



Hearing Examiner Agenda

THURSDAY, July 13, 2017

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, July 13, 2017 at 9:00 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.

Hearing Start Time - 9:00 A.M.

For Hearings with multiple agenda items: Start times for each item will vary depending on the complexity and level of public interest of the projects prior. For approximate start times, please contact the Planner for the project you are interested in.

AGENDA ITEM (A)

17 01722 Manchester Yukon Harbor Sewer Extension, Shoreline Substantial Development Permit

Project Description: Kitsap County Public Works proposes an extension of the Manchester sewer system to serve the Yukon Harbor-Colchester area, located in the southeastern portion of the Manchester Limited Area of More Intensive Rural Development. Homeowners in this area currently use individual, onsite sewer systems for sewage treatment and disposal. The 72 parcels along the shoreline of Yukon Harbor feature onsite treatment systems, many of which provide inadequate treatment and/or disposal of wastewater. The work will be done outside of the shoreline buffer with the exception of Parcel #: 4516-001-069-0005 – a parcel owned by Kitsap County. This parcel is in proximity to conveyance lines and the residential properties the project is designed to serve. A majority of the proposed features associated with this parcel will be outside of the shoreline jurisdiction; the only portion of the facility in the shoreline jurisdiction is a segment of a facility access road. This access road triggers the needs for a Commercial Shoreline Substantial Development Permit.

Project Location: Between 861 Colchester DR SE and 907 Colchester DR SE in Port Orchard

Owner of Record: KITSAP COUNTY PUBLIC WORKS

Applicant: KITSAP COUNTY PUBLIC WORKS

Project Engineer: BHC CONSULTANTS

DCD Staff Planner: Katharine Shaffer, kshaffer@co.kitsap.wa.us (360) 337-5777.

PLEASE NOTE: THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. ANY DNS APPEAL FILED WILL BE COMBINED WITH AND HEARD AT THE PUBLIC HEARING.

AGENDA ITEM (B)**16 05582 & 16 05584 Red Barn Lane Preliminary Plat and Performance Based Development**

Project Description: Nathan's Glen Three LLC, has submitted an application for a Preliminary Plat/Performance Based Development (PBD) to subdivide two parcels totaling 7.28 acres into sixty-eight lots. Sixty five lots will be approximately 2,000 square feet with attached townhomes. Three lots will be approximately 4,000 square feet for existing single family residences to remain. The proposal includes sidewalks, curb, gutter, and widening along NW Hogan Lane road frontage. Two public access roads, stormwater treatment and detention control facilities, and utilities will serve all the lots included in the proposed project.

A Performance Based Development (PBD) is to allow for the use of lot clustering in order to preserve open space, encourage the creation of suitable buffers between differing types of development, facilitate the residential densities allowed by the zone, provide for increased efficiency in the layout of the streets, utilities and other public improvements and to encourage the use of low-impact development techniques and other creative designs for the development of land. The proposal includes open space, recreational amenities, and stormwater ponds that are included in the PBD.

Project Location: 880 NW HOGAN LN and 950 NW HOGAN LN in Bremerton

Owner of Record: NATHAN GLEN PROPERTIES LLC

Applicant: NATHAN GLEN PROPERTIES LLC

Surveyor: NL OLSON & ASSOCIATES INC

DCD Staff Planner: Katharine Shaffer, kshaffer@co.kitsap.wa.us (360) 337-5777.

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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.

OFFICE OF THE KITSAP COUNTY HEARING EXAMINER
<https://spf.kitsapgov.com/dcd/Pages/HearingExaminer.aspx>