



Hearing Examiner Agenda

THURSDAY, APRIL 25th, 2019

Public Hearings will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, APRIL 25th, 2019** 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)

18-00261: Danubio Shoreline Variance (SVAR)

Project Description: Proposed project is 1,704 sq. ft residence aligned parallel to the shorelines Ordinary High Water Mark (OHWM). Elements of the project include an SDAP for the construction of a retaining wall to the toe-of-slope and landward extent of net buildable area. Due to the dimensions of the property and landward slope, to include the necessary retaining wall, the proposed residence is within the standard and reduced shoreline buffer (85-ft Shoreline Residential). The historic use is non-conforming. The project requests a shoreline variance for structural impacts within 75% of the reduced buffer. The structure is set 28-ft from OHWM. Mitigation is provided at ratios higher than the standard required under Appendix B, SMP22.800 Kitsap County. The variance request would result in lawful non-conforming residential use on the Danubio property.

Project Location: 1793 Miracle Mile Dr. E, Port Orchard WA

Applicant/Owner of Record: Scott Danubio, Port Orchard WA

Project Representative: Robbyn Myers, Bremerton WA

Project Engineer: David Bannon, Bannon Engineering, Inc. Poulsbo WA

Authorized Agent: Glenn & Carol Kramer, Port Orchard WA

DCD Staff Planner: Steve Heacock at (360) 337-5777.

***PLEASE NOTE - ITEM B HAS BEEN POSTPONED TO MAY 9TH 2019**

AGENDA ITEM (B)*

18-00520: Indigo Topsoil – Conditional Use Permit Revision Major (CUP REV MAJOR)

Project Description: Applicant requests a major revision, to the approved Emu Topsoil Conditional Use Permit (CUP) LU-5264 (Hearing Examiner File 970626-015), to operate generally in the previous approved development footprint, and revise the existing CUP

approval to change the scope of work, limit business hours, expand retail sales to include other landscape materials such as mulch, sand, and gravel. Original permit was approved for retail sales of topsoil created by recycling and mixing emu waste from an emu ranch with other soil elements as well as importation of other manure for the same purpose. Soil mixing machine hours were limited to 8:00 am to 5:00 pm and retail sales from 7:00 am to 6:00 pm 7 days a week. Indigo Topsoil is proposing 8:00 am to 5:00 pm Monday thru Friday, and Saturday 8:00 to 4 :00 pm.

Project Location: 22244 Port Gamble Road Lane NE, Poulsbo, North Kitsap

Applicant/Owner of Record: Lucio Larios

Project Engineer: Kelsey Laughlin, Seabold Engineering LLC

DCD Staff Planner: Jeff N. Smith at (360) 337-5777.

The Kitsap County Hearing Examiner will conduct The file(s) pertaining to the above case(s) are available for public inspection, by appointment, 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>