

2026 Administrative Code Update Public Comment Form Submissions

6/1/26 - 6/16/26

#	First Name	Last Name	Comment	Entry Date
1	Kyle	Volberding	As a recent resident of Olalla. I am appalled that the county allows a private business like the Olalla Bay Market to usurp the parking area at the Olalla Bay boat launch and park for their own purposes. I am a fisherman and outdoor recreation enthusiast. When we moved to Olalla, I was ecstatic that there was a boat launch so close to the house. I have tried to launch on the weekends on several occasions and have been unable to launch because market patrons had parked directly in the launch. No enforcement, no patrols, no response from the county, or from the parks department. If anything, restrictions should be strengthened. I, as a member of the public, paid through my taxes to have and use this space. I oppose 17.490 unless certain limitations are imposed.	6/6/2026 11:05 AM

2	L. D. Buck	Hartford	I am in opposition to the proposed change to Kitsap County code 17.490.030 (Number of spaces required) which would allow for the DCD director to use his discretion to decide the necessary parking for individual businesses, including making "softer" parking requirements. This proposal is at best ill thought out and allows for arbitrary allowances for individual businesses in a purely subjective and capricious manner without oversight or governing guidance. The change would not only negate the protections for surrounding private and public properties but, would effectively eliminate the county's ability to determine and/or regulate all off-street parking as, once one business was afforded "softer" parking requirements there would be no way to justify not making those same exceptions for any business requesting the same. The inevitable legal challenges from businesses who were denied exceptions, beyond the cost to tax payers for the county to adjudicate the court cases, could establish precedent that would also open discretionary exceptions for residential, industrial and institutional properties or eliminate county's control completely. I encourage the proposed change be rejected and the current requirements for off-street parking for businesses be maintained without exception.	6/6/2026 3:44 PM
---	------------	----------	---	------------------

3	Reality	Hartford	I am in opposition to the proposed change to Kitsap County code 17.490.030 (Number of spaces required) which would allow for the DCD director to use his discretion to decide the necessary parking for individual businesses, including making "softer" parking requirements. This proposal is at best ill thought out and allows for arbitrary allowances for individual businesses in a purely subjective and capricious manner without oversight or governing guidance. The change would not only negate the protections for surrounding private and public properties but, would effectively eliminate the county's ability to determine and/or regulate all off-street parking as, once one business was afforded "softer" parking requirements there would be no way to justify not making those same exceptions for any business requesting the same. The inevitable legal challenges from businesses who were denied exceptions, beyond the cost to tax payers for the county to adjudicate the court cases, could establish precedent that would also open discretionary exceptions for residential, industrial and institutional properties or eliminate county's control completely. I encourage the proposed change be rejected and the current requirements for off-street parking for businesses be maintained without exception.	6/6/2026 3:53 PM
---	---------	----------	---	------------------

4	John	Rollins	It's a county park and should only be used for enjoying a park and not parking for a business, period. I am in opposition to the proposed change to Kitsap County code 17.490.030 (Number of spaces required) which would allow for the DCD director to use his discretion to decide the necessary parking for individual businesses, including making "softer" parking requirements. This proposal is at best ill thought out and allows for arbitrary allowances for individual businesses in a purely subjective and capricious manner without oversight or governing guidance. The change would not only negate the protections for surrounding private and public properties but, would effectively eliminate the county's ability to determine and/or regulate all off-street parking as, once one business was afforded "softer" parking requirements there would be no way to justify not making those same exceptions for any business requesting the same. The inevitable legal challenges from businesses who were denied exceptions, beyond the cost to tax payers for the county to adjudicate the court cases, could establish precedent that would also open discretionary exceptions for residential, industrial and institutional properties or eliminate county's control completely. I encourage the proposed change be rejected and the current requirements for off-street parking for businesses be maintained without exception. "	6/6/2026 4:15 PM
5	Hrvoje	Kirigin	Hello and to whom it may be concern. I lived in Olalla for 20 yrs of and on. Currently i live here now. I have seen alot of changes in our little community that is growing rapidly. And i feel i am getting squized away from being able to enjoy taking my boat my wife and familly due to NO accessibility to the Olalla boat launch due to the cars being parked there using it for parking lot, drinking,drugs or whatever they do. They definitely are not using it for lunching their boats. Unless you have a boat or a boat on a trailer you have no business parking there. Than you.	6/6/2026 4:40 PM

6	Erica	Morse	Hello I am writing in regards to the proposed changes in parking and DCD digression on making these changes. More specifically I am concerned about the boat ramp in Olalla and the parking there. The entire parking lot is used on a regular basis by persons going across the street to OBM. I have attached a small sample of the documentation of this over the past two years. I messaged the county already about this issue and was told there was nothing they can do. I needed to call the police. The police then said what crime has been committed. Nothing ever came of it . The boat launch in Silverdale is clearly marked for towing. The launch in Olalla has minimal signage with no towing information. Should we not treat ramp the same in the county? Additional, why are tax payers carrying the cost to pay for parking for local establishments. I am not aware of any where else in the county where the county foots the bill to cover parking for a pro profit company. Allowing dcd the ability to single handly say yes as they please is a recipe for disaster. a study should be completed over a course of time looking at who is parking at the launch, boats, jet skis , paddle boards kayaks etc and also look at the vehicle count for the OBM. There should be a work group formed. Allowing dcd uncontrolled decision making is not ok and fails to serve the public. See attachment A below.	6/6/2026 5:02 PM
---	-------	-------	--	------------------

7	Sheila	Tallman	I am very concerned about the 2026 Administrative Code Edits. Page 8, # 17.490 would allow the DCD director, at his DISCRETION to decide on “softer “ parking requirements for businesses. Hasn’t this already been done for Olalla Bay Market??? For four years our neighborhood, our home and our ability to enjoy our property have been destroyed by the DCD’s DISCRETION to provide “provisional “ use for a convenience store to operate as a bar/restaurant with 12 parking spaces. Due to insufficient parking the staff and customers park in the Olalla Boat Launch Park and Kitsap County Park property along Crescent Valley Road. We and our neighbors have been unable to launch our boats and enjoy the beach due to this. My husband grew up here and as a child went fishing with his parents every Sunday. This asset has been denied to us as we can no longer access the launch unless Olalla Bay Market is closed. They are closed in Mondays and Tuesdays. Most people have jobs and want to access Kitsap Waterways on the weekends. The County’ is providing special favors to a business owner. The same convenience store was owned by the Robeckke family for many years. John Robeckke also wanted to have a restaurant but the County denied him this opportunity. Why?,They told him he didn’t have enough parking. My husband sold the boat launch property to the County with a guarantee that it would remain a boat launch for the community. The community supports the Park’s Department with their tax dollars and are being cheated by Kitsap County. We are tired of the DCD arbitrarily making decisions to help certain people at the expense of the community. This is all about money. Rumors are swirling in Olalla about which County officials are patronizing and promoting this business. We realize the County is being bullied. Welcome to the club. The laws, codes and regulations are what should be enforced, not discretionary	6/9/2026 8:33 AM
---	--------	---------	---	------------------

			Rumors are swirling in Olalla about which County officials are patronizing and promoting this business. We realize the County is being bullied. Welcome to the club. The laws, codes and regulations are what should be enforced, not discretionary decisions to benefit one person. There are no grey areas of the law. Please get a backbone, don't let someone bully and intimidate you. Do the right thing. See attachment B below.	
8	CINDY	ALLPRESS	I will be providing additional comments but for now I would like to request that the deadline to submit comments be extended until at least JULY 3rd. We are finding an excessive amount of discrepancies in DCD not following KCC for developers. Ten (working) days is not sufficient for the public to review and provide feedback.	6/14/2026 6:00 PM
9	Wayne	Gulla	We absolutely need to have more time to study the recommended changes to the Administrative Code. Living directly west of the Royal Valley/Glud's Complex, I would like to have some input into codes being developed. What we have experienced during the construction of this development needs to be addressed in update codes and as local residents living next to this site, we should NOT have had to put up with 2 years of impacts (Dust, Noise, Stormwater, Buffer Removals). These specific issues need to be addressed in stricter codes for developers and then DCD needs to enforce them. There needs to be more protections for surrounding property owners. I request these changes be delayed until the communities have a chance to read through them.	6/14/2026 10:44 PM
10	Beckie	Tegusci	I am requesting an extension to July 3, to complete my review and prepare my document.	6/15/2026 7:26 AM
11	Mark	DeBenon	Please extend the comment period until mire of us can read the proposals!	6/15/2026 12:18 PM

12	CINDY	ALLPRESS	REGARDING : ITEM # 6 : Master planning code removal. 17.440 Remove entire 17.440 chapter. The Master Planning code has not been used. Recommended to remove it. ABSOLUTELY DO NOT AGREE WITH THIS SUGGESTION. IT appears DCD wants this removed to 'grease the skids' to appease developers. This is something we are looking into, AND WHY DCD HAS NOT BEEN USING THIS CODE? THIS NEEDS MORE REVIEW. ALSO the public needs more time to review the KCC, please EXTEND THE DEADLINE for comments as I have previously requested to the BoCC. THANK YOU.	6/15/2026 1:34 PM
13	Michelle	Johnson	Hello to our county representatives, I will be so sad if the waterfront park and boat launch are lost and become known as a parking lot. It is the only public open space in Olalla. I visit the waterfront daily and many day, especially weekends I find that there is no place to park. The OBM is filled to capacity or beyond on those days. I come down mainly because I love seeing the mountain. I am a senior disabled person who desires to keep the boat launch and park for our community. I used the launch all the when I was younger and able bodied. I want the same for the youth of our community. Please consider my request. Today is Monday June 15th. And the beach is full of people and a variety of boats.	6/15/2026 2:29 PM

14	Barbara	Green	To Whom IT May Concern, I'm sending you this message to request an extension to allow us to study more thoroughly the proposed changes to the Phase 11 Royal Valley Project Thank you for your consideration. Brad and Barb Green	6/15/2026 8:44 PM
15	Richard	Kuhns	Requesting a delay so we (the public) can read and study the proposed changes.	6/16/2026 8:03 AM

4:45

**Free Patriots Of Olalla**

Anonymous member · May 15 ·



There are 2 employees of the "store" who are parked directly south of the Olalla bridge on Kitsap County Park property (heading towards Gig Harbor). Nearly every day that the business is open these vehicles are parked there. While today there might not be many beach goers due to the weather, this summer these 2 parking spaces will be used for the duration of their work shift.

Why don't they park on the business's property?

Oh, yeah they only have 12 parking spaces.



Like



Comment



Send



Anonymous member

May 17 · 📅

Your tax dollars at work Sunday afternoon.
Anyone using the beach?



😓 1

8 comments

11

👍 Like

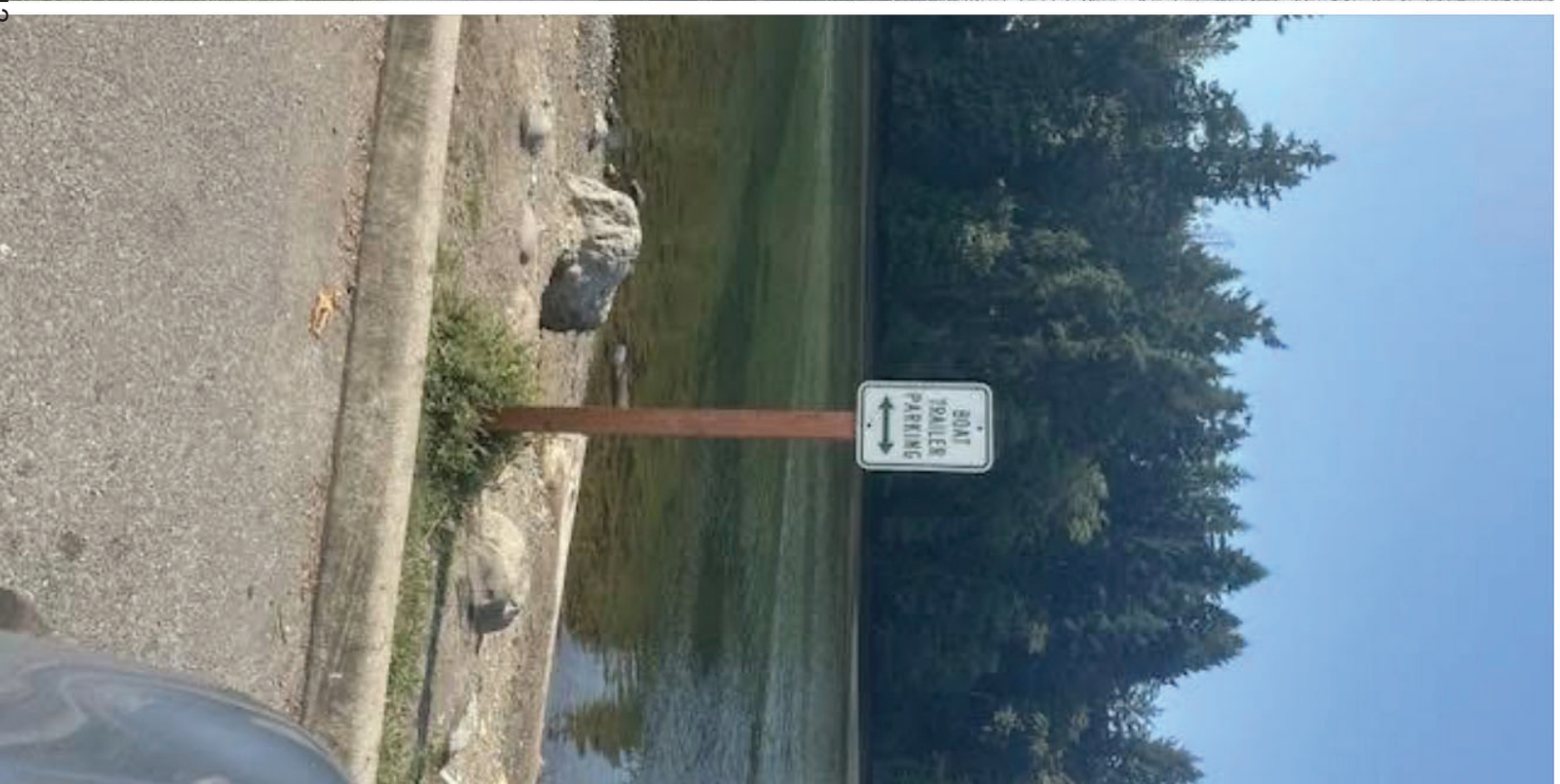
🗨 Comment

📬 Send



Anonymous member · Sep 10, 2025 · 📍

Why does the Silverdale Boat Launch get protection but Olalla does not?



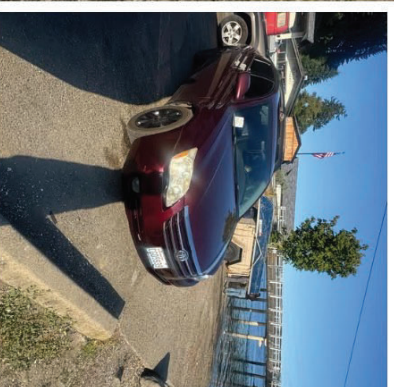
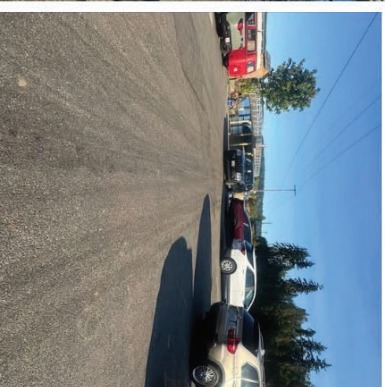


Free Patriots Of Olalla

Erica Morse · Aug 10, 2025 · Rising contributor



Whoever parked literally on the boat ramp this is not a parking spot. UPDATE: the owner of the vehicle came from across from street slurring words and trouble forming his thoughts, said he didn't know it was boat launch (there was three trucks and boat trailers already parked), his buddy tried to get in the water with our boat to "help". Thank you OBM for providing yet another alcohol related in... See more



Tyke Slatten Hartford + 3

12 comments

Like

Comment

Send



Home



Reels



Friends



Marketplace



Notifications



Profile



Anonymous member

May 28 · 📷



just minutes ago

Your tax dollars at work.

Thanks for paying for Greg Olson's business success. It's all about the community!!!!... [See more](#)



6

14

12 comments



Kitsap County Department of Community Development

REMINDER NOTICE

August 13, 2019

AHA Investments, LLC
4839 Glenwood Ave
Everett WA 98203

RE: Property location at: 13965 CRESCENT VALLEY RD SE – CC 19 0151
Assessor's Account No.: 032202-3-004-2005

Dear Property Owners:

A review of County records indicates you were sent a notice on July 18, 2019 regarding the use of A/I's Market as a "restaurant/bar" type establishment without the required land use approvals from the County. Also noted, you are using the Olalla boat launch property for overflow parking for your business. Based on this information, a site visit was conducted on July 17, 2019 and the allegations were confirmed. As previously stated, you are required to obtain a Conditional Use Permit to operate this type of business at this location.

As previously indicated, we do understand that your liquor license indicates it is for the "sale of beer and wine for a restaurant", however your certificate of occupancy from the County was only issued as a "grocery store with the sale of alcohol to be consumed off site". We are in contact with the State Liquor Board and have informed them you are not in compliance with your local jurisdiction which Officer Gill has indicated compliance with the County would be required to continue with your liquor license.

As you are aware, the Kitsap County Fire Marshal made a site visit on July 17, 2019 and you were requested to cease the sale of alcohol for consumption on site until these issues are resolved. It has come to our attention that you have not stopped serving alcohol on the site. Please submit your completed application not later than, Friday, August 30, 2019 to avoid further enforcement.

If you have any questions, please contact me or Tami Griffey at (360) 337-5777. For questions regarding the permit submittal, please contact our permit center at the same number. Additional information can be located on the County website at

www.kitsapgov.com

Sincerely,

Kim Dunn, Code Compliance Coordinator



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

Your partner in building, safe, resilient, and sustainable Kitsap County communities!

Jeff Rimmack
Director

David Kinley
Assistant Director, CBO

3/20/2024

Gregg Olsen
THE CORMORANT GROUP LLC
13965 Crescent Valley Rd SE
Olalla, WA 98359

RE: Unauthorized activity in violation of Provisional Occupancy approval.

Gregg,

It has come to our attention that Olalla Bay Market is hosting events, including live music.

The purpose of this communication is to inform you that this is not a permitted or allowed use, nor is it something that was considered during the review of the building permits for either of the buildings on parcel # 032202-3-004-2005. Live music is a use that most closely meets the definition of an Event Facility in Kitsap County Code 17.110.269 which states the following: *"Event facility" means a facility or site where private or public events, such as weddings, musical performances, parties, reunions, fairs, markets, bazaars, retreats, or conferences, are conducted in exchange for compensation and that are not part of a larger venue, such as a hotel, resort, or conference center.*

Your property is located within the Rural Commercial Zoning Classification (RCO). The zoning use table in KCC 17.410.044 delineates allowed uses within this zone. This table notes that Event Facilities are not an allowed use in the RCO. This informs that there is no pathway to allowing this type of use even through Administrative Conditional Use Permit (ACUP), or Conditional Use Permit (CUP).

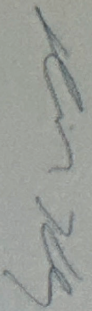
We have had discussions regarding the use of the market as a restaurant which is an allowed use in the zone but was not considered in your permit applications. I understand that you have submitted for a change of use to a restaurant, however that is currently not an approved use of the property. It is important to note that, while similar to a restaurant, a drinking establishment would require an ACUP. A drinking establishment is defined as follows: *"Drinking establishments" means a business primarily engaged in the retail sale of alcoholic beverages for consumption on the premises, including nightclubs, bars, and taverns. It shall not mean premises primarily engaged in the retail sale of food for consumption on the premises, where the sale of alcoholic beverages is clearly accessory and incidental (e.g., comprises less than twenty percent of the gross receipts).* If a drinking establishment more closely defines your current or intended business operations, we recommend applying for the required ACUP.

- As a result of recent activities at Olalla Bay Market and Landing, certain actions are necessary.
- Effective immediately, you are directed to cease any live music events including "open mic" events. Any further violations of the zoning code in this manner will result in the revocation of your provisional occupancy status.
 - Furthermore, you are directed to cease functioning as a restaurant until such a time that you receive occupancy approval for such use.

- The primary use of the Market is mercantile, as a convenience store and ancillary food operations with limited indoor seating. The only outstanding item that is holding up full occupancy approval of the Market is the parking issue. In your last response you seemed to question the necessity of providing the level of agreement required to remedy the issue. A shared parking agreement is the only pathway to compliance without significantly reducing the occupant load of the buildings.

We will need the above remedied within 30 days, unless otherwise noted, in order to consider further occupancy of the Market. Please work with DCD staff through the permit process to remedy the parking agreement and restaurant change of use permit. Katharine Shaffer, Planning Supervisor will be your main point of contact moving forward. She can be reached at kschaffer@kitsap.gov

Sincerely,



David Kinley
Assistant Director
Chief Building Official
dkinley@kitsap.gov
(360) 337-5777