



Administrative Staff Report

Report Date: 10/09/2026

Application Submittal Date: August 6, 2025

Application Complete Date: September 8, 2025

Project Name: Peabody Single-Family Residence

Type of Application: Critical Area Buffer Reduction (CABR)

Permit Number: 25-02936

Project Location

8268 Dormar Road

Port Orchard, WA 98367

Commissioner District #2

Assessor's Account

4770-001-009-0009

Applicant/Owner of Record

Peabody Resources, LLC

19799 4TH AVE NE,

POULSBO, WA 98370

VICINITY MAP



Decision Summary

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

1. Background

The subject property is a vacant 0.52 acre parcel encumbered with a wetland and both on-site and off-site seasonal streams. The proposed reduction of the wetland and stream buffers is necessary to construct a single-family home. The wetland is rated as a Category IV, and the project proposes a buffer reduction from 40 feet to 20 feet with a 7.5-foot-wide building setback, while the stream is a Type N with a proposed buffer reduction from 100 feet to 59 feet to accommodate the proposed home. Averaging is not an option on this property because it is composed entirely of critical areas and their respective buffers. Therefore, a Type II variance to achieve the necessary buffer reductions is proposed. Septic facilities located on site will transmit treated effluent to an owner-adjacent property over a direct-adjacent property through a dedicated ingress-egress and utility easement. The effluent pipe will be placed below the N-n fish creek on the neighboring property, then transmitted to the drainfield and associated reserve drainfield area. Mitigation and restoration are proposed for all stream impacts and to enhance the wetland areas comprised of non-native plants.

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2. Project Request

The applicant seeks modification of standard wetland and stream buffers under the guidelines of Kitsap County Code (KCC) 19.200.220(C)(1)(d) and KCC 19.300.315.A(5)(a)(ii). The project proposes the construction of a 2,255-square-foot residence that includes a lower floor garage integrated within the 3-story structure. Associated actions include the development of a driveway, installation of a septic system, and off-site drainfield through an ingress/egress road and utility easement, as well as the construction of necessary supporting infrastructure such as stormwater management facilities. The property is legally nonconforming at 0.52 acres in size and is located within the Rural Protected (RP) zoning district, which allows one dwelling unit per 10 acres. The proposed project avoids direct impacts to the nearby wetland and associated streams but due to the proximity of the Np stream, requires application of a Critical Area Buffer Reduction permit (CABR) as allowed per KCC 19.300.315.A(5)(a)(ii). Reductions of greater than twenty-five percent but less than or equal to fifty percent for single-family dwellings are a Type II decision and require notification (see Chapter [19.800](#), Appendix E [\[4\]](#)).

Modifications to buffer widths are proposed for the wetland: Wetland A is rated as a Category IV with a habitat score of 5. Buffer impacts are mitigated through on-site buffer averaging and a reduction of the buffer by less than 50%, as allowed per KCC 19.200.220.C.(1)(b). The reduction includes an associated building setback of 7.5 feet, per the mitigation plan. The Non-fish Np stream to the north is also subject to buffer reduction criteria in 19.300.315.A(5)(a)(i), allowed as a <25% reduction to the associated 100 foot stream buffer. The buffer is reduced by a maximum of 20 feet, to provide an 80 foot buffer and 15 foot building setback.

The reduction in the Category IV wetland and Type Np stream buffers require enhancement measures, including planting of native trees and shrubs. Mitigation is proposed in the remainder of the onsite buffer to compensate for the reductions and will involve removal of invasive species, as well as installation of native plants to include trees, shrubs, and ferns. The area of impact to the buffer is 3,571 square feet and the area of mitigation is 7,946 square feet, which encompasses the remainder of the onsite buffer.

3. SEPA (State Environmental Policy Act)

The proposal is SEPA exempt per Kitsap County Code 18.04.090.A.1.b.

4. Physical Characteristics

The subject property is generally trapezoidal in shape with moderate slopes extending northwest to southeast. The site is comprised of a Class IV sloped wetland to the south with an associated Non-fish perennial stream (Np). The planned 2,255 square foot residence is a 3-story structure situated toward the north property line. The 3-story design reduces the footprint and associated wetland and stream impacts with the incorporated lower story garage.

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Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Protection Zone: Rural Protection	Standard	Proposed
Minimum Density	NA	0.52 acres* Lot is existing, and project does not propose any newly created parcels
Maximum Density	1 unit per 10 acres	
Minimum Lot Size	10 acres	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	140	NA
Minimum Lot Depth	140	NA
Maximum Height	35 feet	NA
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Applicable footnotes: Footnote 42 b: Any single-family residential lot of record as defined in Chapter [17.110](#) that has a smaller width or lot depth than that required by this title, or is less than one acre, may use that residential zoning classification that most closely corresponds to the dimension or dimensions of a lot of record, for the purpose of establishing setbacks from the property lines.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (East)	50 feet	20 feet per Footnote 42 b
Side (North)	20 feet	15 feet
Side (South)	20 feet	90 feet
Rear (West)	20 feet	52 feet

Table 3 - Surrounding Land Use and Zoning

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

Table 4 - Public Utilities and Services

	Provider
Water	Kitsap PUD #1

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Power	Puget Sound Energy
Sewer	Private septic
Police	Kitsap County Sheriff
Fire	South Kitsap Fire & Rescue
School	South Kitsap School District #403

5. Access

Access to the subject property is via Dormar Drive SE which connects to SE Mullenix Road.

6. Site Design

Site design is analyzed under Section 10.

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 April 1, 2025.

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

Land Use Goal 17. Rural character

Protect Kitsap County's unique rural character.

Land Use Policy 17.1. *Permit residential uses in rural areas in a variety of rural lot sizes consistent with the rural character of the surrounding area.*

Land Use Policy 17.4. *Accommodate appropriate rural uses not characterized by urban growth.*

Land Use Policy 17.6. *Consistent also with Land Use Goal 14- Direct development to UGAs, limit rural growth rates by focusing growth with the Urban Growth Areas.*

Environment Goal 1. Ecosystems and habitat

Protect and enhance the health, resilience, functions, and processes of natural environments and ecosystems, including forest lands, shorelines, freshwater systems, and critical areas to ensure functioning ecosystem services and fish and wildlife habitat are sustained into the future.

Environment Policy 1.1. *Manage development to protect habitats and ecological processes.*

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Environment Policy 1.2. Consider the functions and processes of the natural environment in project planning and review.

Environment Policy 1.3. Protect and restore marine shorelines, riparian areas, wetlands, floodplains, and estuaries.

Environment Policy 1.4. Preserve and restore the functions of natural habitat to support ESA-listed species, state listed animal and plant species, and species of local importance.

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 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

8. Documents Consulted in the Analysis

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
CABR Application	August 08, 2025
Critical Area Assessment & Mitigation Plan	August 08, 2025
Geological Report	August 08, 2025
Revised Site Plan	June 6, 2026
Addendum from Ecological Land Services	June 6, 2026
Revised Geotechnical Report	June 6, 2026

9. Public Outreach and Comments

Pursuant to KCC 21.04, the Department gave proper notice to residents within an 800ft radius of the subject property on December 23, 2025. During the 14-day comment period, and following, comments from adjacent neighbors Alex Murphy and Elizabeth Williams were received.

Comments were related to the stream typing and utility easement supporting the septic transport line.

Comment No.	Issue	Department Response
1	Stream Typing not properly identified in application materials	Revised documents provided by the applicant and an assessment of the septic drainfield property was provided by Ecological Land Services, providing a

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		previous assessment of a potential stream on that property. The assessment is dated July 12, 2023 and found no associated Typed stream within the applicant-owned, adjacent property.
2	No valid easement for septic transport line	Civil issue to be resolved prior to building permit issuance; property in question is not the subject of CABR

10. Analysis

a. Planning/Zoning

The subject property is zoned Rural Protection. Kitsap County Code 17.410.042 permits single-family detached housing units.

Table 2 demonstrates that the proposed structure will meet the required setbacks in Kitsap County Code 17.420.052.

b. Lighting

Lighting was not analyzed for this proposal.

c. Off-Street Parking

Kitsap County Code 17.490.030 requires 3 parking spaces for single-family residences. The submitted site plan shows 3 proposed parking spaces which meets the parking requirements.

Table 5 shows 3 parking spaces are required and 3 are proposed.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single-Family (attached or detached)	3 per unit	3	3
Total			3

d. Signage

Signage was not proposed in this application.

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e. Landscaping

Landscaping was not analyzed for this proposal per Kitsap County Code 17.500.010: Single-family lots shall be exempt.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	NA	NA
Required Buffer(s) 17.500.025	NA	NA
North	NA	NA
South	NA	NA
East	NA	NA
West	NA	NA
Street Trees	NA	NA

f. Frontage Improvements

Frontage improvements were not required for this proposal.

g. Design Districts/Requirements

The subject property is not within a design district.

h. Development Engineering/Stormwater

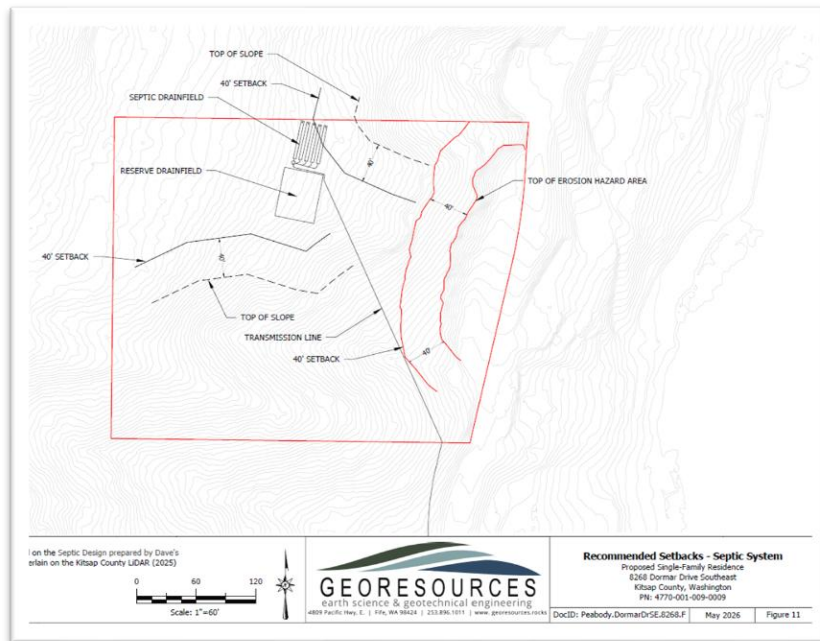
The proposed stormwater facilities include dispersion for stormwater management. Development Engineering reviewed and approved the concepts contained in the preliminary submittal, and recommended conditions of approval.

i. Environmental

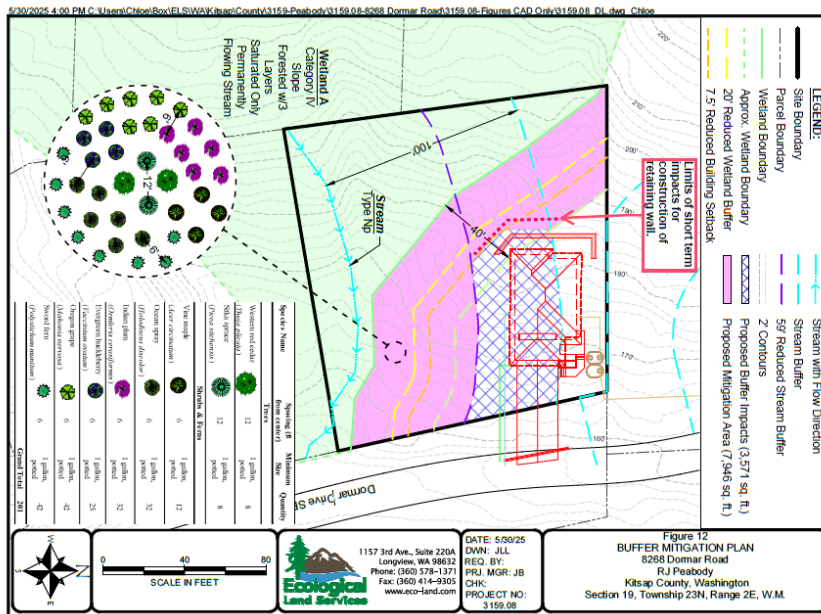
The Kitsap County Critical Area Map shows geologic hazards adjacent to the subject property. There was a Geologic Report submitted and prepared by GeoResources, LLC dated May 1, 2025 and an associate addendum addressing the subject retaining wall dated May 22, 2026. The report stated, “based on the results of our data review, site reconnaissance, subsurface explorations, and our experience in the area, it is our opinion that the construction of the proposed single-family residence, retaining wall, and associated septic system on a different parcel (PN:192302-1-021-2009) is feasible from a geotechnical standpoint, provided the recommendations presented below are incorporated”. Recommended Setbacks – per KCC 19.400.425 is addressed further: the proposed residence should not require any setbacks. The septic system located on the

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nearly parcel should meet a 40-foot setback from both the erosion hazard area, and top of the steep slope shown on Figure 11 (below) into the project design and construction. The project is conditioned to follow recommendations of the submitted report.



The wetland and stream assessments and recommendations have been analyzed for environmental matters in Section 2, Project Request. The variance criteria will address the specific codes within this variance request.



Kitsap County Code 19.100.135 Variances.

A variance in the application of the regulations or standards of this title to a particular piece of property may be granted by Kitsap County, when it can be shown that the application meets all of the following criteria:

1. Because of special circumstances applicable to the subject property, including size, shape, or topography, the strict application of this title is found to deprive the subject property of rights and privileges enjoyed by other properties in the vicinity; provided, however, the fact that those surrounding properties have been developed under regulations in force prior to the adoption of this title shall not be the sole basis for the granting of a variance.

Staff Comment: The subject property is 0.52 acres, with much of it constrained by critical areas (wetlands and streams). The strict application of the standard buffers prohibits development when considering conformance to all Kitsap County titles. Please see special circumstances listed and described below. Special Circumstances:

Critical Areas: Submitted with the application is a Critical Area Assessment and Mitigation Plan prepared by Ecological Land Services dated June 4, 2025, with an Addendum report dated April 23, 2026 addressing a short-term buffer impact for the related retaining wall. The assessment identified 1 wetland and two streams on and/or adjacent to the subject property.

1. Wetlands:

Wetland A (Category IV): Buffer impacts are mitigated through on-site through an administrative buffer reduction.

2. Fish And Wildlife Habitat Conservation Areas

There are two streams adjacent the subject property.

Type Np Stream is located on the southern side of the property which requires a 100 foot buffer. Project application seeks to reduce the standard buffer by up to 50% at the site of the proposed structure including a reduction of the associated building setback.

A Type Np stream is located on the north-adjacent property which requires a 100 foot buffer portion of the subject property which must be reduced by 20 feet in order to accommodate the residential development. An 80 foot buffer and 15 foot building setback will be met, and is processed as an administrative reduction, less than 25% per KCC 19.300.315 A (5) (a) (i).

2. The special circumstances referred to in subsection (A)(1) of this section are not the result of the actions of the current or previous owner.

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Staff Comment: The current applicant and the previous owner did not create the on-site critical areas.

3. The granting of the variance will not result in substantial detrimental impacts to the critical area, public welfare or injurious to the property or improvements in the vicinity and area in which the property is situated or contrary to the goals, policies and purpose of this title.

Staff Comment: According to the Critical Area Assessment and Mitigation Plan prepared by Ecological Land Services, the project avoids direct impacts to the wetland and streams. The proposed mitigation planting plan will prevent adverse impacts to the critical areas. The building site slopes down and away from both critical areas so any water generated on the developed area will flow or be conveyed away and will not affect the quality of water or the function of the critical areas. The discharged runoff will enter the stormwater features associated with Dormar Drive, which will reduce any potential impacts to downstream waters including Long Lake.

4. The granting of the variance is the minimum necessary to accommodate the permitted use.

Staff Comment: The granting of the variance is the minimum necessary to accommodate the permitted use, as the proposed project efficiently combines the requested square foot residence in a 3-story structure (with lower floor garage) which reduces impacts to the on-site Type Np stream, on site sloped wetland and off site Type Np stream. The project has minimized the impacts to the buffer by placing the home as far north as possible and in an area where topography provides a physical separation between the building site and both critical areas within this CABR permit. The design minimizes environmental impacts while supporting the permitted uses, ensuring that the variance is not excessive and aligns with the property's intended functionality.

5. No other practicable or reasonable alternative exists. (See Definitions, Chapter 19.150.).

Staff Comment: There are no alternatives to the proposed building site location because the entire property is composed of wetland, a stream, and an off-site stream to the north, including the associated buffers. The structure's location adheres to the constraints of maintaining critical area buffer widths, as it is situated between wetland and stream buffers. Given the limited net developable area there are no practicable or reasonable alternatives to the proposed development.

6. A mitigation plan that meets the requirements of Chapter 19.700 (where required) has been submitted and is approved for the proposed use of the critical area.

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Staff Comment: The Critical Area Assessment and Mitigation Plan prepared by Ecological Land Services dated June 4, 2025, along with the retaining wall addendum dated April 23, 2026 has designed the project to achieve no net loss of wetland and stream buffer functions, incorporating enhancement measures that include native planting and habitat improvement. A monitoring plan will ensure the success of these measures over time.

**Kitsap County Code 19.200.220.C.1, a. , 19.300.315.A.5, a, (i) and 19.300.315.A.5 (ii).
Provision for Decreasing Buffers (for Wetland Buffers and Stream buffers)**

a. The department may grant a Type 2 buffer reduction and an administrative reduction to buffer widths when the following are met:

i. The applicant demonstrates that buffer widths cannot be met, according to the variance criteria in Section 19.100.135;

Staff Comment: The submitted applications shows if all the critical area buffers were applied there would be no reasonable opportunity for development of the subject property.

ii. The applicant submits a habitat management plan (HMP) that meets the requirements as described in Chapter 19.700 (Special Reports);

Staff Comment: The Critical Area Assessment and Buffer Mitigation Report dated January 6, 2025, and Addendum dated April 23, 2026, meets the requirements of King County Code Chapter 19.700 and includes a HMP review through the No-Net Loss analysis.

iii. The HMP is reviewed and consultation with the Washington State Department of Fish and Wildlife determines that a reduction is the minimum necessary for the permitted use; and

Staff Comment: WDFW was notified as part of the Notice of Application. No comments were received. An HPA will be required for the related off-site easement work beneath the north-adjacent property Non-fish stream in order to install a drainfield trunk line beneath the stream, through the property and onto the applicant-owned adjacent property. The HPA must be submitted prior to issuance of the associated building permit.

iv. The conditions are sufficient to assure no net loss of ecological functions of the affected fish and wildlife habitat conservation area.

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Staff Comment: The submitted mitigation plan is designed to achieve no net loss of wetland and stream buffer function, incorporating enhancement measures (see details below). A monitoring plan will ensure the success of these measures over time.

The submitted mitigation plan includes the following enhancement measures:

- *Wetland A: Enhance 7,946 square feet within the wetland and stream buffer areas with mixed native trees and shrubs.*
- *Stream Buffer, (off site): Enhance all septic trunk-line impact areas with native revegetation. Plan to be reviewed at time of building permit and final septic design.*

j. Access, Traffic and Roads

Kitsap County staff reviewed and approved the project for access, traffic and roads.

k. Fire Safety

Fire Safety will be analyzed under the building permit (25-03237) for the project.

l. Solid Waste

Kitsap County staff reviewed and approved the project for solid waste.

m. Water/Sewer

Sanitary sewage disposal is proposed to be provided by proposed septic disposal method.

n. Kitsap Public Health District

Health District has reviewed and approved water and onsite sewage.

11. Review Authority

The Director has review authority for this Critical Area Buffer Reduction Permit application under KCC, Sections 17.540.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Director. The Director may approve, approve with conditions, or deny a Critical Area Buffer Reduction Permit.

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.

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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. Decision

Based upon the analysis above and the decision criteria found in KCC 17.540.040.A, the Department of Community Development recommends that the Critical Area Buffer Reduction request for the Peabody Single-family residence be **approved** subject to the following 16 conditions:

a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. The decision set forth herein is based upon representations made and exhibits contained in the project application. 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.
3. 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 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.

b. Development Engineering

4. Stormwater mitigation, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington.
5. The information provided demonstrates this proposal is a Small Project as defined in Kitsap County Code Title 12 and is located within 200' of critical areas; as such the building permit application materials shall include an engineered drainage design demonstrating compliance with Minimum Requirements #1-5, as outlined in the Kitsap County Stormwater Design Manual.
6. Construction plans and profiles for all roads, storm drainage facilities and

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appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.

7. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Engineering will require additional review and potentially new conditions.

c. Environmental

8. Permit approval subject to chapter 19.200.215 and 19.300.315 of Kitsap County Code, which states that buffers or setbacks shall remain undisturbed natural vegetation areas except where the buffer can be enhanced to improve its functional attributes. Refuse shall not be placed in buffers.
9. There shall be no clearing of native vegetation or grading in the buffer area, as is depicted on the approved site plan. Prior to any clearing or development, please contact Planning and Environmental Programs staff at (360)337-5777 to confirm buffer boundaries.
10. Project shall follow the recommendations of the Geologic Report submitted and prepared by GeoResources, LLC dated May 1, 2025 and the associated addendum report dated May 22, 2026 addressing the retaining wall alternatives.
11. Due to area constraints from the on-site stream, wetland and associated buffers, the application of the submitted Critical Areas and Buffer Mitigation Report prepared by Ecological Land Services dated June 5, 2025, along with an addendum of April 23, 2026 shall be implemented on-site to compensate for a buffer reduction at the minimum necessary to accommodate the proposed development, per the approved site plan. This buffer reduction is not greater than 50% of the required buffer. In addition, a building or impervious surface setback line of 7.5 feet is required from the edge of the buffer per KCC 19.200.220.E. Per the addendum, short-term impacts to the buffer are acceptable for the required structural retaining wall due the sloped nature of the property. The wall is required for the residence to be safely constructed and replanting of disturbed areas will be in accordance with the mitigation plan.
12. At time of building permit, a Hydraulic Project Approval is required for the adjacent septage truck line, as described in the application materials. The related utility easement document is also required.
13. Vegetation planting shall occur as specified in the approved mitigation and enhancement plan produced in support of this permit. Planting of native vegetation shall occur within the first dormant season once the permitted project

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- has been constructed and approved. When planting is complete, the applicant shall submit an as-built plan to DCD for approval prior to requesting the final inspection. Any assignment of savings, financial surety or other like security for performance of the buffer mitigation plan shall be released if planting requirements are satisfied upon completion of the site inspection and as-built approval. Monitoring and maintenance of the planted area shall be conducted for a minimum of five years after DCD staff approves planting.
14. Minor pruning, removal, or elimination of danger trees in the buffer may be allowed, subject to approval by the Department.
 15. Prior to final inspection and occupancy, the common boundary between the stream and the wetland buffer and the adjacent land shall be permanently identified with critical area buffer signs. A total of 6 Critical Area Ordinance (CAO) stream buffer signs shall be placed along the designated boundary spaced approximately 50 ft apart, visual from sign to sign. Signs must be attached to existing trees with diameter breast height greater than 4 inches. Alternative methods include 4x4 posts, metal posts or split rail fencing. Signs may be requested with any inspection prior to final, but not at final inspection. The consulting habitat biologist shall place the signs.
 16. This CABR approval shall automatically become void if no building permit application is accepted as complete by the Department of Community Development within three years of the Notice of Decision date or the resolution of any appeals.
 17. Monitoring and Maintenance of the planted area shall be conducted for five years and extended, if necessary, after DCD staff approved planting. Monitoring includes live and dead vegetation counts and records of all maintenance activities. Maintenance activities can be defined as, but are not limited to, removal practices on invasive or nuisance vegetation and watering schedules. Monitoring information shall be summarized in a letter with photographs depicting conditions of the vegetation and overall site. Monitoring reports are due to Kitsap County Department of Community Development Services and Engineering Division annually. If more than 20 percent of the plantings do not survive within any of the monitoring years, the problem areas shall be replanted and provided with better maintenance practices to ensure higher plant survival. The construction of the permitted project is subject to inspections by the Kitsap County Department of Community Development. Extensions of the monitoring period may be required if original conditions are not met. All maintenance and construction must be done in full compliance with Kitsap County Code (KCC), including the Kitsap County Critical Area Ordinance (Title 19 KCC) and Shoreline Master Program (Title 22 KCC). Any corrections, changes or alterations required by a Kitsap County Development

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Engineer Inspector shall be made prior to additional inspections. Any assignment of savings, financial surety or other like security for maintenance of the buffer mitigation plan shall only be released if monitoring requirements are satisfied in the final year of the monitoring term.

d. Traffic and Roads

N/A

e. Fire Safety

N/A

f. Solid Waste

N/A

g. Kitsap Public Health District

N/A

Report prepared by:



Steve Heacock, Staff Planner / Project Lead

10/09/2026

Date

Report approved by:



Cecilia Olsen, Assistant Director

10/09/2026

Date

Attachments:

Attachment A – Zoning Map

Attachment B – Aerial Map

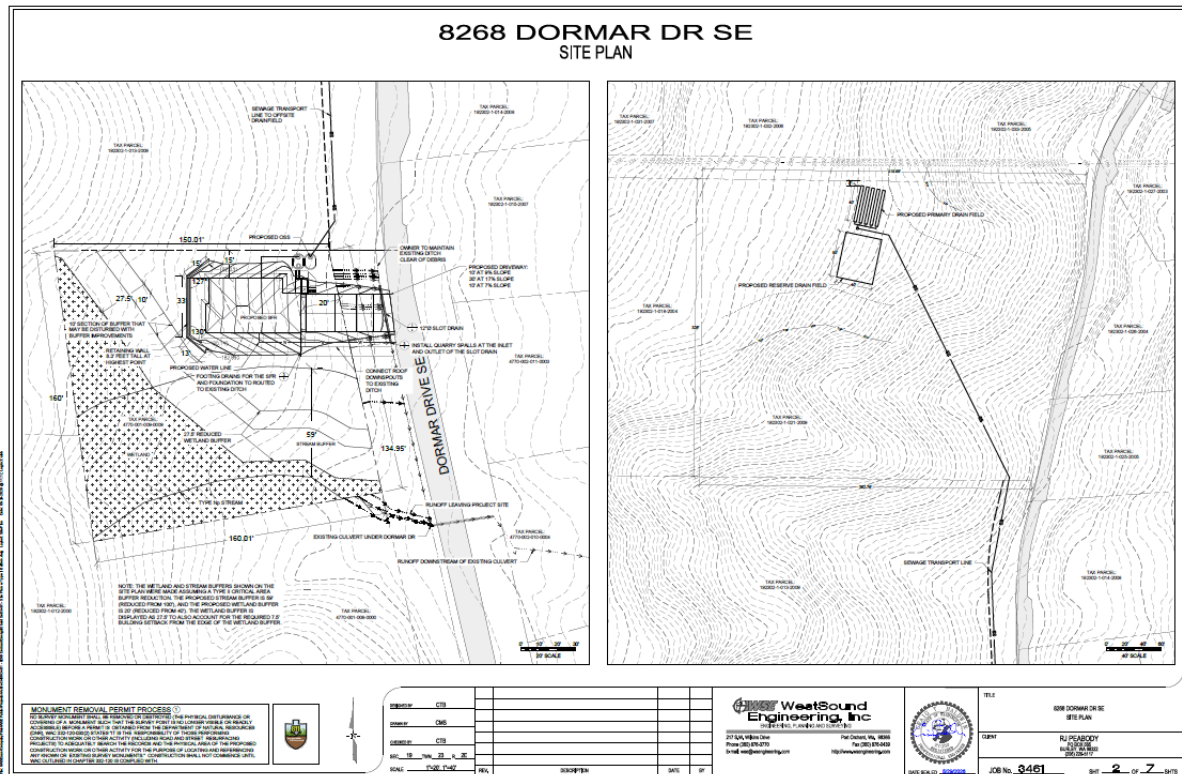
Attachment C – CAO Map

CC: Applicant/Owner RJ Peabody, rjrealestate@msn.com
Project Manager: Joanne Bartlett, joanne@eco-land.com
Project Engineer: Craig Baldwin, craig@wsengineering.com
Interested Parties:
Elizabeth Williams, ewilliams1250@gmail.com
Dan and Marge Johnson, Heberjohns@aol.com
Alex Murphy, alexander.murphy07@gmail.com

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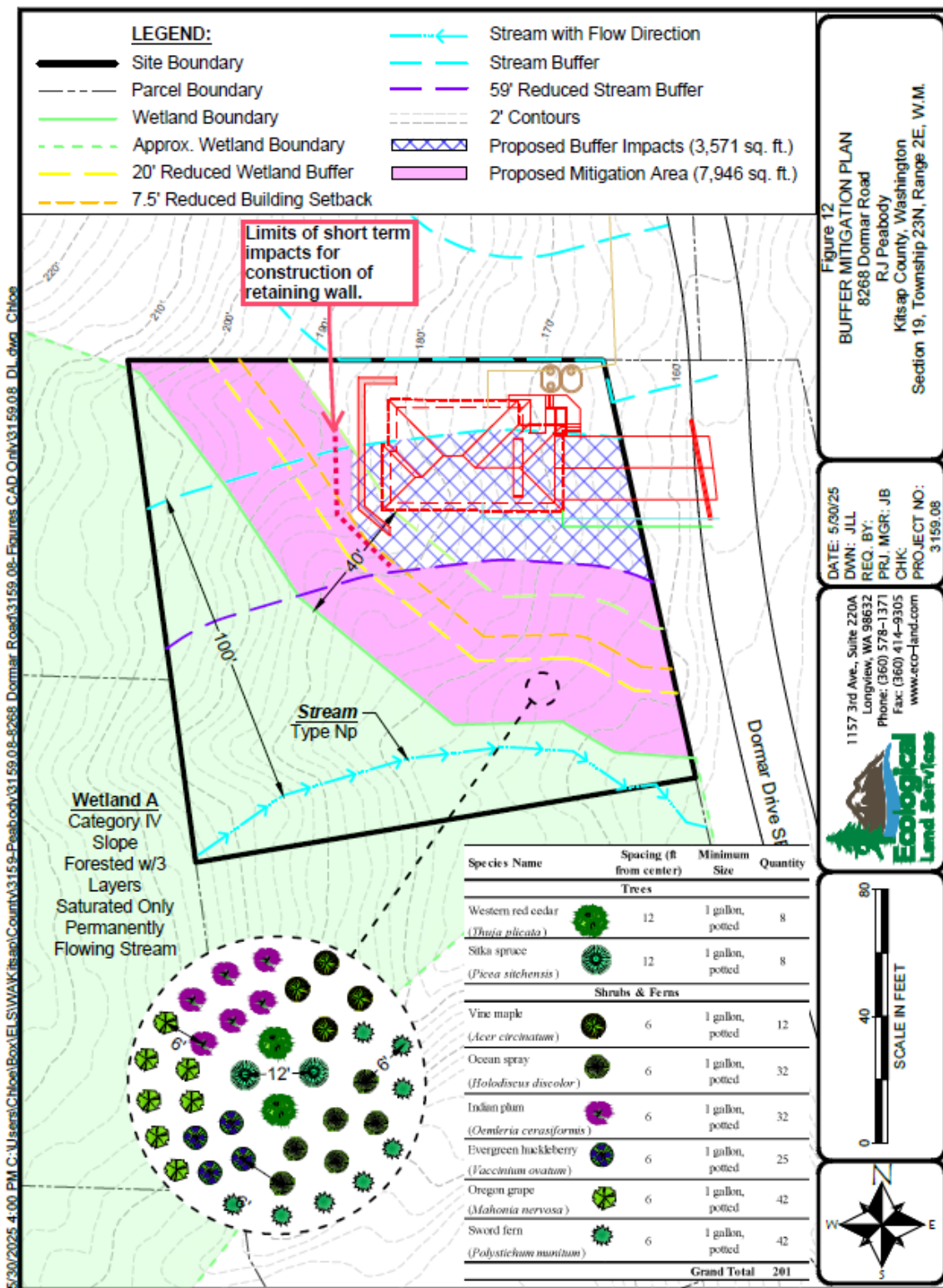
Andrew Thatcher, andrew.thatcher@gmail.com
 Jose Rios, joserios@earthlink.com
 Kitsap County Health District, MS-30
 Kitsap County Public Works Dept., MS-26
 DCD Staff Planner: Steve Heacock

Site Plan



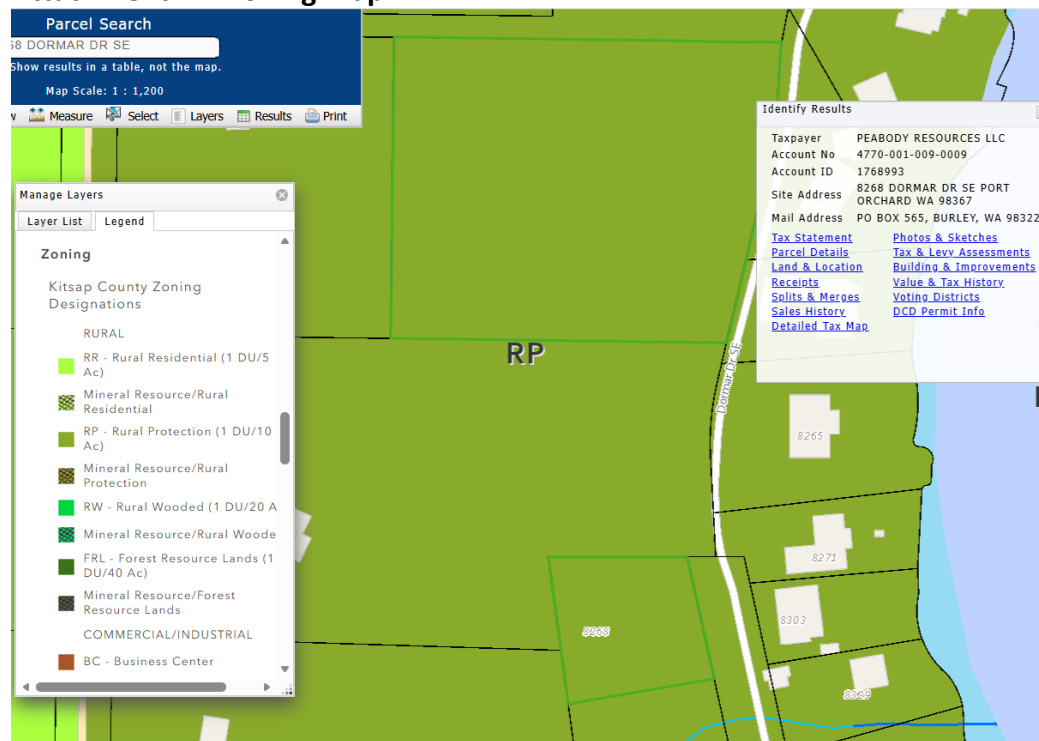
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Biologist Site Plan

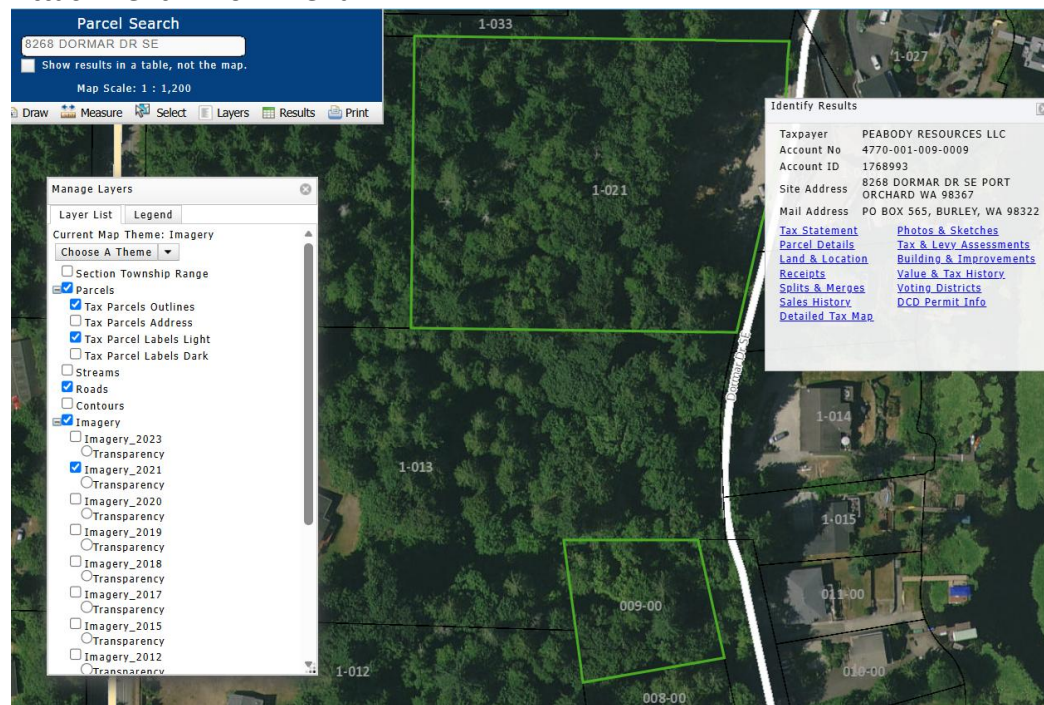


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Attachment A – Zoning Map

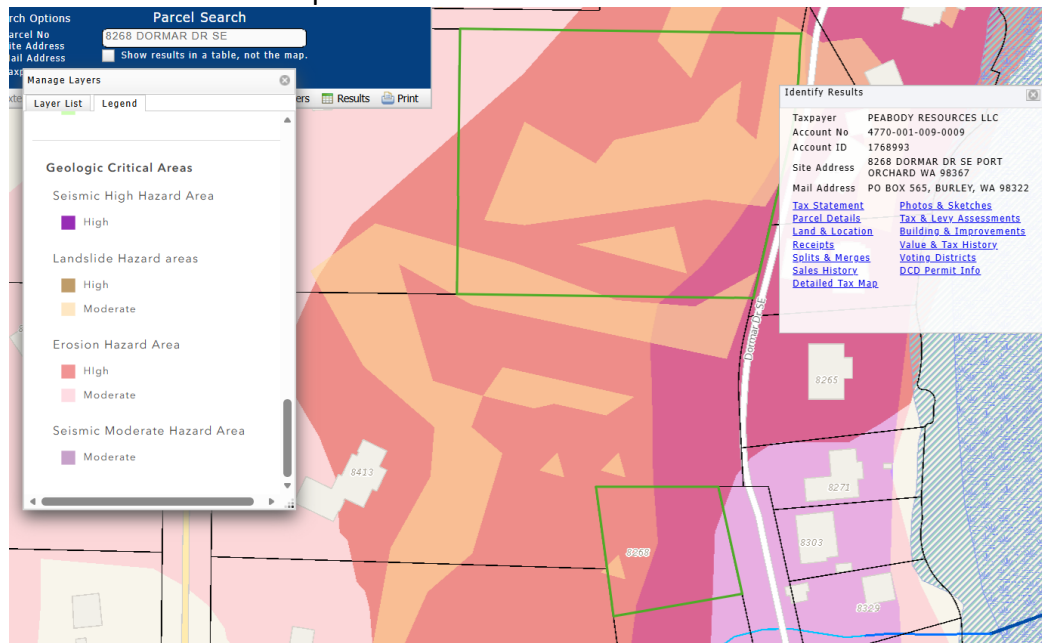


Attachment B- 2021 Aerial



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Attachment C- CAO Map





Rafe Wysham
Director

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Notice of Administrative Decision

Date: 10/14/2026

To:

PEABODY RESOURCES LLC, rjrealestate@msn.com
Megan Gjertsen, megangjertsen@gmail.com

Interested Parties and Parties of Record

RE: Permit Number: 25-02936

Project Name: PEABODY RESOURCES LLC - Critical Area Buffer Reduction for
Non-Fish Bearing Seasonal Stream

Type of Application: CABR

The Kitsap County Department of Community Development has **APPROVED** the land use application for **25-02936 PEABODY RESOURCES LLC - CABR**, **subject to the conditions outlined in this Notice and included Staff Report.**

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY APPEALED TO THE KITSAP COUNTY HEARING EXAMINER ON OR BEFORE 14 DAYS FROM THE DATE OF DECISION PER KITSAP COUNTY CODE 21.04.290.

The written appeal shall be made on, or attached to, an appeal form titled: *'Appeal/Objection of an Administrative Decision'* found on DCD's website, through the Online Permit Application Portal: <https://app.oncamino.com/kitsapcounty/login>.

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file is available for review by contacting the Department of Community Development; if you wish to view the case file or have other questions, please contact help@kitsap1.com or (360) 337-5777.

CC:

Engineer: Craig Baldwin with WESTSOUND ENGINEERING INC, craig@wsengineering.com
Project Manager: Joanne Bartlett with ECOLOGICAL LAND SERVICES INC*, joanne@eco-land.com
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
Dept of Archaeological Historic Preservation
Point No Point Treaty Council
Port Gamble S'Klallam Tribe

25-02936 PEABODY RESOURCES LLC - Critical Area Buffer Reduction for Non-Fish Bearing Seasonal Stream
10/14/2026

Puyallup Tribe
Skokomish Tribe
Squaxin Island Tribe
Suquamish Tribe
WA Dept of Fish & Wildlife
WA Dept of Natural Resources
WA State Dept of Transportation
USACE
Parks
Navy
DE & PEP
Kitsap Transit
South Kitsap Fire District
South Kitsap School District
Puget Sound Energy
Water Purveyor: KPUD 1
Sewer Purveyor: KPUD 1
WA State Dept of Ecology-Wetland Review
Manchester CAC
DCD
Cascade Natural Gas
Kitsap Sun
Prosecutor's Office
DCD Staff Planner: Steve Heacock, Sheacock@kitsap.gov
Interested Parties:
Williams, Elizabeth, ewilliams1250@gmail.com
Johnson, Dan and Marge, Heberjohns@aol.com
Murphy, Alex, alexander.murphy07@gmail.com
Thatcher, Andrew, andrew.d.thatcher@gmail.com
Rios, Jose, joserios@earthlink.net