Kitsap County Department of Community Development

Hearing Examiner
REVISED Staff Report and Recommendation

REVISED
Report Date: 11/05/2026
Hearing Date: 11/19/2026

Application Submittal Date: 10/04/2025

Application Complete Date: 01/22/2026

Project Name:
CHO - Zoning Variance for Constructing Single Family Home
Type of Application: ZVAR-HE
Permit Number: 24-04541

Project Location:
3094 Sonat Place NW
Bremerton, WA 98312
Commissioner District #1

Assessor's Account #:
082401-1-052-1006

Applicant/Owner of Record:
Cho Dong Woo & Jinyoung Kim
2881 Timberline Drive
Eugene, OR 97405-2981

Recommendation Summary:
Denied subject to conditions listed under section 13 of this report

Vicinity Map:



1. **Background**
   A Short Plat #1085 circa 1977, and alteration in 2012 under Short Plat Revision 1085R1, created the parcel and resulted in its current configuration. The alteration updated an easement for access to the subject property. This 0.82-acre parcel is less than the 5-acre minimum parcel size for the Rural Residential (RR) zoning designation. Kitsap County GIS indicates erosion hazard areas on the entire parcel. Parcels with a Rural Wooded (RW) zoning designation exist immediately east and south of the parcel, which requires a 100-foot setback when constructing a single-family residence.

2. **Project Request:**

The applicant is requesting to reduce the building setback from 100 ft to 20 ft (80% reduction) to construct a single-family residence (SFR).

3. SEPA (State Environmental Policy Act):

Pursuant to Washington Administrative Code 197-11-800, the proposal is exempt from SEPA.

4. Physical Characteristics:

The rectangular 0.82- acre lot measures approximately 214 ft (north–south) by 168 ft (east–west) and descends southwesterly at an average 20 % slope with localized variations ranging from 12% to 27% and with approximately 60 feet of elevation change.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Residential Zone: Rural Residential	Standard	Proposed
Minimum Density	1 Dwelling unit per 5 Acre	1 Dwelling Unit
Maximum Density	1 Dwelling unit per 5 Acre	
Minimum Lot Size	5 Acre	.82 Acre
Maximum Lot Size	NA	NA
Minimum Lot Width	140 Feet	164 Feet
Minimum Lot Depth	140 Feet	214 Feet
Maximum Height	35 feet	2 stories, <35 feet
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Applicable footnotes:
17.420.060.(A)(29)
One-hundred-foot setback required for single-family buildings abutting FRL or RW zones.

Staff Comment: Development of a single family residence requires compliance with the 100 ft setback. The applicant is requesting an 80% reduction to the setback to 20 ft. This variance must comply with the variance criteria.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (West)	50 Feet	110 Feet
Side (North)	20 Feet	150 Feet
Side (South)	100 Feet *Abuts Rural Wooded Zone 17.420.060.(A)(29)	20 Feet

	One-hundred-foot setback required for single-family buildings abutting FRL or RW zones.	
Rear (East)	100 Feet *Abuts Rural Wooded Zone 17.420.060.(A)(29) One-hundred-foot setback required for single-family buildings abutting FRL or RW zones.	20 Feet

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Undeveloped	Rural Residential (RR)
South	Undeveloped	Rural Wooded (RW)
East	Undeveloped	Rural Wooded (RW)
West	Undeveloped	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	Central Kitsap Fire & Rescue
School	Central Kitsap School District #401

5. **Access:**
   Private easements connect the parcel to Sonata Pl NW, a County maintained right of way, which provides direct access to the parcel.

6. **Site Design**
   The proposed 2-storey home with attached garage (44 ft by 54 ft) is proposed in the Southeast corner of the lot. The footprint is 44 feet by 54 feet. A septic Drainfield and reserve area exists west and north of the proposed development, located primarily in the front setback.

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 received the application prior to the 2024 Comprehensive Plan Update. Kitsap County Comprehensive Plan adopted June 30, 2016 with annual updates through April 2020. 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 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.

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.

Housing Human Serviced Goals and Policies

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 14
Disperse Affordable Housing opportunities throughout the County.

Staff Comment: The proposal meets most of the goals and policies, except for Land Use Policy 54. The zoning code requires the 100 ft setback adjacent to Rural Wooded zoning designations to prevent conflicts between a single family residence and forestry land uses.

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 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:

Exhibit #	Document	Dated	Date Received / Accepted
1	Staff Report	6/4/2026	
2	As-Built for Access Road	9/1/2010	1/22/2025
3	Single Family Home Construction Plans	10/28/2019	1/22/2025
4	Stormwater Intake and Drainages Drawing		1/22/2025
5	Permit Submission	10/9/2024	1/22/2025
6	Water Availability Letter	11/13/2024	1/22/2025
7	Notice of Application	4/3/2025	
8	Geotechnical Report	7/8/2025	7/10/2025
9	Septic Designer's Statement	6/26/2025	7/10/2025
10	Alternate Setback Option		1/29/2026
11	Health District Building Site Application (BSA)	2/20/2025	1/29/2026
12	Revised Site Plan		1/29/2026
13	View Easement	7/6/2010	1/29/2026
14	Notice of Public Hearing	5/27/2026	
15	Certification of Public Notice	6/2/2026	
16	Email Transmittal of Owner Supporting Documents		6/2/2026

17	Applicant's Executive Summary		6/2/2026
18	Owner Statement	6/2/2026	6/2/2026
19	Rural Residential Setback Provided By Applicant		6/2/2026
20	Rural Wooded Setback Provided by Applicant		6/2/2026
21	Alternative Minimum Variance Plan Provided by Applicant		6/2/2026
22	Applicant Response to November Information Request	11/7/2025	6/2/2026
23	Staff Presentation	6/11/2026	
24	Hearing Sign In	6/11/2026	
25	Owner Post-Hearing Statement	6/15/2026	
26	Owner Supporting Documents	6/17/2026	
27	Unofficial Hearing Transcript	6/18/2026	
28	DCD Staff Response Memo	6/24/2026	
29	DCD Staff Response Memo – Attachment A	11/27/2012	6/24/2026
30	Owner Response to DCD Staff Memo		6/25/2026
31	22-02053 Seasonal RV Permit	7/15/2022	6/25/2026
32	10-92395 SDAP Information		6/25/2026
33	Notice of Decision	6/29/2026	
34	Remand Order		8/28/2026
35	Revised Staff Report	11/5/2026	
36	Nov Info Req_01.25.26_sonata.pdf	01/25/2026	01/29/2026
37	BC permit_10.03.25	10/23/2025	01/29/2026
38	24-04541 – July Info Req Responses	09/03/2025	09/03/2025
39	Notice of Public Hearing for Remand	11/4/2026	
40	Certification of Public Notice for Remand Hearing	11/5/2026	
41	DCD Witness List and Exhibit Notice		11/5/2026
42	Remand Staff Presentation		
43	Remand Hearing Sign In		

9. Public Outreach and Comments:

There was a Notice of Application on April 3, 2025. No public comments were received.

10. Analysis:

a. Planning/Zoning

Pursuant to KCC section 21.04.100, a variance greater than 25% requires a Type III Quasi-Judicial Review (see KCC section 21.04.080). Variances must demonstrate compliance with KCC section 17.560.010.

17.560.010 Conditions for granting a variance.

A variance may be granted to any numerical standard of this title, excluding housing density, only when unusual circumstances relating to the property cause undue hardship in

the application of this title. The granting of such a variance shall be in the public interest. A variance shall be made only when all of the following conditions and facts exist:

A. There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, that were not created by the applicant and do not apply generally to other property in the same vicinity or zone;

Applicant's Response: **View Protection** The lot was developed as a view property. View are protected by a view easement (submitted as "Site Plan for View Easement" to the permit portal). This easement limits the height of structures and vegetation on adjacent lt (A) to 745 feet to preserve the view on by lot (C). Thus areas above 745 enjoy view protection. Only area on my lot above 745 feet is the southeast corner. Constructing a home elsewhere would compromise the protected view, significantly diminishing the property's value. Being a small parcel with steep terrain in remote location, the lot offers little other than view; View constitutes its primary value. Thus, view preservation strongly supports the variance request under condition B of county Code KCC 17.560.010.

Staff Response: The proposal does not meet these criteria, the proposed single family residence can be built on the parcel and meet the required setbacks. Views in rural zones, outside of shoreline property do not establish criteria for approval of variances. A septic system is a condition created by a property owner and not considered justification for a variance. Geologic hazards can justify a variance; however, the entire parcel is a geologic hazard area and the cost to add structural fill doesn't justify a variance.

In addition, The County respectfully disagrees with the Examiner's conclusion for KCC 17.560.010A, because the evidence does not demonstrate that geological issues would render development infeasible in the northwest corner. However, these concerns are more squarely addressed by KCC 17.560.010's other criteria, so the County will not seek to relitigate the "special circumstances" criterion.

B. Such variance is necessary for the preservation and enjoyment of a substantial property right or use of the applicant possessed by the owners of other properties in the same vicinity or zone;

Applicant's Response: **Special Circumstances" The "Site Plan for View Protection" indicates 20' setbacks from property boarders. This suggests that when the lot was developed and sold in 2010, RW setback rules are not full adopted or enforced. For example, a home in the same subdivision was built in 2015 without 100' setbacks from RW land. This demonstrates that the subdivision happened during a transitional period in regulatory enforcement. These circumstances make a strong case for a variance under condition A of the county code. Furthermore, the remote location ensures that the variance would not negatively impact neighboring properties or the environment.

Staff Response: ~~Kitsap Ordinance 511 on December 2, 2013 added FN 29, the 100 ft setback, to prevent conflicts with forestry operations. This setback provides an inherent protection to the residence from treefall and fire potential associated with tree removal. At the time of the creation and sale of this lot, the setback restrictions were not in place. Since this lot was not developed at the time and is under development now, it must meet current codes. Review of neighboring developed properties show parcels to the west developed with residences within the 100 ft setback; however, these were built prior to the setback. A detailed analysis of properties in this area, that abut the Rural Wooded zone, revealed the following:~~

There was an error in legislative history in the previous staff report. The correct history of Footnote 29 in reference to the need for 100' setback adjacent to Rural Wooded zone:

- *First appeared in 1998 under former KCC 17.301.030 (E) providing "Setback from Forestry use. For single-family residence, a permitter setback of not less than one hundred feet, when adjacent to land used for forestry". This provision was interpreted as applying to land zoned RW and to previous "Interim Rural Forest". The RW parcels which abut to the subject property have been zoned RW since 2003. From 1998 to 2003, those parcels were zoned IRF.*
- *County ordinance 367-2006 struck former KCC 17.301.030 (E), and introduced Footnote #29 an its 100-foot setback. This ordinance applied Footnote #29 to RW parcels but not to RR parcels.*
- *Ordinance 415-2008 applied Footnote #29 100-foot setback requirement to RR parcels as well as to other zones not pertinent here. Footnote #29 has attached to RR property since.*
- *RCW 36.70A.060 and WAC 365-190-040 (12) provides: Development in and adjacent to agricultural, forest, and mineral resource lands shall assure the continued management of these lands for natural resource production. Uses that would convert natural resource lands to other uses or would interfere with the allowed natural resource uses must be prohibited except as authorized in accessory uses under RCW 36.70A.177 or other applicable statutes.* ***Any uses adjacent to agricultural, forest, and mineral resource lands of long-term commercial significance must not interfere with their continued use for the production of agricultural, forest, or mineral products respectively****. Counties and cities should consider the adoption of right-to-farm provisions, and may also adopt measures to conserve and enhance marine aquaculture. Covenants or easements recognizing that farming, forestry, and mining activities will occur should be imposed on new development in or adjacent to agricultural, forest, or mineral resource lands. Where buffering is used it should be on land within the adjacent development unless an alternative is mutually agreed on by adjacent landowners. (emphasis added).*
- This provision was first effective in 1991. *See also* WAC 365-196-480(2)(f) ("Development regulations must assure that the planned use of lands adjacent

to natural resource lands will not interfere with the continued use, in the accustomed manner and in accordance with best management practices, of these designated lands"), and *see generally* WAC 365-196-815 (conservation of natural resource lands).

Staff reviewed neighboring parcels to track how Footnote 29 has been previously applied:

- *3058 Sonata PL NW - Permit 13-03379 for new Single-Family Residence was applied for 10/13/2013 - ~~Prior to code update and reviewed for previous setbacks~~ This application was granted in error and did not conform to the 100' setback requirement.*
- *3020 Sonata PL NW - Records show the house was built in1979 prior to code change. A new garage permit # 20-01995 was applied for originally in 2020 and revisions approved 2025, and meets 100' setback for the zone*
- *3002 Sonata Pl NW - Records show the house was built in 1991 prior to code change*
- *2946 Latte PL NW - Records show the house in 1991 Prior to code change*
- *2780 Latte PL NW - Records show house was built in 2004 prior to code change*
- *13890 Jungle CT NW - Records show the Manufactured Home was placed in 1992 prior to code change*
- *13908 Jungle CT NW - Records show the Manufactured home was placed in 1991 prior to code change*

Applicant's Response #2: The geotechnical survey confirms that the southeast corner offers the most suitable building site due to soil quality and terrain. Therefore, if the variance is approved based on the aforementioned special circumstances and the importance of view protection, further geotechnical investigation is deemed unnecessary.

Staff response: The Geotechnical report, submitted by Resolve Environmental & Geotechnical, Inc. June 26, 2022, addressed the overall site characteristics as well as the specific location preferred by the applicant for the placement of the development. The report did not substantiate the claim that the applicant states "the southeast corner offers the most suitable building site due to soil quality and terrain." Applicant was asked to provide an updated geotechnical report to show how areas outside of the setback or with less impact to the setback would be sufficient for proposed development.

An updated Geotechnical letter submitted by Wright Angle Consulting, Pllc., July 8, 2025, discussed the placement of the proposal in the NW quadrant. Concern was raised about needing large volume of compacted fill, the steeper slopes in relation to the desired design of a daylight basement home, the larger financial burden and the existing utilities on the site either needing to be moved or redesigned adding to the cost of the build

The updated geotechnical letter did not convey that the development could not be achieved in the Northwest quadrant, without requesting any type of variance, only that it may involve more engineering and potential cost for the project. These types of properties in the county are developed with regularity with additional engineering and designs that fit the landscape and within the established setbacks for the underlying zone. It appears that redesigning the proposed development and relocation is possible without requesting a variance.

C. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which property is located; and

Applicants Response: Furthermore, the remote location ensures that the variance would not negatively impact neighboring properties or the environment.

Staff response: This variance would not be materially detrimental to public welfare, except for the resident on this parcel. The hearing examiner approved variances to this setback in the past, albeit for relatively small parcels (12,000 sf) wherein development started from the minimum front setback to minimize the relief necessary, which indicates that this variance would not represent more or less detriment to the public than other requests.

D. The variance is the minimum necessary to grant relief to the applicant.

Applicant Response: Applicant Proposed an alternate setback option moving the 100-foot setback to the north and west side of the parcel, flipping the easement requirements directly opposite of required zone setbacks. The RW setback results in a 27,800 sqft natural area and a 7,296 sqft of compliant area in the northwest corner. The same size natural area can be preserved by designating an equivalent area in the southeast portion of the lot. This possibility is illustrated in a diagram “Alternate Setback Option” submitted to the permit portal. (1) One objective of RW setback rule could be setting aside a sizable natural area near RW lands. This option sets aside the same size of natural area. (2) The 100’ (47% of total length) along the eastern border provides a 164’ setback and the 100’ (61%) along the southern border provides 112’ setback. (3) This option provides an area feasible for a moderate size structure.

Staff Response: The setback from the Rural Wooded zone is intended to separate rural wooded impacts from neighboring uses. Moving the setback from the Rural Wooded zone to an interior portion of the lot does not address the underlying setback need. This is not supported by any code section and cannot be approved.

As previously stated, the site provides a buildable area which can comply with all setback requirements. KCC doesn’t allow use of views or cost of fill to justify a variance. As proposed, the development does not minimize the relief necessary.

b. Lighting
Non-project action - not analyzed as part of this proposal

c. Off-Street Parking
Off Street parking of 2 spaces is consistent with KCC 17.490.

Use Identified in 17.490.030	Standard	Number of Spaces Required	Number of Spaces Provided
Single Family	2	2	2

d. Signage
Non-project action - not analyzed as part of this proposal

e. Landscaping
No Landscaping required per the plat and KCC 17.500.010, Single-family lots are exempt from landscaping requirements

f. Frontage Improvements
Non-project action - not analyzed as part of this proposal.

g. Design Districts/Requirements
Non-project action - not analyzed as part of this proposal.

h. Development Engineering/Stormwater
Non-project action - not analyzed as part of this proposal.

i. Environmental
The parcel is mapped High Erosion Hazard Area. The applicant provided a Geotechnical report from Resolve Environmental & Geotechnical, Inc dated Jue 26, 2022 and a limited Geotechnical Assessment from Wright Angle Consulting PLLC, July 8, 2025.

The initial report from Resolve Environmental & Geotechnical, Inc assess the preferred location of the new development and noted “There was no evidence of historic sliding on the relatively mild slopes of the parcel. In the vicinity of the proposed construction area, no evidence of historical landslide/slippage, erosion rolling, sloughing, or sliding were observed. The critical hazard areas mapped on the property were observed, and no erosion or sliding were noted. No major cracks or lineations suggesting large-scale geologic problems were observed in the likely construction area of the subject parcel or in the immediate vicinity.”

Staff Response: The applicant was asked to demonstrate how placement in the Northwest corner of the parcel as an option to reduce the need for the variance, the applicant provided the Geotechnical Assessment from Wright Angle Consulting, PLLC, which did not demonstrate a need to avoid other areas of the site for safety reasons.

Wright Angle Consulting noted:

● Hydro-geologic limitations in the NWQ – Localized milder surface gradients (approximately 12– 15%) at the NWQ of the property result in retention of runoff and seasonal standing water. Suitable bearing soils in this quadrant are likely deeper due to the penetration of seasonal retained water, necessitating deeper over-excavation and structural fill to reach suitable bearing soil and avoid differential settlement, as well as significant regrading to direct runoff away from the residence.

Staff Response: The report was not definitive that development cannot be placed in the Northwest quadrant but relied heavily on existing placement requested by the applicant. In addition, these types of soil are developed with regularity in the county with appropriate design and engineering. This location is also where the reserve is located for the septic system, indicating that if development of the house cannot occur on the northwest portion, the applicant may need to move the reserve drainfield. Instead of providing the Department with this information, the applicant requested that the Department bring this proposal to the hearing examiner.

● Site layout constraints – The proposed home is a daylight-basement configuration that is placed to optimally utilize the steeper SEQ to expose a lower level and provide access to the upper-level egress with minimal additional loading to existing slopes. Its retaining walls would primarily retain stable undisturbed native glacial till. Shifting the structure to the NWQ would require, according to public topography records, a 7.5-ft cut along the lower west side and 7.5-ft fill at upper east and north sides to adjust grade for planned egress and drainage. This magnitude of fill substantially increases slope loading and, if not properly placed and compacted, will have a higher risk of failure than retaining undisturbed native glacial till.

Staff Response: Design of the development is not a basis for variance review. Redesigning the development will allow for either a modified daylight basement or other design options available based on the existing contours.

● Avoidable increased cost – Utilities are currently in place and located to service the proposed SEQ, and the electric meter is located at the RV pad, 130 ft away from the NWQ. This placement of the electric meter may not meet the National Electric code (NEC) requirement that it should be “installed at a readily accessible location” outside the building. Between relocating these services and the significant difference in necessary cut and fill between the two locations, building the residence in the NWQ would add significant cost to the Owner.

Staff Response: Increased costs are not a reviewable part of the variance criteria. Parcels with similar constraints are developed with regularity in Kitsap County with appropriate design and development standards.

● Precedent – A residence also adjoining to the south forestry parcel, permitted in 2013, was constructed with a 20-ft setback from the forestry edge under similar geologic conditions and is performing satisfactorily per publicly available data and imaging. under similar geologic conditions.

Staff Response~~: The residence noted in this response was submitted for approval prior to the code change requiring the 100-ft setback for Rural Wooded. Staff confirmed that every lot adjoining the Rural Wooded Zone in the area either was developed prior to the code change or meet current 100-ft setback requirements. This approval would be the first for the nearby residents.~~
An error or oversight does not create precedent.

j. Access, Traffic, and Roads
Not reviewed under Zoning Variance

k. Fire Safety
Fire review is not included in Zoning Variance

l. Solid Waste
Non project action – not analyzed as part of this proposal

m. Water/Sewer
Septic previously installed but reserve is in area best suited to avoid variance

n. Kitsap Public Health District
Existing septic report included

11. Review Authority:

The Hearing Examiner has review authority for this Type III Variance Permit application under KCC, Sections 21.04.080 and 21.04.100. The Hearing Examiner may approve, approve with conditions, or deny a Variance 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 not consistent with the Comprehensive Plan.
2. The proposal does not comply with requirements of KCC Title 17 and does not 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.

3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
4. The proposal is not compatible with incorporates specific features, and is contraindicated for 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 17.550.030.A, the Department of Community Development recommends that the Zoning Variance for 24-04541 Cho be **Denied**. The Department cannot recommend conditions of approval given the lack of appropriate analysis supplied for this permit.

A. Planning/Zoning
N/A
B. Development Engineering
N/A.
C. Environmental
N/A.
D. Traffic and Roads
N/A.
E. Fire Safety
N/A.
F. Solid Waste
N/A.
G. Kitsap Public Health District
N/A.

Report prepared by:

Keith Hafner — 10/19/2026
Keith Hafner Planner and Project Lead — Date

Report approved by:

Darren Gurnee — 10/19/2026
Darren Gurnee, Planning Supervisor — Date

CC:

Applicant/Owner: Dong Woo & Jinyoung Kim Cho, dwcheaux@yahoo.com

Architect: K.B. Monaco Design, kbmonaco@hotmail.com

Engineer: Swartz Engineering, kenswartz69@gmail.com;

Engineer: Kegel Engineering, kegelengineering@gmail.com

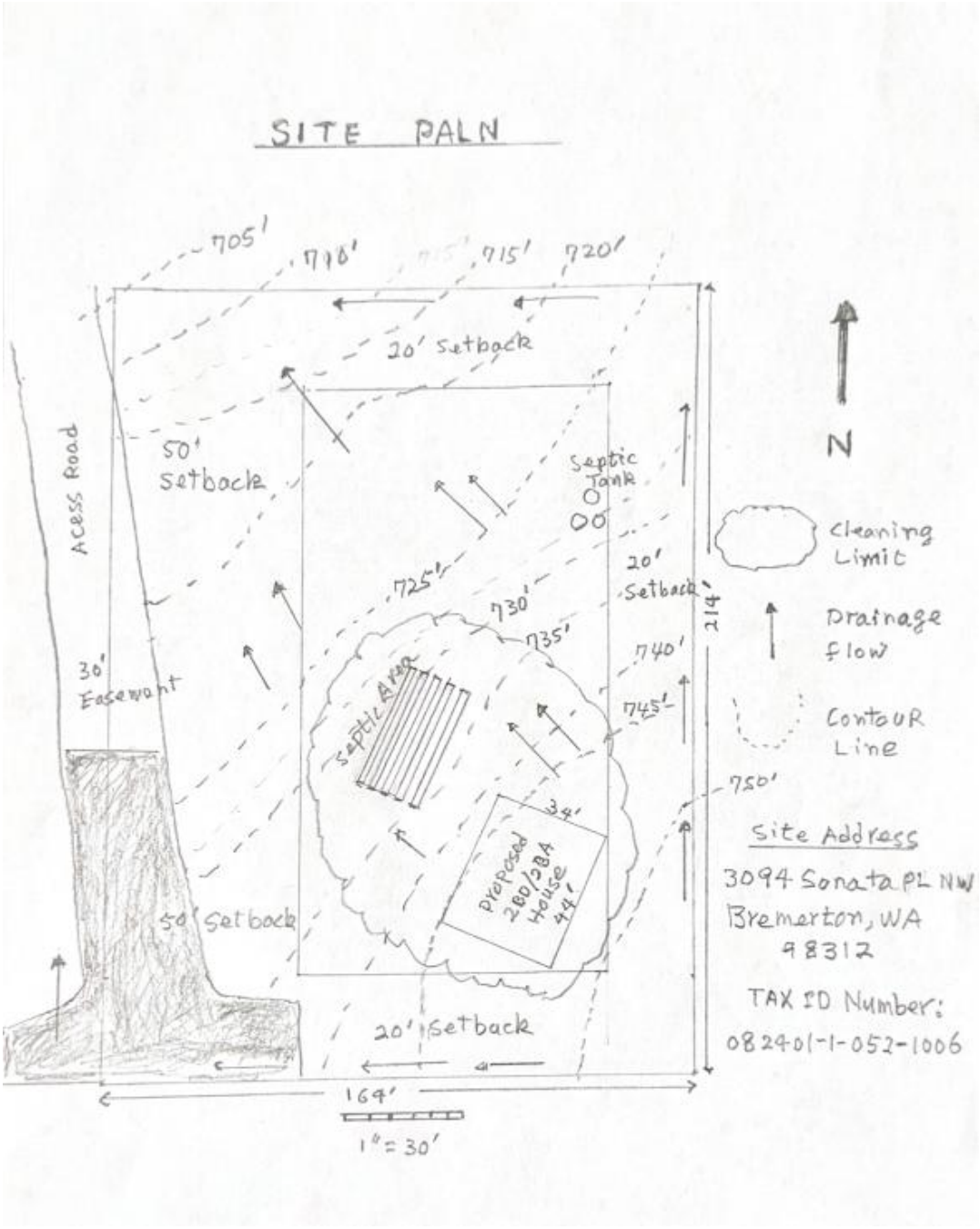
Geologist: Wright Angle Consulting, no email

Interested Parties: None

Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26

Staff Planner: Keith Hafner Site Plan

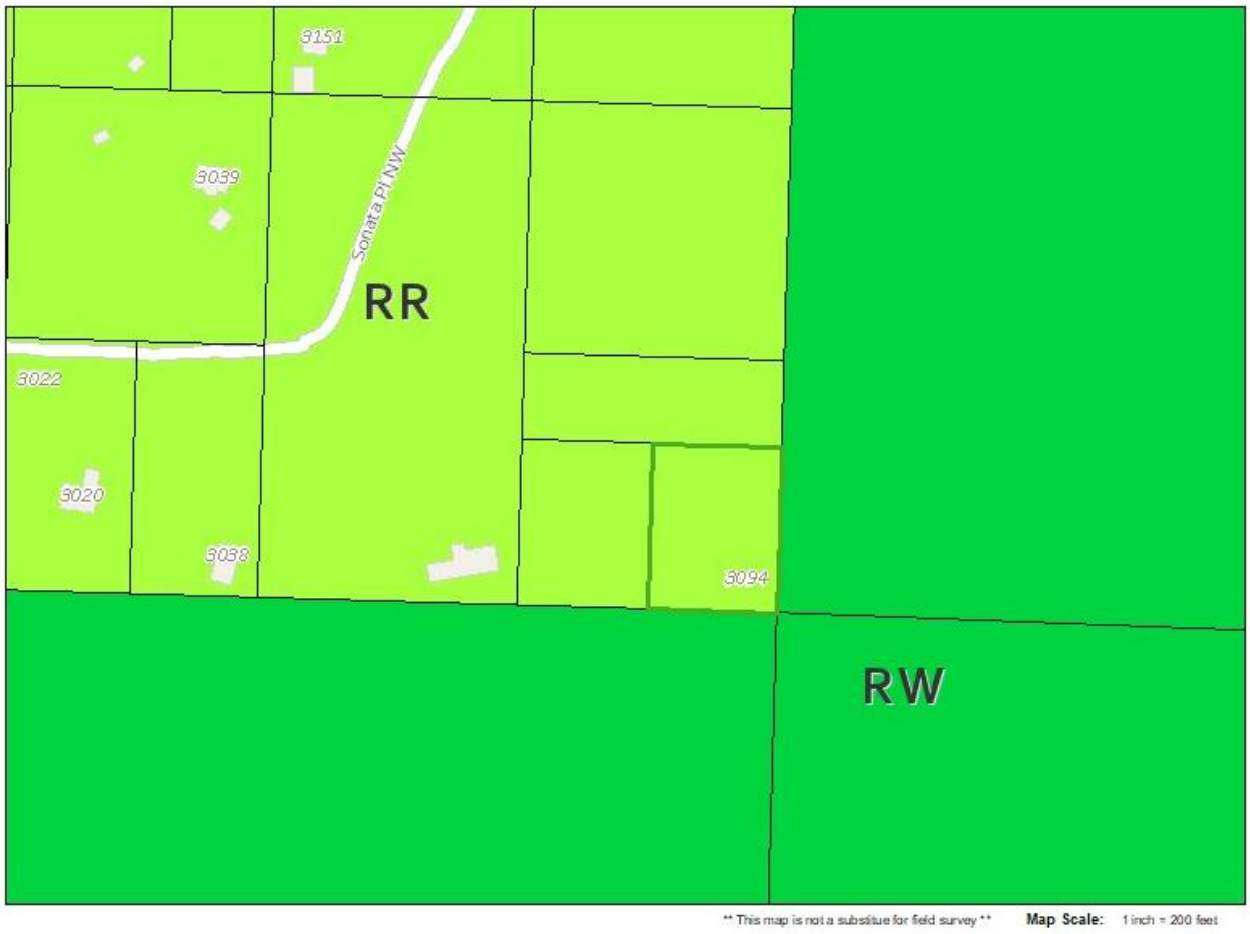


Attachment A: Existing Zoning Designation

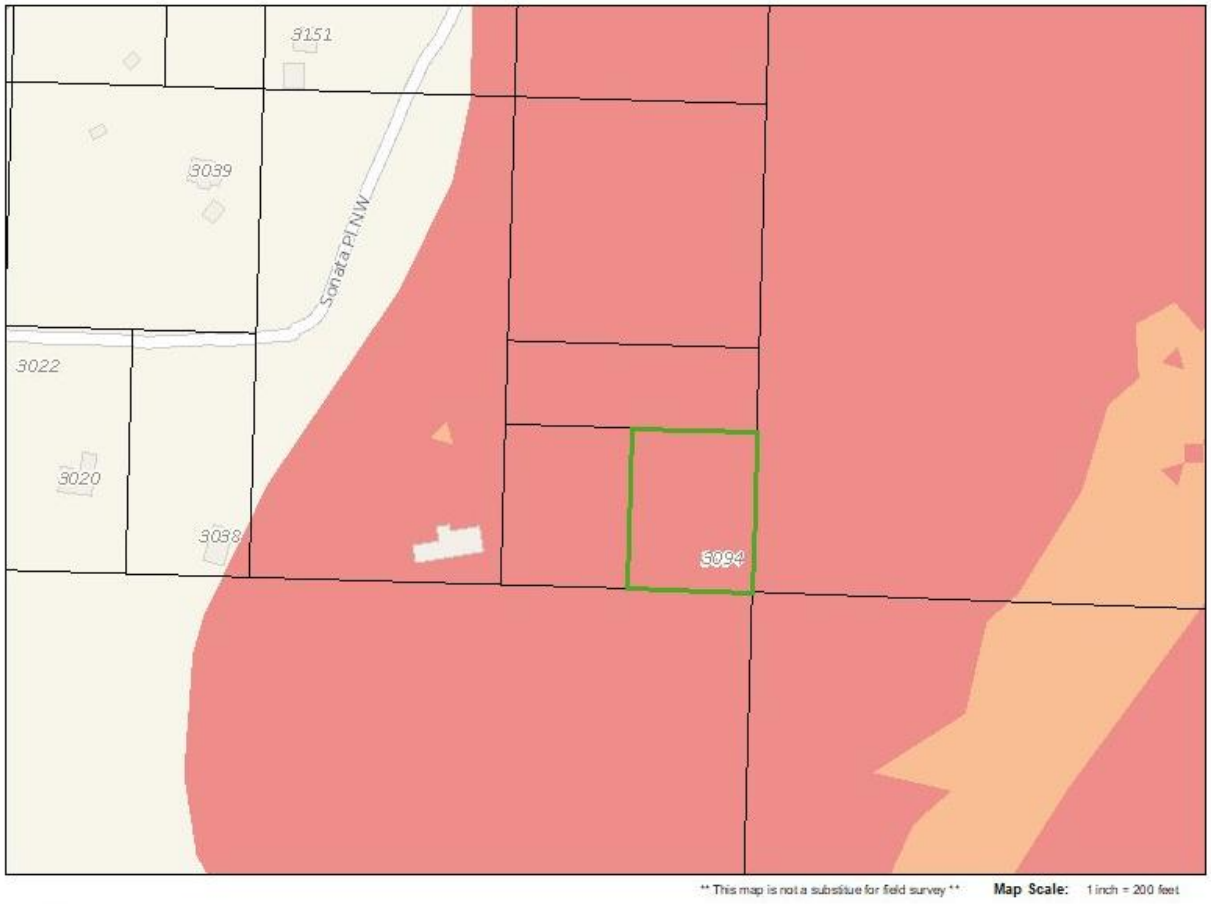
Attachment B: Critical Areas Map

Attachment C: Aerial Imagery

Attachment A: Existing Zoning Designation



Attachment B: Critical Area Map



Attachment C: Aerial Imagery



Comments Parcel No: 082401-1-052-1006 TaxPayer: CHO DONG WOO & JINYOUNG KIM Site Address: 3094 SONATA PL NW

Kitsap Co. Parcel Search Application
Printed: April 9, 2026