



Kitsap County

619 Division Street, MS-36 Port Orchard, WA 98366
(360) 337-5777 HOME PAGE - www.kitsapgov.com/dcd

Department of Community Development

Date: May 30, 2025

NOTICE OF APPLICATION - TYPE IV

This is a public notice of a development proposal that may interest you. You have the right to comment on this application, receive notice and participate in any public hearings, request a copy of the decision once made and appeal the project decision. Included in this notice is a summary of the proposal, code reference for associated permits that may be required, and the targeted timetable for County review and decision. Please be aware there are deadlines for comments and appeal; if you do not adhere to these timelines, your comments may not be considered and/or you may lose your right of appeal. Please read this notice carefully and call the Department of Community Development (DCD) if you have questions. The contact for this application is Jason Walsh who can be reached at (360) 337-5777 or by emailing JWALSH@KITSAP.GOV.

Planning File Number: 25-01464

Assessor's Number:

4859-002-009-0001

4859-002-004-0303

4859-003-002-0006

Project Name: ROPER - Open Space - Protect Stream Corridors and Wetlands

Preliminary State Environmental Policy Act (SEPA) Determination:

The project is SEPA Exempt under KCC 18.04 State Environmental Policy Act.

Type of Application: Open Space Application

Description of Proposed Project: 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



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Current Use Open Space must have at least two sensitive resources listed in Kitsap County Code 18.12.

Applicant: ROPER JAMES D LIFE ESTATE &
43 EVERGREEN LN
HADDONFIELD, NJ 08033-1201

Applicant's Representative: FEENEY, SHARON
AUTHORIZED AGENT
NOT KNOWN AT TIME OF ENTRY
UNKNOWN, UK 00000

Date of Application: April 16, 2025

Date Application was Determined Complete: May 08, 2025

Date of Complete Application Letter: May 13, 2025

Site Description:

Location: South Kitsap

Nearest road intersection: SE Pine Rd & Bethel Burley Rd SE

Size:	Assessor's Number	Acres
	4859-002-009-0001	2.06
	4859-002-004-0303	10.51
	4859-003-002-0006	4.15

Zone: Rural Protection (1 DU/10 Ac)

Shoreline designation: Not Applicable

Project Permits Included with Application: None

Existing Studies and Environmental Documents Evaluating the Proposal: None

Other Applicable Code Which May Require Additional Project Review /

Permits: Additional permitting and/or review may be required under: Kitsap County Code (KCC) Title 12 Stormwater Drainage, KCC Title 14 Buildings and Construction, KCC Section



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18.04 State Environmental Policy Act (SEPA), and KCC Title 19 Critical Areas Ordinance. Additional permitting and/or review may be required by the Kitsap Public Health District for septic treatment, as authorized by RCW Title 70 and WAC 246.272A.

Public Comment Period and Appeals: Any interested person may comment on this application. The comment period will remain open until seven days before the actual hearing date. Any interested person may request notification of any hearings or meetings and request a copy of the decision once made; requests must be addressed to Kitsap County DCD, Attn: Clerk of the Hearing Examiner, 614 Division Street, MS-36, Port Orchard, WA 98366, (360) 337-5777.

Any interested person may appeal the decision regarding this application as governed by RCW 36.70C for land use decisions and RCW 90.58 for shoreline decisions.

Planning Commission Hearing Date: July 15, 2025. The Commission shall be advisory to the department only and the final determination shall rest with the board. This is a tentative date only. The hearing shall be conducted in accordance with 21.08.110. If you request notification as above, you will receive a notice of the actual public hearing date, time and location when it is scheduled.

Board of County Commissioners (BOCC): To follow at a later date.

Technical Review: None required at this time.

Staff Report Availability: A consolidated staff report will be available seven (7) days prior to the actual public hearing date.

Examination of File and Staff Contact: The application file may be examined electronically by contacting the Clerk of the Hearing Examiner. To view initial project application documents/submittals, please visit the <https://co-kitsap-wa.smartgovcommunity.com/Public/Home> and enter the application number listed on this Notice - no log-in or account is required. To view other file materials, please contact DCD and indicate the Permit Number and Project Name for the file you would like to examine, by emailing Help@Kitsap1.com or calling (360) 337-5777.



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Review Authority: The Board of County Commissioners. Open Space Applications shall be conducted in accordance with KCC 2.02. and KCC 21.08.110.

http://www.kitsapgov.com/dcd/documents/ord_herop_amended.pdf

Project Site Plan: Attached.

DISTRIBUTION LIST

Applicant: Roper, James D.

Owner: Roper, Cara D & Roper, Alicia A. cararoper@hotmail.com &
alicia.roper@gmail.com

Project Representative: Feeney, Sharon, sharonf40@msn.com

Point No Point Treaty Council

Suquamish Tribe

Skokomish Tribe

Port Gamble S'Klallam Tribe

Squaxin Island Tribe

Puyallup Tribe

Dept of Archaeological Historic Preservation

WA Dept of Natural Resources

WA Dept of Fish & Wildlife

WA State Dept of Ecology-SEPA

WA State Dept of Transportation

Health District

Public Works

Parks

Navy

DE & PEP

Kitsap Transit

South Kitsap Fire District

South Kitsap School District

Puget Sound Energy

WA State Dept of Ecology-Wetland Review



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Site Plan

