



## Kitsap County Department of Community Development

### Hearing Examiner Staff Report and Recommendation

**Report Date:** 8/7/2025  
**Hearing Date:** 08/14/25

**Application Submittal Date:** 01/02/2025  
**Application Complete Date:** 03/26/2025

**Project Name:** Chamberlain - Conditional Use Permit - Accessory Dwelling Unit  
**Type of Application:** Type III CUP-ADU  
**Permit Number:** 25-00093

#### Project Location

20675 Indianola Rd Ne  
Indianola, WA 98342  
County Commissioner District 1

#### Assessor's Account #

102602-3-014-2000

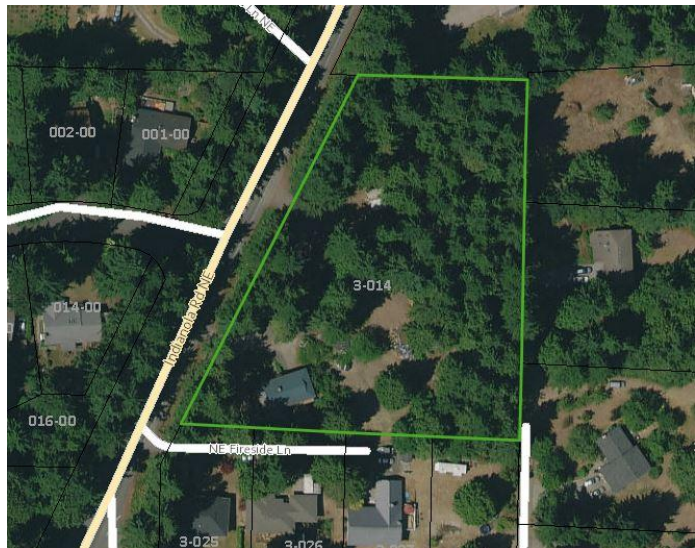
#### Applicant/Owner of Record

Corena Chamberlain  
20675 Indianola Rd Ne  
Poulsbo, WA 98370-8764

#### Recommendation Summary

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

#### VICINITY MAP



#### 1. Background

The Applicant proposes to build an 875 square foot detached Accessory Dwelling Unit (ADU) on a 2.09-acre parcel in the Rural Residential zone. The detached ADU will be 124 feet from the primary residence. Per Kitsap County Code (KCC) section 17.415.015 B.3.b, a detached ADU proposed outside of an Urban Growth Area (UGA) boundary requires a Conditional Use Permit (CUP). The project site is located outside of a UGA; therefore, a CUP approval is required.

#### 2. Project Request

The applicant seeks approval for a Conditional Use Permit (CUP) to allow the construction of a detached ADU.

#### 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 May 6, 2025. A Determination of Nonsignificance (DNS) was issued on June 20, 2025.

The SEPA appeal period expired July 7, 2025. No appeals were filed; therefore, the SEPA determination is final.

#### 4. Physical Characteristics

The parcel is an irregular polygon that is vegetated with trees and shrubs.

**Table 1 - Comprehensive Plan Designation and Zoning**

Comprehensive Plan: Rural Residential Zone: Rural Residential	Standard	Proposed
Minimum Density	NA	1 DU
Maximum Density	1 DU/5 Ac	
Minimum Lot Size	5 acres	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	140 feet	NA
Minimum Lot Depth	140 feet	NA
Maximum Height	35 feet	1 story, < 35 feet
Maximum Impervious Surface Coverage	NA	~196,240 or 64%
Maximum Lot Coverage	NA	NA

*Staff Comment:* Lot is already existing. No newly created lots within this proposal.

**Table 2 - Setback for Zoning District**

	Standard	Proposed
Front (West)	50 feet	86 feet
Side (North)	20 feet, 5' for accessory structure	151 feet
Side (South)	20 feet, 5' for accessory structure	177 feet
Rear (East)	20 feet, 5' for accessory structure	105 feet

**Table 3 - Surrounding Land Use and Zoning**

Surrounding Property	Land Use	Zoning
North	Single-family residence	Rural Residential (RR)
South	Single-family residence, Single-family residence, Single-family residence, & Undeveloped land	Rural Residential (RR)
East	Single-family residence, Single-family residence, & Undeveloped land	Rural Residential (RR)
West	Indianola Rd NE, Single-family residence, Single-family residence, & Tribal land	Rural Residential (RR) Tribal (T)

**Table 4 - Public Utilities and Services**

	Provider
Water	Kitsap PUD #1
Power	Puget Sound Energy
Sewer	NA
Police	Kitsap County Sheriff
Fire	North Kitsap Fire & Rescue
School	North Kitsap School District #400

## 5. Access

The site is accessed, at two points, from the west via Indianola Rd NW, a county-maintained road.

## 6. Site Design

The parcel is mostly trees and shrubs with a couple cleared areas of lawn and driveway. Minimal clearing and landscaping are proposed. The existing primary dwelling unit is located at the southwest corner of the parcel along with an existing garage. There is an additional existing covered parking area located centrally and approximately 30 feet to the west and 15 feet south of the proposed ADU.

## 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 December 2, 2024.

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

### *Land Use Policy 50*

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

### *Land Use Policy 51*

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

### *Land Use Policy 53*

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

## Housing, Human Services Goals and Policies

### *Housing, Human Services Policy 5*

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

### *Housing, Human Services Policy 7*

Adopt regulatory changes to allow non-traditional housing types.

*Housing, Human Services Policy 11*

Promote fair housing to ensure that all residents of Kitsap County have an equal and fair opportunity to obtain safe and sanitary housing suitable to their needs and financial resources, regardless of race, religion, gender, sexual orientation, age, national origin, family status, income, disability, or other protected class.

*Housing, Human Services Policy 12*

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

*Housing, Human Services Policy 13*

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

*Housing, Human Services Policy 14*

Disperse affordable housing opportunities throughout the County.

The County's development regulations are contained within the Kitsap County Code.

The following development regulations are most relevant to this application:

Code Reference	Subject
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Title 19	Critical Areas Ordinance
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

## 8. Documents Consulted in the Analysis

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

Exhibit #	Document	Dated	Date Received / Accepted
1	<b>STAFF REPORT</b>	08/07/2025	
2	ADU Floor Plans & Elevations	09/09/2024	03/25/2025
3	Geological Assessment	11/20/2024	03/25/2025
4	Health District Building Site Application (BSA)	12/04/2024	03/25/2025

5	SEPA Checklist	01/24/2025	03/25/2025
6	SFR Elevations		03/25/2025
7	SFR Floor Plans		03/25/2025
8	Stormwater Worksheet	01/24/2025	03/25/2025
9	Permit Submission Form	01/09/2025	03/25/2025
10	Water Availability Letter	08/22/2024	03/25/2025
11	Notice of Application	05/06/2025	
12	Revised Site Plan	11/10/2024	05/30/2025
13	Stormwater Conditions Memo	06/09/2025	
14	SEPA Determination	06/20/2025	
15	Notice of Public Hearing	07/30/2025	
16	Certification of Public Notice	08/04/2025	
17	Staff Presentation		
18	Hearing Sign In		

## 9. Public Outreach and Comments

The Notice of Application was sent out on May 6, 2025. No comments were received by the department.

## 10. Analysis

### a. Planning/Zoning

Kitsap County Code 17.415.015.B: In order to encourage the provision of affordable housing, an accessory dwelling unit (ADU), detached, located outside an urban growth area shall meet the following criteria:

1. Only one ADU shall be allowed per lot;

*Staff Comment: Only one ADU will be developed on this lot.*

2. Owner of the property must reside in either the primary residence or the ADU;

*Staff Comment: The property owner will reside in the primary residence.*

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

*Staff Comment: The primary residence is 2,080 square feet, fifty percent of which is 1,040 square feet. The ADU will be 875 square feet, which is less than fifty percent of the primary residence.*

4. The ADU shall be located within one hundred fifty feet of the primary residence or shall be the conversion of an existing detached structure (e.g., garage);

*Staff Comment: The ADU will be located approximately 124 feet from the primary residence. The distance meets this requirement.*

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

*Staff Comment: The ADU is designed to maintain the appearance of the primary residence, using similar roof style, orientation of siding, color scheme and windows.*

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

*Staff Comment: The primary and accessory structures meet the setback requirements for the Rural Residential Zone.*

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

*Staff Comment: The Kitsap County Health District approved the site for additional sewage and water supply.*

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

*Staff Comment: The ADU will not be a mobile home nor a recreational vehicle.*

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

*Staff Comment: The proposed ADU will use the same driveway entering the property that the primary residence uses. The applicant shall remove one of the two road approaches to Indianola Road to meet this requirement.*

*In addition, parking for the ADU and primary residence meet the requirements of Kitsap County Code 17.490.030 which requires 3 total spaces. Please see Table 5.*

10. An ADU is not permitted on the same lot where an accessory dwelling unit, attached (ADU-A), exists.

*Staff Comment: No other ADUs are present or proposed.*

**b. Lighting**

Lighting is not analyzed for ADU proposals.

**c. Off-Street Parking**

The parking requirement is met. Please see Table 5 below.

**Table 5 - Parking Table**

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Accessory Dwelling Unit (ADU)	<p>During subdivision, 2 per unit on site + 0.5 per unit on street or set aside; for historical lots or lots with no standing requirement, 2 per unit.</p> <p>1 additional space for accessory dwelling units or accessory living quarters.</p> <p>1 garage space may count toward this requirement for multiple car garages.</p>	2 + 1 = 3	8
Total			8

**d. Signage**

Signage is not analyzed for this permit.

**e. Landscaping**

Landscaping is not analyzed for this permit.

**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	N/A



North	NA	NA
South	NA	NA
East	NA	NA
West	NA	NA
Street Trees	NA	NA

**f. Frontage Improvements**

Frontage improvements are not required for this permit.

**g. Design Districts/Requirements**

No design/district requirements apply to this permit.

**h. Development Engineering/Stormwater**

Development Services and Engineering reviewed and accepts the concepts contained in this preliminary submittal and requires the conditions stated in Section 13 as an element of the land use approval.

**i. Environmental**

There are no critical area concerns with this parcel.

**j. Access, Traffic and Roads**

Traffic reviewed and approved the ADU with conditions stated in Section 13.

**k. Fire Safety**

Kitsap County Building and Fire Safety Division reviewed and approved the ADU with no conditions.

**l. Solid Waste**

No solid waste requirements apply to this permit.

**m. Water/Sewer**

Property is outside the service area for KCPW Sewer Utility Division.

**n. Kitsap Public Health District**

Water and Septic were approved by the Kitsap County Health District.

### 11. Review Authority

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

### 12. Findings

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
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 17.550.030.A, the Department of Community Development recommends that the CUP-ADU request for CHAMBERLAIN - Conditional Use Permit - Accessory Dwelling Unit be **approved**, subject to the following conditions:

#### a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. The accessory dwelling unit (ADU) is subject to the payment of impact fees. Impact fees must be paid at time of permit issuance, or if deferred, must be paid prior to final inspection. No certificate of occupancy will be granted until all impact fees are paid.
3. Any proposed modification (not including cosmetic work such as painting, papering and similar finish work), remodel or expansion of the accessory dwelling unit (ADU) building, regardless of whether a building permit is required, shall be reviewed by the Department of Community Development and granted approval prior to such modification, expansion, construction

- and/or issuance of a building permit.
4. Only one accessory dwelling unit (ADU) shall be permitted on the subject property.
  5. The owner of the property must reside in either the primary residence or the accessory dwelling unit (ADU) and only one of the structures may be rented at any one time.
  6. The accessory dwelling unit's (ADU) habitable area shall not exceed 50% of the primary residence or 900 square feet, whichever is smaller. The proposed size of the ADU is 875 square feet. Any future expansion of the ADU will require a building permit and would have to comply with all code requirements in place at the time of the new building permit application.
  7. The accessory dwelling unit (ADU) shall be located within 150 feet of the primary residence.
  8. The accessory dwelling unit (ADU) shall be designed to maintain the appearance of the primary residence.
  9. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
  10. No mobile home or recreational vehicle shall be allowed as an accessory dwelling unit (ADU).
  11. The accessory dwelling unit (ADU) shall use the same side street entrance as the primary residence and shall provide one additional off-street parking space. The applicant must restrict the driveway to only allow one access point to Indianola Road.
  12. An accessory living quarters (ALQ) or guest house (GH) is not permitted on the same lot unless the accessory dwelling unit (ADU) is removed and the ALQ or GH complies with all requirements imposed by the Kitsap County Code (KCC).
  13. A property with a primary residence and an accessory dwelling unit (ADU) cannot be segregated to create two separate legal lots unless it complies with all subdivision, zoning and density requirements in place at the time of a complete subdivision application.
  14. The accessory dwelling unit (ADU) cannot be sold separately from the primary residence unless it has legally been segregated onto its own lot.
  15. The recipient of any conditional use permit shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of and agreement to abide by the terms and conditions of the conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.
  16. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). Unless in conflict with the

conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.

17. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
18. The decision set forth herein is based upon representations made and exhibits contained in the project application 25-00093. 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.
19. This Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
20. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.
21. Issuance of this permit certifies that the applicant has read and examined this application and knows the same to be true and correct. All provisions of Laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state/local law regulating construction or the performance of construction.

**b. Development Engineering**

22. Building permits submitted for this development shall include construction plans and profiles for all roads, driveways, storm drainage facilities and appurtenances. No construction shall be started prior to said plan acceptance.
23. Stormwater quantity control, quality treatment, and erosion and sedimentation control, as required for the development, shall be designed in accordance with Kitsap County Code Title 12 effective at the time the Building Permit is deemed fully complete. If development meets the thresholds for engineered drainage design, 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 Ordinances in effect at the time of Building Permit Application.
24. If the project proposal is modified from that shown on the site plan approved

for this permit application, Development Engineering will require additional review and potentially new conditions.

25. 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.

**c. Environmental**

No conditions

**d. Traffic and Roads**

No conditions

**e. Fire Safety**

No conditions

**f. Solid Waste**

No conditions

**g. Kitsap Public Health District**

No conditions

**Report prepared by:**



Jason Robert Walsh, Staff Planner / Project Lead

7/24/2025

Date

**Report approved by:**



Darren Gurnee/ Supervisor

7/24/2025

Date

**Attachments:**

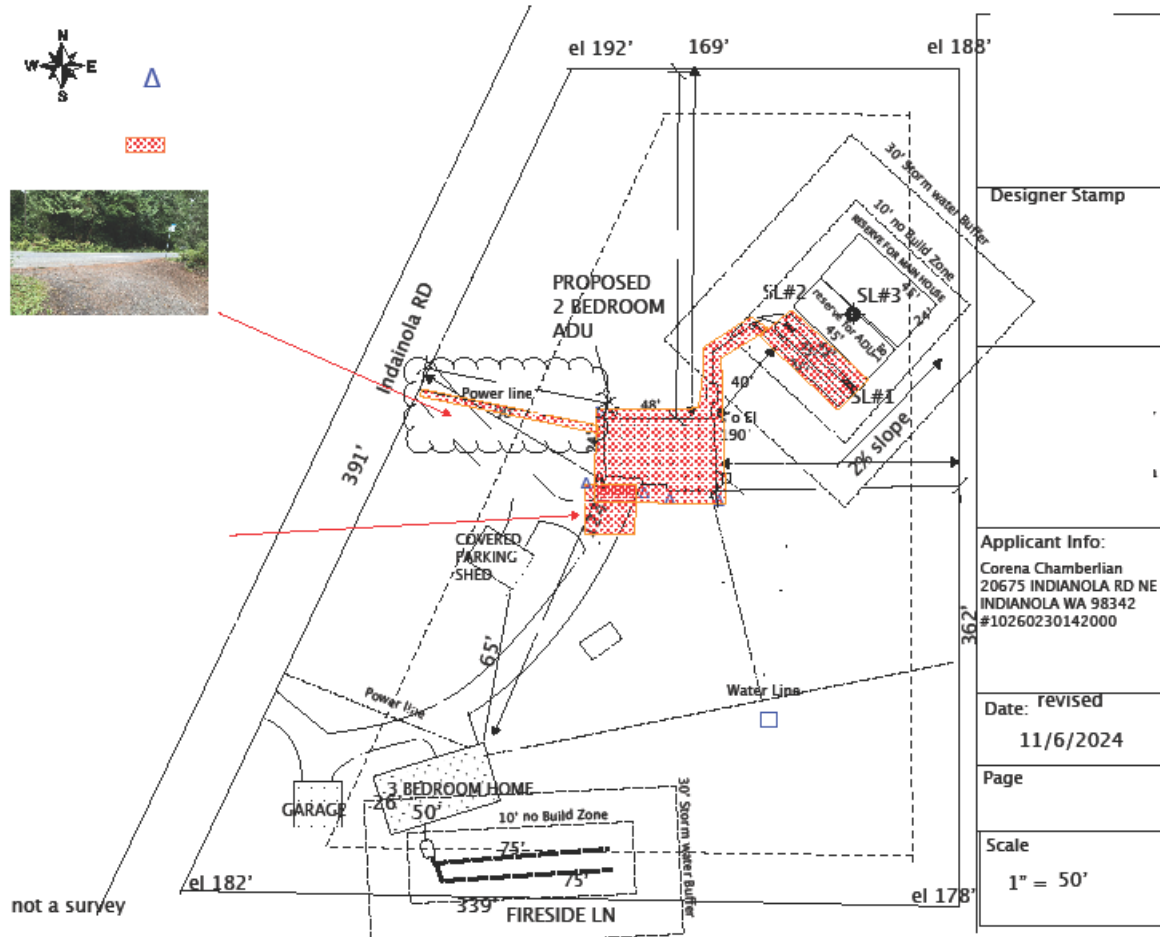
Attachment A – Site Plan

Attachment B – Critical Areas Map

Attachment C – Zoning Map

CC: Applicant/Owner: Corena Chamberlain, [corenascreations@comcast.net](mailto:corenascreations@comcast.net)  
Authorized Agent: Kathy Cloninger, [kcloni9999@msn.com](mailto:kcloni9999@msn.com)  
Geologist: DE Civil, PLLC, 9601 Key Peninsula Hwy. NW, Gig Harbor WA 98329  
Project Manager: Wally Frizzell, [wfrizzell70@gmail.com](mailto:wfrizzell70@gmail.com)  
Interested Parties: None  
Kitsap County Health District, MS-30  
Kitsap County Public Works Dept., MS-26  
DCD Staff Planner: Jason Robert Walsh

Attachment A: Site Plan



**Attachment B: Critical Area Map**





**Attachment C: Zoning Map**

