



# Kitsap County Hearing Examiner

614 DIVISION STREET MS-36, PORT ORCHARD, WASHINGTON 98366-4682  
(360) 337-5777 FAX (360) 337-4925 HOME PAGE - <http://www.kitsapgov.com/dcd/>

## A G E N D A

**THURSDAY, SEPTEMBER 8, 2016 @ 10am.**

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, SEPTEMBER 8, 2016 at 10:00 A.M.** at the Board of County Commissioners Chambers, Administration Building, 619 Division Street, Port Orchard, WA at the times set forth or as soon thereafter as possible. Staff reports will be available for public inspection seven days prior to the meeting, at the Department of Community Development.

**10:00am**

### **AGENDA ITEM (A)**

#### **McWhirter – Accessory Dwelling Unit – Conditional Use Permit – #16 02649**

Project Location: 15351 Angelo Strada Place SE in Olalla. Applicant requests a Conditional Use Permit to construct an 812 square foot accessory dwelling unit (ADU) and a 288 square foot attached garage. The project would be served by an on-site septic system and 2-party well. Applicant: Devin & Brynne McWhirter, 9651 SE Sedgwick Rd., Port Orchard, WA 98366. DCD Staff Planner: Meg Sands/msands@co.kitsap.wa.us at (360) 337-5777. **PLEASE NOTE: THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. THE OPTIONAL DNS PROCESS WAS USED FOR THIS PERMIT.** (The SEPA appeal period ended on July 29, 2016.)

**10:00am**

### **AGENDA ITEM (B) POSTPONED – September 26, 2016 8:30am**

#### **SMCI Administrative Appeal – #16 02761**

*The application for SMCI Preliminary Short Plat (12 00686) was denied by Notice of Administrative Decision June 7, 2016 and was subsequently appealed by SMCI Corporation. The Notice references the June 2, 2016 DCD letter to SMCI informing of application denial. This hearing is to address the denial before the Kitsap County Hearing Examiner. Owner of Record: SMCI Corporation, POB 883, Gig Harbor, WA 98335. Project Engineer: Wnek Engineering, 3388 NW Byron St, Silverdale, WA 98383. DCD Staff Planner: Scott Diener, (360) 337-5777.*

**11:00am**

### **AGENDA ITEM (C)**

#### **All Secure Storage – CONTINUANCE of SEPA Appeal #07 46995**

The All Secure Storage Conditional Use Permit SEPA MDNS was issued on April 17, 2007, and was subsequently appealed by the Illahee Greenbelt Community (IGC) on May 7, 2007. A SEPA appeal Hearing was held on June 14, 2007, resulting in an open hearing record to allow a combined site visit between County and the affected parties. The applicant asked for an extension of that on-site meeting to provide additional information regarding the matter. An on-site meeting in November of 2008 occurred with Department of Ecology, representatives of the IGC and applicant's consultants. This meeting resulted in a remand by the Hearing Examiner in November of 2009, creating a continuation of the appeal and the CUP decision. Significant new work by consultants, Army Corps, and County staff review provides the needed documentation to conclude the SEPA appeal. This hearing is to address the SEPA appeal continuation before the

Kitsap County Hearing Examiner. Owner of Record: Reinout van Bynum PO Box 308 Keyport, WA 98345 Project Engineer: Team 4 Engineering 5819 NE Minder Road Poulsbo, WA 98370 DCD Staff Planner: Steve Heacock at (360) 337-5777.

**11:00am**

**AGENDA ITEM (D)**

**All Secure Storage – Site Plan Review #05 27232**

The request is to construct and operate a mini-storage facility on 2.92 acre parcel with three storage buildings, with 85,000 square feet of storage space, within 610 storage units, and an 8,800 square foot building for an office and residence for the owner/care taker quarters. The application is for an undeveloped site which abuts a residential zoned property. In November of 2009, the Kitsap County Hearing Examiner ordered a remand for the SEPA appeal and the Conditional Use Permit decision. At this time, the project has been determined to be complete for review, and staff will provide a report and revised recommendation to the Kitsap County Hearing Examiner. Owner of Record: Reinout van Bynum 3242 NE McWilliams Road, Bremerton, WA, 98311. Project Engineer: Team 4 Engineering 5819 NE Minder Road Poulsbo, WA 98370 DCD Staff Planner: Steve Heacock at (360) 337-5777.

The file(s) pertaining to the above case(s) are available for public inspection at the Department of Community Development at the Administration Building, 619 Division Street, Port Orchard, between the hours of 8:00 AM and 4:00 PM, Monday through Thursday and Friday from 9:00 AM to 1:00 PM by appointment only. You may make an appointment by calling the Clerk to the Hearing Examiner at (360) 337-5777.

If you have any questions regarding project proposals or project-specific issues, please contact the Department of Community Development Staff indicated above. If you have procedural questions about the public hearings process, please contact the Clerk to the Hearing Examiner at (360) 337-5777. All Interested persons are welcome to attend the public hearing. You may submit your comments in writing seven (7) days prior to or at the hearing. You may send these comments through the mail, e-mail or fax (360) 337-4925, attention: Clerk to 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.

CONSTANCE BLACKBURN  
OFFICE OF THE KITSAP COUNTY HEARING EXAMINER  
[www.kitsapgov.com/dcd/lu\\_env/he](http://www.kitsapgov.com/dcd/lu_env/he)

---