

HEARING EXAMINER

PUBLIC HEARING / SEPTEMBER 10, 2026, 9:00AM

Hearings are conducted in a hybrid format.

Remote access information including links and Staff Reports for each application will be made available for public viewing.

Visit [Visit https://www.kitsap.gov/dcd/Pages/HearingExaminer.aspx](https://www.kitsap.gov/dcd/Pages/HearingExaminer.aspx) or call 360.337.5777

In Person:

Kitsap County Administration Building
Commissioners' Chambers
619 Division Street, Port Orchard WA

Virtual:

Zoom Meeting ID: 836 3777 7885
Passcode: 183151
<https://us02web.zoom.us/j/83637777885>
Dial In: 253.215.8782

View only: <https://bremerton.vod.castus.tv/vod/?live=ch1&nav=live>

Comments: DCD strongly encourages submitting any comments in writing directly to the listed DCD Staff Planner. 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 to be addressed appropriately in time for the hearing.

MEETING AGENDA

Item	Topic
A	22-03572: MADRONA RIDGE PLAT - 22 Single Family Residential Lots - Preliminary Plat (PPLAT) Project Description: Request to subdivide a parcel 3.05-acres in size, zoned Urban Low Density Residential (UL), into 22 lots for the benefit of single-family detached lots ranging from 3,485 to 5079 square feet in size within the urban growth area. Site improvements include frontage upgrades, recreation/open space and stormwater Tracts, parking, landscape buffers, and utilities for drinking water & sanitary sewer from West Sound Utility District. Access via Phillips Rd. S.E. Project Location: 4414 Phillips Rd SE, Port Orchard WA, 98366 Applicant/Owner of Record: CC-Phillips LLC, Seattle WA Authorized Agent: Paul Bogataj - Westsound Engineering Inc, Port Orchard WA



Item	Topic
	PLEASE NOTE: The department has issued a DETERMINATION OF NON-SIGNIFICANCE (DNS) for this project. Any DNS appeal filed will be combined with and heard at the public hearing.
B	22-00530: SUNFLOWER FARMS - Conditional Use Permit to allow events on the property (CUP) Project Description: The proposal is a Conditional Use Permit to operate the (primarily outdoor) Sunflower Farms wedding and event venue. Associated permits include 22-00530 (CUP for Wedding/Event Venue), Barn II (2,852 sq. ft.) commercial addition 24-00911, and Chapel (1,298 sq. ft.) commercial tenant improvement 24-00955. A groom's quarters of ~400 square feet is proposed at a later date. This proposal is to operate an outdoor and indoor wedding and event venue for ceremonies, receptions and music. Indoor areas will be used for events, dressing areas, a warming kitchen, gathering areas, and incidental activities. As the residence has water provided by a well not rated for public consumption, potable and drinking water must be provided by bottled water sources. Septage service for events will use outdoor portable toilets managed by a service. Outdoor events will be subject to noise limitations, further defined in permit conditions and below. Amplified music uses are limited, according to the associated noise conditions, also below. Parking for the venue is planned with 59 field-based patrons and venue staff parking spaces which include 2 ADA spaces near the indoor venue. Per the parking statute in KCC 17.490, car capacity estimates of 3 patrons/staff per parking space provides for up to 177 event patrons/staff. The entrance drive isle will be using a wagon-wheel type of roadway with a wrap-around entrance to the parking fields. The exit to the east transmits traffic to the widened event entrance. Stormwater will be treated via infiltration trenches via the roadways. Guests will walk to the event area from the field parking area. Per the landscape code in KCC 17.500, functional screening, including site-obscuring fencing, to address event activities will be provided to assure that event activities and headlight glare does not affect neighborhood rural properties. Events are planned primarily on weekends from 8AM until 10PM. Events will occur primarily in the afternoon and evenings with activities ending no later than 10PM. Project Location: 12912 Shady Glen Ave SE, Olalla WA Applicant/Owner of Record: Sunflower Farms LLC, Olalla WA Authorized Agent: William Palmer, Port Orchard WA



Item	Topic
	PLEASE NOTE: The department has issued a MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) for this project. Any MDNS appeal filed will be combined with and heard at the public hearing.
C	Appeal #26-02666 SEPA Appeal of Sunflower Farms LLC Conditional Use Permit (CUP) 22-00530 Appeal Description: Appellant is appealing the SEPA Mitigated Determination of Non-Significance issued on 06/17/2026 for #22-00530 Sunflower Farms LLC Conditional Use Permit (CUP). Appellants: Reuben Schutz (Authorized Representative), William Palmer, Bill Miller – Sunflower Farms Applicant/Subject Property Owner of Record: Sunflower Farms LLC County/DCD Staff: Steve Heacock County/DCD Authorized Representative: Neil Wachter, Kitsap County Prosecutor

- **File(s) pertaining to the above case(s) are available for public viewing.**
Email help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or call 360.337.5777.
- **Questions about project proposals or project-specific issues?**
Contact the DCD Staff Planner indicated above.
- **Procedural questions about the public hearing process?**
Email help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or call 360.337.5777.
- **The Hearing Examiner may leave the record open at their discretion to accommodate submission of written comments.**
If allowed, you may email comments to help@kitsap1.com 'Attention: Clerk to the Hearing Examiner' or mail to 619 Division Street MS-36, Port Orchard WA 98366.

Kitsap County is committed to ensuring all people have equal access to county services and programs. If you need information in a different format, or to request auxiliary aids, services, or accommodations, please let us know by contacting Kitsap1 at 360.337.5777 or help@kitsap1.com. When possible, please make requests at least two weeks before the event where services will be needed.

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