions that would result in a net loss of shoreline ecological functions

Staff Response: This project minimizes the impacts to critical area buffers by locating the home and driveway on the north, halfway between the Type F stream and Wetland A providing nearly equal buffer areas. The home location also minimizes impacts to the critical area and buffers by reducing the driveway area and does not require a stream crossing. New impacts will be addressed through shoreline mitigation. No additional shoreline stabilization is required.

22.200.125 Shoreline Residential Shoreline Designation

A. Purpose. To accommodate residential development and appurtenant structures that are consistent with this program, and to provide appropriate public access and recreational uses.

B. Designation Criteria.

1. Shoreline areas that are predominately single-family or multifamily residential development or are planned or platted for residential development;
 2. Does not include shorelines supporting existing residential development that may not support higher densities of development due to potential cumulative impacts to sensitive environments or safety, such as steep slopes or floodplains. Such shorelines shall be designated rural or urban conservancy, whichever applies.
- C. Management Policies.
1. Standards for buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality should be set to ensure no net loss of shoreline ecological functions.
 2. Multifamily and multi-lot residential and recreational developments should provide public access and joint use for community recreational facilities. If public access is not feasible on site, off-site options such as an in-lieu fee may be recommended.
 3. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.
 4. Commercial development should be limited to water-oriented uses. Water-oriented includes water-dependent, water-related and water-enjoyment uses.
 5. Water-dependent and water-enjoyment recreation facilities that do not deplete the resource over time, such as boating facilities, angling, hunting, wildlife viewing trails and swimming beaches, are preferred uses, provided significant adverse impacts to the shoreline area are mitigated.
 6. Agriculture, commercial forestry and aquaculture, when consistent with the program, may be allowed.

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

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:

Exhibit #	Document	Dated	Date Received
1	Staff Report	5/7/2026	
2	Authorization Form	3/11/2024	5/14/2024
3	Geotechnical Report	5/11/2022	5/14/2024
4	JARPA		5/14/2024
5	Post-Construction Soil Quality and Depth Worksheet		5/14/2024
6	SEPA Checklist	3/11/2024	5/14/2024
7	Permit Application Submission	4/18/2024	5/14/2024
8	Stormwater Pollution Prevention Plan (SWPPP) Narrative		5/14/2024
9	Revised Architectural Plans	1/16/2025	3/3/2025
10	Revised Project Narrative	February 2025	3/3/2025
11	Revised Response to Variance Criteria		3/3/2025
12	Notice of Application	4/10/2025	
13	Geotechnical Report Addendum	7/2/2025	10/27/2025
14	Information Request Response	10/10/2025	10/27/2025
15	SEPA Determination	12/4/2025	
16	Critical Areas Report	1/15/2026	1/21/2026
17	Site Plan	1/2/2026	1/21/2026
18	Stormwater Infeasibility and Best Management Practices (BMPs) Worksheet	1/21/2026	
19	Stormwater Conditions Memo	2/18/2026	
20	Notice of Public Hearing	4/29/2026	
21	Certification of Public Notice	4/30/2026	
22	Staff Presentation		
23	Hearing Sign In		

9. Public Outreach and Comments

The Department received comments from the Washington State Department of Ecology as indicated below.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)
1	KCC 19.200.230 D requires 1:1 compensation ratio for impacts to wetland buffers
2	Geotechnical Report not addressing the construction of the septic system on the slope
3	Wetland B and C appear to be one continuous wetland. Second Stream noted on the site with surface flowing south to north through Wetland B/C
4	Suggestions on ways to avoid crossing wetland and stream with above-ground line to reduce impacts

Issue Ref. No.	Issue	Staff Response
1	Ratio	Habitat Management plan prescribes a 1:1 Ratio of mitigation.
2	Off-site Septic	Off-Site Septic system addressed in Geotechnical Addendum by Envirotech Engineering, PLLC July 2, 2025.
3	Connecting Wetlands	Updated Critical Areas Report by Ecological Land Services, Jan 15, 2026 revises wetland and addresses stream connecting two the two.
4	Septic Effluent Line location	Critical Areas Report by Ecological Land Services, Jan 15, 2026, show new updated septic effluent line minimizing wetland intrusion.

10. Analysis

a. Planning/Zoning

A single-family residence is proposed within the Rural Residential zone. The Urban Restricted Zoning setbacks may be applied as the lot is less than an acre in size and is less than 140 ft in width.

KCC 17.420.060(A)42(b) Historic lots

Any single-family residential lot of record as defined in Chapter 17.110 that has a smaller width or lot depth than that required by this title, or is less than one acre, may use that residential zoning classification that most closely corresponds to the dimension or dimensions of the lot of record, for the purpose of establishing setbacks from the property lines.

Staff Response: The lot is legally existing and is less than one acre. The Urban Restricted zoning setbacks. A Shoreline buffer and setback apply to the front (north). Wetland and stream buffers apply to the west and south, and a 5 ft zoning setback to the east.

KCC 19.100.135 Variances

A. A variance in the application of the regulations or standards of this title to a particular piece of property may be granted by Kitsap County, when it can be shown that the application meets all of the following criteria:

Staff Response: The Title 22 variance criteria incorporate all criteria in 19.100.135. The proposal balances the buffer and setback reductions for both shoreline, wetlands, and streams. (See following Analysis for meeting criteria)

1. *Special circumstances exist due to exiting size of property, slopes, wetlands, streams and shoreline.*
2. *The applicant did not cause these special circumstances*
3. *Granting the variance will not have detrimental impacts due to proposed mitigation.*
4. *This variance is the minimum necessary*
5. *No other protectible or reasonable alternative exists*
6. *A mitigation plan was submitted*

b. Lighting

Single-family developments are exempt from lighting design standards (KCC 17.420.030.A).

c. Off-Street Parking

KCC allows a garage to count towards required parking spaces. The driveway apron to the garage, and the garage itself, provide the number of spaces required for the primary and accessory dwelling units. A condition of approval requires the applicant to file a Notice to Title which states the garages shall be used for parking only.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single Family with ADU	2 for Single Family Home and 1 for ADU	3	4 Garage spaces
Total	3	3	4

d. Signage

No signage is proposed.

e. Landscaping

Single-family developments are exempt from landscaping design standards (KCC 17.420.030.A).

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft.) 15% of Site	N/A	N/A
Required Buffer(s) 17.500.025	N/A	
North	N/A	N/A
South	N/A	N/A
East	N/A	N/A
West	N/A	N/A
Street Trees	N/A	N/A

f. Frontage Improvements

No frontage improvements are proposed or required.

g. Design Districts/Requirements

Single-Family developments are exempt from general design standards (17.420.030.A). The site is not located within any district or sub-area that requires further design review.

h. Development Engineering/Stormwater

In review of the submitted drainage review checklist, stormwater review requires simplified drainage review, engineered, which requires stormwater drainage design and analysis by a licensed Professional Engineer (PE). A condition has been placed on the approval to address this.

i. Environmental

The property is constrained by multiple critical areas including steep slopes, Category II and IV wetlands, an unnamed stream, and shoreline on the opposite side of the road. The proposed building site is in a relatively level area between Wetland A and the unnamed stream, with a driveway entering from the northeast corner.

The northern wetlands and streams carry a shoreline designation since they directly connect to the shoreline within the 200 ft shoreline jurisdiction. Due to the property size, it is infeasible to build outside of the two onsite wetland buffers and stream buffers. A Category II Depressional Wetland includes a buffer of 110 ft, a Category IV Slope wetland 40 ft and a Stream Type F 150 ft. The project requires a shoreline variance to:

- reduce the Category II wetland buffer to 24 ft (78% reduction).
- reduce the Type F stream Buffer from 150 Ft to between 15 ft and 35 ft (77% to 90% reduction).

Buffer mitigation, primarily removal of invasive non-native plant species, is proposed in both buffers to improve conditions and compensate for buffer impact. The project impacts 3,077 sf of wetland and stream buffers. The proposal also includes 975 ft of restoration along the septic transport line and totals 975 sf, which will take place in the excavated trench after the soil is placed over the pipe. The proposal includes a mitigation maintenance and monitoring plan for a period of 5 years.

KCC 19.200.220. Wetland buffer requirements

A. Determining Buffer Widths. The following buffer widths are based on three factors: the wetland category, the intensity of the impacts, and the functions or special characteristics of the wetland that need to be protected as established through the rating system. These factors must be determined by a qualified wetland professional using the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication No. 14-06-029, or as revised and approved by the Washington State Department of Ecology). If a wetland meets more than one of the characteristics listed in Tables 19.200.220(B) through (E), the greater of the buffers recommended to protect the wetland is applied. Buffers shall be measured horizontally from a perpendicular line established at the wetland edge based on the buffer width identified using the tables below.

Staff Response: The Critical Area Report submitted identified Category II Wetlands, based on the Washington State Wetland Rating System with a Moderate impact score of 7. The standard buffer for is Category II wetland with a moderate impact is 110 ft.

B. Modification of Buffer Widths. The following modifications to buffer widths may be considered provided the applicant first demonstrates that reductions or alterations to the required wetland buffer cannot be avoided, minimized or mitigated (in that order).

Staff Comment: The project proposes buffer averaging which is allowed in code when the applicant can demonstrate that such averaging can clearly provide as great a function or greater function as under the standard buffer. The project minimizes impact by using a smaller footprint for the house and driveway, moving the development as far north as possible out of the buffer. Averaging the buffer will not impact existing species, and habitats, nor will it adversely affect the wetland. The area added to the buffer will exceed the area impacted. Some buffer widths will be reduced more than the allowed 75% and therefore a variance is applied for.

3. Variance. In cases where proposed development cannot meet the administrative buffer reduction criteria described in this section, a variance shall be required as described in Section 19.100.135. Applicants may propose to utilize provisions contained in Section 19.200.230

Staff Response: The applicant proposes a 24' buffer resulting in a 78% Reduction for the home for Wetland A and 14' foot Buffer for the Driveway and parking apron for an 87% buffer reduction. The buffer reduction for the unnamed stream (Type F) is between 15' and 35' for a range of reduction requests of 77% to 90%. This application requires a Type III Variance.

KCC 19.200.225(G) Utilities

Placement of utilities within wetlands or their buffers may be allowed pursuant to the following standards and any other required state and federal approvals

Staff Response: The proposal includes utilities to serve a Single Family Residence and Accessory Dwelling Unit. No other practicable alternative exists. The location of the utilities is necessary for development, there is not a reasonable alternative available, and construction meets the requirements of this section.

KCC 19.200.23 Wetland mitigation requirements

A. Mitigation Sequencing. All impacts to wetlands or buffers shall be mitigated according to this title in the following order:

1. Avoiding the impact altogether by not taking a certain action or parts of actions.

Staff Response: The property is constrained by multiple critical areas including steep slopes, Category II and IV wetlands, an unnamed stream, and shoreline on the opposite side of the road. The proposed building site is in a relatively level area between Wetland A and the unnamed stream, with a driveway entering from the northeast corner. This project avoids direct impacts to all of the critical areas but is unable to avoid buffer impacts because critical areas and buffers cover the entire property. The extent of buffer impacts from the proposed development would not be avoided by decreases to the zoning buffers required from the property lines. Based on the constraints of the Shoreline Assessment and No Net Loss Ecological Land Services, Inc. Paul Daley Revised January 15, 2026, the property, there are no alternatives to the proposed location of the home that avoids critical areas and buffers.

2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to reduce impacts.

Staff Response: This project minimizes the impacts to critical area buffers by locating the home and driveway on the north half between the Type F stream and Wetland A providing nearly equal buffer areas. The 1,201 sf house is positioned to avoid removal of native vegetation. The home location also minimizes impacts to the critical area and buffers by placing it where a short driveway can be constructed and does not require a stream crossing.

Additionally, the proposed location is outside of the view line from the adjacent homes. Moving the homesite further north to reduce stream buffer impacts would impact neighbor view lines. The driveway and parking aprons have been reduced significantly in size to further minimize buffer impacts. The drainfield is proposed offsite to the southwest because there are no available onsite areas where it can be constructed outside of the required buffers and setbacks. An easement has been obtained for the proposed drainfield. The transport line from the septic tanks, which is proposed within the driveway apron, north of the home will cross the stream using a steel I-beam to which it will be attached and cross the stream along the west property line. The original plans called for construction of a pedestrian bridge across the stream but was revised to an I-beam to minimize the impacts to the stream and buffer as well as to avoid obtaining a Hydraulic Project Approval from the Washington Department of Fish and Wildlife (WDFW).

3. Using one of the following mitigation types, listed in order of preference:
 - a. Rectifying the impact by reestablishing, rehabilitating, or restoring the affected environment;
 - b. Compensating for the impact by replacing or providing substitute resources or environments; or
 - c. Compensating for the impact by improving the environmental processes that support wetland systems and functions.

Staff Response: The proposal re-establishes, rehabilitates, and restores the environment consistent with KCC.

4. Monitoring the impact and compensation and taking appropriate corrective measures.

Staff Response: The buffer mitigation areas will be monitored annually for a 5-year period following plant installation. Monitoring is proposed at the end of the growing season in Years 1, 2, 3, and 5 (Year 4 skipped). Monitoring reports will be submitted to the Kitsap County Department of Community Development (KCDCD) by December 31st of each monitored year. The goal of monitoring is to determine if the previously stated performance standards are being met. Monitoring will take place once during the growing season, preferably during the same two-week period each year to better

compare the data. Individual monitoring units may be established within the mitigation area to track the changes occurring over the monitoring period.

An as-built report shall be prepared upon completion of the invasive removal and planting activities to verify that the mitigation plan is implemented as approved. In addition to the supervision visits during invasive removal and planting activities, a series of other site visits may be conducted to document the before and after conditions and to establish monitoring units and photo stations. Baseline data will be collected in the monitoring units and photos taken during the final as-built visit that will be used to track the success of the mitigation plan.

The as-built report will also Shoreline Assessment and No Net Loss Ecological Land Services, Inc. Paul Daley Revised January 15, 2026 document whether any plant substitutions were needed due to lack of availability of one or more of the specified plants. Vegetation Vegetative monitoring will document the developing tree sub-canopy and shrub layer in the reduced buffers.

Contingency Plan. If the performance standards are not met during the 5 years following completion of the project, or any time during the monitoring period as low survival rate and percent cover warrants, a contingency plan will be developed and implemented. All contingency actions will be undertaken only after consulting and gaining approval from the KCDCC and WDFW. The applicant will be required to complete a contingency plan that describes (1) the causes of failure, (2) proposed corrective actions, (3) a schedule for completing corrective actions, and (4) whether additional maintenance and monitoring are necessary.

B. Mitigation Report. Where mitigation is required under the sequencing in subsection (A) of this section, a mitigation report shall be provided in accordance with Section 19.700.715. Acceptance of the mitigation report shall be signified by a notarized memorandum of agreement signed by the applicant and department director or designee. The agreement shall refer to all requirements for the mitigation project.

Staff Response: The applicant submitted a Critical Areas Report that complies with KCC 19.700.715. The report demonstrates mitigation at a 1:1 ratio to mitigate the impacts to the wetland and stream buffer. This includes enhancement of buffer through removal of invasive species and installation of native trees, shrubs, and ferns. Mitigation will occur on the north and south sides of the home while the east side will remain for use as a yard and access to the pedestrian bridge. The west side of the home will extend to within 10 ft of the west property line and some native plants will be installed along the property line to provide a screen for the offsite segment of the stream. The total area of impact caused by the home, driveway, and parking apron is 3,077 sf and the mitigation area totals 5,007 sf exceeding the minimum 1:1 ratio.

E. Monitoring Requirements. Kitsap County shall require monitoring reports on an annual basis for a minimum of five years and up to ten years, or until the department determines that the mitigation project has achieved success. The wetland mitigation plan shall provide specific criteria for monitoring the mitigation project. Criteria shall be project-specific and use best available science to aid the department in evaluating whether or not the project has achieved success (see Chapter 19.700 and Sections 19.700.710 and 19.700.715, Special Reports).

Staff Comment: The proposed mitigation contains a monitoring plan. Monitoring reports will be submitted to the Kitsap County Department of Community Development (KCD) by December 31st of each monitored year.

KCC 19.300.315 Development standards

Activities within a designated fish and wildlife habitat conservation area with its buffer are subject to the regulatory provisions of this chapter and shall comply with the performance standards outlined in this chapter.

Staff Response: The applicant supplied a Critical Area Report that demonstrated the onsite stream is an unnamed Type F stream with a standard buffer of 150 ft which is measured from the OHWM with a 15-foot setback. This is consistent with 19.300.315.

The buffer reduction for the unnamed stream (Type F) is between 15' and 35' for a range of reduction requests of 77% to 90%. This meets the requirement for a variance under KCC 19.100.135 and provided Habitat Management plan provides for mitigation for buffer impacts. It includes removal of invasive species from the reduced buffers for replacement with native plant species. The plants species selected consist of a mix of evergreen plants to provide year-round vegetation coverage with a few deciduous plants sprinkled amongst the evergreen huckleberry, Oregon grape, and sword ferns. The terrain along the wetland and stream buffer will remain and provide an additional measure of protection for the critical areas

The entire building area is composed of overlapping wetland and stream buffers so there are no areas available where an onsite septic can be constructed outside of critical area buffers. The installation of the transport line will require vegetation and soil removal impacts and restoration is proposed following installation. Restoration will include replacement of the removed soils back into the trench after the transport line is placed followed by plant installation to recover the removed vegetation.

KCC 22.400.110 Mitigation

2. Application of the mitigation sequence shall achieve no net loss of ecological functions for each new development and shall not result in required mitigation in excess of that necessary to assure that development will result in no net loss of shoreline

ecological functions and not have a significant adverse impact on other functions fostered by the policy of the Act or this program.

Staff Response: The project will achieve no net loss by complying with the mitigation plan in the No Net Loss report.

KCC 19.400.410 General requirements.

A. Any development activity or action requiring a project permit or any clearing within an erosion or landslide area shall:

Staff Response: Applicant provided a Geotechnical report assessing slope stability identifying potential landslides and erosion. The geotechnical report complies with requirements, proposes BMPs and minimizes erosion. Report by Envirotech Engineering May 11, 2022. Development must comply with the conditions in this report.

KCC 19.400.435 Development standards.

A. Erosion and Landslide Hazard Development Standards.

Staff Response: The applicant provided a geotechnical report from Envirotech Engineering, from May 11, 2022, with a detailed analysis on the following items:

Slope Stability: "Based on the slope stability analysis, unacceptable factors of safety could be present on and near the critical slope, but do not reflect conditions where development is expected to occur. For this project, at the location of the proposed development, minimum factor of safeties for static and dynamic conditions were estimated to be at least 1.5 and 1.1, respectively."

Erosion: "It is our opinion that minor erosion control recommendations provided in this report is sufficient for the development of this project, and additional engineered erosion control plans are not required."

Shoreline Recession: "Based on available information, we conclude that the past shoreline recession for this project is less than 10 ft in 50 years."

Seismic Considerations: "There are no known faults beneath this project. The nearest Class 'A' or Class 'B' fault to this property is the Seattle Fault Zone, which is approximately 1.5 miles to the north of this project. This information is based on the USGS Quaternary Fault and Fold Database for the United States."

Liquefaction: "The potential for liquefaction is believed to be low for this project. ... No significant saturated sand stratifications are anticipated to be within the upper 50 ft of the subsoil for this project."

Landslide: “Based on the proximity and severity of mapped delineations with respect to the proposed development, results of the aforesaid slope stability analysis, observed surface conditions, and other pertinent information, it is our opinion that the proposed development may occur in accordance with the recommendations in this geotechnical report.”

Lateral Earth Pressures: “Retaining walls may be utilized for this project. The lateral earth pressures exerted through the backfill of a retaining wall are dependent upon several factors including height of retained soil behind the wall, type of soil that is retained, degree of backfill compaction, slope of backfill, surcharges, hydrostatic pressures, earthquake pressures, and the direction and distance that the top of the wall moves. A structural or geotechnical professional should design retaining walls based on specific conditions.”

On-Site and Off-Site Impacts: “From a geotechnical position, it is Envirotech’s opinion that the subject property and adjacent properties to the proposed development should not be significantly impacted if all recommendations in this report are followed. This opinion is based on the expected site development, existing topography, existing nearby development, land cover, and adhering to the recommendations presented in this report.”

KCC 22.400.105 Proposed Development

A. Location.

New development shall be located and designed to not need shoreline stabilization.

Staff Comment: The proposed development will be entirely above Ordinary High Water and will be designed per the recommendations of the Designer. Due to the physical lot constraints, the project has been planned in the most appropriate location between the stream and wetland buffers and outside of the standard Shoreline buffer and setback.

- 1. New development will not need maintenance dredging*
- 2. New development will not need shoreline stabilization*
- 3. The new development has been sited to not need shoreline stabilization*
- 4. The new development is set back sufficiently from steep slopes so it will not need shoreline stabilization*

KCC 22.400.115 Critical Areas

A. Incorporation of Title 19. The following sections of Title 19, Critical Areas Ordinance, adopted June 28, 2021, are incorporated herein by this reference, and provided in

Chapter 22.800, Appendix E, for reference purposes only, except as supplemented or modified under subsections (B) through (F) of this section:

Staff Response: Critical Area analysis performed under 19.200.220, 19.2100.230, 19.300.310 and 19.300.315.

KCC 22.400.120 Vegetation Conservation Buffers

The associated vegetation conservation buffer standards for this proposal are analyzed under the Shoreline Residential buffer criteria in 22.400.120.B.1.b requiring an 85-foot standard buffer and 15' building setback.

Staff Response: Proposal meets the buffers and setbacks. SE Southworth Drive bisecting the lot, creates a buffer break from the shoreline, and the development located opposite the roadway.

KCC 22.400.125 Water Quality and Quantity

New development shall provide stormwater management facilities designed, constructed and maintained in accordance with the current stormwater management standards in Title 12. An SDAP shall also be required for impervious surface creation in areas of the shoreline mapped as critical drainage areas and those meeting minimum critical drainage area criteria, defined in Title 12.

Staff Response: The project as proposed has been reviewed under KCC Title 12 and will require further review and approval under the associated Building Permit. Stormwater is proposed to be controlled through dispersion methods. The proposal is considered a small site, which will require an engineered design. The design concepts have been reviewed and approved. A Hydraulic Project Approval (HPA) will not be required from the Washington State Department of Fish and Wildlife and there is no proposed outfall, nor direct impacts.

KCC 22.400.130 Historic, Archaeological, Cultural, Scientific and Ed. Resources

This section applies to archaeological and historic resources either recorded by the Department of Archaeology and Historic Preservation, local jurisdictions or applicable tribal databases or predictive models. HASCE sites shall comply with Kitsap County Contract KC 442-07 (Agreement with Department of Archaeology and Historic Preservation), Chapter 25-48 WAC (Archaeological Excavation and Removal Permit), Chapter 27.44 RCW (Indian Graves and Records), and Chapter 27.53 RCW (Archaeological Sites and Resources).

Staff Response: There were no comments provided by the Tribes related to cultural resources. A condition of approval has been added that Kitsap County DCD, the Washington State Staff Office of Archaeology and Historic Preservation, and the affected tribes must be notified if archaeological resources are uncovered during excavation.

KCC 22.400.135 View Blockage

In order to protect water views, all principal buildings, and all additions to a principal building, shall be located to maintain the minimum shoreline structure setback line. All such buildings must also be designed not to significantly impact views from principal buildings on adjoining and neighboring property or properties including reconstruction of existing principal buildings allowed per Section 22.400.100(B). The shoreline structure setback line for the purpose of this subsection is based on the location of the principal building(s) at the time of a permit for a new principal building.

Staff Response: The properties to the north and south are developed with single-family homes. This parcel is subject to the view blockage requirements of KCC 22.400.135.A.3. The planned development is located landward of the neighboring view line to the south, and site obscuring trees and vegetation block the neighboring view line to the north. As proposed, there are no view impacts from the development related to the view line.

KCC 22.400.140 Bulk and Dimension Standards

The standards in Table 22.400.140(A) shall apply to all shoreline use and development activities except where specifically modified in this master program. Where there is a conflict with other county codes, the more restrictive standards shall apply.

Staff Response: The proposed residence meets the criteria under this code.

KCC 22.500.100(E)4 Shoreline Variance Criteria

The purpose of a variance permit is strictly limited to granting relief from specific bulk, dimensional, or performance standards (not uses) set forth in this program where there are extraordinary or unique circumstances relating to the property such that the strict implementation of this master program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020. Variance permits for development that will be located landward of the OHWM, except within those areas designated as marshes, bogs, or swamps pursuant to Chapter 173-22 WAC, may be authorized.

- a. That the strict application of the bulk, dimensional or performance standards set forth in Chapters 22.400 and 22.600 precludes, or significantly interferes with, reasonable use of the property;

Staff Response: The property is significantly constrained by critical areas and buffers to the extent that there are no areas for development outside any of the buffers. The administrative reductions allowed by the Kitsap County Code (Type I variance) do not relieve the property of buffer constraints nor does the reduction allowed through a Type II variance so the project must proceed through the Type III variance process to allow onsite construction.

b. That the hardship described in subsection (E)(1) of this section is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of this program, and, for example, not from deed restrictions or from the actions of the applicant or a predecessor in title;

Staff Response: The variance request is due to the existing non-conforming property dimensions, an existing stream, and multiple wetlands. Many lots in this area as well as the subject parcel were established before adoption of the Shoreline Management Program and are not large enough to accommodate the current buffers.

c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this program, will not cause net loss to shoreline ecological functions and does not conflict with existing water-dependent uses;

Staff Response: The zoning of this property and properties nearby are Rural Residential, and the parcel acreage is similar to adjacent properties. The zoning designation and Comprehensive Plan encourage low-density residential development in this zone, but the site is constrained by shoreline regulations and critical area buffers. The development is consistent with the zoning designation and impacts to the shoreline will be mitigated to ensure no net loss to shoreline ecological functions. The proposal will not conflict with any water dependent uses.

d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;

Staff Response: Neighboring parcels are zoned residential and are mostly developed with single-family residences larger than the SFR in this proposal.

e. That the variance requested is the minimum necessary to afford relief; and

Staff Response: Impacts to the critical areas and shoreline have been minimized by proposing the septic system Drainfield off-site and by proposing a modestly sized house and ADU with attached garage with a footprint of 1,201 sf. The scope of the proposal has also been reduced from the initial application to reduce the footprint, including parking apron and entrance.

Total impacted area is 3,077 sf limiting impact to 12.4 % of the site. Vegetation will be retained within the buffer and any vegetation disturbed outside the construction area will be restored. The location of the house and driveway are restricted due to the location of the existing wetlands, streams and their associated buffers along with building setbacks, existing state highway and property width and depth. The project will

also minimize impacts by utilizing best management practices (BMP's), including features such as silt fences to prevent sediments from washing into the shoreline, wetland and streams during construction.

f. That the public interest will suffer no substantial detrimental effect.

Staff Response: The surrounding lots are almost fully developed with single-family homes similar in character to the proposed home. The proposed development retains the residential designation to the shoreline environment.

j. Access, Traffic and Roads

No adverse impacts to traffic or roads are likely. Access to the parcel is by way of a private driveway off of SE Southworth Dr.

k. Fire Safety

Not applicable to this review. Fire review will be completed with the associated building permit.

l. Solid Waste

No comments.

m. Water/Sewer

The property water supply will be provided by Manchester Water. The site is outside of the service area for Kitsap County Public Works Sewer Utility Division. Kitsap Public Health District approved the proposed onsite sewage system.

n. Kitsap Public Health District

The proposed septic system will sufficiently serve the SFR and ADU.

11. Review Authority

The Hearing Examiner shall provide a recommendation to Ecology, the review authority for this Shoreline Variance application under KCC, Section 21.04.100, 22.500.100, and Washington Administrative Code (WAC) 173-27-200. The Hearing Examiner may recommend approval, approval with conditions, or deny a Shoreline Variance (SVAR) and Shoreline Substantial Development Permit (SSDP). 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. No approval shall be considered final until it has been acted upon by Ecology (KCC 22.500.100(E)).

12. Findings

1. The proposal is consistent with the Comprehensive Plan.

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

13. Recommendation

Based upon the analysis above and the decision criteria found in KCC 17.560.010.A and 22.500.100(E), the Department of Community Development recommends that the Type III Shoreline Variance and Shoreline Substantial Development permit request for the DALEY Single-Family Residence with attached ADU (Additional Dwelling Unit) be **approved**, subject to the following conditions:

a. Planning/Zoning

1. The applicants shall file a Notice to Title which states the garages shall be used for parking only.
2. The project shall meet the required zoning setbacks of 20' from the front (North) and 5 ft from the sides (East and West). Critical area and shoreline setbacks shall preside over zoning setbacks except for the eastern zoning setback.
3. All required permits shall be obtained prior to commencement of land clearing and construction.
4. 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 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.
5. The decision set forth herein is based upon representations made and exhibits contained in the project application Permit #24-01857 and 25-00205. 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 and Washington Department of Ecology.

b. Development Engineering (Check on this)

6. 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.
7. A Hydraulic Project Approval (HPA) permit may be required for work below the ordinary high water mark or associated with the pipe over the stream. Prior to building permit 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.
8. 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.
9. 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

10. Construction techniques shall implement best management practices to ensure protection of the shoreline, its associated buffer, and local water quality. Such best management practices shall include protective silt fencing, protective orange construction fencing along defined work areas, working during periods of limited rainfall or potential for adverse erosion, and seeding of exposed soils as needed to prevent adverse erosion
11. The project is required to follow the mitigation and monitoring plan as provided in the Critical Area Report and No Net Loss Report (Ecological Land Services, Revised January 15, 2026). The habitat biologist shall flag the buffer location prior to start of construction. An as-built report of the mitigation from the biologist is required prior to final inspection of building permit.
12. A maintenance and monitoring permit is required after compliance with the mitigation plan is confirmed. The owner is responsible for maintenance of the planting area for 5 years, including removal of invasive plant species, reinstalling failed plantings, and irrigation. Monitoring shall occur for 5 years, with reports submitted to KCDLDC by December 31 of each monitored year.
13. The vegetated buffer and additional building setback, as well as additional habitat features as depicted in the approved Wetland and Stream Mitigation Plan and No

- Net Loss Report, contained in the Critical Area Report shall be maintained. No additional clearing, structures, storage, or debris is permitted within the buffer or below Ordinary High Water without additional review and permitting by Kitsap County Department of Community Development, and state permits as necessary
14. Upon final permit issuance, all construction for the project must commence within two years and be completed within five years. A one-time, one-year extension is available but only if requested on or before ninety days of original permit expiration. No exceptions are allowed unless provided for by law
 15. Subject to the conditions of the Geotechnical report, submitted by Envirotech dated 10/22/2024 and amended on 07/21/2025 associated with this permit and on file at the Department of Community Development.
 16. Prior to occupancy, the common boundary between the STREAM and WETLAND buffers and the adjacent land shall be permanently identified with critical area buffers signs. Critical Area Ordinance (CAO) signs shall be placed along the designated boundary spaced approximately 50-feet apart, visual from sign to sign. Signs must be attached to existing trees with diameter breast height greater than 4 inches. Alternative methods include 4x4 posts, metal posts or split rail fencing. Signs are provided at issuance and installation of the signs is required prior to final inspection and Certificate of Occupancy (CO).

d. Traffic and Roads

17. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process, or Building Permit process, if a SDAP is not required. The need for and scope of bonding will be determined at that time.

e. Fire Safety

None at this time. Fire Safety will be reviewed with the building permit application.

f. Solid Waste

None at this time

g. Kitsap Public Health District

18. An approved Building Site Application (BSA) from Kitsap Public Health shall be provided with the DCD building permit application.

Report prepared by:

Keith Hafner

Keith Hafner, Staff Planner / Project Lead

April 7, 2026

Date

Report approved by:

Darren Gurnee

Darren Gurnee, Current Planning Supervisor

4/20/2026

Date

Attachments:

Attachment A – Site Plan

Attachment B – Zoning Map

Attachment C –Critical Areas Map (with Topo)

Attachment D – Shoreline Jurisdiction Map

Attachment E – 2017 Ecology Shoreline Imagery

Attachment F - 2024 LIDAR (Gen features in parcel search w/ 2024 shaded relief)

CC: Applicant/Owner: Paul and Cathy Daley, pcd@olympen.com

Authorized Agent: Joanne Bartlett, joanne@eco-land.com

Architect: David Fall, Davef@buildingart.com

Interested Parties: None

Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26

DCD Staff Planner: Keith Hafner

DCD Planning Supervisor: Darren Gurnee

Attachment B: Zoning Map

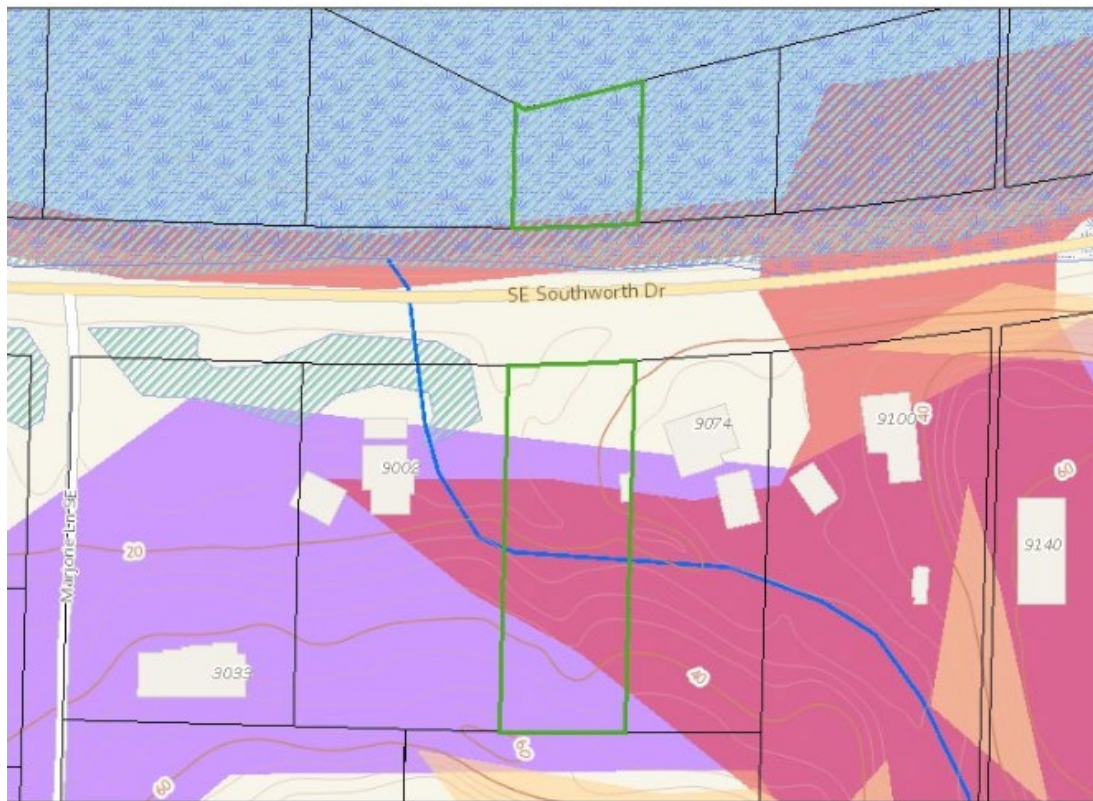


** This map is not a substitute for field survey ** Map Scale: 1 inch = 100 feet

Kitsap County Zoning Designations	
RURAL	COMMERCIAL
RR - Rural Residential (1 DU/5 Ac)	BC - Business Center
Mineral Resource/Rural Residential	BP - Business Park
RP - Rural Protection (1 DU/10 Ac)	IND - Industrial
Mineral Resource/Rural Protection	Mineral Resource/Industrial
RW - Rural Wooded (1 DU/20 Ac)	Commercial (19-80 DU/Ac)
Mineral Resource/Rural Wooded	Regional Center (19 DU/Ac - No Max)
FRL - Forest Resource Lands (1 DU/40 Ac)	NC - Neighborhood Commercial (10-30 DU/Ac)
	Mineral Resource/Neighborhood Commercial
	Low Intensity Commercial (10-30 DU/Ac)
	RCO - Rural Commercial
	REC - Rural Employment Center
	RI - Rural Industrial
	Mineral Resource/Rural Industrial
	TTEC - Twelve Trees Employment Center
	Mineral Resource/Twelve Trees Employment Center
	URBAN
	Greenbelt (1-4 DU/Ac)
	UCR - Urban Cluster Residential (5-9 DU/Ac)
	UR - Urban Restricted (1-5 DU/Ac)
	Mineral Resource/Urban Restricted
	UL - Urban Low Residential (5-9 DU/Ac)
	Mineral Resource/Urban Low Residential
	Urban Medium Residential (10-30 DU/Ac)
	Urban High Residential (10-80 DU/Ac)
	Urban Village Center (min 10 DU/Ac)
	KEYPORT VILLAGE
	KVC - Keyport Village Commercial
	KVLR - Keyport Village Low Residential
	KVR - Keyport Village Residential
	MANCHESTER VILLAGE
	MVC - Manchester Village Commercial
	MVLR - Manchester Village Low Residential
	MVR - Manchester Village Residential
	RURAL HISTORIC TOWN
	RHTC - Rural Historic Town Commercial
	RHTR - Rural Historic Town Residential
	RHTW - Rural Historic Town Waterfront
	SUQUAMISH VILLAGE
	SVC - Suquamish Village Commercial
	SVLR - Suquamish Village Low Residential
	SVR - Suquamish Village Residential
	OTHER
	Park
	CITY - Incorporated City
	ML - Military
	P - Park (Kitsap County)
	T - Tribal Land
	Lake
	Salt Water
	INDUSTRIAL
	LI - Light Industrial
	CITY OF POULSBORO
	RL - Residential Low

Comments Parcel No: 342402 4-010-2006 TaxPayer: DALEY PAUL C & CATHY M Site Address: NO ADDRESS FOUND

Attachment C: Critical Areas Map



** This map is not a substitute for field survey ** Map Scale: 1 inch = 100 feet

Legend

- Tax Parcels Outlines
- Building Footprints
- Watercourse - DNR and Wildfish Conservancy**
 - (S) Designated Shoreline of the State
 - (F) Fish Habitat
 - (N) Non-fish Habitat
 - (U) Unknown, unmodeled hydrographic feature
- Waterbodies**
 - Includes DNR NWI and Surveyed Wetlands
 - DNR NWI Surveyed Wetlands
- FEMA Flood Hazard Areas**
 - 100 Year Floodplain
 - Storm Induced Velocity Wave Hazard
- No Channel as depicted by DNR**
 - No Channel as depicted by DNR
- Hydric Soils**
 - Potential Wetlands
- Seismic High Hazard Area**
 - High
- Landslide Hazard areas**
 - High
 - Moderate
- Erosion Hazard Area**
 - High
 - Moderate
- Seismic Moderate Hazard Area**
 - Moderate

Comments Parcel No: 342402-4-010-2006 TaxPayer: DALEY PAUL C & CATHY M Site Address: NO ADDRESS FOUND

Kitsap Co. Parcel Search Application



Printed April 7, 2020

Attachment D: Shoreline Jurisdiction Map



Legend

- Tax Parcels Outlines
- Building Footprints
- Watercourse - DNR and Wildfish Conservancy**
- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature
- × × No Channel as depicted by DNR
- Shoreline Master Plan Environmental Designations 2014**
- Natural
- Rural Conservancy
- Shoreline Residential
- Urban Conservancy
- High Intensity
- Aquatic

Comments Parcel No: 342402-4-010-2006 TaxPayer: DALEY PAUL C & CATHY M SiteAddress: NO ADDRESS FOUND

Kissap Co. Parcel Search Application

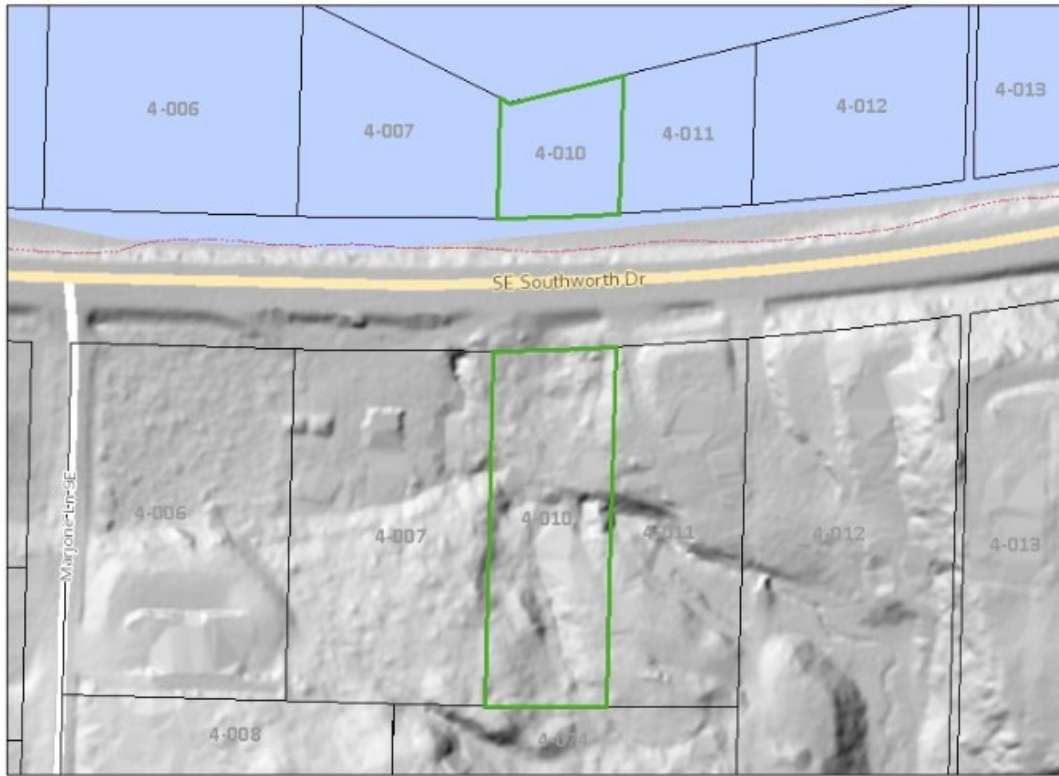


Printed April 7, 2020

Attachment E: 2017 Ecology Photo



Attachment F: 2024 LIDAR



- Legend**
- Tax Parcels Outlines
 - Military Area
 - City Area
 - Reservation Area
 - Urban Growth Area**
 - Urban Growth Area

Comments Parcel No: 342402-4-010-2006 TaxPayer: DALEY PAUL C & CATHY M SiteAddress: NO ADDRESS FOUND

Kitsap Co. Parcel Search Application
Printed April 7, 2025

