



Rafe Wysham  
Director

## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

*To enable the development of quality, affordable, structurally safe and environmentally sound communities.*

### Notice of Public Hearing Before the Kitsap County Hearing Examiner

Publication Date:	12/24/2025
Hearing Date:	1/8/2026
Hearing Location:	Conducted in <b>hybrid</b> format, accessible via *weblink, dial-in number <b>OR</b> in-person at the <b>Board of County Commissioners' Chambers</b> 619 Division Street, Port Orchard, WA <b>*See below for details on weblink/dial-in information</b>
Hearing Time:	Hearings begin at <b>9:00 A.M.</b> For start times of specific agenda items, please contact DCD's Staff Planner for an estimate.

#### AGENDA ITEM (A)

**24-03495: MORGAN-PHELPS - Performance Based Development for 7 Units (PBD)**

**25-02182 MORGAN-PHELPS - Short Plat Amendment to Change 3 Duplex Lots to Zero Lot Line Lots (2x6) (P SP AMEND)**

**Project Description:** The project has Preliminary Short Plat approval as permit 20-00680. Construction of the Short Plat infrastructure is also approved as SDAP 21-01593. This proposed PBD application does not materially change the previous permit approvals except to change Lots A, B, & C from duplex lots to zero lot line townhomes. Splitting Lots A, B, & C results in lots that range from 3,664-sf to 3,814 SF. The original Lot D is a flag pole lot and will remain unchanged by this proposal. Density calculations result in 3-10 residential units for the property. The project will provide seven units. Each parcel will contain 2 parking spaces in the driveway, there will be at least 0.5 parking spaces per parcel by providing parallel parking along Bunker Street. A recreational lot is provided. The concept is a grassy play field with picnic table and separation landscaping. The recreational tract is 2,813-sf and equals 6% of the total parcel size. The two open space lots equal 14,031-sf and account for 30% of the total parcel size. There are no new streets proposed, public or private. Driveways will access directly to Bunker Street, which is a Kitsap County road with a "Local Access" classification. Frontage improvements are proposed for Bunker Street and include widening for additional parking, with curb, gutter, and sidewalk. Frontage improvements proposed for Vena Street consist of the addition of a sidewalk. Bunker Street meets fire code criteria for lane-width and grade in its existing condition. There is an existing fire hydrant on the west side of Bunker Street, across from the project parcel. The parcel is within the Tracyton area of Central Kitsap. The parcel size is 1.07 acres, (1.06 acres per records). Zoning is Urban Low. The parcel is within the Urban Growth Area. There are no critical areas on the parcel, or within 200'. Public water is available (City of Bremerton), public sewer is not available. All parcels will be on septic systems, the drainfields will be arranged on a separate tract. The septic system will not be a community system, each parcel will have designated areas within the drainfield tracts. Stormwater mitigation will be provided by infiltration pits and bio-retention cells.

**Project Location:** Nearest Intersection: Bunker St NW & NW Vena St; Central Kitsap; Parcel Number: 352501-3-073-2001

**Applicant/Owner of Record:** Ross Morgan & Dan Phelps, Bremerton WA

THIS PROJECT IS SEPA EXEMPT UNDER KCC 18.04 STATE ENVIRONMENTAL POLICY ACT.

**The Kitsap County Hearing Examiner holds hearings in a remote/hybrid format.** The Hearing Examiner, applicant(s), staff, interested parties and the public may link into the hearing through video conference, or telephonically through a call-in number. **All interested persons are welcome to attend this hearing either remotely, or in person at the listed address.**

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

DCD strongly encourages submitting any comments, in writing, using the Interested Party Comment form at <https://kcowa.us/IPComments>. These comments will be provided to the Hearing Examiner and DCD for consideration and included as part of the official record. Public comments may be submitted beginning 12/24/2025 until 12/31/2025 by 12:00pm for inclusion in the staff report. Comments submitted after this deadline may be presented at the hearing for inclusion in the record.

The proposal concerns you either: 1) because your property is located within the notification radius required by code for this project, **OR** 2) you have requested to be an interested party in this matter and receive these notices.

Staff recommends approval or denial, along with any proposed conditions to be placed on the project. After the Staff Report is issued, you may obtain a copy by contacting DCD. If you have any questions regarding the Hearing, to view the project file or become an interested party, please call (360) 337-5777 or e-mail [Help@Kitsap1.com](mailto:Help@Kitsap1.com).

Clerk of the Hearing Examiner

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

CC:

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Engineer: Michael Wnek with WNEK ENGINEERING, [wnekeng@gmail.com](mailto:wnekeng@gmail.com)

DSE

Interested Parties: Bill & Cheri Snell, [bsnell10@comcast.net](mailto:bsnell10@comcast.net); Marilyn Winterowd, [mwinterowd@aol.com](mailto:mwinterowd@aol.com); John Tschida, [sheetah13@comcast.net](mailto:sheetah13@comcast.net); Johnny Rodriguez, [jxrod75@aol.com](mailto:jxrod75@aol.com)

Adjacent Property Owners within 800' radius