



Kitsap County Department of Community Development

Notice of Public Hearing Before the Kitsap County Hearing Examiner

Publication Date: 12/30/2020
Hearing Date: 01/14/2021
Hearing Location: Conducted remotely, accessible via weblink or dial-in number.
*See below for details.
Hearing Time: Hearings begin at **9:00 A.M.** For start times of specific agenda items, please contact DCD's Staff Planner for an estimate.

AGENDA ITEM (B)

20-01380: Eldorado Preliminary Subdivision – Preliminary Plat (PPlat)

Project Description: The Eldorado Preliminary Subdivision involves subdividing approximately 93 acres into 500 single-family lots. The developer envisions single family detached 2-story homes throughout the community. The phased development will include six access points to NW Eldorado Boulevard, with all public streets with sidewalks designed to county road standards. The project involves construction of stormwater treatment and detention control facilities, and associated utilities. Landscaping, open space, recreational areas, and pedestrian trails will be provided. Kitsap County Public Works sewer will be extended to the development and will be served by Silverdale Water District for potable water supply and fire flow.

Project Location: No Assigned Address; Nearest Intersection: NW Eldorado Blvd and NW Rydan Court, Central Kitsap

Applicant: Blue Fern Homes – Ben Paulus, Kirkland WA

Owner of Record: JP Mentor, Kirkland WA

Representatives: Core Design, Inc. – Holli Heavrin and Dianne Nelson, Bothell WA

DCD Staff Planner: Tasha Santos at (360) 337-5777.

PLEASE NOTE: Based upon DCD's review of the SEPA Environmental Checklist and what DCD knows about the proposal at this time, DCD expects to issue a Mitigated Determination of Non-Significance (MDNS) for this project. ANY DNS APPEAL FILED WILL BE COMBINED WITH AND HEARD AT THE PUBLIC HEARING.

Per Governor Inslee's Open Public Meetings Act Proclamation Order, the Kitsap County Hearing Examiner will be holding all public hearings remotely until further noticed. Applicant(s), public, and assigned planner(s) may link into the hearing through video conference, or telephonically through a call-in number. All interested persons are welcome to attend the hearing.

***Remote Access information/links, and Staff Reports** for each application will be made available for public viewing and **can be found on the Department of Community Development's website,** <https://spf.kitsapgov.com/dcd/Pages/HearingExaminer.aspx> or requested by calling (360) 337-5777.

DCD strongly encourages submitting any comments, in writing, directly to the listed DCD Staff Planner. These comments will be provided to the Hearing Examiner and DCD for consideration and included as part of the official record. Please send comments as early as possible so they may be addressed appropriately in time for the hearing. Your patience during this unprecedented time is appreciated.

The proposal concerns you either: 1) because your property is located within the notification radius required by code for this project, **OR** 2) you have requested to be an interested party in this matter and receive these notices.

Staff recommends approval or denial, along with any proposed conditions to be placed on the project. After the Staff Report is issued, you may obtain a copy by contacting DCD. If you have any questions regarding the Hearing, to view the project file or become an interested party, please call (360) 337-5777 or e-mail Help@Kitsap1.com.

Clerk of the Hearing Examiner

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(360) 337-5777 | www.kitsapgov.com/dcd

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.

CC: Applicant: Ben Paulus, Ben@bluefern.com
 Owner: MENTOR J P, jennifer@mentorcompany.com
 Project Representative: Holli Heavrin, hkh@coredesigninc.com
 Authorized Agents: Diane Nelson, permits@coredesigninc.com; Levi Holmes, levi@jwigroup.com;
 Holly Blinn, holly.b@jwigroup.com; Michelle Branley, michelle@bluefern.com;
 Health District
 Public Works
 Parks
 Navy
 DSE, DCD
 Kitsap Transit
 Central Kitsap Fire District
 Central Kitsap School District
 Puget Sound Energy
 Water/Sewer Purveyor: Kitsap PUD
 Point No Point Treaty Council
 Suquamish Tribe
 Port Gamble S'Klallam Tribe
 Squaxin Island Tribe
 Puyallup Tribe
 WA Dept of Fish & Wildlife
 WA Dept of Transportation/Aviation
 WA State Dept of Ecology-SEPA
 WA State Dept of Ecology-Wetland Review
 WA State Dept of Transportation
 DCD Planners: Tasha Santos, Jeff Smith, Steve Heacock
 Adjacent Property Owners within 800' radius
 Interested Parties:
 Paul Neal & Sandra Adams, nealpk@wavecable.com; Jane Afuso, jane.afuso@yahoo.com; Robert & Katherine Painter, 98312@wavecable.com; Karena Belin, jpnubby@yahoo.com; Anne & Michael Plummer, pepperpotdesign@gmail.com; Jeffrey & Teresa Pearson, jeffandteresa@wavecable.com; Doug Newell, DougN@ckschools.org; gmckenzie@prodigy.net; Dixie & Charles Zappala, dixiezappala@hotmail.com; Michael & Germaine Szewczyk, logansport69@yahoo.com; Ken Kraft, kkraft.kraft01@gmail.com; Laurie Adamson, laurieadamsonphd@gmail.com; Pamela Wood & Michael Oneal, pamjwood@hotmail.com; Morgan Johnson, mjohnson@swd16.org; Karen Chu, kip.sea@gmail.com; Adam Eberhard & Bella Cruz, ajbella_360@yahoo.com; Ralph David, rdavid34@hotmail.com; Mitchell & Kari Bateman, cwumitbat63@yahoo.com; Kevin & Gail Gross, kevinandgail@wavecable.com; Gary & Karen Mills, kfm926@gmail.com; Vicki Hoisington, hois6@wavecable.com; Brian Chase, bchase4@icloud.com; Margaret Williams, roseworks@live.com; Molly Evans, mollyevans1957@yahoo.com; Skip & Doris Junis, sdjunis49@gmail.com; bobwave@prodigy.net; ellierecoombe@hotmail.com; Glenn Peglow, gpeglow@msn.com; Alan Link, alanlink43@gmail.com; Neil Molstad (DOE), nemo461@ECY.WA.GOV; Randy Sweeten, randy@rsweeten.com; Gary & Dawn Fisher, fishnboots3@gmail.com; Beth & Bruce Anderson, anderson.b@wavecable.com; Don & Elaine Jukam, jukam@comcast.net;