



## Hearing Examiner Agenda

**THURSDAY, FEBRUARY 27, 2025**

Please click the link below to join the Hearing webinar remotely:

**<https://us02web.zoom.us/j/84151505238>**

**OR Join by Phone: 253-215-8782**

**Webinar ID: 841 5150 5238      Password: 886013**

**OR Attend in person: 619 Division Street, Port Orchard WA**

**Public Hearing(s) will be conducted** by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, FEBRUARY 27, 2025 at 9:00 A.M.**

**The Kitsap County Hearing Examiner holds hearings in a remote/hybrid format, accessible remotely, via \*weblink or dial-in phone number, or in-person.** The Hearing Examiner, applicant(s), staff, interested parties 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 Board of County Commissioners' Chambers at 619 Division Street, Port Orchard WA.**

**\*Remote Access information including 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://www.kitsap.gov/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.

### **AGENDA ITEM (A)**

#### **24-03313: BROWN - Conditional Use Permit for Accessory Dwelling Unit (CUP-ADU)**

**Project Description:** The applicant proposes to construct a 900 square foot accessory dwelling unit. Also existing on site is a 3,941 square foot primary residence.

**Project Location:** 7602 SW Ridgeline Dr, Port Orchard WA

**Applicant/Owner of Record:** Bryce & Heather Brown, Port Orchard WA

**DCD Staff Planner:** Izzy Lotz at (360) 337- 5777.

**PLEASE NOTE:** THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. ANY DNS APPEAL FILED WILL BE COMBINED WITH AND HEARD AT THE PUBLIC HEARING.

24-03313 Brown CUP-ADU  
 24-02167 Litten CUP-ADU  
 23-03018 Spring Hill PPLAT & 24-02627 Spring Hill PBD  
 24-05386 SEPA Appeal of Spring Hill PPLAT (23-03018) & Spring Hill PBD (24-02627)

#### **AGENDA ITEM (B)**

*This item was previously scheduled for 1/23/2025, and has been rescheduled for 2/27/2025*

#### **24-02167: LITTEN - Conditional Use for Accessory Dwelling Unit (CUP-ADU)**

**Project Description:** The 2.88 acre property has a 2,118 SF primary single-family residence and the permit is to build a 875 SF accessory dwelling unit.

**Project Location:** 25992 Rolling Hills PI NE, Poulsbo WA

**Applicant/Owner of Record:** Bret Litten & Kirstie Litten, Poulsbo WA

**DCD Staff Planner:** Kate Millward at (360) 337- 5777.

**PLEASE NOTE:** THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. ANY DNS APPEAL FILED WILL BE COMBINED WITH AND HEARD AT THE PUBLIC HEARING.

#### **AGENDA ITEM (C)**

#### **23-03018: SPRING HILL - Preliminary Plat - 230 units (PPLAT)**

#### **24-02627: SPRING HILL - Performance Based Development (PBD)**

**Project Description:** The Spring Hill project proposes 230 single family attached units with 60% affordable for AMIs below 80%. The project will be divided into 5 phases and will meet the required 15% recreation including 5% active recreation required by PBD.

**Project Location:** 10997 NE 272nd St, Kingston WA 98346

**Applicant/Owner of Record:** Action Matrix Inc, Colorado Springs CO

**DCD Staff Planner:** Darren Gurnee at (360) 337- 5777.

**PLEASE NOTE:** THE DEPARTMENT HAS ISSUED A DETERMINATION OF SIGNIFICANCE (DS) FOR THIS PROPOSAL. ANY DS APPEAL FILED WILL BE COMBINED WITH AND HEARD AT THE PUBLIC HEARING.

#### **AGENDA ITEM (D)**

#### **Permit #24-05386 SEPA Appeal of Spring Hill Preliminary Plat (#23-03018) and Spring Hill Performance Based Development (#24-02627)**

**Appeal Description:** Appellant is appealing the SEPA Determination of Significance issued on 12/02/2024 for #23-03018 Spring Hill Preliminary Plat (PPLAT) and #24-02627 Spring Hill Performance Based Development (PBD)

**Appellants:** David Smith, Barry Keenan, Nicholas Smith

**Applicant/Subject Property Owner of Record:** Action Matrix Inc

**Appellant's Authorized Representative:** Hayes Gori - Law Office of Hayes Gori PLLC

**County/DCD Authorized Representative:** Lisa Nickel, Kitsap County Prosecutor

**DCD Staff Planner:** Darren Gurnee at (360) 337-5777.

**PLEASE NOTE:** *There will be no open/public comment period during agenda item; only Parties of Record and approved witnesses identified by the Parties may be called to testify.*

The file(s) pertaining to the above case(s) are available for public viewing, by contacting the Department of Community Development by emailing: [help@kitsap1.com](mailto:help@kitsap1.com) 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777.

If you have any questions regarding project proposals or project-specific issues, please contact the DCD Staff Planner indicated above. If you have procedural questions about the public hearings process, please contact the Clerk to the Hearing Examiner emailing:

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24-02167 Litten CUP-ADU  
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[help@kitsap1.com](mailto:help@kitsap1.com) 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777.

You may submit your comments in writing seven (7) days prior to or at the hearing. **The record will be kept open for 1 day following the hearing** to allow for additional comments. You may send these comments to 'Attention: Clerk to the Hearing Examiner via email at [help@kitsap1.com](mailto:help@kitsap1.com) or mail to 619 Division Street MS-36, Port Orchard WA 98366.

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.

OFFICE OF THE KITSAP COUNTY HEARING EXAMINER

<https://www.kitsap.gov/dcd/Pages/HearingExaminer.aspx>