



## KITSAP COUNTY HEARING EXAMINER AGENDA

(continued from 1/8/25, 1/9/25, 1/10/25, 1/13/25)

**FRIDAY, JANUARY 17, 2025**

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

**<https://us02web.zoom.us/j/89232593226>**

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

**Webinar ID: 892 3259 3226**

**Password: 446608**

*\*\*Note: The SEPA Appeal Agenda Items on 1/9/2025, 1/10/2025, 1/13/2025, and 1/17/2025 are remote only\*\**

**Please note: Hearing on 1/17/2025 will commence at 8:30am and will pause from 11am to 12:30pm**

**Public Hearing(s) was conducted** by Kitsap County Hearing Examiner, on the following application(s), on **WEDNESDAY, JANUARY 8, 2025 at 9:30 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,** [www.kitsap.gov/dcd/Pages/HearingExaminer](http://www.kitsap.gov/dcd/Pages/HearingExaminer) 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)**

**Permit 23-03239: MEADOWVIEW - Preliminary Plat (PPLAT)**

**Permit 23-03929: MEADOWVIEW - Conditional Use Permit Shoreline (CUP-SHORELINE)**

**Project Description:** 329 single family homes with associated improvements for utilities, streets and open spaces.

**Project Location:** 12500 Camp Ct NW, Poulsbo WA

23-03239 Meadowview PPLAT  
23-03929 Meadowview CUP-SHORELINE  
24-04555 SEPA Appeal of Meadowview PPLAT (#23-03239) & CUP-SHORELINE (#23-03929)  
24-04549 SEPA Appeal of Meadowview PPLAT (#23-03239) & CUP-SHORELINE (#23-03929)

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**Applicant/Owner of Record:** Sequoia Spring III LLC  
**Authorized Agent:** Anna Drumheller, Core Design, Inc  
**DCD Staff Planner:** Darren Gurnee at (360) 337-5777.

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

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: [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 7 days 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.

**An Appeal Hearing** will be conducted by Kitsap County Hearing Examiner, on the appeal application(s) listed below, beginning on **THURSDAY, JANUARY 9, 2025** at **1:00 P.M.**, **and continued to FRIDAY, JANUARY 17, 2025 at 8:30 A.M.**

*The 01/10/2025 hearing date was previously scheduled to take place on 01/10/2025 from 9am to 5pm and was continued by the Hearing Examiner to 01/13/2025 at 8am-9am to be followed by the previously scheduled and noticed date of 01/13/2025 at 9am.*

**The Kitsap County Hearing Examiner will conduct and hear this matter remotely.** The Hearing Examiner, parties of record, witnesses, 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 remotely.

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

**\*Remote Access information** including links to access/join the hearing remotely will be made available for public viewing and can be found on the Department of Community Development's website, [www.kitsap.gov/dcd/Pages/HearingExaminer](http://www.kitsap.gov/dcd/Pages/HearingExaminer) or requested by calling (360) 337-5777.

**AGENDA ITEM (B)**  
**Permit #24-04555 SEPA Appeal of Meadowview Preliminary Plat (#23-03239) and Shoreline Conditional Use Permit (#23-03929)**

**Appeal Description:** Appellant is appealing the SEPA Mitigated Determination of Non-Significance issued on 09/12/2024 for #23-03239 Meadowview Preliminary Plat and #23-03929 Meadowview Shoreline Conditional Use Permit.

**Appellants:** Duana Kolouskova - Johns Monroe Mitsunaga Koloušková, PLLC (Authorized Representative), Michelle Branley, Anna Drumheller

**Applicant/Subject Property Owner of Record:** SEQUOIA SPRING III LLC

**Applicant's Authorized Representative:** Duana Kolouskova - Johns Monroe Mitsunaga Koloušková, PLLC

**County/DCD Staff:** Darren Gurnee

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

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

#### **Permit #24-04549 SEPA Appeal of Meadowview Preliminary Plat (#23-03239) and Shoreline Conditional Use Permit (#23-03929)**

**Appeal Description:** Appellant is appealing the SEPA Mitigated Determination of Non-Significance issued on 09/12/2024 for #23-03239 Meadowview Preliminary Plat and #23-03929 Meadowview Shoreline Conditional Use Permit.

**Appellants:** Bryan Telegin (Representative, Telegin Law), David Shorett, Donald Fenton, Friends of Island Lake

**Applicant/Subject Property Owner of Record:** Sequoia Spring III LLC, Ben Paulus - Blue Fern

**Applicant's Authorized Representative:** Duana Kolouskova (Attorney, Johns Monroe Mitsunaga Koloušková, PLLC)

**County/DCD Staff:** Darren Gurnee

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

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 questions regarding specific appeal-related issues, please contact the DCD Staff indicated above.

If you have procedural questions about the public hearings process, please contact the Clerk to the Hearing Examiner emailing: [help@kitsap1.com](mailto:help@kitsap1.com) 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777.

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

23-03239 Meadowview PPLAT

23-03929 Meadowview CUP-SHORELINE

24-04555 SEPA Appeal of Meadowview PPLAT (#23-03239) & CUP-SHORELINE (#23-03929)

24-04549 SEPA Appeal of Meadowview PPLAT (#23-03239) & CUP-SHORELINE (#23-03929)

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[www.kitsap.gov/dcd/Pages/HearingExaminer](http://www.kitsap.gov/dcd/Pages/HearingExaminer)