



## Hearing Examiner Agenda

MONDAY, APRIL 9, 2018

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **MONDAY, April 9<sup>th</sup> 2018 at 9:00 A.M.** at the **City of Poulsbo, Council Chambers** located at **200 NE Moe Street, Poulsbo, 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)**

#### **17-05195: Garetto – ADU, Conditional Use Permit Accessory Dwelling Unit (CUP ADU)**

Project Description: Proposal to convert an existing approximately 900 square foot single-family residence (SFR) into an accessory dwelling unit (ADU). The SFR is located on the second floor and the first floor is an existing 1,220 square foot garage/shop.

Project Location: 5171 SW Yellow Bloom Court, Port Orchard WA

Applicant/Owner of Record: Lawrence Garetto  
DCD Staff Planner: Meg Sands at (360) 337-5777.

**THE DEPARTMENT HAS ISSUED A DETERMINATION OF NONSIGNIFICANCE (DNS) FOR THIS PROPOSAL.** (The SEPA appeal date expired February 26, 2018)

### **AGENDA ITEM (B)**

#### **17-04643 & 17-04646 & 17-04647: Seaside at Kingston, Preliminary Plat (PPlat) & Performance Based Development (PBD) & Administrative Conditional Use Permit (ACUP)**

Project Description: Proposal to subdivide 4 parcels totaling 7.08 acres into 140 zero-lot-line parcels ranging in size from 832 square feet to 1,092 square feet and will consist of 140 attached townhome style residences in 14 buildings. Also includes access roads, sidewalks, curb, gutter, frontage improvements to Lindvog Road NE and stormwater treatment, detention control vaults and utilities.

Performance Based Development (PBD) allows for use of lot clustering to preserve open space, encourage creation of suitable buffers between differing development types, facilitate residential densities allowed by zoning, provide for increased efficiency in layout of streets, utilities, other

**17-05195: Garetto – ADU**

**17-04643 & 17-04646 & 17-04647: Seaside at Kingston – PPlat, PBD, ACUP**

2

public improvements and to encourage use of low-impact development techniques and other creative designs for land development. Subject properties are zoned Commercial (C) which allows for 10-30 dwelling units per acre.

Project Location: Lindvog Road NE & State Hwy 104, Kingston WA

Owner of Record: Nathan's Glen Three, LLC, c/o Levi Holmes

Applicant: Seaside Kingston LLC

Project Engineer: NL Olson & Associates, Inc

DCD Staff Planner: Holly Roberts at (360) 337-5777.

**THE DEPARTMENT HAS ISSUED A DETERMINATION OF NONSIGNIFICANCE (DNS) FOR THIS PROPOSAL.** (The SEPA appeal date expires March 29, 2018)

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>