



Hearing Examiner Staff Report and Recommendation

Report Date: April 2, 2020
Hearing Date: April 9, 2020

Application Submittal Date: May 9, 2019
Application Complete Date: June 17, 2019

Project Name: Bouma Accessory Dwelling Unit (ADU)
Type of Application: Conditional Use Permit (CUP)
Permit Number: 19-02064

Project Location

20366 Noll Road NE
Poulsbo, WA 98370
North Kitsap County
Commissioner District 1

Assessor's Account

132601-1-042-2008

Applicant/Owner of Record

Joshua and Ginger Bouma
20366 Noll Road NE
Poulsbo, WA 98370

Authorized Agent

Ron Thomas
21614 Big Valley Road
Poulsbo, WA 98370

VICINITY MAP



Recommendation Summary

Approved subject to 29 conditions listed under section 13 of this report.

1. Background

The Department of Community Development has reviewed the applicant's Conditional Use Permit (CUP) to construct a 900 square foot accessory dwelling unit (ADU). According to the Assessor's records, the subject property is developed with a 2,002 square foot single-family residence (SFR) built in 1913, a 1,500 square foot general purpose building built in 1980, a 480 square foot lean-to building built in 1980 and a 896 square foot detached garage and two 280 square foot carports all built in 2019 (Exhibit 26). The detached garage was built with an attached carport on each end and was constructed as one building under Building Permit 19-00587. The existing SFR's first floor is proposed to be expanded by a total of 182 square feet with an addition of a 76 square foot enclosed entry and 106 square foot mudroom/laundry

area and the second floor's floor plan will be modified but there is no proposed increase in square footage there (Exhibit 13); no building permit has been submitted to date. The 6.06-acre parcel is zoned Rural Residential (RR) and located at 20366 Noll Road NE in Poulsbo. The property is served by an on-site well and septic system.

2. Project Request

The request is to construct a 900 square foot ADU. The ADU will be served by an on-site well and on-site septic system.

3. SEPA (State Environmental Policy Act)

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of "major" environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated June 27, 2019 (Exhibit 16). A Determination of Nonsignificance (DNS) was issued on March 12, 2020 (Exhibit 22). SEPA noted the proposal will be conditioned for Stormwater Control per Kitsap County Code Title 12.

The SEPA appeal period expired March 26, 2020. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The odd-shaped 6.06-acre parcel is developed with a SFR, detached garage, barn and several accessory buildings. There is typical residential landscaping in the vicinity of the SFR and a majority of the property is vegetated with pasture grasses. The property is relatively flat and gradually slopes from the east downward to the west. The entire parcel is located over Category I Critical Aquifer Recharge Areas and there are no other identified critical areas (Exhibits 26, 27 and 30).

Comprehensive Plan: Rural Residential Zone: Rural Residential (RR)	Standard	Proposed
Minimum Density	Not Applicable (NA)	NA
Maximum Density	1 dwelling unit (DU)/5 acres	
Minimum Lot Size	5 acres for newly created lots	Property is an existing legal lot, 6.06 acres
Maximum Lot Size	NA	NA
Minimum Lot Width	140 feet	NA, existing, over 500 feet
Minimum Lot Depth	140 feet	NA, existing, over 200 feet
Maximum Height	35 feet	1 story, less than 35 feet
Maximum Impervious Surface Coverage	NA	Not calculated
Maximum Lot Coverage	NA	Not calculated

Applicable footnotes: none

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (West)	50 feet	76 feet
Side (North)	20-feet, 5 feet for accessory structure, ADU = 5 feet	Approximately 600 feet
Side (South)	20-feet, 5 feet for accessory structure, ADU = 5 feet.	Over 200 feet
Rear (East)	20 feet, 5 feet for accessory structure, ADU = 5 feet	Over 125 feet

Applicable footnotes: Footnote 29 "One-hundred-foot setback required for single-family buildings abutting FRL or RW zones".

Staff Comment: The subject property does not abut a FLR or RW zone.

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residences	Rural Residential (RR)
South	Single-family residences	Rural Residential (RR)
East	Single-family residences	Rural Residential (RR)
West	Single-family residences	Rural Residential (RR)

Table 4 - Public Utilities and Services

	Provider
Water	On-site well
Power	Puget Sound Energy
Sewer	On-site septic system
Police	Kitsap County Sheriff
Fire	North Kitsap Fire & Rescue
School	North Kitsap School District #400

5. Access

Access to the site is from a private easement that originates from Noll Road NE, which is classified as a Minor Arterial that runs along the urban/rural boundary. Noll Road NE is a paved county maintained road.

6. Site Design

The acreage parcel is developed with an existing residence, barn (Assessor labeled general purpose building), detached garage with attached carports, and several accessory buildings. There is typical residential landscaping in the vicinity of the SFR and a majority of the property is vegetated with pasture grasses because previous owners raised farm animals and the current owners have a small-scale hobby farm. The proposed ADU will be a stick-built single-story building. There is parking available for the existing SFR next to the new garage built in 2019 and there's separate parking available near and for the ADU.

7. Policies and Regulations Applicable to the Subject Proposal

The Growth Management Act of the State of Washington, RCW 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, adopted June 30, 2016

The following Comprehensive Plan goals and policies are most relevant to this application:

Land Use Goal 13

Protect Kitsap County's unique rural character.

Land Use Policy 50

Limit the designated rural area to low residential densities that can be sustained by minimal infrastructure improvements, cause minimal environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service.

Land Use Policy 51

Permit residential uses in rural areas consistent with the planned rural character of the surrounding area.

Land Use Policy 53

Outside of the Type III Limited Area of More Intensive Rural Development (LAMIRD), limit development only to that which serves rural residential or resource needs and does not draw population from Urban Growth Areas. This policy is implemented through Comprehensive Plan Land Use designations, zoning designations, and zoning code provisions.

Housing and Human Services Goal 2

Increase affordable housing units and ensure that a broad range of housing types are available.

Housing, Human Svcs Policy 5

Use regulatory strategies to incentivize and provide flexibility for development of affordable and special needs housing.

Housing, Human Svcs Policy 7

Adopt regulatory changes to allow non-traditional housing types.

Housing and Human Services Goal 4

Ensure that all people have fair and equal access to housing and services.

Housing, Human Svcs Policy 11

Promote fair housing to ensure that all residents of Kitsap County have an equal and fair opportunity to obtain safe and sanitary housing suitable to their needs and financial resources, regardless of race, religion, gender, sexual orientation, age, national origin, family status, income, disability, or other protected class.

Housing, Human Svcs Policy 12

Identify and remove regulatory barriers that limits access to or the provision of a diverse affordable housing supply.

Housing, Human Svcs Policy 14

Disperse affordable housing opportunities throughout the County.

The County's development regulations are contained within the Kitsap County Code. The following development regulations are most relevant to this application:

Code Reference	Subject
Title 12	Storm Water Drainage
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Title 19	Critical Areas Ordinance
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

8. Documents Consulted in the Analysis

A complete index of exhibits is located in the project file. To date, the index to the record consists of Exhibits 1-33.

Exhibit #	Document	Dated	Date Received
17	Access Easement		09.06.2019
5	Concurrency Test		05.30.2019
1	CUP - ADU Application		05.21.2019
18	Elevations - ADU - revised		09.06.2019
9	Elevations - SFR Photos		06.07.2019
10	Elevations - SFR Plans, Existing		06.07.2019
11	Elevations - SFR Plans, Proposed		06.07.2019
19	Floor Plans - ADU - revised		09.06.2019
12	Floor Plans - SFR, Existing		06.07.2019
13	Floor Plans - SFR, Proposed		06.07.2019
21	Health District Building Site Application (BSA) - revised		02.28.2020
22	Health District BSA Site Plan - revised		02.28.2020
2	Landscape Plan		05.21.2019
15	Narrative		06.10.2019
3	Parking Analysis		05.21.2019
6	State Environmental Policy Act (SEPA) Checklist		05.30.2019
25	Stormwater Memo	03.26.2020	
4	Stormwater Worksheet		05.21.2019
7	SWPPP Narrative		05.30.2019
8	SWPPP Site Plan		05.30.2019

9. Public Outreach and Comments

No written comments received as of 03.30.2020.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.

Issue Ref. No.	Issue	Staff Response

10. Analysis

a. Planning/Zoning

An accessory dwelling unit within the RR zone requires a Conditional Use Permit as specified in Kitsap County Code (KCC) 17.410.042(A) Rural, resource, and urban residential zones use table subject to footnote 1. Footnote 1 indicates an ADU is subject to compliance with Section 17.410.060 Provisions applying to special uses.

Accessory Dwelling Unit (ADU) Standards

An ADU is required to meet the provisions and requirements outlined in KCC 17.410.060(B)(3) – Provisions applying to special uses; Accessory Dwelling Unit (ADU). In order to encourage the provision of affordable and independent housing for a variety of households, an accessory dwelling unit may be located in residential zones. Criteria from KCC 17.410.060(B)(3) are listed below, with a staff response of the individual standard immediately following:

- a. An ADU shall be allowed as a permitted use in those areas contained within an urban growth boundary.

Staff Response: The proposed ADU is not within an urban growth boundary. Therefore, the ADU cannot be permitted in conjunction with a building permit as an outright use. Land use approval is required for this ADU.

- b. An ADU shall be subject to a conditional use permit in those areas outside an urban growth boundary.

Staff Response: The subject property is outside an urban growth boundary. As a result, the applicant has applied for and is requesting approval of a conditional use permit as required by the KCC.

- c. Only one ADU shall be allowed per lot.

Staff Response: Only one ADU is proposed for the subject lot. The applicant has applied for a building permit (BP), 19-01782, for the ADU. However, the CUP building dimensions were revised to comply with KCC 17.410.060(B)(3)(e) listed below. As a result, the construction plans for BP 01782 shall be revised to match and be consistent with the approved CUP floor plans.

- d. Owner of the property must reside in either the primary residence or the ADU.

Staff Response: The owners of the property, Joshua and Ginger Bouma, currently reside in the single-family residence located on the subject property. They plan to continue to reside in the SFR after the ADU is built. Josh Bouma's parents will initially reside in the ADU after construction and the certificate of occupancy is issued.

- e. The ADU shall not exceed fifty percent of the square footage of the habitable area of primary residence or 900 square feet, whichever is smaller. Dimensions are determined by exterior measurements.

Staff Response: According to the Assessor's records, the primary residence (SFR) was built in 1913, is 1.5 stories totaling 2,002 square feet and the finished or habitable area of the first floor is 1,014 square feet and the second floor is 988 square feet (Exhibit 26). The submitted existing SFR floor plans appear to be consistent with the Assessor's records (Exhibit 12).

The existing SFR's first floor is proposed to be expanded with a 76 square foot enclosed entry and 106 square foot mudroom/laundry area and the second floor's floor plan will be modified but there is no proposed increase in square footage on that floor (Exhibit 13). The proposed addition and remodel will require an SFR - addition building permit. Based on the existing square footage of the SFR and regardless of whether the building is expanded, the ADU is limited to no more than 900 square feet. The revised ADU floor plan measures 900 square feet (Exhibit 19). The proposed ADU will be in compliance with the size requirement.

- f. The ADU shall be located within 150 feet of the primary residence or shall be the conversion of an existing detached structure (i.e., garage).

Staff Response: The ADU building is proposed to be located approximately 83 feet from the primary residence (Exhibit 24).

- g. The ADU shall be designed to maintain the appearance of the primary residence.

Staff Response: The primary residence and ADU are planned to be similar in appearance. Both buildings will have a pitched, composite-shingle roof, lap horizontal wood siding, open pane windows, and both residences will be painted to match, white body color and sand trim (Exhibits 1, 9, 10 and 18).

- h. All setback requirements for the zone in which the ADU is located shall apply.

Staff Response: The ADU front yard setback, along the west property line is shown as 76 feet. The north side yard setback scales approximately 600 feet, and the south side yard setback is over 200 feet. The rear yard setback, along the east property line, is over 125 feet (Exhibit 24). All required zoning setbacks as delineated for the ADU will be in compliance with the KCC.

- i. The ADU shall meet the applicable health district standards for water and sewage disposal.

Staff Response: The Health District has indicated they have an approved Building Site Application for this proposal and the drainfield has been installed. The Health District approved the revised Building Site Application (BSA) for the ADU with no conditions on 01.27.2020 (Refer to Health Officer Decision, Memo #33194, Exhibit 21).

- j. No mobile homes or recreational vehicles shall be allowed as an ADU.

Staff Response: The applicant has proposed a stick-built ADU; therefore, no mobile home or recreational vehicle is proposed for the ADU.

- k. An ADU shall use the same side street entrance as the primary residence and shall provide additional off-street parking.

Staff Response: Both the ADU and primary residence will use the same existing gravel driveway, which is the only access to the subject property.

At least 2 additional spaces, as shown on the site plan, will be available near the ADU (Exhibit 24).

- l. An ADU is not permitted on the same lot where an accessory living quarters exists.

Staff Response: Based on the SFR floor plans, existing and proposed, the structure does not and will not have accessory living quarters (Exhibits 10 and 11).

b. Lighting

Not applicable; there are no lighting requirements for an ADU.

c. Off-Street Parking

Three parking spaces are required for the single-family residence and one additional parking space is required for the ADU. There are at least 4 parking spaces available in front of, which is the east side, of the recently constructed garage located to the south of the ADU. There are at least 2 additional parking spaces near the ADU (Exhibit 24).

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single-Family (attached or detached)	3 per dwelling unit + 1 per ADU	3 spaces - SFR 1 space - ADU	4 spaces - SFR 2 space - ADU
Total		4 spaces	6 spaces

d. Signage

Not applicable; there is no signage requirements for an ADU, and none is proposed.

e. Landscaping

Not applicable; there are no landscaping requirements for an ADU. However, most of the property is planted with pasture grasses.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft.) 15% of Site	NA	
Required Buffer(s)		
North		
South		
East		
West		
Street Trees		

f. Frontage Improvements

Not applicable; there are no frontage improvement requirements for an ADU. However, there are access requirements that limit access to one road approach and only one is provided.

g. Design Districts/Requirements

Not applicable; the subject property is not located within a design district.

h. Development Engineering/Stormwater

The information provided demonstrates this proposal is a Small Project as defined in Kitsap County Code Title 12, and as such will require the subsequent building permit site plan to demonstrate compliance with Minimum Requirement #2, Construction Stormwater Pollution Prevention.

This requirement will be addressed as an element of Building Permit 19-01782 for the ADU.

i. Environmental

The county's geographic information system (GIS) indicates the entire property is located over a Category I Critical Aquifer Recharge Area; there are no other critical areas (Exhibits 30 and 31). The proposed residential use is not identified as "activities with potential threat to groundwater" at KCC 19.600.620; therefore, a hydrogeological report is not needed for this project. However, this project will be conditioned to prohibit any "activities with potential threat to groundwater" without additional review and approval by the Kitsap County Department of Community Development.

j. Access, Traffic and Roads

Access to the site is from a private easement that originates from Noll Road NE, which is classified as a Minor Arterial that runs along the urban/rural boundary. Noll Road NE is a paved county maintained road. There is only one driveway providing access to the ADU and SFR.

A residence is attributed 10 average daily trips (ADT). Traffic is expected to be an additional 10 ADT for the ADU. It is anticipated Noll Road NE can accommodate the additional traffic generated by the proposed ADU without requiring any mitigation.

A concurrency certificate will be required to attribute the additional traffic to the county road system created by the ADU. Any work within the county right-of-way will require a Public Works permit.

k. Fire Safety

Not applicable; the building permit for the ADU will be evaluated to ensure compliance with fire safety requirements in the International Residential Code (IRC) and International Fire Code (IFC).

l. Solid Waste

Waste Management is the local service provider. Solid waste generated by the ADU is expected to be picked up as part of the typical residential garbage collection.

m. Water/Sewer

The SFR and ADU will be served by an on-site well and on-site septic system.

n. Kitsap Public Health District

Kitsap Public Health District has reviewed the application and noted they have an approved BSA on file that matches the proposal.

11. Review Authority

The Hearing Examiner has review authority for this Conditional Use Permit application under KCC, Sections 17.550.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a Conditional Use Permit. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make the proper decision. The powers of the Hearing Examiner are at KCC, Chapter 2.10.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

13. Recommendation

Based upon the analysis above and the decision criteria found in KCC 17.550.030.A, the Department of Community Development recommends that the Conditional Use Permit request for Bouma Accessory Dwelling Unit (ADU) be **approved**, subject to the following 29 conditions:

a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. The accessory dwelling unit (ADU) is subject to the payment of impact fees. Impact fees must be paid at time of permit issuance, or if deferred, must be paid prior to final inspection. No certificate of occupancy will be granted until all impact fees are paid.
3. Any proposed modification (not including cosmetic work such as painting, papering and similar finish work), remodel or expansion of the accessory dwelling unit (ADU) building, regardless of whether a building permit is required, shall be reviewed by the Department of Community Development and granted approval prior to such modification, expansion, construction and/or issuance of a building permit.
4. Only one accessory dwelling unit (ADU) shall be permitted on the subject property.
5. The owner of the property must reside in either the primary residence or the accessory dwelling unit (ADU) and only one of the structures may be rented at any one time.
6. The accessory dwelling unit's (ADU) habitable area shall not exceed 50% of the primary residence or 900 square feet, whichever is smaller. The proposed size of the ADU is 900 square feet (Exhibit 19).
7. The accessory dwelling unit (ADU) shall be located within 150 feet of the primary residence.
8. The accessory dwelling unit (ADU) shall be designed to maintain the appearance of the primary residence.
9. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
10. No mobile home or recreational vehicle shall be allowed as an accessory dwelling unit (ADU).
11. The accessory dwelling unit (ADU) shall use the same side street entrance as the primary residence and shall provide one additional off-street parking space.
12. An accessory living quarters (ALQ) or guest house (GH) is not permitted on the same lot unless the accessory dwelling unit (ADU) is removed and the ALQ or GH complies with all requirements imposed by the Kitsap County Code (KCC).
13. A property with a primary residence and an accessory dwelling unit (ADU) cannot be segregated to create two separate legal lots unless it complies with all subdivision, zoning and density requirements in place at the time of a

- complete subdivision application.
14. The accessory dwelling unit (ADU) cannot be sold separately from the primary residence unless it has legally been segregated onto its own lot.
 15. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
 16. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
 17. The decision set forth herein is based upon representations made and exhibits contained in the project application #19-02064. Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
 18. The recipient of any conditional use permit shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of and agreement to abide by the terms and conditions of the conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.
 19. This Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
 20. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.
 21. Submit revised construction plans for ADU Building Permit 19-01782 to match and be consistent with the approved floor plan for the Conditional Use Permit.
 22. Submit a copy of the revised approved Building Site Application (BSA) and site

plan in this permit to the ADU Building Permit 19-01782; BSA, Health Officer Decision, Memo #33194.

b. Development Engineering

23. Erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the Conditional Use Permit application was deemed complete, June 10, 2019.
24. If the project proposal is modified from that shown on the submitted site plan accepted for review February 28, 2020, Development Services and Engineering will require additional review and potentially new conditions.

c. Environmental

25. No uses that are identified as "activities with potential threat to groundwater" at Kitsap County Code 19.600.620 shall occur prior to obtaining the required approval from the Department of Community Development and/or the Hearing Examiner.

d. Traffic and Roads

26. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.
27. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the building permit. The need for and scope of bonding will be determined at that time.

e. Fire Safety

28. This project proposes increasing the number of dwellings served by current access; fire apparatus access roads shall be constructed and maintained. Any proposed revision to these roads shall be submitted to, reviewed and approved by the Kitsap County Fire Marshal's Office in accordance with International Fire Code (IFC) 503 as amended by Kitsap County. Fire apparatus access roads shall comply with the following:
 - a. Unobstructed width of 20 feet and height of 13 feet 6 inches.
 - b. Shall be designed and maintained to support a 60,000 pound fire apparatus and be provided with an all weather driving surface.
 - c. Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 - d. Inside turning radius for residential development shall be a minimum of 25 feet.
 - e. Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an

approved route around the exterior of the structure or facility.

f. Road shall not be more than 12% grade.

29. In lieu of fire apparatus access standards, the proposed ADU shall be fully equipped with a National Fire Protection Association (NFPA) 13D sprinkler system.

Report prepared by:



Meg Sands, Staff Planner / Project Lead

2 April 2020
Date

Report approved by:

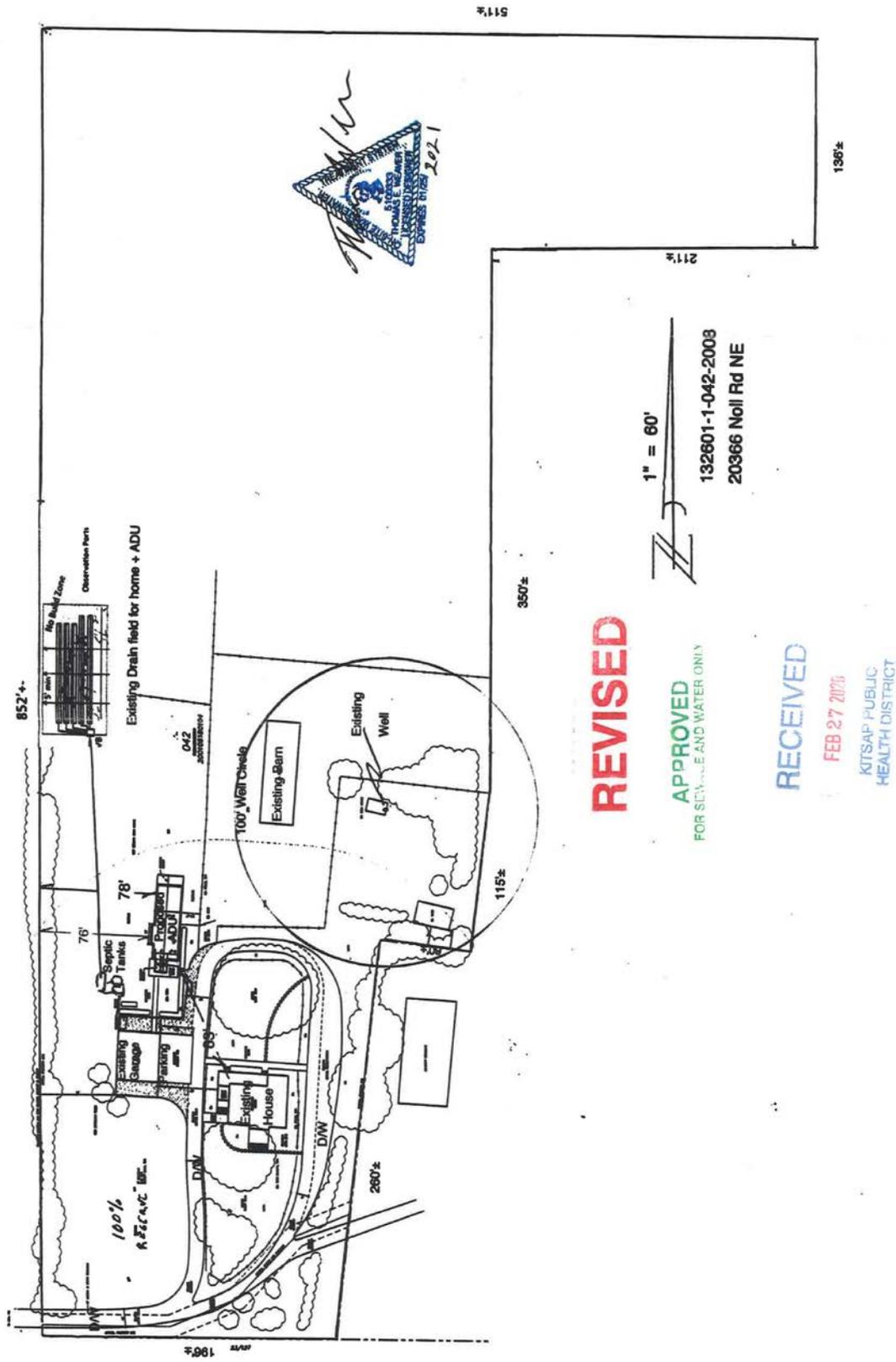
Shawn Alire, Department Manager / Supervisor

Date

Attachments:

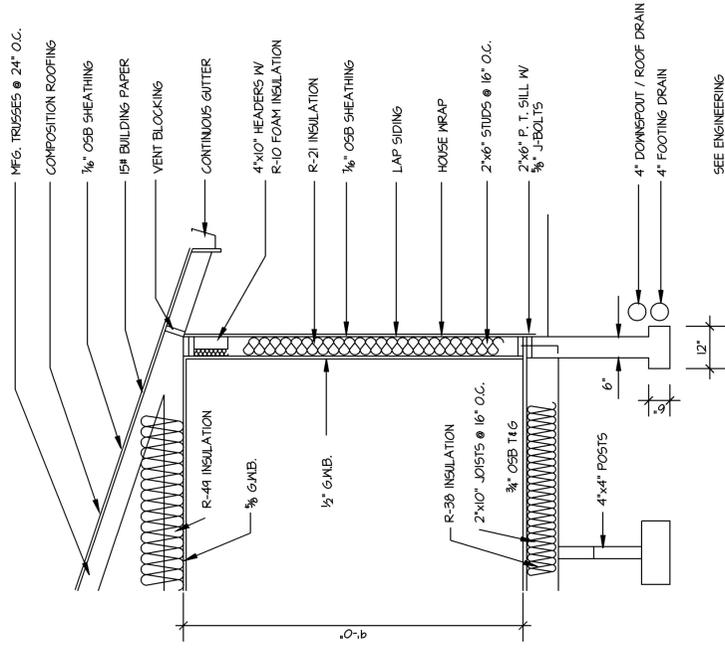
- Attachment A – Building Elevation: ADU
- Attachment B – Building Elevation: SFR
- Attachment C – Floor Plan: ADU
- Attachment D – Floor Plan: SFR existing
- Attachment E – Floor Plan: SFR proposed
- Attachment F – Zoning Map

CC: Applicant/Owner: Joshua & Ginger Bouma, jvbouma@gmail.com
Authorized Agent: Ron Thomas, cows.pigs52@gmail.com
Interested Parties: none as of 03.30.2020
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Meg Sands

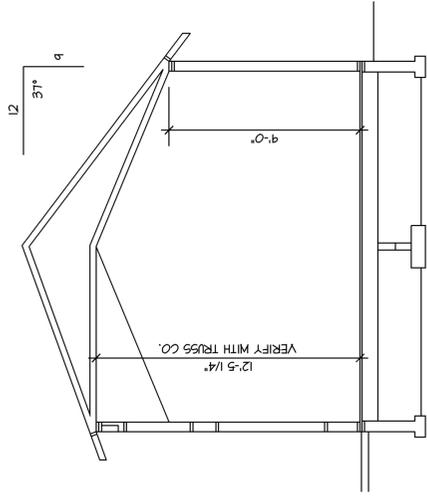


Site Plan

PROVIDE 1" DRIP EDGE
AT ALL EAVES & GABLES

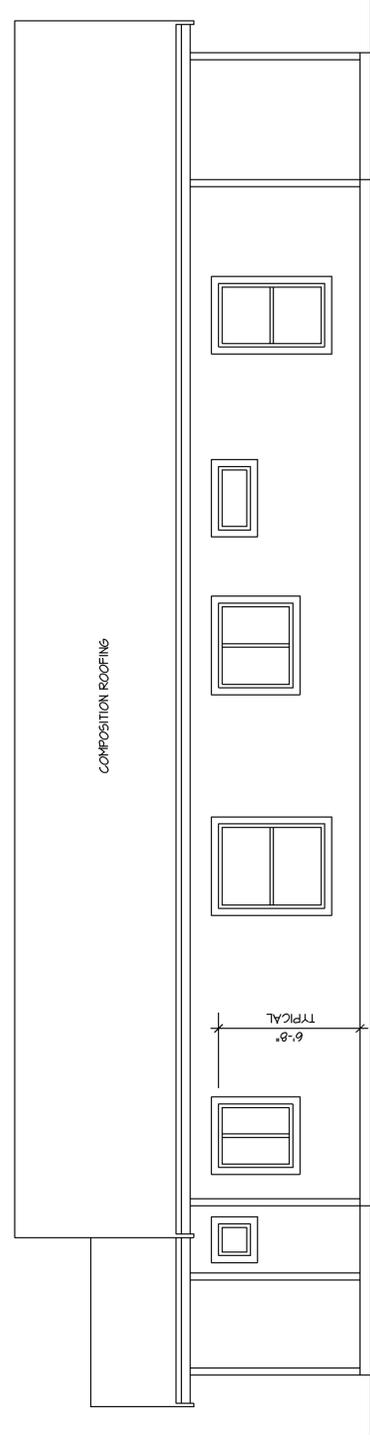


SEE ENGINEERING
FOR MORE INFORMATION



CROSSSECTION

1/4" = 1'-0"

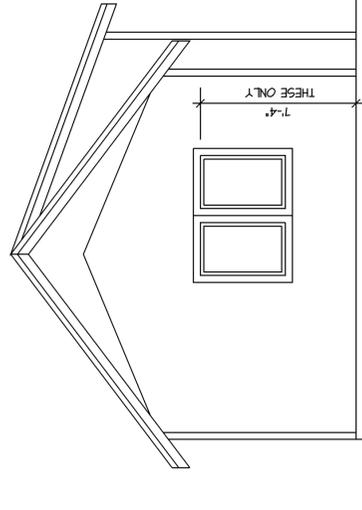


REAR ELEVATION

1/4" = 1'-0"

CROSSSECTION

1/2" = 1'-0"

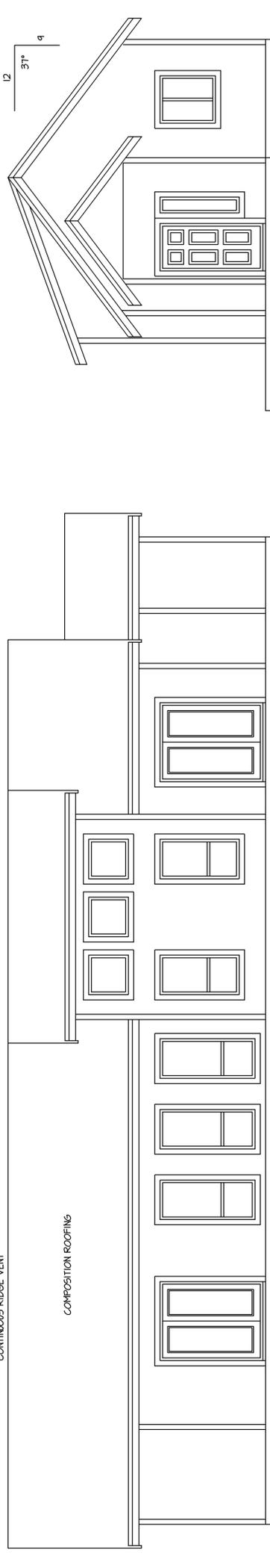


CONTINUOUS RIDGE VENT

COMPOSITION ROOFING

LEFT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

RIGHT ELEVATION

1/4" = 1'-0"

ATTIC VENTING:
GABLES AND
MINIMUM 25% REQUIRED
HALF AT TOP AND HALF AT BOTTOM

PROVIDE 1" DRIP EDGE
AT ALL EAVES & GABLES

DATE	REVISIONS

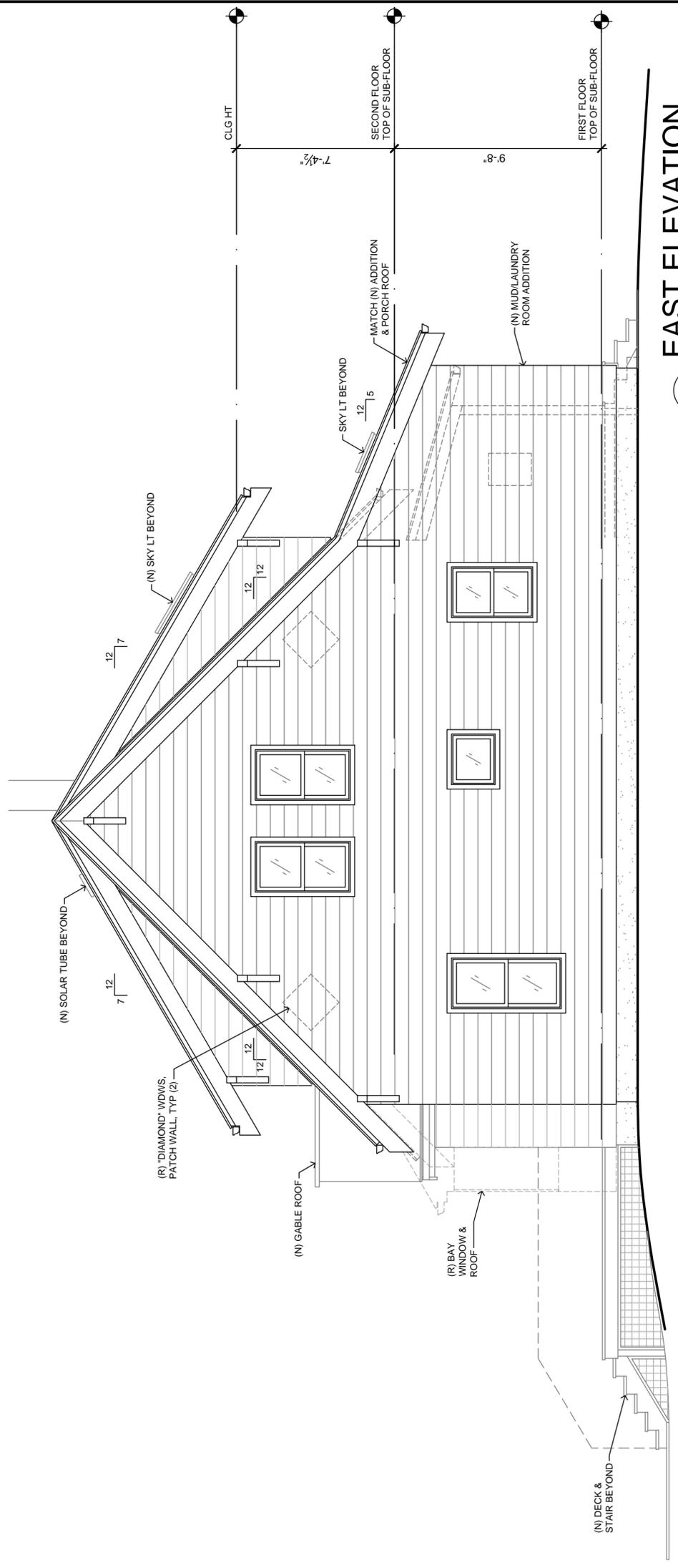
STUDIO HAMLET ARCHITECTS
 Russell Hamlet AIA
 10583 Mantou Park Blvd NE
 Bainbridge Island, Washington
 206.842.7355
 www.studiohamlet.com

BOUMA 1913 FARMHOUSE REMODEL
 JOSH AND GINGER BOUMA
 20366 Noll Road NE
 Poulsbo, WA

EAST & SOUTH ELEVATIONS

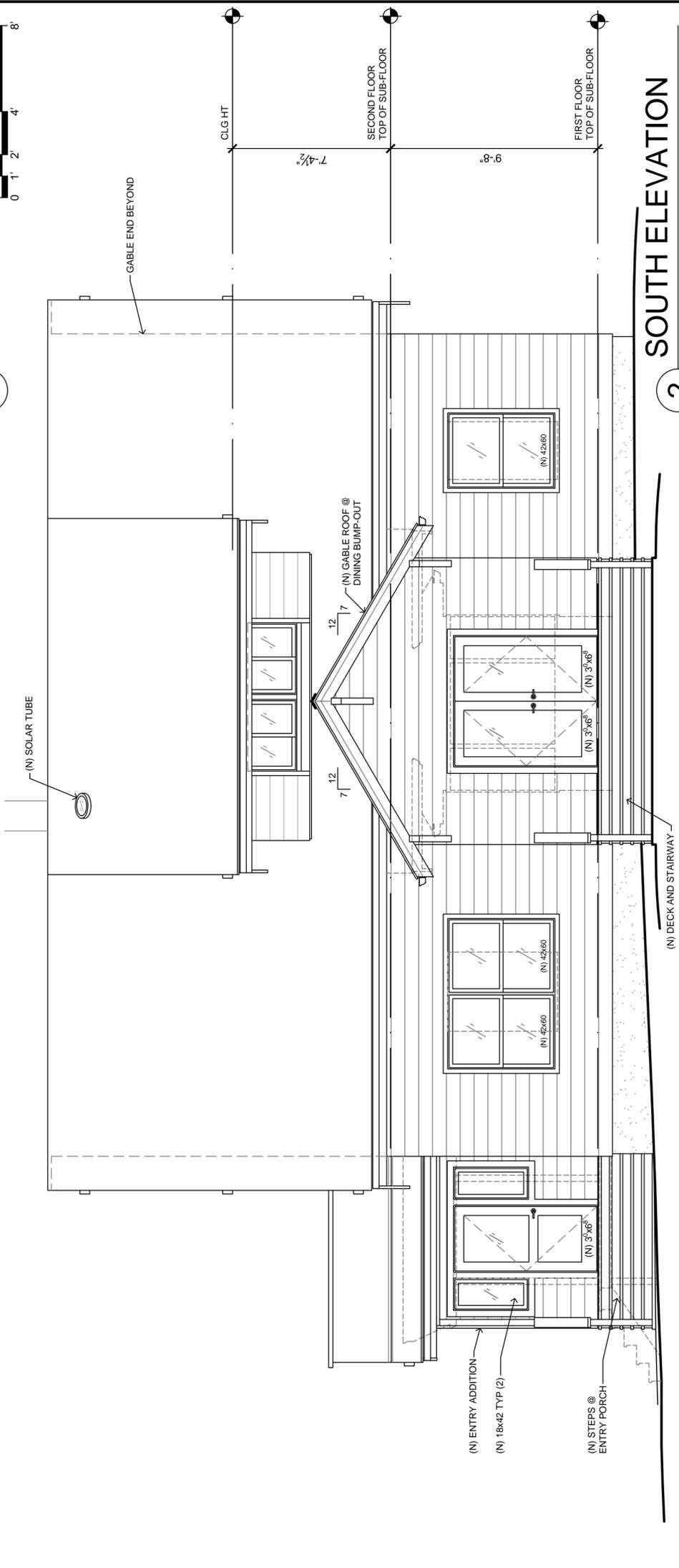
DATE: NOVEMBER 29, 2018
 SCALE: 1/4"=1'-0"
 DRAWN: RMB
 JOB #: #1812
 SHEET:

A-6



EAST ELEVATION

1



SOUTH ELEVATION

2

GENERAL NOTES
 1. ALL WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF LOCAL, STATE OR FEDERAL AGENCIES HAVING JURISDICTION. PROPER EXCAVATION OR THE WORK SHOWN ON THESE DRAWINGS.
 2. VERIFY ANY EXISTING CONDITIONS AND DIMENSIONS ON SITE. IN THE DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
 3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FINISHES OR SURFACES CALLED OUT DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

REVISIONS

Bouma Residence

Date: AUG 2019

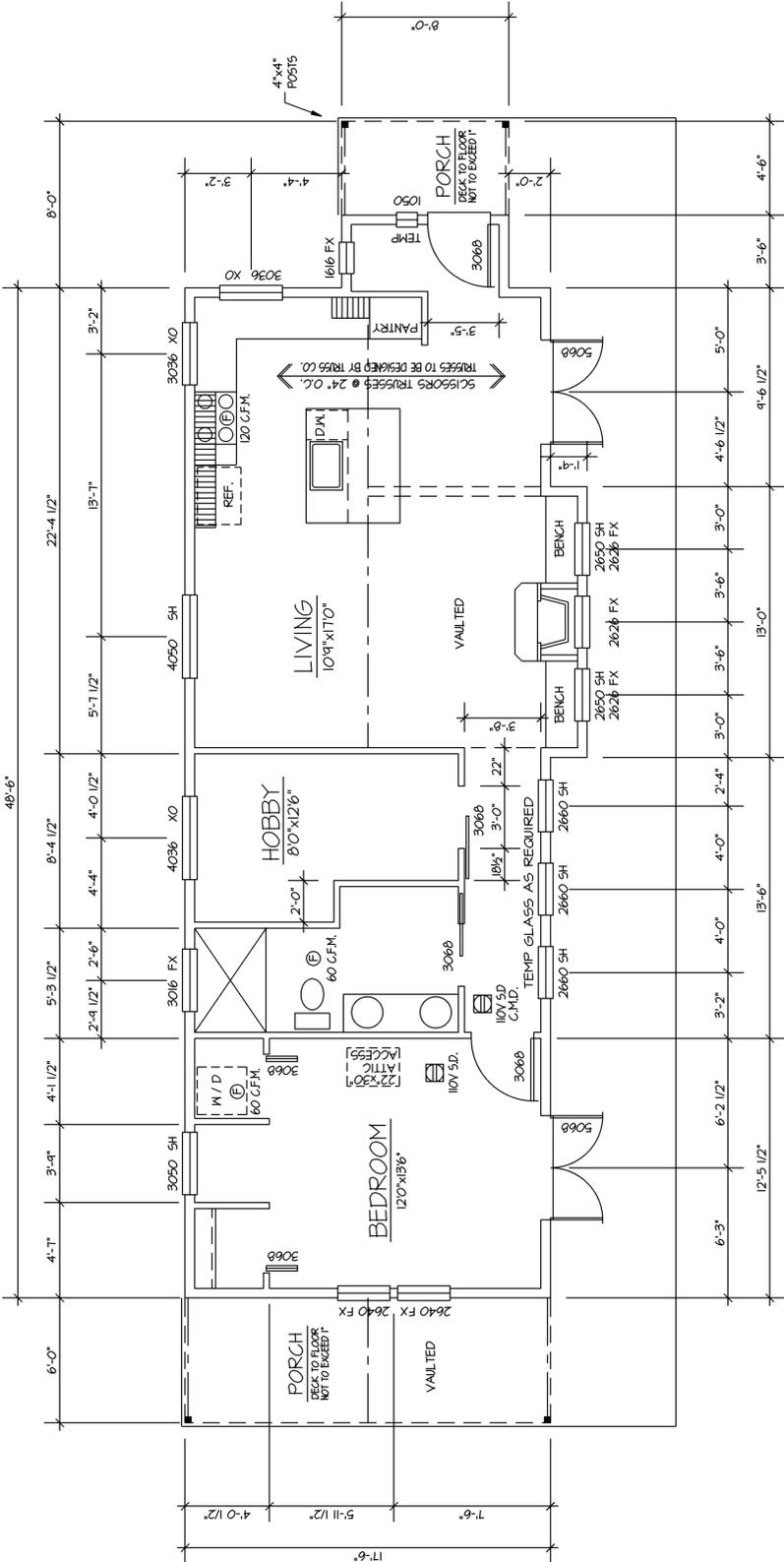
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Drawn:

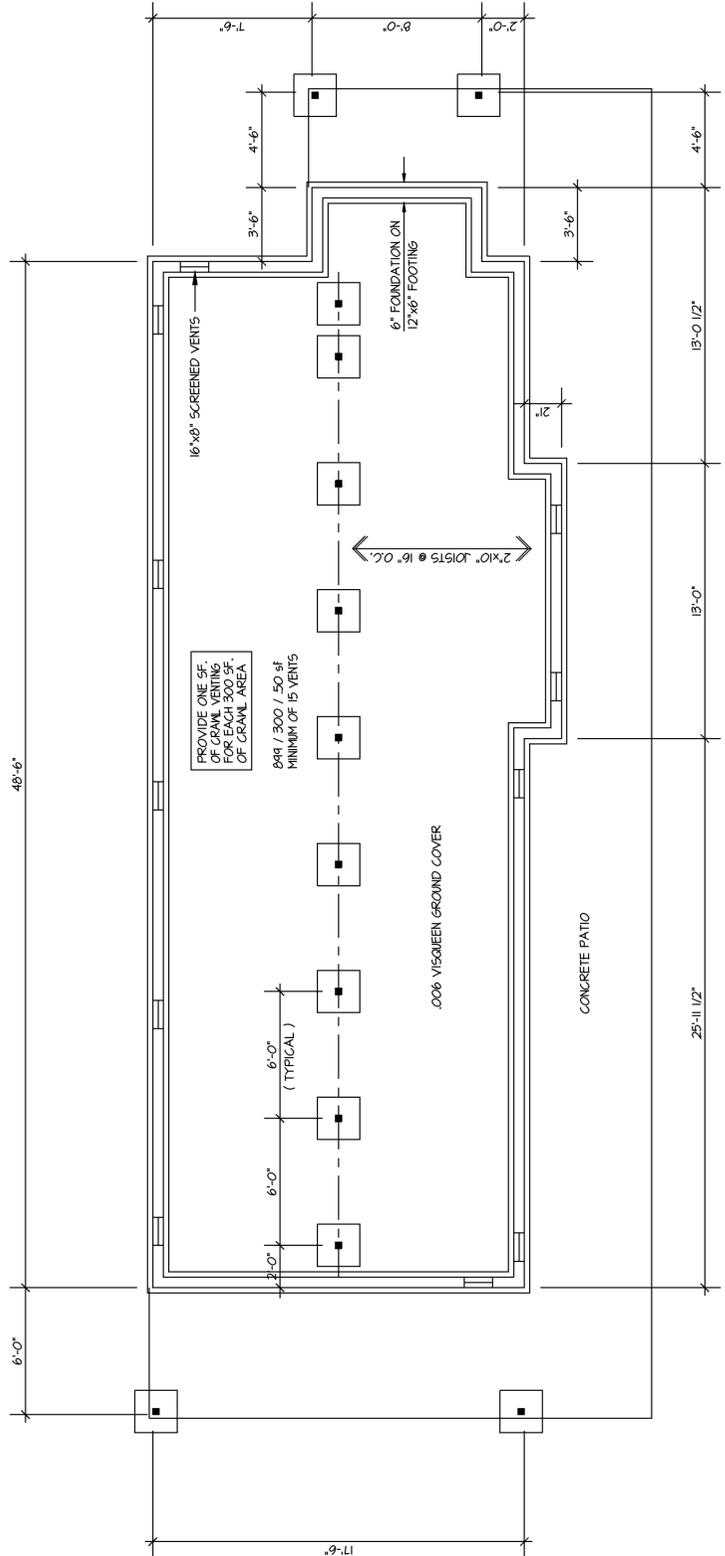
Job:

SHEET

ONE



FLOOR PLAN
 1/4" = 1'-0" 900 SQ. FT.



FOUNDATION PLAN
 1/4" = 1'-0"

DATE	REVISIONS

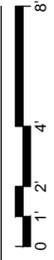
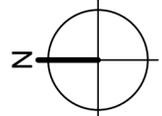
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BOUMA 1913
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 JOSH AND GINGER BOUMA
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 Poulsbo, WA

FIRST FLOOR PLAN

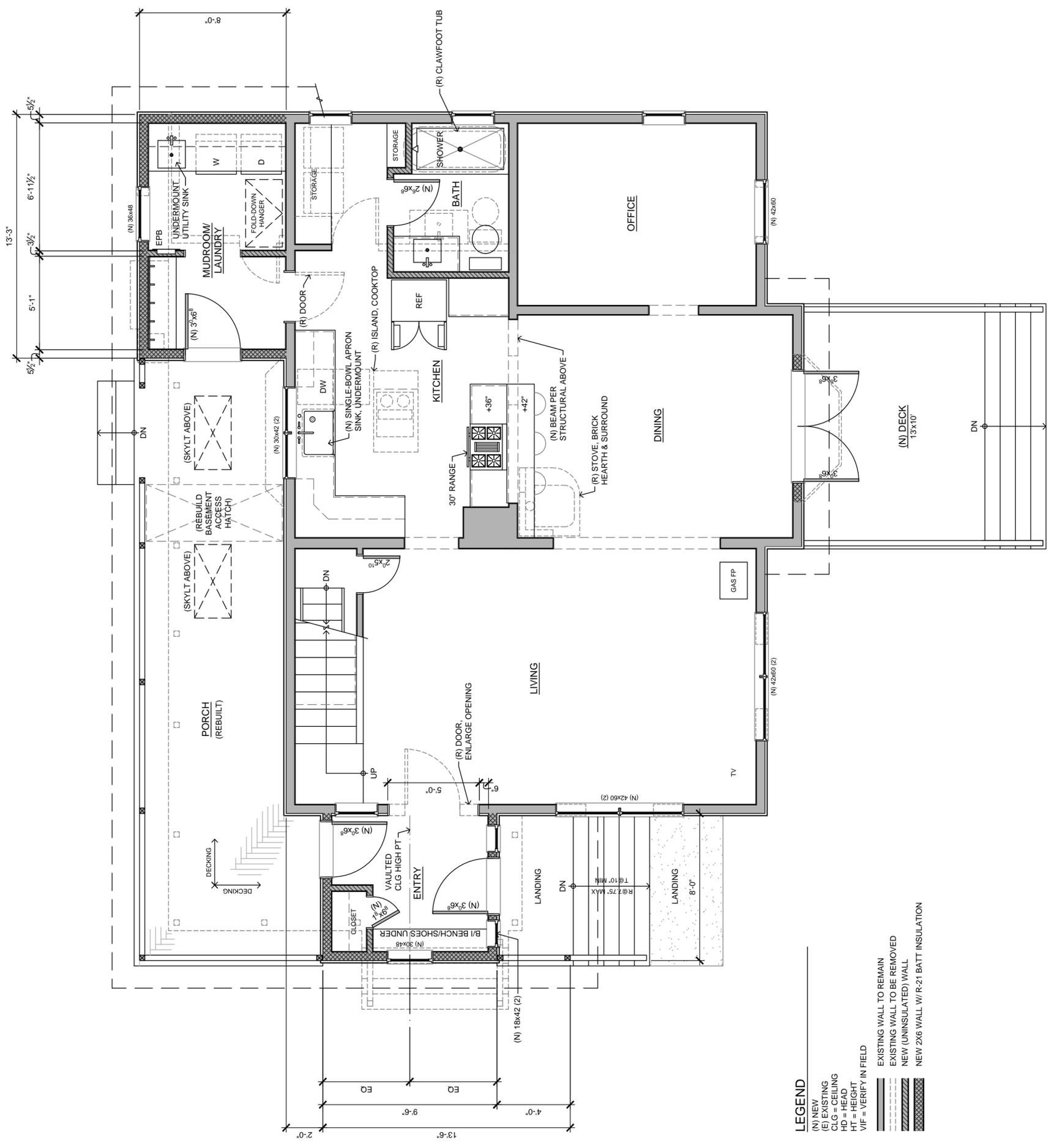
DATE: NOVEMBER 29, 2018
 SCALE: 1/4"=1'-0"
 DRAWN: RMB
 JOB #: #1812
 SHEET:

A-2



FIRST FLOOR PLAN

1



- LEGEND**
- (N) NEW
 - (E) EXISTING
 - CLG = CEILING
 - HD = HEAD
 - HT = HEIGHT
 - VIF = VERIFY IN FIELD
 - EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - NEW (UNINSULATED) WALL
 - NEW 2X6 WALL W/ R-21 BATT INSULATION

DATE	REVISIONS

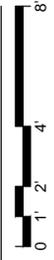
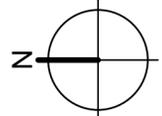
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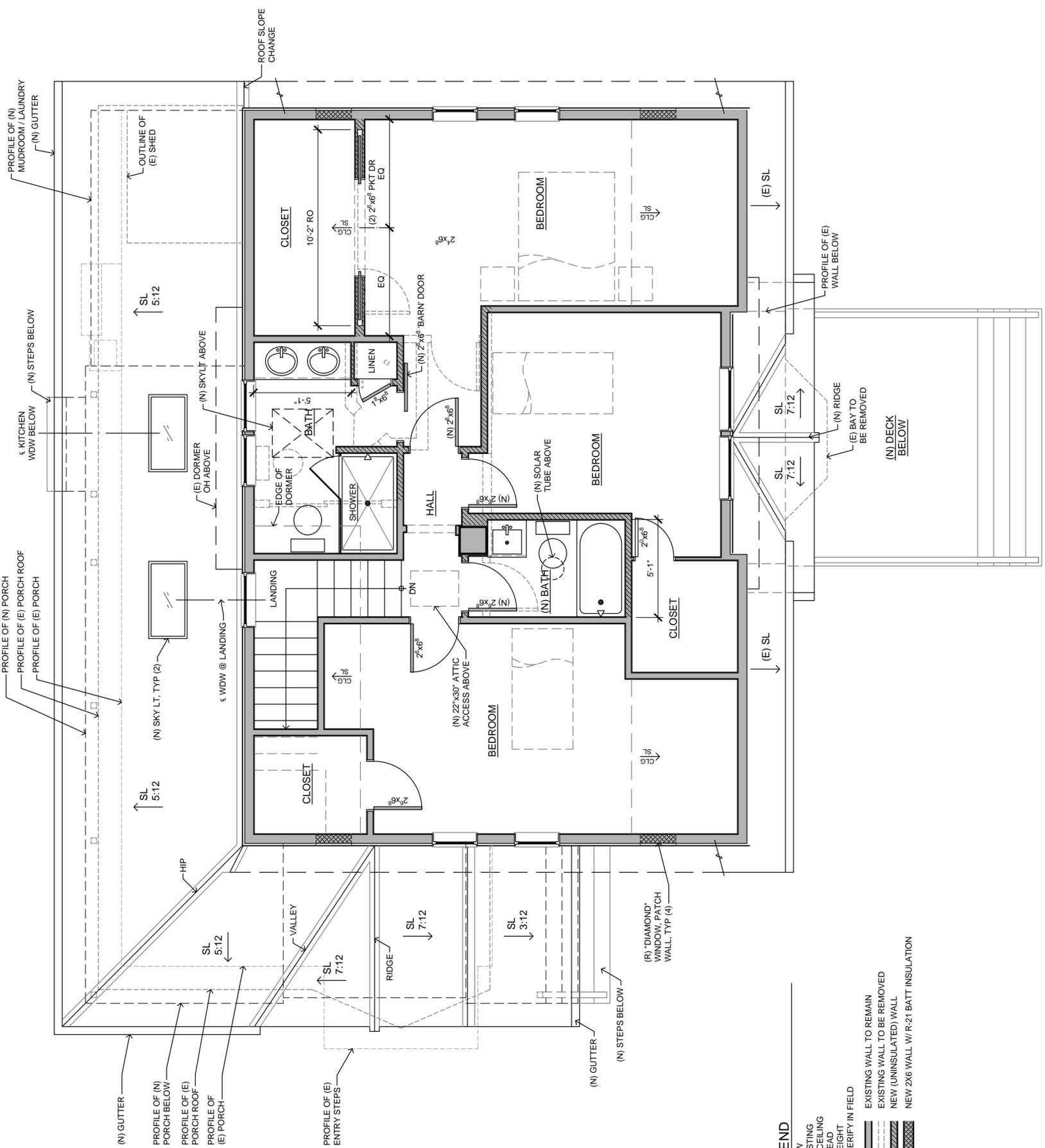
SECOND FLOOR PLAN

DATE: NOVEMBER 29, 2018
 SCALE: 1/4"=1'-0"
 DRAWN: RMB
 JOB #: #1812
 SHEET:

A-3

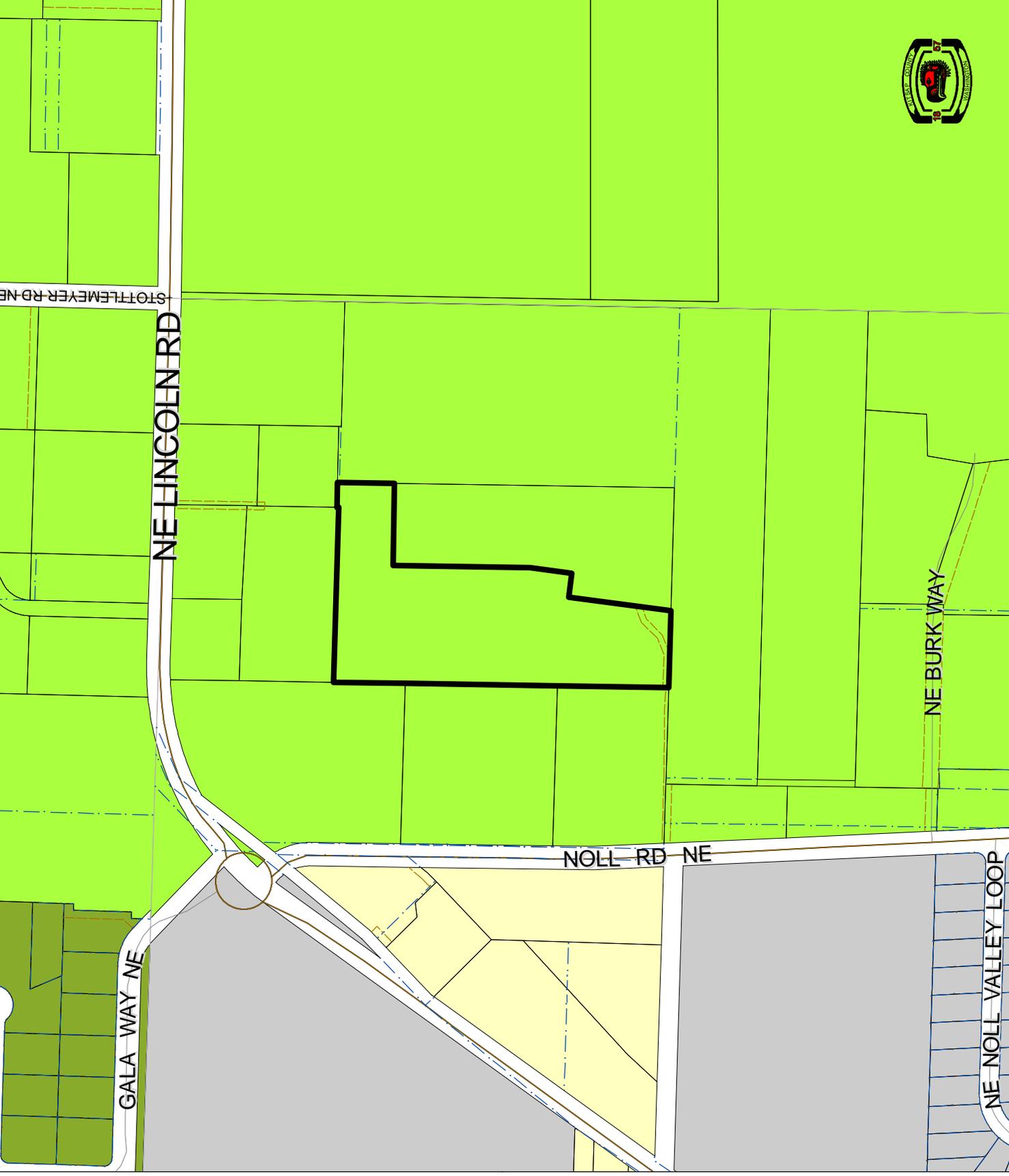


1 SECOND FLOOR PLAN



- LEGEND**
- (N) NEW
 - (E) EXISTING
 - CLG = CEILING
 - HD = HEAD
 - H = HEIGHT
 - VIF = VERIFY IN FIELD
 - EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - NEW (UNINSULATED) WALL
 - NEW 2X6 WALL W/ R-21 BATT INSULATION

19-02064 Bouma ADU CUP - Zoning



- ### Zoning Designations
- RR - Rural Residential (1 DU/5 Ac)
 - RP - Rural Protection (1 DU/10Ac)
 - CITY - Incorporated City
 - RL - Residential Low
 - Subject Parcel(s)
 - Real Property Tax Accounts

- ### Street Center Lines
- Easement
 - Plat-Line

This map was created from existing map sources, not from field surveys. Determination of fitness for use with the map is the responsibility of the user, understanding the accuracy and limitations of this map and data.

Map Published Date: March, 2020

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