



Rafe Wysham  
Director

## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

*To enable the development of quality, affordable, structurally safe and environmentally sound communities.*

### Notice of Public Hearing Before the Kitsap County Planning Commission

Publication Date: **08/04/2025**  
Hearing Date: **08/19/2025**  
Hearing Location: **Conducted in *hybrid* format, accessible via \*weblink, dial-in number**  
***OR* in-person at the Board of County Commissioners' Chambers**  
619 Division Street, Port Orchard, WA  
***\*See below for details on weblink/dial-in information***  
Hearing Time: Hearings begin at **5:30 P.M.** For start times of specific agenda items, please contact staff planner for an estimate.

#### AGENDA ITEM (H)

#### **25-01464: ROPER - Open Space - Protect Stream Corridors and Wetlands - OPEN SPACE**

**Project Description:** The application proposes to reclassify 16 acres currently designated as "undeveloped land" and "cabins" by the Kitsap County Assessor to Current Use Open Space. The project site is comprised of three (3) parcels: 4859-002-009-0001, 4859-002-004-0303, and 4859-003-002-0006. The parcels are 2.06 acres, 10.51 acres, and 4.15 acres respectively, for a cumulative total of 16.72 acres. The reclassification is for tax purposes only and does not change the zoning of the property. Properties that qualify for Current Use Open Space must have at least two sensitive resources listed in Kitsap County Code 18.12.

#### **Project Location:**

Nearest Intersection: SE Pine Rd & Bethel Burley Rd SE; South Kitsap  
Parcel Numbers: 4859-002-009-0001, 4859-002-004-0303, 4859-003-002-0006

**Applicant:** James D Roper Life Estate

**Owner of Record:** Alicia Roper & Cara Roper, Haddonfield NJ

**PLEASE NOTE:** This project is SEPA exempt under KCC 18.04 State Environmental Policy Act.

**The Kitsap County Planning Commission holds hearings in a remote/hybrid format.** The Planning Commissioners, staff, and the public may link into the hearing through video conference, or telephonically through a call-in number. **All interested persons are welcome to attend this hearing either remotely, or in person at the listed address.**

***\*Remote Access information*** including links, and **Staff Reports** for the above agenda item will be made available for public viewing and can be found on the Department of Community Development's website, <https://www.kitsap.gov/dcd/Pages/PlanningCommission.aspx> or requested by calling (360) 337-5777.

**DCD strongly encourages submitting any comments, in writing, directly to the contact information listed above. These comments will be provided to the Planning Commission 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.

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 agenda item. 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, please call (360) 337-5777 or e-mail [Help@Kitsap1.com](mailto:Help@Kitsap1.com).

Clerk of the Planning Commission

*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:

Owner: Cara Roper, [cararoper@hotmail.com](mailto:cararoper@hotmail.com); Alicia Roper, [alicia.roper@gmail.com](mailto:alicia.roper@gmail.com)

Applicant: James D Roper Life Estate, 43 EVERGREEN LN HADDONFIELD, NJ 08033

Authorized Agent: Sharon Feeney, [sharonf40@msn.com](mailto:sharonf40@msn.com)

DSE

Interested Parties: Gary Schrier, [gbs@wavecable.com](mailto:gbs@wavecable.com); David Brown, [david@ddavidbrown.com](mailto:david@ddavidbrown.com)

Adjacent Property Owners within 800' radius

Planning Commissioners

Assessor's Office

Bremerton School District

Cascade Natural Gas

Central Kitsap CAC

Central Kitsap Fire District

Central Kitsap School District

City of Bremerton

City of Port Orchard

City of Poulsbo

DCD

Dept of Archaeological Historic Preservation

DE & PEP

Health District

Hearing Examiner

Kingston CAC

Kitsap Economic Development Alliance (KEDA)

Kitsap PUD 1

Kitsap Sun

Kitsap Transit  
Manchester CAC  
Navy  
North Kitsap Fire District  
North Kitsap School District  
Port of Kingston  
Poulsbo Fire Dist #18  
Prosecutor's Office  
Public Works  
Puget Sound Clean Air Agency  
Puget Sound Energy  
Puget Sound Regional Council (PSRC)  
Sewer Purveyor - Bainbridge Island  
Sewer Purveyor - Bremerton  
Sewer Purveyor – Kitsap County  
South Kitsap Fire District  
South Kitsap School District  
Suquamish CAC  
Point No Point Treaty Council  
Port Gamble S'Klallam Tribe  
Puyallup Tribe  
Skokomish Tribe  
Squaxin Island Tribe  
Suquamish Tribe  
WA Dept of Fish & Wildlife  
WA Dept of Health  
WA Dept of Natural Resources  
WA Dept of Transportation/Aviation  
WA State Dept of Ecology - Shoreline Review (SEPA)  
WA State Dept of Ecology - Wetland Review (SEPA)  
WA State Dept of Ecology - SEPA  
WA State Dept of Transportation  
Water Purveyor - City of Bremerton  
Water Purveyor - Manchester District  
Water Purveyor - North Perry  
Water Purveyor - Silverdale  
Water Purveyor - WA Water Service  
West Sound Utility District