

KRRC

Public Records Requests

Kitsap County

Poulsbo Sportsman Club

In accordance with RCW 42.56.210 Personal Records Exemption (Personal addresses, phone numbers, email addresses, etc.) have been redacted from the attached record.

## Chris Freel

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**From:** Veronica Garcia  
**Sent:** Wednesday, October 13, 2010 12:33 PM  
**To:** Chris Freel  
**Cc:** Kim Dunn  
**Subject:** RE: Last step: 10 93568 Poulsbo Sportsman Club fence permit

My bad! Here it is again, and it's really last step this time.

Thanks!

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**From:** Chris Freel  
**Sent:** Tuesday, October 12, 2010 8:27 AM  
**To:** Veronica Garcia  
**Cc:** Kim Dunn  
**Subject:** RE: Last step: 10 93568 Poulsbo Sportsman Club fence permit

VG addressing is still pending. We do not sign off until addressing has.

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**From:** Veronica Garcia  
**Sent:** Monday, October 11, 2010 4:32 PM  
**To:** Kim Dunn; Chris Freel  
**Subject:** Last step: 10 93568 Poulsbo Sportsman Club fence permit

**Chris Freel**

---

**From:** Veronica Garcia  
**Sent:** Monday, October 11, 2010 4:32 PM  
**To:** Kim Dunn; Chris Freel  
**Subject:** Last step: 10 93568 Poulsbo Sportsman Club fence permit

*addressing still pending*

Appl #	10 93374	Date Issued		Applicant	POULSBO SPORTSMAN CLUB I
Type	DCD STAFF CONSULT	Expiration Date	03/14/2011	Parcel #	282601-3-001-2006
Parent #		Re-issue Date		Site Address	16990 CLEAR CREEK RD NW
Date Submitted	09/08/2010	Date Closed		Project Name	
Technically Complete		Last Action	09/15/2010	Zoning	RR
Date Approved		Status Date		Status	PENDING
Override Expire?	<input type="checkbox"/>	Government?	<input type="checkbox"/>	Notes?	<input type="checkbox"/>

In Process - 6 business days

Details	Parcels	Contracts	Permits	Submittals	Approval	Conditions	Inspections	Applications
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LU Project Lead	Dennis Oost	Notes?	<input type="checkbox"/>
Permit Ctr Staff	Veronica Garcia		<input type="checkbox"/>
Plans Examiner			<input type="checkbox"/>
ER Staff	Steve Heacock		<input type="checkbox"/>
DE Staff	Shawn Aire		<input type="checkbox"/>
FM Staff	Chris Free		<input type="checkbox"/>
Meeting Date	09/15/2010		<input type="checkbox"/>
Proposed Use			<input type="checkbox"/>
Critical Areas?			<input type="checkbox"/>
Property Location			<input type="checkbox"/>

TTD  
Black Powder  
Kendricks  
7-15 years ago

Veronica G.  
Dennis O.  
Steve H. L.  
Chris Free

Special Events  
Permit - 1/1 year  
parameters  
→ directed area needs  
to be mitigated

grading: what was the graded  
area for: they say not  
anxious

gazebo... monument proposal

fence, wetlands, clearing, RV's use...  
↓  
will apply after the fact, 4 acre timber harvest, some stump removal → but not an acre

Shawn: SDAP thresholds:

→ Clearing more than an acre. Applicant stated that the cleared acre was more than an acre but stump removal was minimal and not more than an acre.

→ Grading more than... Applicant stated that the graded area was not graded for a *driving area, road.*

Dennis:

Because the property is

More like a Public Recreational Facility: may be accessory uses and events that could go with that.

→ research more the UPL category of the business

Possible Expansion of Uses: Black Powder & Archery

→ Applicant: stated that the Black Powder and Archery are existing uses since before '75 and have documentation to show that.

Assembly "Special Event" Permit Req.: project narrative,  
HD - sanitation,  
site plan,  
scope of event



## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682  
(360) 337-7181 FAX (360) 337-4925 HOME PAGE - [www.kitsapgov.com/dcd/](http://www.kitsapgov.com/dcd/)

Larry Keeton, Director

April 14, 2008

Doug Kitchens  
Poulsbo Sportsman Club INC  
PO Box 3651  
Silverdale, WA 98383

RE RECENT IMPROVEMENTS TO THE RIFLE AND PISTOL RANGE LOCATED AT 16990  
CLEAR CREEK RD NW.

Mr. Kitchens

This letter is intended to notify the appropriate officers of the above referenced facility about County Code requirements as they pertain to recent improvements on the property. If you are not the appropriate officer or representative, please forward this notice on with the request that they contact the Department regarding the following matter.

It has come to the Departments attention that recent improvements have been completed that require permits and/or field corrections to comply with County code. Those improvements include but may not be limited to the following:

- Construction of chain link fence in excess of 6 feet in height without a permit
- Placement of warning signs that exceed the maximum allowable 4 square foot in size
- Land clearing and stump removal with out permits
- Lack of silt and erosion control
- Possible expansion of black powder and archer range without review and approval

These conditions will need to be corrected and mitigated for, and any associated permits will need to be applied for in order resolve these issues. It is recommended that club representatives contact this Department to set up a pre-consultation meeting to discuss the scope of these improvements so that staff may better assist with any applications and inspections that may be required in order to comply with county code.

A consultation may be scheduled by contacting Veronica Garcia though the Kitsap One Open Line at (360) 337-5777. If you have any question regarding this Notice, you may also contact Chris Freel, with the Department of Community Development at this same number.

Your attention to this matter is appreciated.

Sincerely,

Larry Keeton  
Director, Department of Community Development

## Poulsbo Sun Club

Reynolds-

8/30/10 - Jim 440-5300 wants to know what the violations are that is holding up the permit.

Violations - fence w/out permit  
expansion of land use without approval  
~~clearing~~ ~~of~~ kv. lots & trails without  
permits & approvals.

8/30/10 - Talked to Jim let him know what the violations were and that ltr's had been sent to Doug Kitchens concerning the violations. Jim stated he knew nothing of the violations.

Special Event permit (?)

## Chris Freel

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**From:** Jason Rice  
**Sent:** Tuesday, July 13, 2010 4:17 PM  
**To:** Chris Freel

CF (Per SM) - Dennis Oost has a permit application in for a Gazzebo at the Poulsbo gun club - need to check and see if it contributes to the expansion or their operation. See Steve for more info...- jr



# Public Complaint

<b>Action Date:</b> 12/23/2008	<b>Notice Sent:</b>	<b>Citation #:</b>
at Larry's request, called Mrs. T and let her know a message has been left for guy referred to by Eric Lee. Won't be able to talk to him until after the holiday. kd		
<b>Action Date:</b> 04/14/2009	<b>Notice Sent:</b>	<b>Citation #:</b>
Letter sent to the club for construction of the fence, the large signs, lack of erosion control, and expansion without land use.		
<b>Action Date:</b> 04/29/2009	<b>Notice Sent:</b>	<b>Citation #:</b>
Received another complaint about work that is going on at the site now. Complainant states they are putting in a parking lot behind his house.		
<b>Action Date:</b> 04/30/2009	<b>Notice Sent:</b>	<b>Citation #:</b>
Site inspection conducted. Took photos of the roads that have been cut in.		
<b>Action Date:</b> 05/27/2009	<b>Notice Sent:</b>	<b>Citation #:</b>
complainant called to check in, emailed SM to contact her when he returns. kd		
<b>Action Date:</b> 09/10/2009	<b>Notice Sent:</b>	<b>Citation #:</b>
complainant called in and signs are down, but nothing else. She will check back shortly. kd		
<b>Action Date:</b> 04/29/2010	<b>Notice Sent:</b>	<b>Citation #:</b>
New call from complainant stating that the Gun Range is using the area that they cleared for recreational vehicle camping.		
<b>Action Date:</b> 04/29/2010	<b>Notice Sent:</b>	<b>Citation #:</b>
Site inspection conducted and found several travel trailers on the site set up for use. Took photos. Talking to Larry K for advise.		
<b>Action Date:</b> 05/17/2010	<b>Notice Sent:</b>	<b>Citation #:</b>
Need to draft a letter for Larry's signature requesting a meeting to address the expansion of land use without approval and permits,also the fence without permits. The expansion of land use includes RV camping which a conditional use permit is required. As per a letter sent in by Doug Kitchens they were going to remove the barbed wire from the fence. The fence stiiil requires a permit because this is a commercial business.		



# Public Complaint

Report run on May 17, 2010 11:40 AM

<b>Complaint #:</b>	18770	<b>Initiated By:</b>	Kim Dunn
<b>Date Submitted:</b>	10/02/2008	<b>Assigned To:</b>	Chris Freel
<b>Action Due:</b>	10/02/2008	<b>Hearing Date:</b>	
<b>Type:</b>	STORMWATER	<b>Resolution Date:</b>	
<b>Status:</b>	HOLD	<b>Penalty Amount:</b>	
<b>Notified?:</b>	N	<b>Anonymous?:</b>	Y

Caller alleges they are punching in a road through the drainage ditch on the Poulsbo Sportsman property. Says you have to access the property and go about 2/3 way back...s/side of property near power lines. No silt and erosion control measures in place.

Site Address	
Street:	CLEAR CREEK RD
City:	St: Zip:
Location:	
Intersection:	
Tax Acct #:	282601-3-003-2004

Owner Information	
Name:	POULSBO SPORTSMAN CLUB INC
Address:	PO BOX 3651
City:	SILVERDALE St: WA Zip: 98383
Home:	3606976646 Work:

Complainant Information	
Name:	
Address:	
City:	St: Zip:
Home:	Work:

Violator Information	
Name:	POULSBO SPORTSMAN CLUB INC
Address:	PO BOX 3651
City:	SILVERDALE St: WA Zip: 98383
Home:	3606976646 Work:

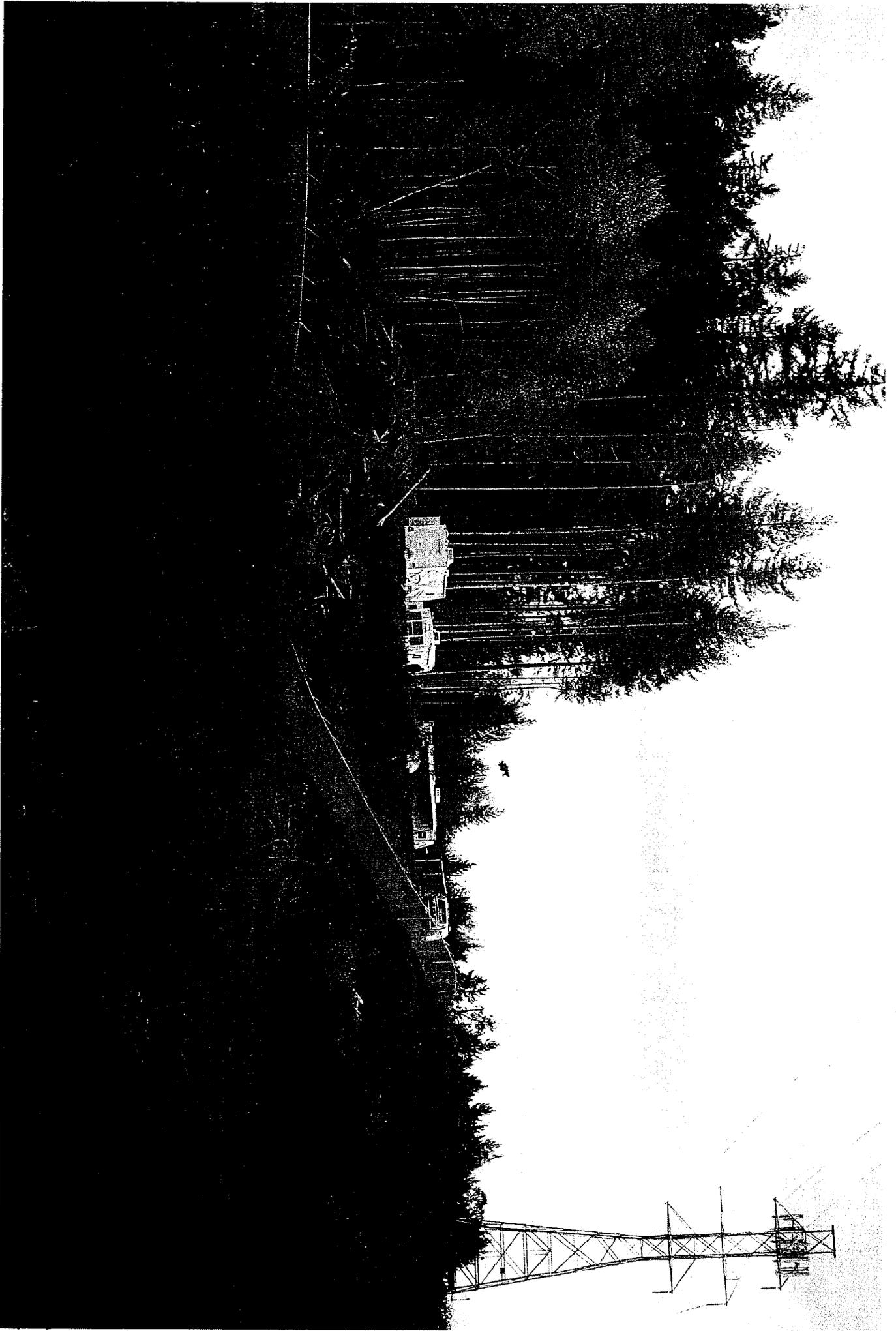
Action Date:	Notice Sent:	Citation #:
10/13/2008		
another complaint received requesting status? Should we be looking? kd		
10/14/2008		
another complaint received, said trees are being removed. Forwarded to SM for site visit. kd		
10/29/2008		
No permits on file. kd		
12/05/2008		
another call received, forwarded to CF for response. kd		
12/19/2008		
found telephone number for Eric Lee at PSE ROW 425-456-2468 and left msg for him to contact me for Larry K. kd		





# Public Complaint

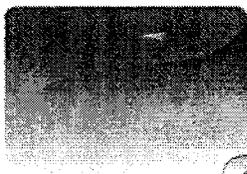
<b>Action Date:</b> 12/23/2008	<b>Notice Sent:</b>	<b>Citation #:</b>
at Larry's request, called Mrs. T after the holiday. kd and let her know a message has been left for guy referred to by Eric Lee. Won't be able to talk to him until		
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Site inspection conducted. Took photos of the roads that have been cut in.		
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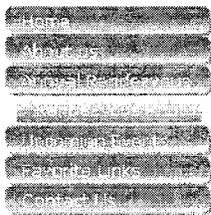
PHOTOS TAKEN 4/29/10



PHOTOS TAKEN 4/29/10



## OLALLA LONG RIFLES



### 2010 Rendezvous

Our 21st Annual Mountain Man Rendezvous will be held on April 30th through May 2nd, 2010, at the Poulsbo Sportsman's Club in Poulsbo, Washington.

The events will begin on Friday and run through Sunday. The gates will be opening up on Thursday for early set-up; at noon for Traders and at 5 pm for campers.

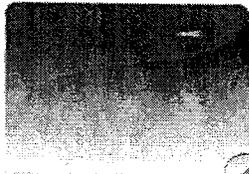
The Main Aggregate Events include: Rifle, Pistol & Wilderness (Knife & Hawk) Trailwalks. There will also be several Novelty Events, including: Primitive Archery Trailwalk, Trade Gun Shoot, Squirrel Gun Shoot, Grub Shoot, Stake Shoot, Candle Shoot & Pee Wee Candle Shoot, & Ladies Iron Skillet Toss.

Registration to the Events include a Spaghetti Dinner on Saturday evening. There will also be a Dutch Oven Dessert Contest on Saturday before dinner, and all entries to the event are dessert for everyone after dinner.

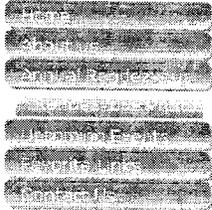
Our Cook Shack will be open (for those who wanted some good food, but didn't want to do the cookin') from Friday through Sunday.

We have a separate Primitive Camping area and also a Tin Teepee camping area. There is water available and also some firewood on-site.





# OLALLA LONG RIFLES



**Welcome to our new homepage!**

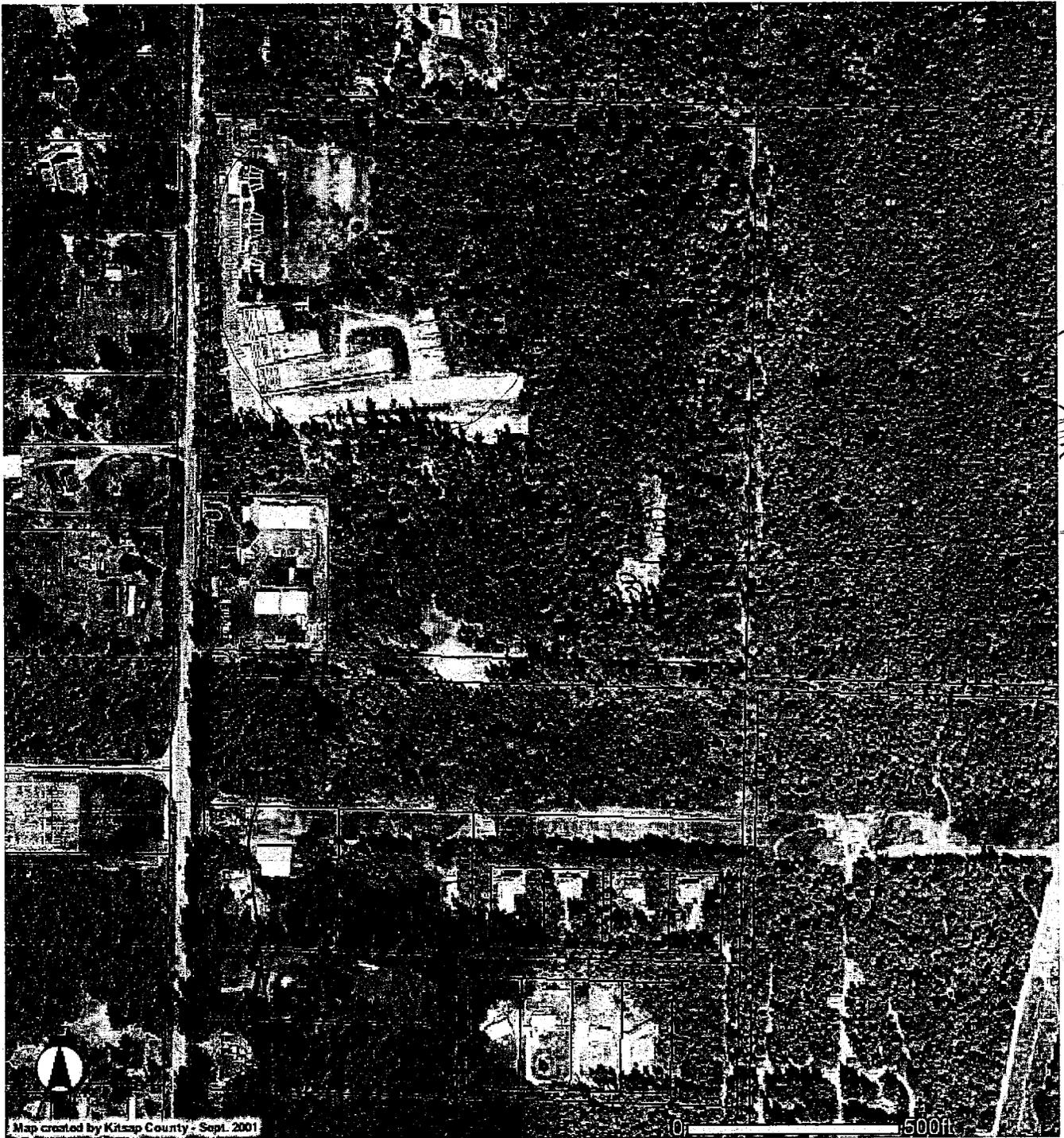
## **OUR CLUB**

We are a Muzzleloader / Blackpowder Club who have banded together to preserve the skills of our first settlers, pioneers, and mountain men in their use of muzzleloading firearms and the equipment and accouterments that accompanied such use in the Pre 1840's era.

### **F.Y.I. - News:**

Olalla Long Rifles has received the Washington State Muzzleloaders Association Best Rendezvous Award for four years in a row: 2003, 2004, 2005, & 2006.

**1930**



PROPERTY  
Black Forest

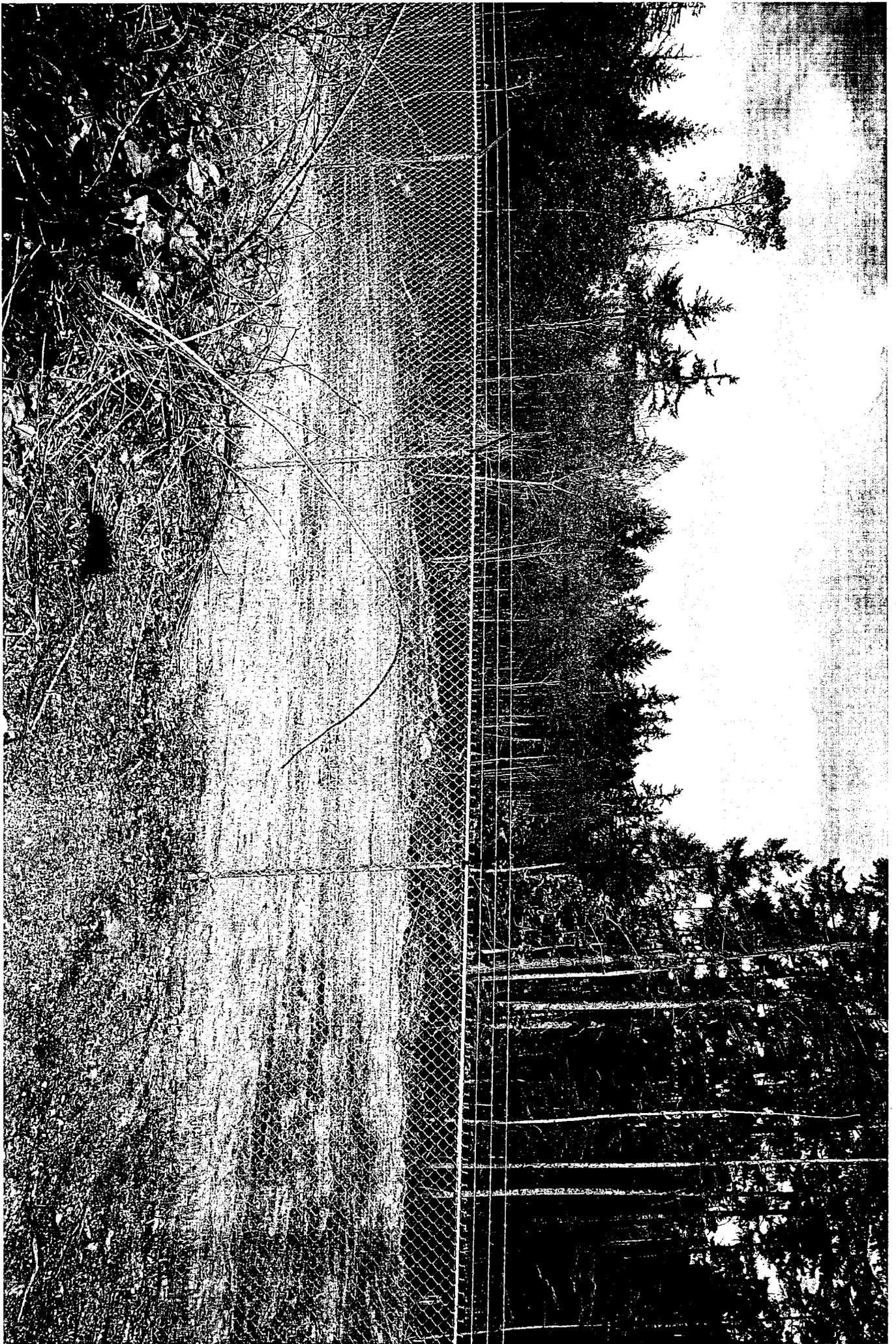
LOT IN QUESTION

NO PERMIT FOR FENCE (BARBED WIRE STILL ON FENCE)

NOW USING PART OF THE LOT FOR CAMPING ON THE PROP.  
(COND. USE PERMIT REQUIRED FOR RECREATIONAL VEHICLE  
CAMPING PARK) 3/23/2009









WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**

Forest Practices Application/Notification  
**Office Checklist Page 1**  
SPS Region

FPA/N #: 2413089  
 Received Date: 8/29/08  
 Comments Due Date: 9/3/08  
 Decision Due Date: 9/3/08  
 FP Forester: 337 LC  
 Shutdown Zone: 054  
 RMAP #: \_\_\_\_\_

FPA/N CLASSIFICATION:  I  II  III  IVG  IVS RMAP Exempt:  80/20  No Forest Rds  Ag  LLO  
 Landowner Name: Poulsbo Sportsman Club Project Name: \_\_\_\_\_  
 WRIA: Kitsap WAU: Dyes Inlet  
 Legal Description: 28-06-1E  
 Activity Type: Harvest 4 ac Spray \_\_\_\_\_ ac Stream Crossing(s) \_\_\_\_\_  
 Rd Constr \_\_\_\_\_ ft Rd Abandonment \_\_\_\_\_ ft

**ALTERNATIVE PRESCRIPTIONS**

Alternate Plan  Habitat Conservation Plan  
 Ten-Year Forest Plan  Bald Eagle Management Plan  
 Columbia River Gorge National Scenic Area  Landowner Option Plan for Northern Spotted Owl  
 Watershed Analysis: \_\_\_\_\_  Cooperative Habitat Enhancement Agreement

**RESOURCE REVIEW**

Saltwater Islands (Name: \_\_\_\_\_)  Bull Trout Overlay  
 Rain-on-Snow and Outside Approved WA  HCP Bull Trout Population  
 Unstable Slopes (Risk Home, Highway, Water, \_\_\_\_\_)  Group A or B Water Supply (TRAX code DM or MU)  
 Soils Map (Highly Erodible & Very Unstable)  Hatchery (TRAX code S)(Name: \_\_\_\_\_)  
 SLPSTAB  Even-Aged Harvest greater than 120 Acres  
 Landslide Hazard Zonation  Volume greater than 5 MBF per acre  
 Hydric Soils  In Wetland  Forested,  A,  B  Ground-based Equipment on Slopes greater than 40%  
 In WMZ of  Forested Wetland,  A, or  B  Road Construction on Slopes greater than 65%  
 In RMZ/ELZ of Type  S,  F,  N water

**ASSOCIATED DOCUMENTS** – On file with the FPA/N at the region office.

Conversion Option Harvest Plan  Marbled Murrelet Form  
 Road Maintenance and Abandonment Plan  Hardwood Conversion Form  
 SEPA Checklist/Documents  Natural Regeneration Plan  
 Wetland Mitigation Plan  DFC Software Printout  
 Water Protocol Surveys  Modification Form  FPBM Appendix(s) \_\_\_\_\_  
 Qualified Expert Report  HPA Plans & Specifications  
 HPA Plans & Specifications  Shoreline Permit

**ADDITIONAL COMMENTS**



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**

**Forest Practices Application/Notification  
Western Washington**

CK# 3280 - \$50.00

For DNR Region Office Use Only	
FPA/N #:	2413089
Region:	SPS
Received Date:	8/29/08

**PLEASE USE THE INSTRUCTIONS TO COMPLETE THIS APPLICATION.  
TYPE OR PRINT IN INK.**

**1. Landowner, Timber Owner, and Operator**

Legal Name of LANDOWNER	Legal Name of TIMBEROWNER	Legal Name of OPERATOR
POULSBO SPORTSMAN CLUB INC.	MANKE TIMBER COMPANY, INC.	MANKE LUMBER COMPANY, INC.
Mailing Address: P.O. BOX 3651	Mailing Address: 826 FAIRMOUNT AVENUE	Mailing Address: 826 FAIRMOUNT AVENUE
City, State, Zip SILVERDALE, WASH. 98383	City, State, Zip SHELTON, WASH. 98584	City, State, Zip SHELTON, WASH. 98584
Phone (360) 340-2268	Phone (360) 426-5536	Phone (360) 426-5536
Email:	Email:	Email: MANLUM@HCTC.COM

**2. Contact person**

Contact Person: JOEL MANKE	Phone (360) 426-5536  Email: MANLUM@HCTC.COM
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**NOTE: You are required to verify water types, except type S waters, within 200 feet of your proposed forest practices activities prior to submitting a Forest Practices Application / Notification. Use the Additional Information section, additional pages, the Water Type Classification Worksheet and/or a Water Type Modification form to explain how you verified water types. See instructions.**

**3. Are you a small forest landowner?**

No.  Yes. See instructions.

**4. If you are harvesting timber, enter the Forest Tax Reporting Account Number of the Timber Owner: 800-062-378**  
For tax reporting information or to receive a tax number, call the Department of Revenue at 1-800-548-8829.

**5. Are you substituting prescriptions from an approved state or federal conservation agreement or watershed analysis?**

No.  Yes. Write "HCP" or "Using Prescriptions" in tables that apply. Attach or reference on file prescriptions and/or crosswalks.

**6. What is the legal description of your forest practice?**

¼ ¼ (quarter quarter)	Section	Township	Range	EW	Tax Parcel Number	County
A PTN N2 N2 SW SW	28	26N	01	E	28260130032004	KITSAP

RECEIVED

WESTERN WASHINGTON

AUG 29 2008

DNR-SPS

7. Have you reviewed this forest practices activity area to determine whether it may involve historic sites and/or Native American cultural resources? Read the instructions before answering this question.

No.  Yes.

8. Do you have a DNR approved Road Maintenance and Abandonment Plan (RMAP)?

No. If No, is a Checklist RMAP required? (see instructions)  No.  Yes Include a copy of the Checklist RMAP.  
 Yes. List the RMAP number: \_\_\_\_\_

9. Is this forest practice application/notification: (Answer every question)

- a.  No  Yes Within city limits or inside an urban growth area? IF YES SEE INSTRUCTIONS FOR ADDITIONAL REQUIRED DOCUMENTS.
- b.  No  Yes Within a public park? If Yes, include SEPA Environmental Checklist or SEPA Determination - except for harvesting/salvaging less than 5,000 board feet within a developed public park.
- c.  No  Yes Within 500 feet of a public park? Park name: \_\_\_\_\_
- d.  No  Yes On land that has been platted? If it was short or long platted after January 1, 1960, include a SEPA Environmental Checklist or SEPA Determination.
- e.  No  Yes In an approved Conversion Option Harvest Plan (COHP) from the local government? If yes, include a copy.
- f.  No  Yes Within 200' of the Ordinary High Water Mark (OHWM) or floodway of Type S water? If yes, does the activity require a Substantial Development Permit?  No  Yes If yes include a copy of your Substantial Development Permit. See instructions for information.
- g.  No  Yes A request for a multi-year permit? If yes, length requested:  3 years  4 years or  5 years. Not everyone qualifies for a multi-year permit. See instructions for details.
- h.  No  Yes An Alternate Plan? If yes, include a copy.
- i.  No  Yes For work that is included in an approved Road Maintenance and Abandonment Plan (RMAP)?
- j.  No  Yes Within 50 miles of saltwater and do you own more than 500 acres of forest land in Washington State? If Yes - include the "Marbled Murrelet Form" or attach/reference HCP prescriptions.

10. If constructing or abandoning forest roads and/or installing, removing, or replacing crossings in typed water, complete the table below. Show the road and crossing locations and identifiers on your Activity Map. Include abandonment plans for temporary roads and abandonment projects. Installation and removal of crossings in Type S or F Waters also require a Hydraulic Project Approval (HPA) permit from the Washington State Department of Fish and Wildlife (WDFW). This FPA serves as your request for an HPA (see instructions).

Road Identifier (Name, Number)	Road Construction		Abandonment Plans		Crossing Identifier (Letter, Number, or FFFPP)	Installing, Removing, or Replacing Structures in Typed Water			
	Length (feet)	Steepest Side-slope (%)	Length (feet)	Abandonment Date		Water Type (S, F, Np, Ns)	Activity (Install, Replace, Remove)	Structure (Culvert, Bridge, Ford)	Proposed Size (Dimensions of new structure)

11. If depositing spoils and/or expanding or developing a rock pit for forestry use, complete the table below. Show locations and identifiers on your Activity Map.

Spoil Area Identifier (Number, Letter)	Spoils Deposited (Cubic Yards)	Rock Pit Identifier (Name, Number, Letter)	Acres of New Rock Pit Developed	Acres of Existing Rock Pit Expanded

12. If operating in or within 200 feet of a wetland, complete the table below. Show the boundaries of each wetland, along with its identifier, and WMZ on your Activity Map.

Wetland Identifier (Number, Letter)	Wetland Type (A, B or Forested)	Planned Activities in Wetland	Planned Activities in WMZ	Total Wetland Area (acres)	How many acres are you draining?	How many acres are you filling?

**If not harvesting or salvaging timber, skip to number 23.**

13. If harvesting or salvaging timber, complete the table below. Show all harvest areas and unit numbers on your Activity Map. For even aged harvest units also show surrounding stand information on your Activity Map.

Unit Number	Harvest Type (Even-aged, Uneven-aged, Salvage, Right-of-Way, Rock Pit, Spoils Area)	Yarding Method (Rubber Tired Skidder, Tracked Skidder, Dozer, Shovel, Full Suspension Cable, Leading End Suspension Cable, No Suspension Cable, Helicopter, Animal)	Acres to be Harvested	Volume to be Harvested (mbf)	Volume to be Harvested (%)	Steepest Slope in Harvest Unit (%)
1	EVEN AGED	RUBBER TIRE SKIDDER	4	50MBF	100%	5%

14. Reforestation. You must check the appropriate box(es).

<input checked="" type="checkbox"/> Planting. Tree Species: <u>2.0. OR 1.1 D.F.</u>
<input type="checkbox"/> Natural. <i>Include a Natural Regeneration Plan</i>
Not required because of one or more of the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> I am converting some or all of this land to non-forest land in the next 3 years or lands are exempted under WAC 222-34-050.</li> <li><input type="checkbox"/> Individual dead, dying, down, or windthrown trees will be salvaged.</li> <li><input type="checkbox"/> Trees are removed under a thinning program reasonably expected to maximize the long-term productivity of commercial timber.</li> <li><input type="checkbox"/> I am leaving at least 100 vigorous, undamaged, and well-distributed saplings or merchantable trees per acre.</li> <li><input type="checkbox"/> An average of 190 tree seedlings per acre are established on the harvest area and my harvest will not damage it.</li> <li><input type="checkbox"/> Road right-of-way or rock pit development harvest only.</li> </ul>

15. Mark and describe the following harvest activities that will be done in or over typed water. Describe them in number 25, Additional Information.

Activity	Type S Water	Type F Water	Type Np Water	Type Ns Water
Equipment Crossing				
Ground Skidding				
Suspending Cables				
Cable Yarding				
Falling and Bucking				

16. Is the taxpayer eligible for the EARR Tax Credit?  No     Yes

If you own MORE than 80 forested acres in Washington, skip to number 21.

17. Are you using the exempt 20-acre parcel riparian management zone (RMZ) rule on type S, F, or Np waters?

- No If no, skip to number 21.
- Yes If yes, continue to number 18. See instructions for qualifications and information.

18. Choose the answer below that best fits your situation. Show all RMZs on your Activity Map.

- a. ALL of the following apply to me and my land:
  - Between June 5, 2006 and today's date I have always owned less than 80 acres of forestland in Washington.
  - Between June 5, 2006 and today's date this parcel has always been 20 acres or less of contiguous ownership.
  - Between June 5, 2006 and today's date this parcel has always been owned by me or someone else that has owned less than 80 acres of forestland in Washington.
- b. ONE OR MORE of the following apply to me and/or my land (check all that apply):
  - I currently own more than 80 acres of forestland in Washington.
  - Between June 5, 2006 and today's date I have owned more than 80 acres of forestland in Washington.
  - Between June 5, 2006 and today's date this parcel has been more than 20 acres of contiguous ownership.
  - Between June 5, 2006 and today's date this parcel has been owned by someone that has owned more than 80 forested acres in Washington.

19. If harvesting within 115 feet of a type S or F water on an exempt 20-acre parcel complete the table below. Show RMZs and stream segment identifiers on your Activity Map. Include stream shade analysis calculation if you are harvesting within 75 feet or the maximum RMZ, which ever is LESS.

Stream Segment Identifier (letter)	Water Type (S, F)	Segment Length (feet)	Bankfull Width (feet)	Maximum RMZ Width (feet)	Are you harvesting within the maximum RMZ? (Y/N)

20. Are you harvesting within 29 feet of a Type Np water on a 20 acre exempt parcel?

- No Skip to number 23.
- Yes See instructions and describe leave tree strategy in number 25. Then skip to number 23.

21. If harvesting within 200 feet of any of Type S or F waters, complete the table below. Include DFC for all inner zone harvests unless you have an HCP prescription. Show RMZs, CMZs, and stream segment identifiers on your Activity Map.

Stream Segment Identifier (letter)	Water Type (S or F)	Site Class (I - V)	Stream Width (feet)	Is there a CMZ? (Y / N)	RMZ Harvest Code(s) (see instructions)	Total width of RMZ (feet)

22. If harvesting within 50 feet of Type Np water, complete the table below. Show RMZs and stream segment identifiers on your Activity Map.

Stream Segment Identifier (letter)	Total Stream Length in Harvest Unit (feet)	Length of No-Harvest, 50-foot Buffers in Harvest Unit (feet)	Stream Segment Identifier (letter)	Total Stream Length in Harvest Unit (feet)	Length of No-Harvest, 50-foot Buffers in Harvest Unit (feet)

23. How are the following marked on the ground? (Flagging, paint, road, fence, etc)

Harvest Boundaries: ARE THE PROPERTY LINES FLAGGED PINK OR RED RIBBON.  
 Clumped Wildlife Reserve Trees/Green Recruitment Trees: EVENLY DIST./UNIT  
 Right-of-way limits/road centerlines: ALL RDS. IN  
 Riparian Management Zone Boundaries and Leave/Take Trees: N/A  
 Channel Migration Zone: N/A  
 Wetland Management Zone Boundaries and Leave/Take Trees: N/A

24. Are you converting the land to non-forestry use within 3 years of harvest?

No     Yes    Include a SEPA checklist or SEPA Determination and copies of approved Clearing and Grading Permit

25. Additional Information (attach additional pages if necessary):

HARVEST UNIT IS APPROX. 125' X 1,320'. LESS CO. RDS.

26. We acknowledge the following:

- The information on this application/notification is true.
- We understand this proposed forest practice is subject to:
  - The Forest Practices Act and Rules AND
  - All other federal, state or local regulations.
- Compliance with the Forest Practices Act and Rules does not ensure compliance with the Endangered Species Act or other federal, state or local laws.
- If we said that we would not convert the land to non-forestry use, the county or city may deny development permits on this parcel for the next 6 years.
- The following may result in an unauthorized incidental take of certain endangered or threatened fish species:
  - Conversion of land to non-forestry use.
  - Harvesting within the maximum RMZ on a 20-acre exempt parcel that was acquired after June 5, 2006.

<p>Signature of LANDOWNER*</p> <p><i>x [Signature]</i> PRESIDENT</p> <p>Print Name: POULSBO SPORTSMAN CLUB INC.</p> <p>Date: 8/16/08</p>	<p>Signature of TIMBER OWNER (If different than landowner)</p> <p><i>[Signature]</i></p> <p>Print Name: MATT MANKE, MANKE TBR.</p> <p>Date: 08/12/2008</p>	<p>Signature of OPERATOR (If different than landowner)</p> <p><i>x [Signature]</i></p> <p>Print Name: JOEL MANKE, MANKE LUMBER CO. INC.</p> <p>Date: 08/12/2008</p>
--	--	---

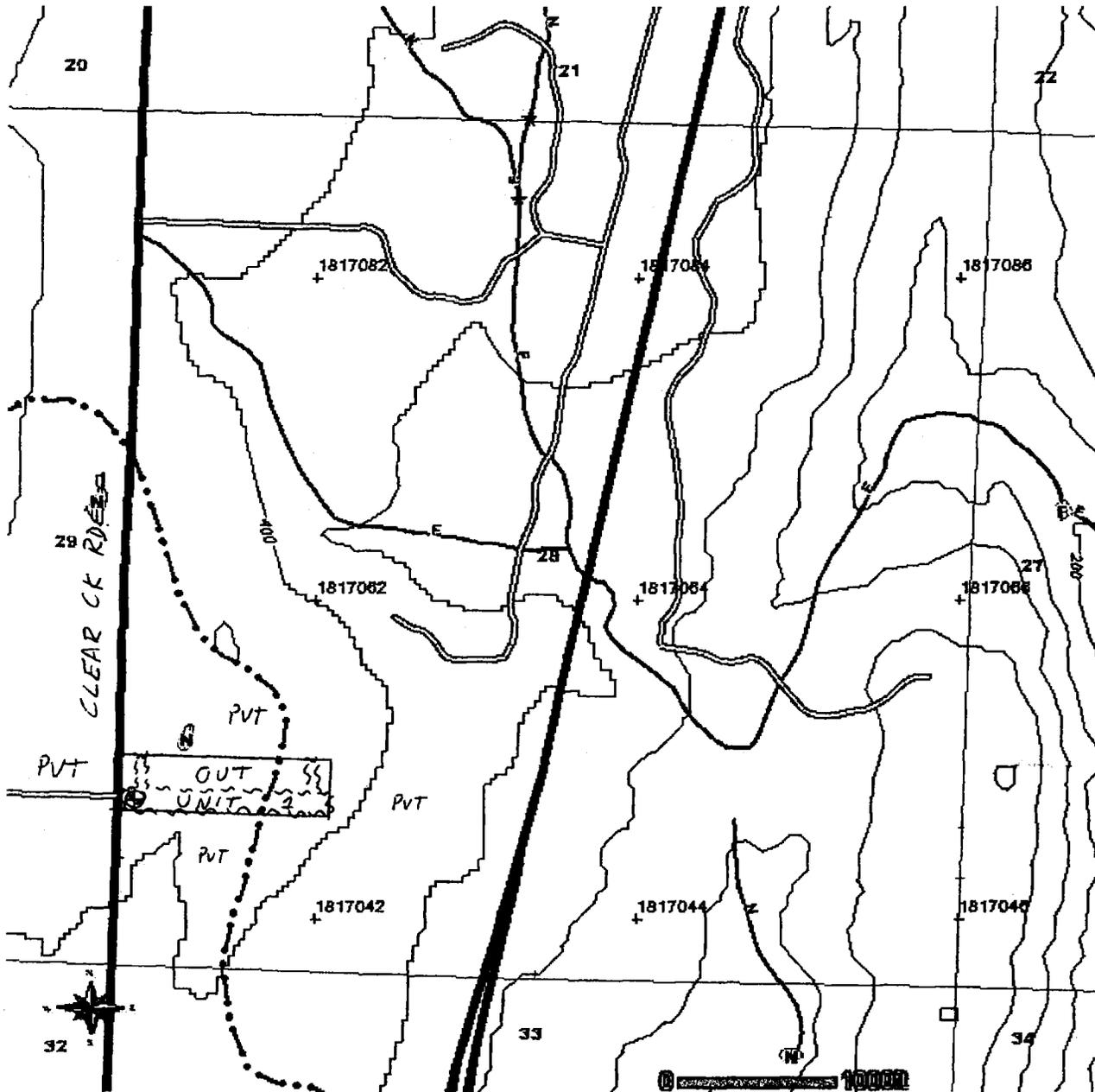
**\*NOTE: If you are a "Perpetual Timber Rights Owner," and are submitting this without the Landowner's Signature, provide written evidence the landowner has been notified.**

# FOREST PRACTICE ACTIVITY MAP

2413089

TOWNSHIP 26 NORTH HALF 0, RANGE 1 EAST (W.M.) HALF 0, SECTION 28

Application #: \_\_\_\_\_



Please use the legend from the FPA Instruction or provide a list of symbols used.

LEGEND:  
LANDING ⊕  
HARVEST BOUNDARY - - -  
PRIVATE LAND - PVT ~~~~~

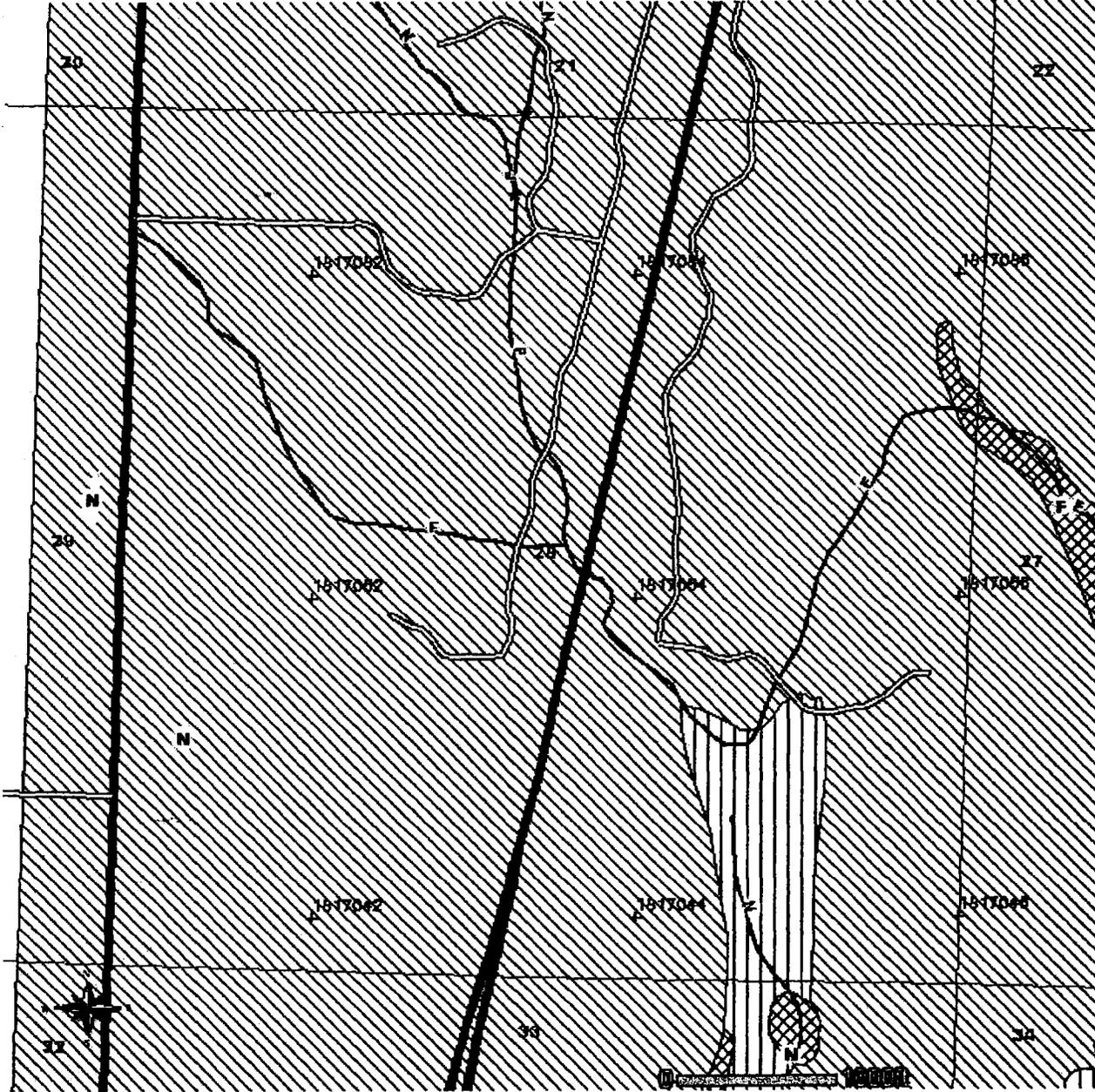
Monday, August 11, 2008 4:47:08 PM  
NAD 83  
Contour Interval: 40 Feet

# FOREST PRACTICE SITE CLASS MAP

2413089

TOWNSHIP 26 NORTH HALF 0, RANGE 1 EAST (W.M.) HALF 0, SECTION 28

Application #: \_\_\_\_\_



Site indices are based on the WA-DNR State Soil Survey. If the site index does not exist or indicates red alder, noncommercial, or marginally commercial species, the following apply:  
a) If red alder is indicated and the whole RMZ width is within that site index, then use site class V. If red alder is indicated for only a portion of the RMZ width, or there is on-site evidence that the site has historically supported conifer, then use the site class for conifer in the most physiographically similar adjacent soil polygon. b) In Western Washington, if there is no site index information, use the site class for conifer in the most physiographically similar adjacent soil polygon. c) In Eastern Washington, if there is no site index information, assume site class III, unless site specific information indicates otherwise. d) If the soil polygon indicates noncommercial or marginally commercial, then use site class V.  
See WA Forest Practices Rules (WAC 222), Chapter 222-16 for a more complete definition of site class.

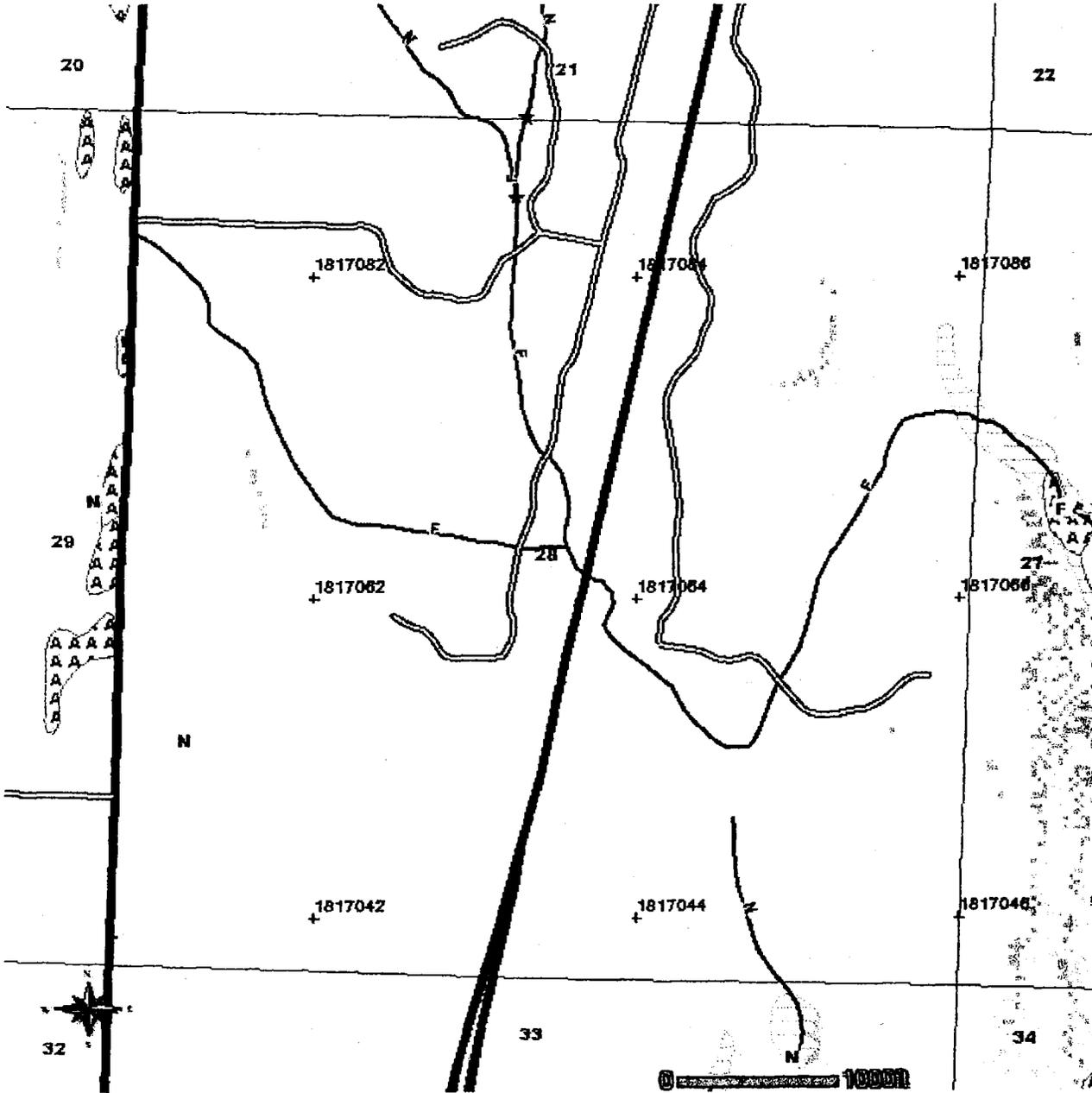
Monday, August 11, 2008 4:47:32 PM NAD 83

# FOREST PRACTICE RESOURCE MAP

2413089

TOWNSHIP 26 NORTH HALF 0, RANGE 1 EAST (W.M.) HALF 0, SECTION 28

Application #: \_\_\_\_\_



This box displays resource information not shown on the map, but is found within this section. For information on the identified resource, contact the agency listed.

Monday, August 11, 2008 4:48:17 PM  
NAD 83

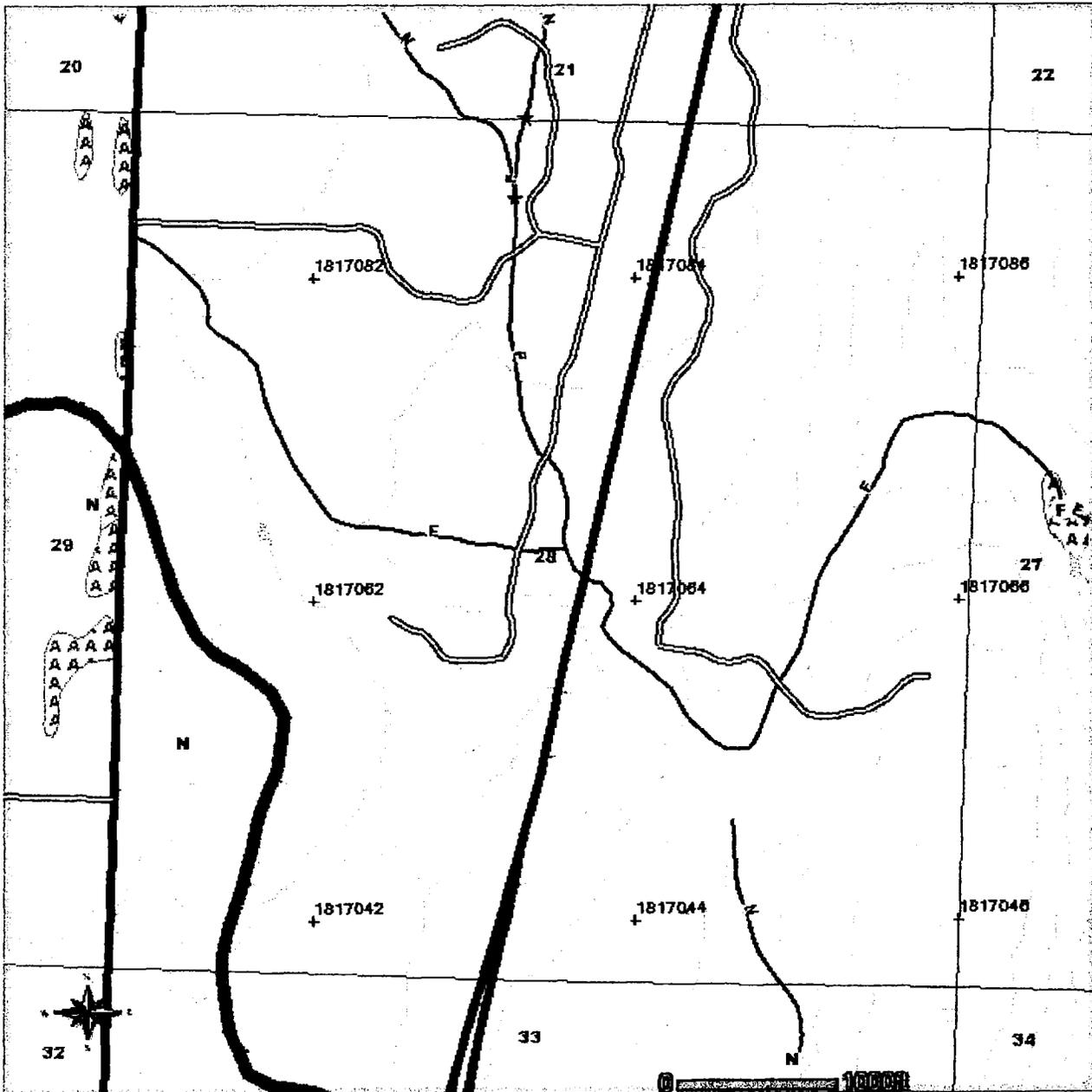
Agency	Issue of Concern	Phone Number
(DNR) Forest Practices	FP Alert Site	See below *

# FOREST PRACTICE WATER TYPE MAP

2413089

TOWNSHIP 26 NORTH HALF 0, RANGE 1 EAST (W.M.) HALF 0, SECTION 28

Application #: \_\_\_\_\_



Monday, August 11, 2008 4:48:31 PM  
NAD 83  
Contour Interval: 40 Feet

### **Appeal Information**

You have 30 calendar days to appeal this Decision and any related State Environmental Policy Act determinations to the Forest Practices Appeals Board. You must follow the requirements of RCW 76.09.220(8) and WAC 223-08.

Certain economic development projects may have a different appeal process. RCW 43.21L and WAC 199-08 describes the alternate appeal process.

Additional information on both appeal processes is available from the Washington Environmental Hearings Office at <http://www.eho.wa.gov/> or at (360) 459-6327.

### **Other Applicable Laws**

Operating as described in this application/notification does not ensure compliance with the Endangered Species Act, or other federal, state, or local laws.

### **Hydraulic Project Approval (HPA) (Chapter 77.55RCW and WAC 222-50-020(2))**

The Department of Fish and Wildlife (WDFW), as the jurisdictional agency issuing HPAs, has final authority for approving water crossing structures in Type S and F waters. WDFW continues to have authority on Type N waters and may exercise that authority on some Type N waters.

Notice: The HPA water crossing requirements supersede what is indicated on the FPA. Landowners are required by law to follow the provisions as directed on the HPA.

### **Transfer of Forest Practices Application/Notification (WAC 222-20-010)**

Use the "Notice of Transfer of Approved Forest Practices Application/Notification" form. This form is available at region offices and on the Forest Practices Division website: <http://www.dnr.wa.gov/forestpractices/>. Notify DNR of new Operators within 48 hours.

### **Continuing Forest Land Obligations (RCW 76.09.060, RCW 76.09.070, RCW 76.09.390, and WAC 222-20-055)**

Obligations include reforestation, road maintenance and abandonment plans, conversions of forest land to non-forestry use and/or harvest strategies on perennial non-fish habitat (Type Np) waters in Eastern Washington.

Before the sale or transfer of land or perpetual timber rights subject to continuing forest land obligations, the seller must notify the buyer of such an obligation on a form titled "Notice of Continuing Forest Land Obligation". The seller and buyer must both sign the "Notice of Continuing Forest Land Obligation" form and send it to the DNR Region Office for retention. This form is available at DNR region offices.

If the seller fails to notify the buyer about the continuing forest land obligation, the seller must pay the buyer's costs related to continuing forest land obligations, including all legal costs and reasonable attorneys' fees incurred by the buyer in enforcing the continuing forest land obligation against the seller.

Failure by the seller to send the required notice to the DNR at the time of sale will be prima facie evidence in an action by the buyer against the seller for costs related to the continuing forest land obligation prior to sale.





WASHINGTON STATE DEPARTMENT OF **Natural Resources**

**Forest Practices Application/Notification  
NOTICE OF TRANSFER**

I/we transfer my/our rights, privileges, and obligations under this approved Forest Practices Application or Notification. I/we affirm that the information contained below is true and agree to comply with the rules authorized by the Forest Practices Act and to be bound by all conditions on the approved application or notification.

FPA/N Number: 2413089 Section(s): 28 Township: 26N Range: 01E  
Original Landowner (Signature): [Signature]  
Original Landowner (Printed): POULSBORO SPORTSMAN CLUB LLC Date: 09/10/2008

<b>New Operator – Fill out this section <u>only</u> if you are changing or adding an operator</b>	
Legal Name of New Operator: (Print) <b>RAMSEY BROS. LOGGING, INC</b>	Mailing Address: <b>5912 340TH ST. E EATONVILLE, WA 98328</b>
Phone: <b>253-262-2517</b>	
Email: <b>TRAMSEY@RAINIERCONNECT.COM</b>	
New Operator Signature: <u>[Signature]</u>	Date: <u>10-20-08</u>

<b>New Landowner – Fill out this section <u>only</u> if you are transferring your FPA to a new landowner</b>	
Legal Name of New Landowner: (Print)	Mailing Address:
Phone:	
Email:	
New Landowner Signature:	Date:

<b>New Timber Owner – Fill out this section <u>only</u> if you are transferring your timber rights</b>	
Legal Name of Timber Owner: (Print) <b>RAMSEY BROS. LOGGING, INC</b>	Mailing Address: <b>5912 340TH ST. E EATONVILLE, WA 98328</b>
Phone: <b>253-262-2517</b>	
Email: <b>TRAMSEY@RAINIERCONNECT.COM</b>	
Forest Tax Reporting Account Number: (Contact Dept. of Revenue to get this number: 1-800-548-8829) <b>800-049-170</b>	
New Timber Owner Signature: <u>[Signature]</u>	Date: <u>10-20-08</u>

<input checked="" type="checkbox"/> Received by: <u>[Signature]</u> (DNR Forest Practices Staff Signature)	Date: <u>10-24-08</u>
---	-----------------------

RECEIVED

OCT 22 2008

DNR-SPS







Cleared 6-7 acres. total.

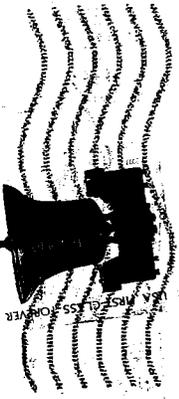






Doug Kitchens  
PO Box 3651  
Silverdale, WA 98383

TACOMA - OLYMPIA  
WA 983  
30 APR 2009 PM 4:11



RECEIVED

MAY 01 2009

KITSAP COUNTY DEPT OF  
COMMUNITY DEVELOPMENT

Mr. Larry Keston, Director  
Kitsap County DCD  
614 Division ST MS-36  
Port orland WA 98366-4882

98366-4882

April 29, 2009

Mr. Larry Keeton, Director  
Kitsap County Department of Community Development  
614 Division Street MS-36  
Port Orchard, WA 98366-4682

Dear Mr. Keeton:

Thank you for your letter of April 14, 2009 regarding improvements at the Poulsbo Sportsman Club. I am a Board Member of the Club and was appointed to act as contact for the Club and its' members for matters concerning permits etc. with the County.

As you are aware, the parcel upon which the chain link fence was erected is a separate parcel from that which contains all the gun ranges the Club uses. There has been no expansion of these ranges and there is a distinct separation of the two parcels.

Last year, Puget Sound Energy purchased an easement on our property to install high voltage power transmission lines to serve Bremerton. Part of the agreement required that PSE install a security fence. PSE paid an additional sum of money to cover the cost of the security fence materials and installation and the Club used those funds to pay the fence installer.

I stopped by the DCD today and learned that a permit for the fence will be approximately \$1100.00 (including a \$55.00 fine from Code Enforcement). We believe the fence installer either knew or should have known a permit was required and further we believe that PSE should be responsible for its' cost.

Having said that however, last night at our Board Meeting a neighbor to the south of the parcel in question attended to ask that we remove the 3 strands of barbed wire and the large signs. The Board decided to comply so the signs will be removed immediately along with the barbed wire (schedule of the fence company permitting)...if you tell me that a permit is tied to the height only that is. If there are other criteria that would still require a permit, we may as well leave the barbed wire. I will wait till I hear from you regarding this specific issue before asking for the removal of the barbed wire.

April 23, 2009

Larry Keeton

Page 2 of 2

The clearing of the easement was done by Ramsey Brothers Logging out of Shelton and I was assured that all necessary permits were obtained. In talking with Steve Heacock, I believe he actually pulled it up on your system. We have done no other work that falls under a permit requirement and are constantly keeping up with erosion control, placing straw in areas that might be of concern. We will continue to clean this parcel and plant grass and trees for our members to use as trails, camping and other related outdoor activities.

Lastly, I would like to let you know a little bit about the Poulsbo Sportsman Club. We have over 550 members but the ranges are open to the public for a fee seven days per week. We keep records of non members who use our facility and I can get those figures as well but suffice it to say, it is a large number. We offer the ranges for free to Law Enforcement Officers who need to practice with a duty firearm regardless of where they are employed. The military also uses the range to qualify ship's personnel from time to time.

We offer our facilities including volunteers to teach Hunter Education for the State, CMP youth rifle training and each year hundreds of people enjoy our Trap shooting, PITA Events and Rendezvous.

I do not know if you have ever been out but would welcome an opportunity to show you what we do. We strive to be a good neighbor and a benefit to the community.

Please let know your comments as soon as possible.

Regards,



Doug Kitchens

Member of the Board

Poulsbo Sportsman Club

P O Box 3651

Silverdale, WA 98383

Ps: you may always call my cell phone if you need to contact me: 360.340.2268

Parcel Details

Parcel #	SEC/TWP/RNG	Qtr	Zoning	Map #	Inactive Date	Notes?
282601-3-003-2004	28261E	SW	RR	F28S		<input checked="" type="checkbox"/>

Owner History						
Owner Name	Owner Address	Begin Date	End Date	Notes?		
POULSBO SPORTSMAN CLUB INC	PO BOX 3651	03/31/2004		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WARNER GARY MGR		01/01/1991	03/31/2004	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location | Tax | Fees | Current Districts | Basis Tags | Permit History | Complaint History | Health Dept | Addresses | Contacts | Notes

Permit #	Permit Type	Description	Status	Date Submitted	Date Issued	Notes?
LU-1511	LU-TYPE X	Type IV Land Use Permit	ARCHIVED	10/31/1991		<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>

Details

**BLACK POWDER  
& ARCHERY  
RANGES**

FOR ACCESS CALL RANGE OFFICE 697-6646

**VIKINGS**

**DANGER**  
**HIGH POWERED**  
**RIFLE RANGE**  
POULSBORO SPORTSMAN CLUB, INC.



## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682  
(360) 337-7181 FAX (360) 337-4925 HOME PAGE - [www.kitsapgov.com/dcd/](http://www.kitsapgov.com/dcd/)

Larry Keeton, Director

April 14, 2008

Doug Kitchens  
Poulsbo Sportsman Club INC  
PO Box 3651  
Silverdale, WA 98383

RE RECENT IMPROVEMENTS TO THE RIFLE AND PISTOL RANGE LOCATED AT 16990  
CLEAR CREEK RD NW.

Mr. Kitchens

This letter is intended to notify the appropriate officers of the above referenced facility about County Code requirements as they pertain to recent improvements on the property. If you are not the appropriate officer or representative, please forward this notice on with the request that they contact the Department regarding the following matter.

It has come to the Departments attention that recent improvements have been completed that require permits and/or field corrections to comply with County code. Those improvements include but may not be limited to the following:

- Construction of chain link fence in excess of 6 feet in height without a permit
- Placement of warning signs that exceed the maximum allowable 4 square foot in size
- Land clearing and stump removal with out permits
- Lack of silt and erosion control
- Possible expansion of black powder and archer range without review and approval

These conditions will need to be corrected and mitigated for, and any associated permits will need to be applied for in order resolve these issues. It is recommended that club representatives contact this Department to set up a pre-consultation meeting to discuss the scope of these improvements so that staff may better assist with any applications and inspections that may be required in order to comply with county code.

A consultation may be scheduled by contacting Veronica Garcia though the Kitsap One Open Line at (360) 337-5777. If you have any question regarding this Notice, you may also contact Chris Freel, with the Department of Community Development at this same number.

Your attention to this matter is appreciated.

Sincerely,

Larry Keeton  
Director, Department of Community Development



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**

**Forest Practices Application/Notification  
Notice of Decision**

FPA/N No: 2413089  
Effective Date: 09/03/2008  
Expiration Date: 09/03/2010  
Shut Down Zone: 654  
EARR Tax Credit: [ ] Eligible [x] Non-eligible  
Reference: 28-26-1E

Decision

- Notification      Operations shall not begin before the effective date.
- Approved      This Forest Practices Application is subject to the conditions listed below.
- Disapproved      This Forest Practices Application is disapproved for the reasons listed below.
- Closed      Applicant has withdrawn approved FPA/N

FPA/N Classification

Class II     Class III     Class IVG     Class IVS

Number of Years Granted on Multi-Year Request

2 yrs     3 yrs     4 yrs     5 yrs

Conditions on Approval / Reasons for Disapproval

Issued By: Laurie Cox 731-2755 CELL

Region: South Puget Sound

Title: Forest Practices Forester

Date: 08/29/2008

Copies to:  Landowner, Timber Owner and Operator.

**ORDER TO CORRECT VIOLATION**

April 3, 2009

Michael A Kirk  
P.O. Box 851  
Poulsbo, WA 98370

RE: POULSBO SPORTSMAN CLUB, INC

Dear Mr. Kirk:

This letter is to follow up on our correspondence last year pertaining to your client, The Poulsbo Sportsman Club, Inc., and specifically to respond to your letter dated September 30, 2002.

At this time, the Department is unable to provide you with a copy of the transcript of the Commissioner's meeting that gave rise to the September 7, 1993 letter grandfathering the Poulsbo Sportsman Club, Inc. as a range. That letter does not reference any specific meeting date, and those meetings that were held on or about the date of that letter do not contain any reference to this subject. If you or your client's have a specific meeting date for which you would like to request copy's of transcripts, please contact Holly Anderson with the Kitsap County Commissioner's Office at (360) 337-4402. Apart from this, all other information from your previous request has been provided to you.

It is the determination of the Department that your client did expand the rifle range to include the black powder range without land-use approval. There is no evidence to suggest that this activity was part of the original grandfathered use, therefore, the requirements for abating this violation remain unchanged.

Your request for an extension to the original deadline has been granted. The Poulsbo Sportsman Club, Inc. will be allowed until **March 14, 2003** to abate the violation. If your clients wish to continue to operate the black powder range, they will need to schedule a pre-application meeting with a land use planner from this Department, and obtain land use approval for the range as a whole by March 14, 2003. This will also provide your client with an opportunity to explore any plans they may have for future improvements to the range. A Pre-Application Meeting Request form has been enclosed with this letter.

If your clients do not wish to pursue land use approval at this time, they will need to remove any structures, target areas, and berms associated with this most recent expansion and return this portion of the property to passive recreational use by March 14, 2003.

**FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF A CITATION IN THE AMOUNT OF \$475.00 PER VIOLATION FOR EVERY DAY THE VIOLATION CONTINUES.**

If you feel you have received this notice in error or have any questions, please contact me at (360) 337-7181. Your prompt attention to this matter is both appreciated and required.

Sincerely,

Stephen Mount  
Code Enforcement Officer

Enc : Pre-application Meeting Request Form  
Correction Letter Dated July 26, 2002

**Comment [COMMENT1]:** Note, you can execute a macro for signature block at this time

April 3, 2009

Poulsbo Sportsman Club Inc  
C/O Michael A. Kirk, Attorney  
P.O. Box 851  
Poulsbo, WA 98370

RE: RIFLE AND PISTOL RANGE LOCATED AT 16990 CLEAR CREEK RD NW.

Dear Mr. Kirk:

Thank you for the opportunity to meet with you and your clients, The Poulsbo Sportsman Club, this past Monday, July 15, 2002. Based on our observations, conversations with you and your client, and a review of available records and historical documentation, it is the Department's determination that your client has expanded the Club's use to include a previously undeveloped portion of the property.

Specifically, the clearing and grading activity, together with the construction of berms, shelters, and shooting areas appear to have been recently developed to support the black powder activities. These improvements have triggered an expansion of the original use, and ultimately jeopardize the club's "grand fathered" status. The Poulsbo Sportsman Club's property is zoned Rural Residential, and the activity conducted on-site would be classified as a Public Recreational Facility, which can be allowed in this zone with an approved Conditional Use Permit, (CUP). There is currently no land use approval on file, since the establishment of the shooting range itself pre-dates our zoning ordinance, however, this recent expansion will required a review and approval from this Department.

If your clients wish to continue to operate the black powder activities to include these more recent improvements, they will need to apply for a CUP. It is recommended that your client schedule a Pre-Application Meeting with a planner from the Department of Community Development to discuss how this may impact their club's overall activities. This would be an opportunity for your clients to address and explore any plans they may have for future improvements as well. A Pre-Application Meeting request form has been enclosed with this letter.

Your client must submit this application by **August 9, 2002**. If your clients do not wish to pursue a CUP at this time, they will need to remove any structures, target areas, and berms associated with this most recent expansion and return this portion of the property to passive recreational use by **August 23, 2002**. Once you have had the opportunity to

discuss these options with your client, please advise the Department as to how they plan to proceed.

If I can be of any further assistance, please contact me at (360) 337-4605. Your assistance in this matter is greatly appreciated.

Sincerely,

Stephen Mount  
Code Enforcement Officer

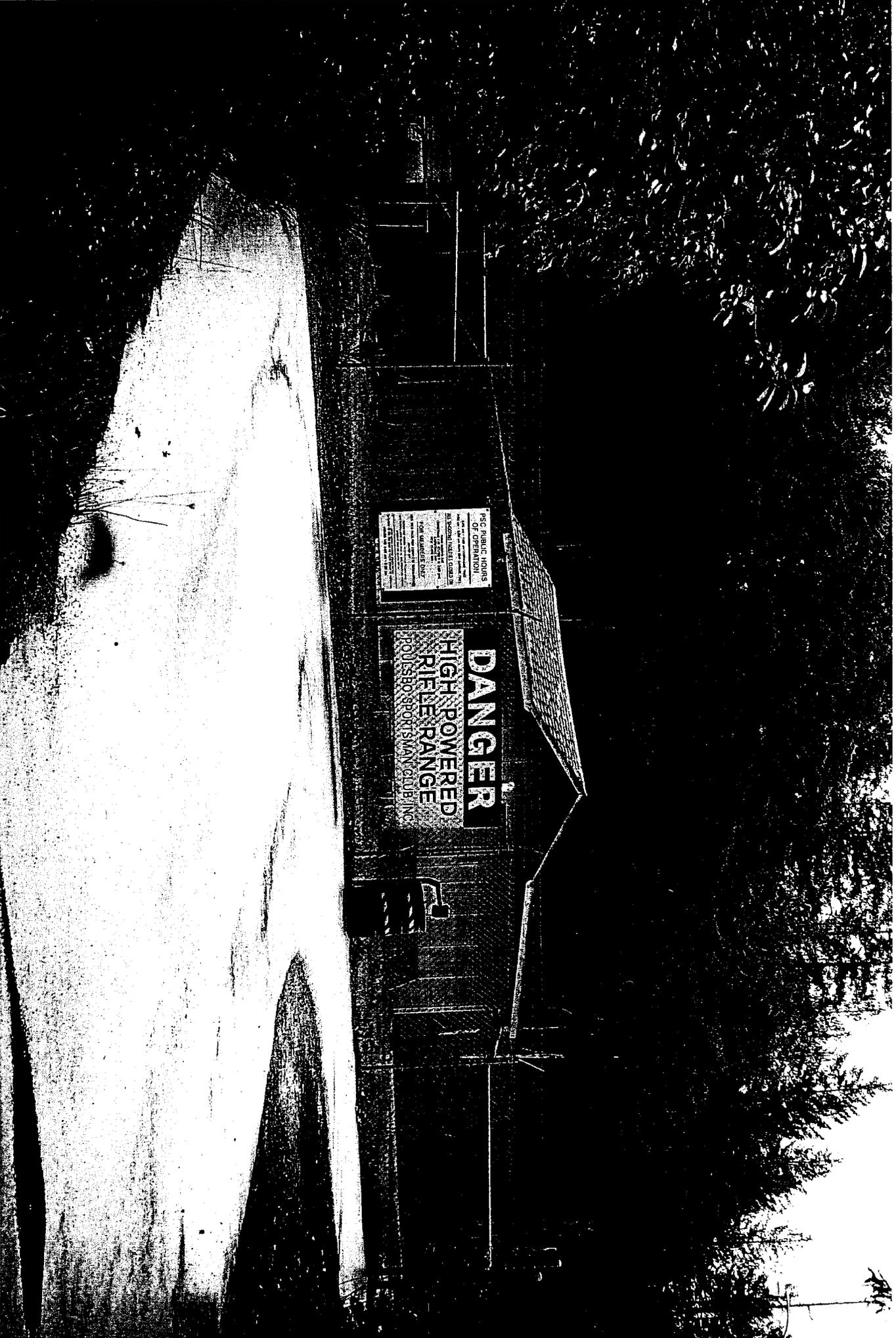
CC Mark Grimm  
Eric Baker

Enc : Pre-Application Meeting Request form

**BLACK POWDER  
& ARCHERY  
RANGES**  
FOR ACCESS CALL: RANGE OFFICE 507-684

VISITING

**DANGER**  
**HIGH POWERED  
RIFLE RANGE**  
POULSBO SPORTSMAN CLUB, INC.



PSC PUBLIC USERS  
OF ORIENTATION  
IN THE RANGE  
TO BE USED TO IDENTIFY  
THE RANGE  
TO BE USED TO IDENTIFY  
THE RANGE  
TO BE USED TO IDENTIFY  
THE RANGE

**DANGER**  
**HIGH POWERED**  
**RIFLE RANGE**  
POULSBO SPORTSMAN CLUB, INC.



DANGER

GET OFF THE ROAD

**DANGER**

**DO NOT ENTER  
UNLESS AUTHORIZED  
PERSONNEL ONLY**

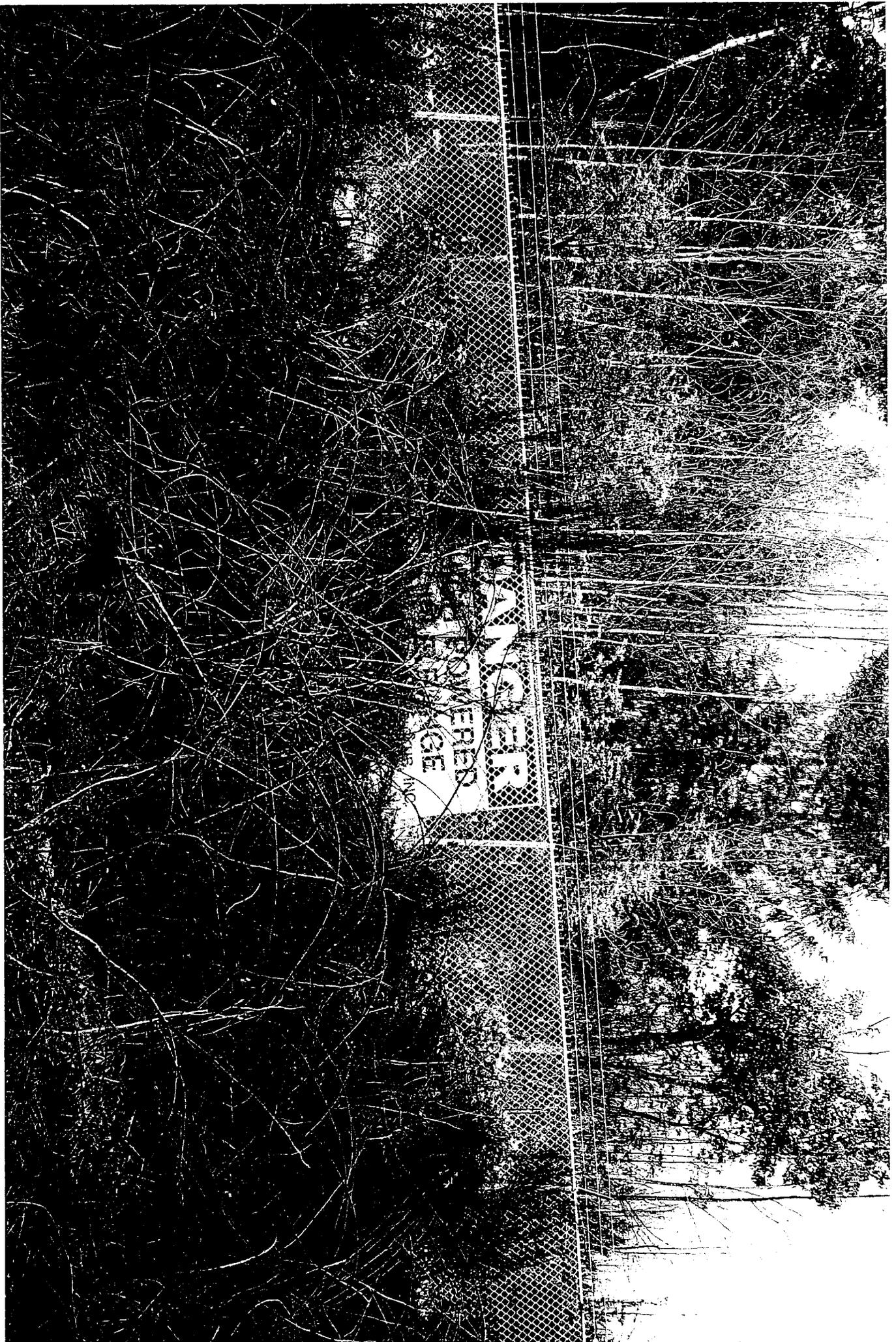


**DANGER**  
HIGH POWERED  
RIFLE RANGE



**DANGER**  
HIGH POWERED  
RIFLE RANGE





**BLACK POWDER  
& ARCHERY  
RANGES**  
FOR ACCESS CALL: RANGE OFFICE 697-6648

VALLEY

**DANGER**  
**HIGH POWERED  
RIFLE RANGE**  
POULSBO SPORTSMAN CLUB, INC

<p><b>1/6/2009</b></p>	<p>Bret Conrad of PSE</p>	<p>253-670-2170</p>	<p>Returning your call. Regarding work done at Poulsbo Sportsman Club. PSE acquired some right-of-way from the Club for future power lines. Club wanted right-of-way cleared right now and it was not in PSE's plan to do that so they told Club they could clear it themselves as long as they had the proper permits</p>	<p>Returned his call and he further explained the situation and I passed this on to Steve Mount</p>
------------------------	-------------------------------	---------------------	--	---

Kim

Would you please call The  
+ tell them I've  
been in contact with PSE.  
The person I need to talk is  
out + is supposed to contact  
me Monday. Thanks

Larry

12/12 w/mary  
12:30

12/23/08  
spoke to

she spoke to  
worked w/  
sports

11/18/08  
Real Estate Dept

(John Bresnahan)

1-888-225-5773

X 83-7077

club w/low work

sep fund for  
jennie

15 year  
w/ PSE  
all info



# Public Complaint

Report run on November 12, 2008 1:57 PM

*nothing in file from Larry.*

*Black Powder + Archery Signs still up..*

Complaint #:	18770	Initiated By:	Kim Dunn
Date Submitted:	10/02/2008	Assigned To:	Chris Freel
Action Due:	10/02/2008	Hearing Date:	
Type:	STORMWATER	Resolution Date:	
Status:	OPEN	Penalty Amount:	
Notified?:	N	Anonymous?:	Y

Caller alleges they are punching in a road through the drainage ditch on the Poulsbo Sportsman property. Says you have to access the property and go about 2/3 way back...s/side of property near power lines. No silt and erosion control measures in place.

Site Address	
Street:	CLEAR CREEK RD
City:	St: Zip:
Location:	
Intersection:	
Tax Acct #:	282601-3-003-2004

Owner Information	
Name:	POULSBO SPORTSMAN CLUB INC
Address:	PO BOX 3651
City:	SILVERDALE
Home:	3606976646
St:	WA
Zip:	98383
Work:	613-2428

*Called Doug left msg for him to contact me. DOUG KITCHENS Real Estate AGENT - 340-2268 - Duke Haines*

Complainant Information	
Name:	Clean easement for PSE
Address:	3-5 yrs.
City:	pd. for fence
Home:	St: Zip: Work:

Violator Information	
Name:	POULSBO SPORTSMAN CLUB INC
Address:	PO BOX 3651
City:	SILVERDALE
Home:	3606976646
St:	WA
Zip:	98383
Work:	

*#130' from S prop. line -*

Action Date:	Notice Sent:	Citation #:
10/13/2008	another complaint received requesting status? Should we be looking? kd	
10/14/2008	another complaint received, said trees are being removed. Forwarded to SM for site visit. kd	
10/22/2008	another call received, forwarded to CF for response. kd	
10/29/2008	No permits on file. kd	

*PSE Bought easement - #130' cleared from south prop. line - 6' high fence installed - separate powerline easement - permitted - outlight*

*Signs for Black powder + archery installation*

*according to County Planner + code of WASHINGTON*





# Public Complaint

Report run on October 2, 2008 3:45 PM

Complaint #	18770	Initiated By	Kim Dunn
Date Submitted	10/02/2008	Assigned To	Kim Dunn
Action Due	10/02/2008	Hearing Date	
Type	STORMWATER	Resolution Date	
Status	OPEN	Penalty Amount	
Notified?	N	Anonymous?	Y

Caller alleges they are punching in a road through the drainage ditch on the Poulsbo Sportsman property. Says you have to access the property and go about 2/3 way back...s/side of property near power lines. No silt and erosion control measures in place.

Site Address
Street: CLEAR CREEK RD
City: St: Zip:
Location:
Intersection:
Tax Acct #: 282601-3-003-2004

Owner Information
Name: POULSBO SPORTSMAN CLUB INC
Address: PO BOX 3651
City: SILVERDALE St: WA Zip: 98383
Home: 3606976646 Work:

Complainant Information
Name:
Address:
City: St: Zip:
Home: Work:

Violator Information
Name: POULSBO SPORTSMAN CLUB INC
Address: PO BOX 3651
City: SILVERDALE St: WA Zip: 98383
Home: 3606976646 Work:

Action Date: 10/02/2008	Notice Sent:	Citation #:
No permits on file. kd		

Per neighboring prop. owner w/d. govt is doing the work to construct new power grid @ Bangor from Hwy 3 to ~~across~~ Clear Creek. Cell towers are also to be moved from where they are on Clear Creek & Innovative.

Poulsbo Sportsmans Club has leased the land to Bangor

Site Planning



# KITSAP COUNTY

## GEOGRAPHIC INFORMATION SYSTEM



Information Service  
614, Division Street,  
Port Orchard, WA 98150

### Applications

- Parcel Search
- Hazard Locators
- Voter Information

### Maps & Data

- Map Library
- Download Data
- Section Downloads
- Data Change Request

### Resources

- What is GIS?
- Quick Facts
- Site Map
- Related Links

### GIS Home

- Contact Us
- Location
- Directions
- Parking
- Comments



## KITSAP COUNTY PARCEL SEARCH

Zoom to an area:



W 4

### Search by Tax Account

A full or partial tax account number may be

### Search by Address

Do NOT enter Street Direction (E,W,N,S) Blvd., etc.). A list of potential matches will

### Search by Taxpayer

Enter last name first or a partial name.

**TRUDEAU GUY E & KAREN D**  
282601-3-024-2009  
Copyright © 2008 Kitsap County

- Tax assessment, property, and valuation questions: [360.337.7160](tel:360.337.7160)
- Tax payment questions: [360.337.7135](tel:360.337.7135)
- Permit and zoning questions: [360.337.7181](tel:360.337.7181)
- Parcel Search support: [360.337.4435](tel:360.337.4435)



- Show Im
- Show
- Shc

Last Updated:  
June 13, 2008

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# KITSAP COUNTY

## GEOGRAPHIC INFORMATION SYSTEM



Information Service:  
614, Division Street,  
Port Orchard, WA 98150

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- Hazard Locators
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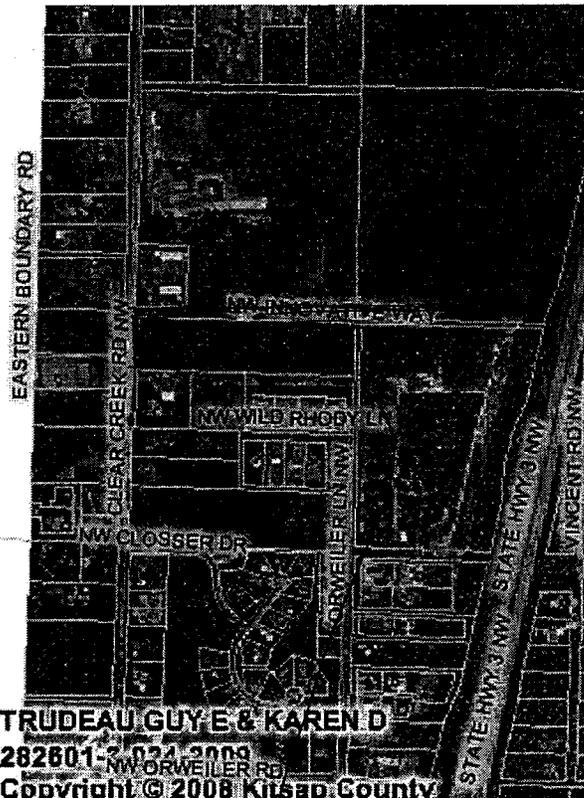
### GIS Home

- Contact Us
- Location
- Directions
- Parking
- Comments



## KITSAP COUNTY PARCEL SEARCH

Zoom to an area:



W 4

### Search by Tax Account

A full or partial tax account number may be

### Search by Address

Do NOT enter Street Direction (E,W,N,S) Blvd., etc.). A list of potential matches will

### Search by Taxpayer

Enter last name first or a partial name.

**TRUDEAU GUY E & KAREN D**  
 28260-1-3-024-2009  
 NW ORWEILLER RD  
 Copyright © 2008 Kitsap County

- Tax assessment, property, and valuation questions: [360.337.7160](tel:360.337.7160)
- Tax payment questions: [360.337.7135](tel:360.337.7135)
- Permit and zoning questions: [360.337.7181](tel:360.337.7181)
- Parcel Search support: [360.337.4435](tel:360.337.4435)

- Show Im
- Show
- Shc

Last Updated:  
June 13, 2008

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*NO  
SIT  
& EROS  
punchin  
in roads  
drainage*

**Property Report**[Print this page](#)

Tax Account No.	Process No.	Situs Address
282601-3-003-2004	1351923	
Property Class: 950- CU Timber		

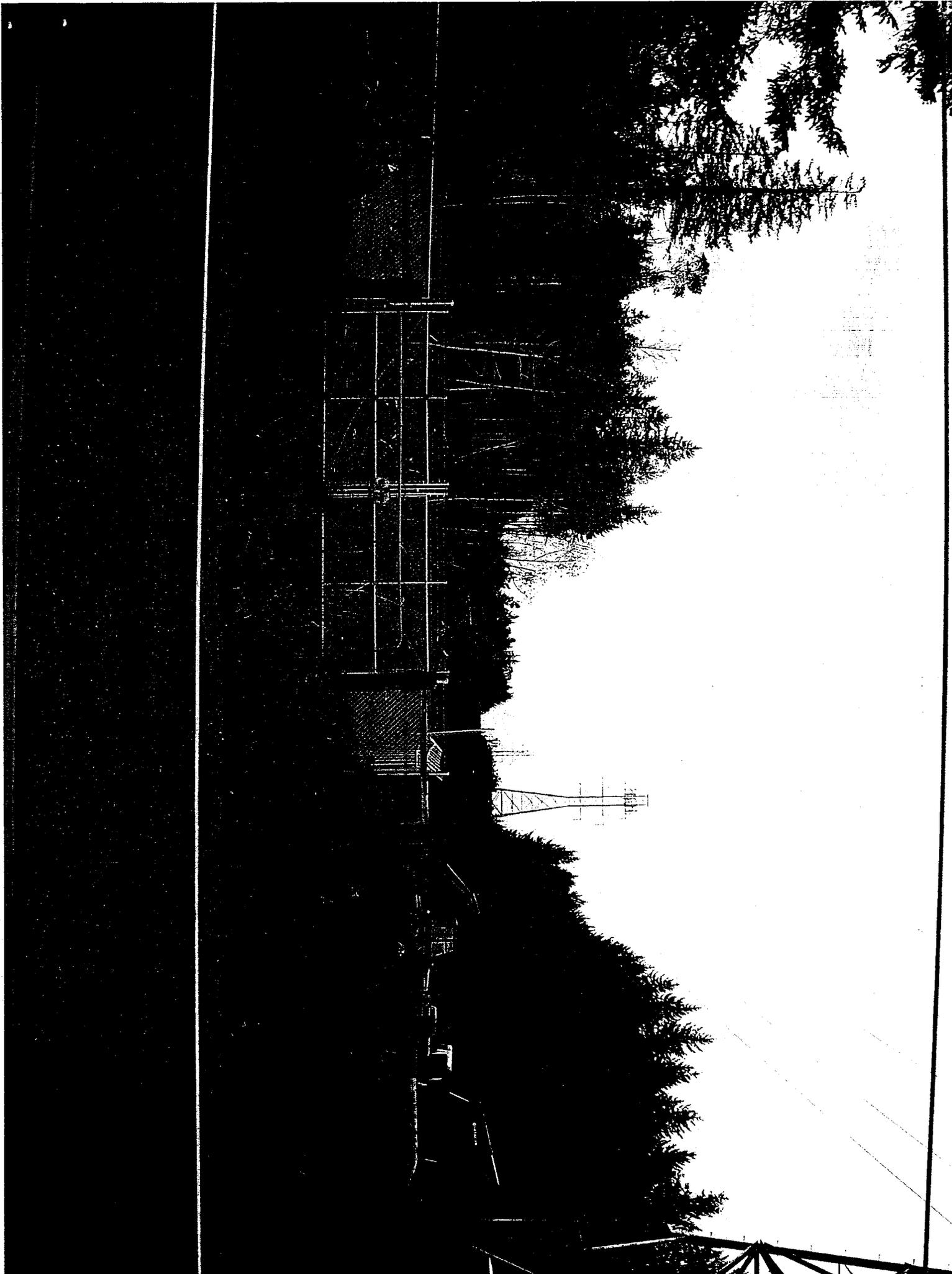
**Parcel Information**

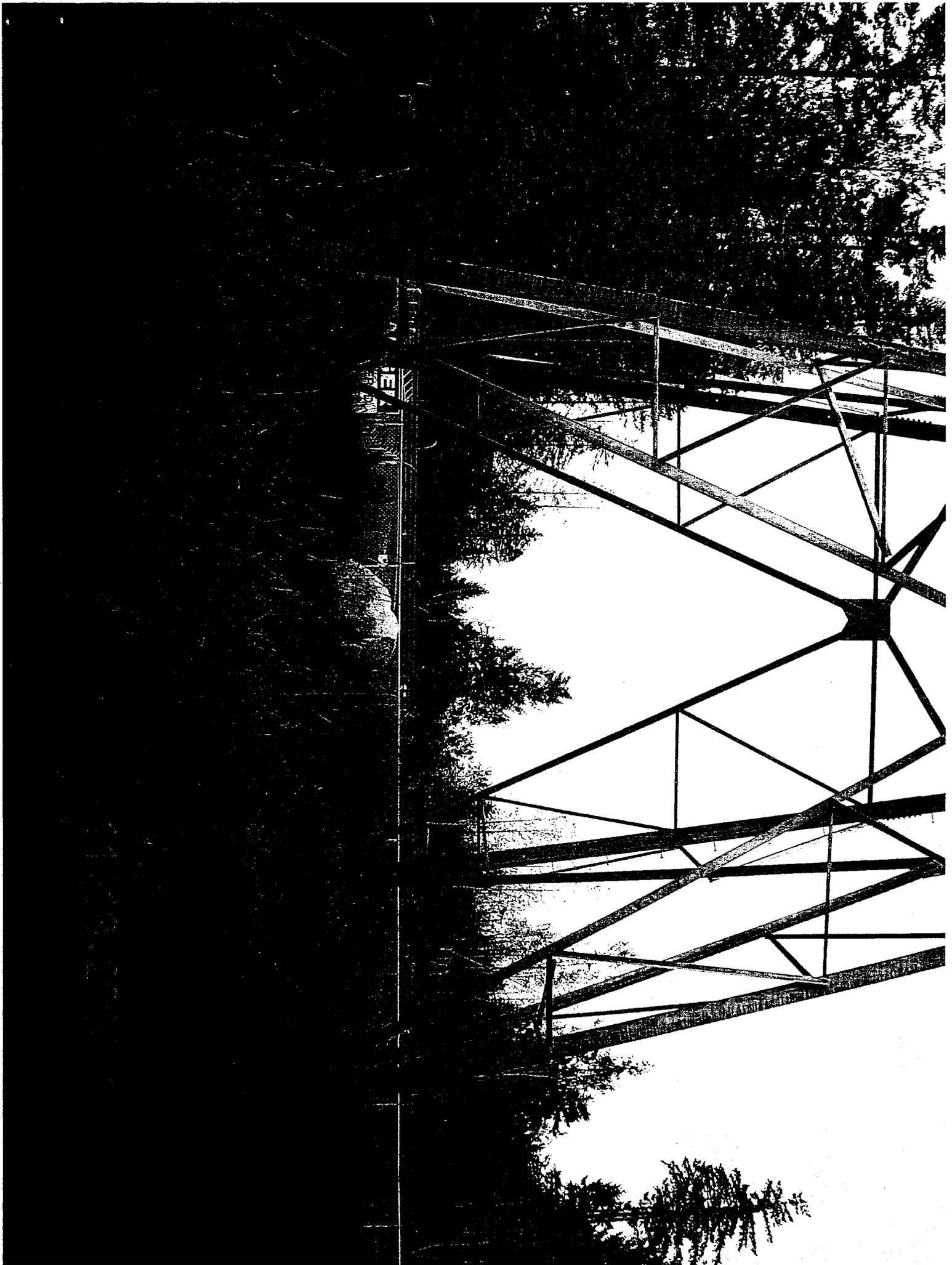
Tax Code Area:	6640	# of Buildings:	0
Jurisdiction:	UNINCORP.	Acres:	8.76
Sec-Twp-Rng:	28 26N 1E	Zoning:	RR
Neighborhood:	7401118	Account Status:	A - Active

**Taxpayer Information**

Name:	POULSBO SPORTSMAN CLUB INC		
Mailing Address:	PO BOX 3651		
	SILVERDALE	WA	98383

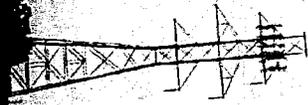
[Tax Desc](#)[Value History](#)[Building Data](#)[Sales History](#)[Split / Merge](#)[Related Accts](#)[Map](#)[Glossary of Terms](#)[Back](#)

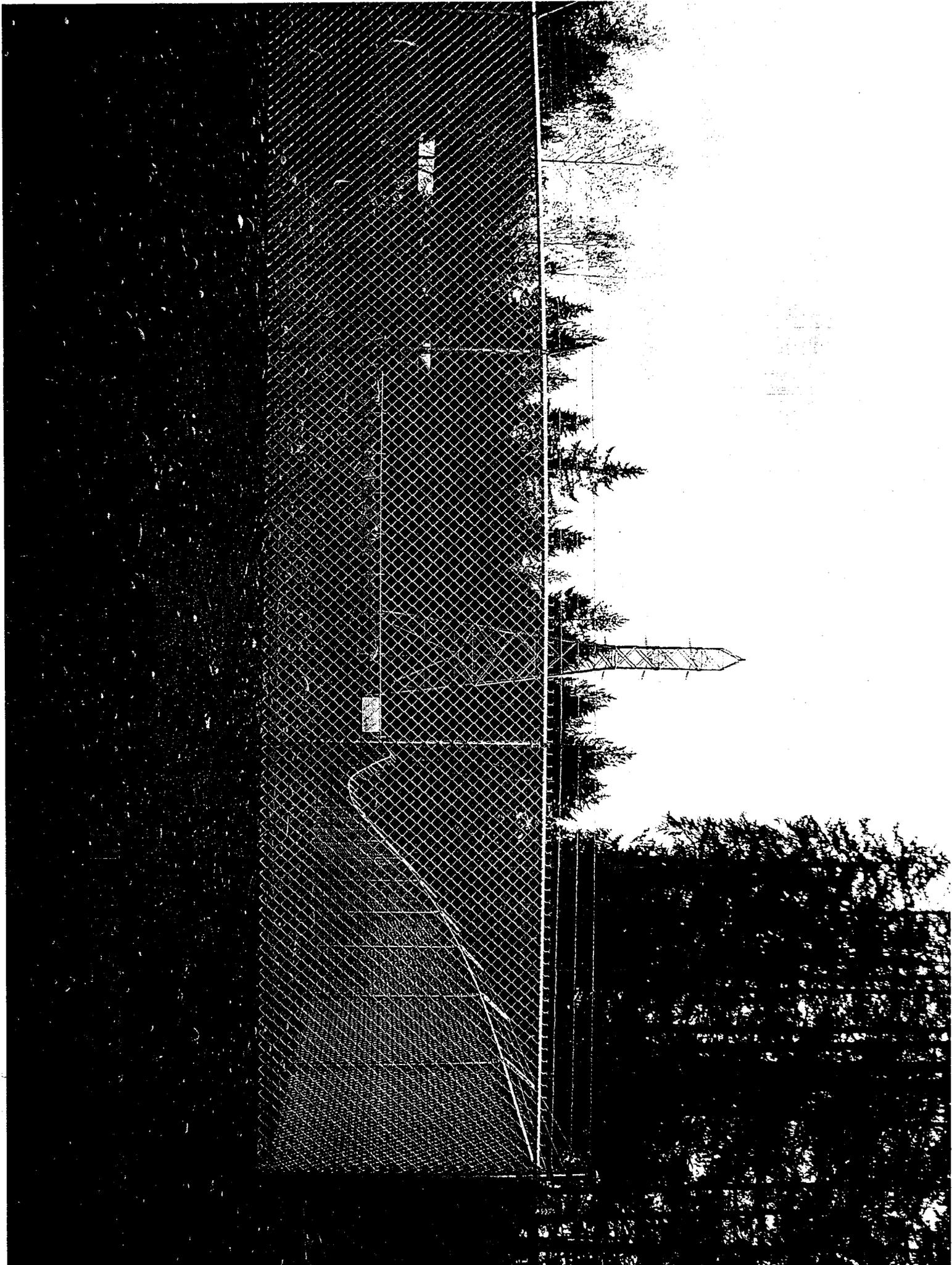




11. 18. 2003

CHITACHI







A personal fax from your friends at LandAmerica



9619 Levin Road NW  
Silverdale, WA 98383  
Phone: 360 692-4556  
Fax: 360 698-2356

To: Chris Freel From: SRUN

Fax: \_\_\_\_\_ Pages: 11/9/08

Phone: \_\_\_\_\_ Date: 11/9/08

Re: \_\_\_\_\_ CC: \_\_\_\_\_

- Urgent     For Review     Please Comment     Please Reply     Please Recycle

● Comments:

EZ per  
Daig Kitchens  
request

⑤



9619 Levin Road NW, Silverdale, WA 98383 (360) 692-4556 Fax (360) 698-4616  
 Customer Service Email: colmstead@landam.com smanker@landam.com

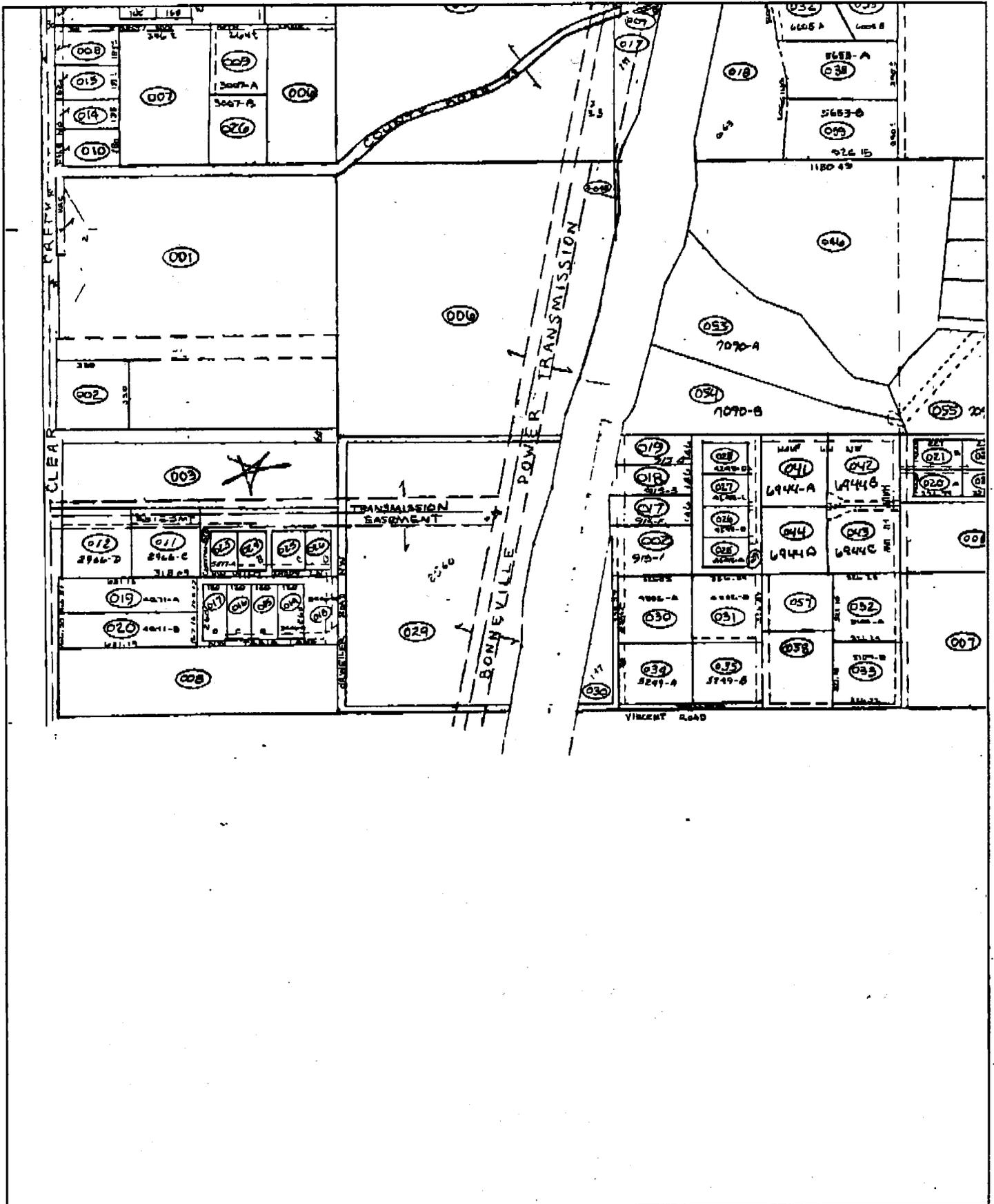
Parcel : 2826 013 003 2004	Bldg # : of	Total AV : \$5,100
Owner : Poulsbo Sportsman Club Inc		Land : \$5,100
CoOwner :		Struct :
Site : Clear Creek Rd Poulsbo 98370		Levy Rt : 9.116319
Mail : PO Box 3651 Silverdale Wa 98383		<u>1Yr Prev</u>
Record : 12/11/2007	Doc # :	Total AV : \$1,180
Price : \$135,000	Deed : Executors	Land : \$1,180
PrRecord : 04/09/2004	PrDoc# : 294	Struct :
Pr Price : \$60,000		Levy Rt : 9.483983
Nbrhd Code : 7401118		<u>2Yr Prev</u>
Zoning : Rr Rural Residential		Total AV : \$107,410
Land Use : 950 Misc, Open Space, Timber		Land : \$107,410
Plat :		Struct :
Legal : THE NORTH HALF OF THE NORTH HALF OF		Levy Rt : 10.917219
		<u>3Yr Prev</u>
		Total AV : \$95,390
		Land : \$95,390
R: 01E T: 26N S: 28 Q: SW		Struct :
Volume : Page :		Levy Rate : 12.767679
Levy Code : 6640		<b>2008 Tax : \$46.48</b>
Easemnt : Yes	%Imprv :	<u>Phone</u>
E Tax # : 8914	%Owned : 100	Owner :
Type : Unplatted		
Census Tract : Block :		

Bedrooms :	1st Floor SqFt :	Lot Acres : 8.76
Bath Total :	2nd Floor SqFt :	Lot SqFt : 381,586
Bath Full :	3rd Floor SqFt :	Year Built :
Bath Half :	4th Floor SqFt :	Eff YearBlt :
Fireplace :	Attic SqFt :	Paving Matl : Blacktop
Heat Type :	AboveGrnd SqFt :	GroundCover : Wooded
FloorCover :	Bsmnt Fin SF :	Topography :
Roof Matl :	Bsmnt Unfin SF :	View Qlty :
Bldg Matl :	Bsmnt Total SF :	WtrFrntFt :
Bldg Grade :	Building SqFt :	WtrFrntQlty :
Bldg Style :	Patio SqFt :	<u>Utilities</u>
Bldg Cond :	Deck SqFt :	Sewer Type :
BldgTotVal :	Garage SqFt :	Power Source : Yes
OthrBldVal :	Garage Type :	Water Source :
Bsmnt Type :		Gas Service :
Stories :		

**TRANSFER INFORMATION**

OWNERS NAME(S)	DATE	DOC#	PRICE	DEED	LOAN	TYPE
:Poulsbo Sportsman Club Inc	:12/11/2007		;\$135,000	:Executor	:	:
:Poulsbo Sportsman Club	:04/09/2004	294	;\$60,000	:Warrant	;\$56,149	:Conve
:Warner Gary Mgr	:11/01/1979		;\$82,000	:Misc	:	:
:Poulsbo Sportsman Club Inc	:		:	:	:	:
:	:		:	:	:	:
:	:		:	:	:	:

This information is deemed reliable, but is not guaranteed



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.

PUGET SOUND ENERGY INC 200712118136  
Easement Reg Fee: \$ 42.00  
12/11/2007 11:25 AM Page: 1 of 3  
Karen Flynn, Kitsap Co Auditor

425  
454-  
6303  
2468  
181

RETURN ADDRESS:  
Puget Sound Energy, Inc.  
Attn: ROW Department  
Eric Lee  
EST DE-W

COMPLIMENTS OF  
LAWYERS TITLE INSURANCE CORPORATION

KITSAP COUNTY TREASURER EXCISE 12/11/2007

2807EX00014

Total : \$2855.18

Clerk's Initial

EASEMENT

REFERENCE #: So. Bremerton-Bangor  
GRANTOR: POULSB0 SPORTSMAN'S CLUB  
GRANTEE: PUGET SOUND ENERGY, INC.  
SHORT LEGAL: N 1/4 of N 1/4 of SW 1/4 of SW 1/4, Section 28, Township 28 North, Range 01  
ASSESSOR'S PROPERTY TAX PARCEL: 282601-3-003-20-04

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, POULSB0 SPORTSMAN'S CLUB ("Grantor" herein), hereby conveys and warrants to PUGET SOUND ENERGY, INC., a Washington Corporation ("Grantee" herein), for the purposes hereinafter set forth, a nonexclusive perpetual easement over, under, along across and through the following described real property ("Property" herein) in KITSAP County, Washington:

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 28, TOWNSHIP 28 NORTH, RANGE 01 EAST, W.M. CONVEYED BY AUDITOR'S FILE No. 1026059; EXCEPT THE WEST 50 FEET FOR ROAD; AND EXCEPT THE NORTH 30 FEET THEREOF; SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS.

Except as may be otherwise set forth herein Grantee's rights shall be exercised upon that portion of the Property ("Easement Area" herein) described as follows:  
An Easement Area 125 feet in width described as follows:

SEE EXHIBIT A FOR EASEMENT AREA

1. Purpose. Grantee shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

- a. Overhead facilities. Poles, towers and other support structures with crossarms, braces, guys and anchors; electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communications; transformers, street lights, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing; and.
- b. Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi-buried or ground-mounted facilities and pads, manholes, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.

Following the initial construction of all or a portion of its systems, Grantee may, from time to time, construct such additional facilities as it may require for such systems. Grantee shall have the right of access to the Easement Area over and across the Property to enable Grantee to exercise its rights hereunder. Grantor may at its sole discretion allow Grantee access to the Easement area over and across the Property to enable Grantee to exercise its rights hereunder. Grantee at its sole cost and expense shall repair any damage caused by the exercise of such access bringing the Property back to its condition prior to any damage.

2. Easement Area Clearing and Maintenance. Grantee shall have the right to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. Grantee shall also have the right to control, on a continuing basis and by any prudent and reasonable means, the establishment and growth of brush, trees or other vegetation in the Easement Area. It is agreed and understood that the Property is under a special tax assessment for Kitsap County as "Open Space" and Grantee will hold Grantor harmless against any cause or action to change or increase property taxes on the Property that comes as a result of Grantee's use of the Easement Area.

3. Trees Outside Easement Area. Grantee shall have the right to cut, trim, remove and dispose of any trees located on the Property outside the Easement Area that could, in Grantee's sole judgment, interfere with or create a hazard to Grantee's systems. Grantee shall, prior to the exercise of such right, identify such trees and make a reasonable effort to give Grantor prior notice that such trees will be cut, trimmed, removed or disposed of (except that Grantee shall have no obligation to identify such trees or give Grantor such prior notice when trees are cut, trimmed, removed or otherwise disposed of in response to emergency conditions). Grantor shall be entitled to no compensation for trees cut, trimmed, removed or disposed of except for the actual market value of merchantable timber (if any) cut and removed from the Property by Grantee.

4. Grantor's Use of Easement Area. Grantor reserves the right to use the Easement Area for any purpose

direct  
left  
msg  
12/19/08

4254542468

425  
283  
6956

Brett Conrad  
Veritas  
253-670-2170

purpose not inconsistent with the rights herein granted, provided, however, Grantor shall not construct or maintain any buildings, structures or other objects on the Easement Area and Grantor shall do no blasting within 300 feet of Grantee's facilities without Grantee's prior written consent. It is understood and agreed that the Property is part of a legal shooting range and as such, the discharge of firearms and related activities does not constitute blasting.

5. Indemnity. It is understood and agreed that Grantor shall not be liable for injury or damage to any person for the loss of or damage to any property occurring in or about the Property or Easement Area from any cause whatsoever except Grantor's gross negligence or willful misconduct. Grantee hereby indemnifies and holds Grantor harmless for and will defend Grantor against any and all claims, charges liabilities, obligations, penalties, causes of action, liens, damages and expenses arising, claimed, charges or incurred against Grantee from any matter or thing arising from Grantee's use of the property and or Easement Area.

6. Abandonment. The rights herein granted shall continue until such time as Grantee ceases to use the Easement Area for a period of five (5) successive years. In which event, this easement shall terminate and all rights hereunder, and any improvements remaining in the Easement Area, shall revert to or otherwise become the property of Grantor; provided, however, that no abandonment shall be deemed to have occurred by reason of Grantee's failure to initially install its systems on the Easement Area within any period of time from the date hereof.

7. Successors and Assigns. Grantee shall have the right to assign, apportion or otherwise transfer any or all of its rights, benefits, privileges and interests arising in and under this easement. Without limiting the generality of the foregoing, the rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 28th day of September, 2007.

GRANTOR:

BY: Michael J. Hayes  
Michael Hayes, President

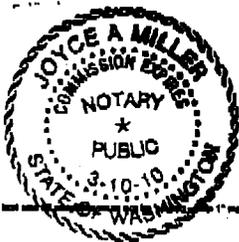
(CA) corporate acknowledgement

STATE OF WASHINGTON)

COUNTY OF \_\_\_\_\_ ) ss

On this 28 day of September, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael J. Hayes to me known to be the person who signed as President of POULSBO SPORTSMAN'S CLUB, INC. the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed and the free and voluntary act and deed of POULSBO SPORTSMAN'S CLUB, INC. for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said POULSBO SPORTSMAN'S CLUB.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Joyce A. Miller  
(Signature of Notary)  
Joyce A. Miller  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington,  
residing at Bellevue  
My Appointment Expires: 3-10-2010

Chris Endresen  
DISTRICT 1

Win Granlund  
DISTRICT 2

Billie Eder  
DISTRICT 3

September 7, 1993

SAFE DEPOSIT  
Box

Kitsap County  
Board of  
Commissioners



Kitsap Rifle & Revolver Club, Inc.  
4900 Seabeck Highway  
Bremerton, WA 98380

Poulsbo Sportsman Club, Inc.  
16990 Clear Creek Road NW  
Poulsbo, WA 98370

Kingston Junior Marksmen Club, Inc.  
c/o Mike Hastings  
25846 Norman Road  
Kingston, WA 98346

Bremerton Trap & Skeet Club, Inc.  
5956 State Highway #3 SW  
Port Orchard, WA 98366

Re: Ordinance 50-B-1993

Dear Sirs:

Pursuant to your requests, this letter is to confirm that the shooting ranges your organizations currently have in use, which are listed above, are considered by Kitsap County to be lawfully established, non-conforming uses (grandfathered).

We are requesting that you submit a legal description of the parcel that your range is located on. Please send these to Mark H. Grimm, Kitsap County Community Development, 614 Division Street, MS #36, Port Orchard, WA 98366. This should help avoid any problems in the future.

Thank you for your assistance. I look forward to working with you on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Win Granlund".

Win Granlund, Chairman  
KITSAP COUNTY BOARD OF COMMISSIONERS

WG:MHG:jef

614 Division Street • Port Orchard, Washington 98366 • (206) 876-7146  
SCAN 282-7146 • FAX (206)895-3932

Toll Free from • Poulsbo, Kingston 779-1095 • Olalla 851-4147 • Bainbridge Island 842-2061



App #	LU-1511	Date Issued		Applicant	HEMISPHERE INC.
Type	LU-TYPE X	Expiration Date		Parcel #	282601-3-003-2004
Parent #		Re-issue Date		Site Address	
Date Submitted	10/31/1991	Date Closed		Project Name	HEMISPHERE INC (no plat name)
Technically Complete		Last Action	12/17/2008	Zoning	IRR
Date Approved		Status Date		04/03/2002	Status
Override Expire?	<input type="checkbox"/>	Government?	<input type="checkbox"/>	Notes?	<input type="checkbox"/>
In Process - 4819 business days					
<input type="button" value="New Application"/> <input type="button" value="Return"/> <input type="button" value="Print"/> <input type="button" value="Form Letters"/> <input type="button" value="Copy"/> <input type="button" value="Site Address"/> <input type="button" value="Query App #"/>					
<input type="button" value="Details"/> <input type="button" value="Parcels"/> <input type="button" value="Land Use"/> <input type="button" value="Contracts"/> <input type="button" value="Fees"/> <input type="button" value="Submittals"/> <input type="button" value="Approval"/> <input type="button" value="Conditions"/> <input type="button" value="Mitigation"/> <input type="button" value="Applications"/>					
Planner	Bob Hems/(360)337-4962				Notes?
Proposed Use					<input type="checkbox"/>
Rezone To					<input type="checkbox"/>
Superior Court?	No				<input type="checkbox"/>
Court of Appeals?	No				<input type="checkbox"/>
File Location	Archived 039587 - 254				<input type="checkbox"/>
BC File Number					<input type="checkbox"/>
DCD File Number	953				<input type="checkbox"/>
File System	Purple				<input type="checkbox"/>
Pre-App Received					<input type="checkbox"/>
Pre-Application #					<input type="checkbox"/>
Pre-App Waived?	No				<input type="checkbox"/>

10770  
OF

Chris

**RECEIVED**  
MAY 03 2010  
KITSAP COUNTY DEPT OF  
COMMUNITY DEVELOPMENT

RESOLUTION NO. 081-1992

A RESOLUTION APPROVING PRELIMINARY PLAT  
"HEMISPHERE INCORPORATED PLAT"

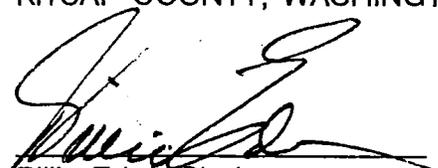
WHEREAS, Hemisphere, Inc. has initiated a request for approval of Preliminary Plat on property described in said petition, and all legal requirements having been performed; and

WHEREAS, the Kitsap County Hearing Examiner has transmitted to the Board of County Commissioners, Kitsap County, Washington, a copy of the Kitsap County Hearing Examiner's findings of fact and recommendations and for the reasons stated therein;

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners does hereby adopt the findings of fact, conclusions and recommendations of the Hearing Examiner as its own (as shown on the attached material entitled Exhibit A) and does hereby approve the Preliminary Plat for "HEMISPHERE INCORPORATED PLAT."

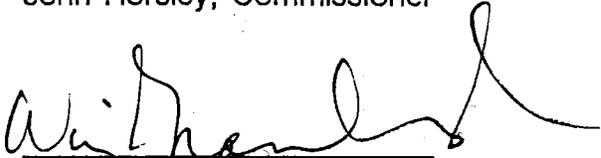
PASSED IN OPEN SESSION this 2nd day of March, 1992.

BOARD OF COMMISSIONERS  
KITSAP COUNTY, WASHINGTON

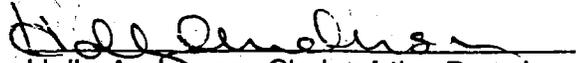
  
Billie Eder, Chairman

NOT PRESENT

\_\_\_\_\_  
John Horsley, Commissioner

  
Win Granlund, Commissioner

ATTEST:

  
Holly Anderson, Clerk of the Board



KITSAP COUNTY HEARING EXAMINER

RE: APPLICATION OF ) NO. 920123 016  
HEMISPHERE, INC. )  
FOR PRELIMINARY PLAT )  
AND RURAL PLANNED ) FINDINGS OF FACT, CONCLUSIONS  
UNIT DEVELOPMENT ) AND RECOMMENDATIONS TO THE  
"HEMISPHERE INCORPORATED ) KITSAP COUNTY BOARD  
PLAT" ) OF COMMISSIONERS

INTRODUCTION

The application in this matter was made on or about October 31, 1991 by Hemisphere, Inc. for Preliminary plat and rural Planned Unit Development approval to divide 8.88 acres into eight lots and common open space. The site is located east of and adjacent to Clear Creek Road, approximately 3/4 miles north of Luoto Road in North Kitsap.

BASIS FOR ACCEPTANCE

The authority of the Hearing Examiner's Office to conduct hearings and issue recommended decisions on requests for Preliminary Plat and Rural Planned Unit Development approval is derived from Kitsap County Ordinance 93 (1983) and Ordinance 128 (1989).

RECORD OF HEARING

A Public Hearing on the proposal was conducted by the Hearing Examiner on January 23, 1992 in the Commissioner's Chambers of the Kitsap County Courthouse, Port Orchard, Washington.

During the Public Hearing, the following exhibits were received and entered into the record:

- A. Preliminary Plat/PUD Application
- B. Preliminary Plat
- C. Zoning Map
- D. Site Map
- E. Storm Drainage Calculations by Roats Engineering
- F. Environmental Checklist

- G. Determination of Nonsignificance
- H. Letter dated November 18, 1991 from Central Kitsap School District
- I. Memorandum dated January 7, 1992 from Lucille McGinnis, Department of Community Development
- J. Memorandum dated January 13, 1992 from Department of Public Works
- K. Letter dated January 21, 1992 from Department of Energy
- L. Kitsap County Department of Community Development Staff Report dated January 17, 1992

Oral testimony was taken at the Public Hearing as follows:

- 1. Bob Heins, Planning Staff  
Kitsap County Department of Community Development  
Port Orchard, Washington 98366

Mr. Heins gave the Staff Report and background information on this application. He stated the applicant is seeking a Preliminary Plat and Rural PUD approval to divide 8.8 acres into eight lots and common open space. The property is located east of and adjacent to Clear Creek Road, approximately three miles north of Luoto Road in North Kitsap County. The PUD requested is a Rural PUD. The Department is recommending approval subject to the conditions stated in the Staff Report.

There is a power line easement on the southern part of the property. It is heavily wooded, but there is effective screening of the site. In the surrounding area there are several other PUDs. The application is consistent with Section 14 of the Zoning Ordinance and has been shown to be compatible with the surrounding area.

The Central Kitsap School District's request for a condition regarding impact fees has been stated in the Staff Report, but the Department is not recommending the walkway requested, as these will be one-acre sites in a rural area.

2. Larry Gannett  
Roats Engineering  
P. O. Box 730  
Poulsbo, WA 98370

Mr. Gannett stated the application complies with the County regulations and requested the application be approved.

Policies, regulations and laws applicable to the subject proposal:

- A. KITSAP COUNTY ZONING ORDINANCE (No. 93)
- |     |            |                          |
|-----|------------|--------------------------|
| (1) | Section 6  | Residential Zones        |
| (2) | Section 10 | Bulk Regulations         |
| (3) | Section 14 | Planned Unit Development |
- B. KITSAP COUNTY SUBDIVISION ORDINANCE (No. 20)
- C. KITSAP COUNTY FIRE FLOW ORDINANCE (No. 96)
- D. KITSAP COUNTY DRAINAGE ORDINANCE (No. 117)
- E. KITSAP COUNTY RESOLUTION 110-1991
- F. KITSAP COUNTY COMPREHENSIVE PLAN  
North Kitsap Subarea Plan -

See Exhibit "A" attached hereto and incorporated herein as though fully set forth.

FINDINGS OF FACT

1. The applicant has requested Preliminary plat and rural Planned Unit Development approval to divide 8.88 acres into eight lots and common open space.
2. The project is located east of and adjacent to Clear Creek Road, approximately 3/4 miles north of Luoto Road in North Kitsap.
3. The rectangular parcel contains 8.88 acres, with the south 30 feet being taken up by a Bonneville Power Administration (BPA) easement. The parcel is heavily wooded with evergreen trees. Several draws, or drainageways, run north to south

through the property. The westernmost draw has two wetlands in the bottom.

4. Pursuant to WAC 197-11-340, a Determination of Non-Significance was signed by the Responsible Official on January 16, 1992.
5. The property is currently zoned Rural 2.5 Acre and is designated as Rural 2.5 Acre on the Kitsap County Comprehensive Plan.
6. The Surrounding Land Use and Zoning is as follows: The surrounding area is zoned Rural 2.5 Acre. There are several rural PUD's to the south and east, and an old non-conforming mobile home park exists to the east. The Bangor Naval Base is located a short distance to the west.
7. The subject property will be served by private wells, Puget Sound Power and Light, and on-site septic.
8. Access to the lots is via an unimproved County right-of-way which enters Clear Creek Road. The applicant is proposing to improve the right-of-way for approximately 600 feet, with a cul-de-sac at the end.
9. The applicant has demonstrated that the proposed use will be generally compatible with existing and probable uses of surrounding properties.
10. The applicant has demonstrated a willingness and ability to comply with conditions that may be imposed.

#### CONCLUSIONS

1. Conditions are necessary for granting of approval of the Preliminary Plat and Rural Planned Unit Development to ensure that the use is not or will not become incompatible with surrounding uses.
2. Approval of the Preliminary Plat and Rural Planned Unit Development subject to conditions as outlined below, is necessary for the preservation and enjoyment of the substantial property right of the petitioner and will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.

3. The proposed Preliminary Plat and Rural Planned Unit Development conform to the general purposes of the Kitsap County Comprehensive Plan and the North Kitsap Subarea Plan.
4. The public use and interest will be served by this proposal.
5. The applicant has made provision for appropriate facilities and improvements for this proposal.
6. Based on the record as submitted for this hearing, adequate and appropriate provisions have been made for the public health, safety and general welfare and for other relevant facilities and improvements for this proposal.

RECOMMENDED DECISION

Based on the testimony presented at the Public Hearing, the documents admitted into the record, the site inspection conducted by the Examiner and the Findings and Conclusions made and entered above, it is recommended to the Board of County Commissioners that the application for Preliminary Plat and Rural Planned Unit Development be approved, subject to the following conditions.

1. All applicable Bremerton-Kitsap County Health Department regulations shall be adhered to prior to final approval.
2. All pertinent requirements of Section 14 of the Kitsap County Zoning Ordinance regarding P.U.D.s shall be adhered to prior to final approval.
3. An agreement shall be made between the applicant and the appropriate school district, in writing and recorded with the final PUD regarding impact fees appropriate for this proposal, or that all building permits issued with the PUD shall be subject to the impact fees to be determined pursuant to the amendments to the Kitsap County Comprehensive Plan now in progress; pursuant to Chapter 82 RCW and Kitsap County Resolution 110-1991. THIS CONDITION SHALL BE A NOTE ON THE FACE OF THE PLAT.
4. A Homeowners Association and/or Protective Covenants, Conditions, and Restrictions shall be established prior to final Plat/PUD approval to ensure the perpetual maintenance of private roads, storm drainage facilities, recreational facilities and common Open Space.

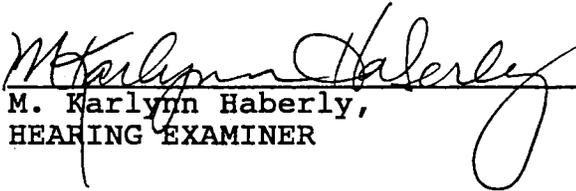
5. All proposals of the applicant shall be conditions of approval. This shall include buffers, minimum setbacks and road improvements.
6. The road name(s) shall be approved by the Addressing Division prior to final plat/PUD approval.
7. The requirements of the Department of Public Works, Engineering Division shall be met, including:
  - a) Construction of all roads, storm drainage facilities and appurtenances be contingent upon approval of construction plans and profiles by the County Engineer and that no construction be started prior to said plan approval.
  - b) The private access to Lots 1 and 2 and the private access to Lots 3 and 4 shall be separate tracts of a minimum 20 ft. in width.
  - c) The private access to Lots 5, 6, 7 and 8 shall be a separate tract of a minimum 30 ft. width.
  - d) The cul-de-sac portion outside the existing right-of-way shall be dedicated to Kitsap County.
8. The requirements of the Department of Public Works, Traffic/Transportation Division shall be met, including:
  - a) Centerline profile grade for the new construction within the existing County right-of-way shall meet minimum Sight Distance requirements.
  - b) There shall be a minimum 35-foot paved fillet radii at Clear Creek Road.
9. The requirements of the Department of Public Works, Hydraulics Division shall be met, including:
  - a) Final detailed drainage construction plan and analysis in accordance with Kitsap County Drainage Ordinance #117. The final design shall incorporate water quality mitigating measures such as multi-celled ponds, wet ponds, and bio-filtration swales. Water quality mitigating measures will be designed to the most current engineering standards.

- b) Detention pond volumes and release rates shall conform to the Washington State Department of Fisheries guidelines, should a Hydraulics Permit Application be required.
- c) The project proponent shall be responsible for installing any necessary off-site downstream drainage improvements. Procurement of any permits or easements necessary to install off-site improvements shall be the responsibility of the project proponent.
- d) Upon completion of the storm drainage facilities, the developer will be required to post a two-year maintenance bond for the facility. The developer will be responsible for providing regular and adequate maintenance during this two-year period as well as supportive maintenance records. At the end of this time, the County will inspect the system and, when the facility is acceptable and 80% of the residences in that phase have been completed, the County will take over maintenance and operation of the system. Homeowners will then be required to pay a monthly fee (currently \$3.00 per month per lot) for this service. Wording to this effect must appear on the plat and in the covenants prior to final recording of each phase. Areas that are proposed to be maintained by the County which are not in the right-of-way must be shown as drainage easements with Kitsap County being designated as the grantee. This condition shall apply to Lots 1 through 4.
- e) The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Prior to issuance of occupancy permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant which guarantees the County that the system will be properly maintained. Wording must be included in the covenant which will allow the County to inspect the system and perform the necessary maintenance should it become evident that the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable period of time to do the necessary work. Should County forces be required to do the work, the owner will be billed

the maximum amount allowed by law. This condition shall apply to Lots 5 through 8.

- f) The owner/operator responsible for the storm system maintenance system for Lots 5 through 8 shall, prior to September 15th of each year, provide a written documentation certifying the entire storm system has been cleaned and is in satisfactory working order.

DATED this 6<sup>th</sup> day of February, 1992.

  
M. Karlynn Haberly,  
HEARING EXAMINER

TRANSMITTED THIS 7<sup>th</sup> day of February, 1992, by mail, to the following:

Hemisphere, Inc., P.O. Box 688, Issaquah, WA 98027  
Roats Engineering, P.O. Box 730, Poulsbo, WA 98370  
Mr. Whitford, 1106 18th, Bremerton, WA 98310  
Bremerton-Kitsap County Health Department  
Kitsap County Department of Public Works - Engineering Div.  
Kitsap County Department of Public Works - Hydraulics Div.  
Kitsap County Department of Community Development

NOTICE

Pursuant to Kitsap County Ordinance No. 128 (1989), request for reconsideration of the Examiner's decision or recommendation in this matter must be filed in writing on or before Feb. 14, 1992. The filing of a request for reconsideration does not affect or stay the time for which a notice of appeal shall be filed.

Pursuant to Kitsap County Ordinance 128 (1989) and the Land Use Hearing Examiner Rules of Procedure, Sections 5.2, 5.3 and 5.4, a request for APPEAL, to the Board of County Commissioners of the Examiner's decision or recommendation in this matter must be filed in writing with the Clerk of the Board of County Commissioners on or before Feb. 24, 1992.

HEMISPHERE, INC.  
Preliminary Plat and Rural  
Planned Unit Development  
"Hemisphere Incorporated Plat"

page 9

Prior to the filing of an Appeal, the appellant shall pay the sum of THIRTY AND NO/100 DOLLARS (\$30.00) to the Department of Community Development per Section 23.e.(2) and (3) of the Kitsap County Zoning Ordinance No. 93-1983.

MKH/cs

Exhibit "A"

GENERAL GOAL FOR NORTH KITSAP SUBAREA

To establish relationships between land uses in North Kitsap that meet basic human needs, are efficient and harmonious, are ecologically sound, and balance cost and revenues over time. These relationships should accomplish the following:

- 1) Provide for a range of land use opportunities for well-designed, environmentally sound development;
- 2) Provide the economic, social and aesthetic benefits resulting from orderly and planned use of land resources;
- 3) Preserve and enhance the semi-rural, marine character of the area;
- 4) Reflect county-wide goals and policies, including the Urban Concentration Concept (as it applies to North Kitsap); and
- 5) Contribute to the public health, safety and welfare.

GENERAL LAND USE POLICIES

Policy GL-1: The general goal for North Kitsap should be implemented by:

- 1) Establishing goals, policies and recommendations, and
- 2) Identifying and mapping land use designations considering the following:
  - General patterns established in the Kitsap County Comprehensive Plans
  - Existing land use patterns;
  - General goals, policies and recommendations, including neighborhood goals, policies and recommendations;
  - Social and economic needs of the community;
  - Location of utilities and services;
  - Land capability data; and
  - Access.

Policy GL-2: Land use and development in North Kitsap should reflect the intent of the goals and policies of the Kitsap County Comprehensive Plan and the North Kitsap Subarea Plan as well as the land use map designations.

Policy GL-3: Land use designations should reflect the desire of North Kitsap residents to reinforce growth in and around Poulsbo and to a lesser extent in other established community service centers, while retaining the semi-rural character of the balance of the area.

Policy GL-5: All development should be encouraged to be Planned Unit Developments (PUDs) to ensure quality site design and provision of amenities.

Rural Residential Goal: To allow for a mix of low-density residential uses with agricultural and forestry uses which maintain the rural character and lifestyle.

#### HOUSING

Housing Goal: To promote and maintain a mix of quality, affordable housing sufficient to meet the needs of existing and anticipated North Kitsap residents in a way that makes efficient use of public services and facilities, provides a range of housing choices and is compatible with the desire to maintain the semi-rural character of much of the area.

Policy HP-1: Planned unit developments should be encouraged to promote compatibility with the existing neighborhood character and sensitivity to natural features.

#### CIRCULATION AND TRANSPORTATION

Transportation Goal: To create a circulation and transportation system that is safe and efficient and that promotes desirable patterns of development in North Kitsap while reflecting environmental, social and aesthetic values.

Policy TP-3: The location and number of access points along arterials should be strictly controlled to enhance the traffic-carrying capacity of the arterials.

Policy TP-7: Development shall be permitted only after any needed right-of-way, improvements and special control of access points are assured to accommodate any added traffic generated beyond existing capacities.

Policy TP-10: New developments should be required to retain substantial tree and ground cover vegetation along roadways to preserve visual corridors and to be compatible with existing land uses.

### Storm Drainage

Goal: To assure that all developments install and maintain storm drainage systems that effectively prevent hazards from storm water runoff while putting storm water back into the ground.

Policy SD-2: Development in natural drainageways which may significantly affect drainage capacity should be discouraged.

Policy SD-4: Development should provide for onsite collection, detention, and gradual release of storm runoff.

Policy SD-6: Provision for maintenance shall be required at the time of installation (e.g., bonding or easement).

### NATURAL SYSTEMS

Natural Systems Goal: To preserve natural resources and systems and to protect life and property from potential hazards.

Policy NS-7: Wetlands should not be degraded. Development near such lands should not decrease natural resource values and create no hazard to life and property.

### Discussion

Wetlands include marshes, swamps, bogs, estuaries, ponds, streams and similar areas.

Due to the flooding potential, high levels of groundwater, low soil bearing capacity and propensity of these areas to be wildlife refuges, such sites are generally not suitable for buildings and consequently should be left in their natural state, unless proposed activities can be designed or carried out in ways which will mitigate impact to the natural system.

Wetlands play important roles in providing habitat for food and life cycles for numerous species of animals, plants, insects, birds, and fish; in regulating surface water runoff; and in storing storm water to act as flood safety valves. Development on or near such lands should be carefully controlled to preserve

or enhance these functions of wetlands. Mitigation may include construction techniques, design drainage, density specifications and retention of natural vegetation.

Source: National Wetlands Inventory prepared by the U.S. Department of Interior.

LAND USE GUIDELINES

Land Use Guidelines Goal: To provide the framework within which the Land Use Designations can be utilized, while preserving the character of North Kitsap.

Policy LG-7: Screening should be required between developments, especially between those of different intensities, using natural appearing canopy vegetation and/or berming.

Policy LG-8: A combination of berming, tree cover and natural vegetation should be required in intense developments to reduce the impact of the automobile on the natural character of the area.

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# HEMISPHERE INC.

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RESEARCH • DEVELOPMENT • CONSTRUCTION • MANAGEMENT

RECEIVED-Kitsap  
Dept. Comm Devel

NOV 9 1992

November 6, 1992

Mr. Bob Heins  
Kitsap County Department of Community Development  
614 Division Street MS-36  
Port Orchard, Washington 98366

RE: 60 foot Right of Way north of Hemisphere PUD

Dear Mr. Heins,

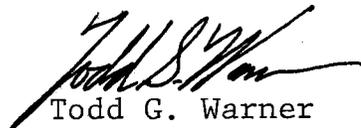
It has been brought to my attention that Bob Geils of the Sportsmen's Club has obtained a logging permit for the 60 foot right of way bordering our project and the Sportsmen's Club to the north. He said that Enzo Loop from the engineering department has given him the permission to log the remaining right of way.

When we had logged our property, you expressed that the remaining right of way was not to be logged as a condition for logging.

Please contact me at your earliest opportunity.

Thank you.

Sincerely,

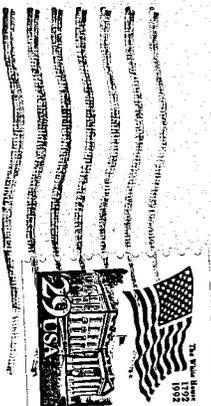
  
Todd G. Warner

*called  
11-92*

POST OFFICE BOX 688  
ISSAQUAH, WASHINGTON 98027-0688

**HEMISPHERE INC.**

RESEARCH  
DEVELOPMENT  
CONSTRUCTION  
MANAGEMENT



Mr. Bob Heins  
Kitsap County Department of  
Community Development  
614 Division Street MS-36  
Port Orchard, WA 98366





**KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

(206) 876-7181 (Wash. 1-800-872-4503)

FAX 895-4925

RON PERKEREWICZ, DIRECTOR

614 DIVISION STREET MS-36, PORT ORCHARD, WASHINGTON 98366

**DETERMINATION OF NONSIGNIFICANCE**

Description of Proposal: Preliminary Plat and Planned Unit Development for HEMISPHERE, proposed development of 8 single family lots on a 8.9 acre site.

Proponent: HEMISPHERE INC

Location of proposal, including street address, if any: on the east side of Clear Creek Road, 3/4 mile north of Luoto Road, Kitsap County

Lead Agency: KITSAP COUNTY

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by:

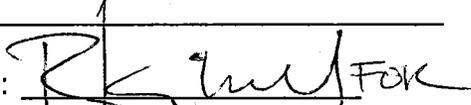
COMMENTS: The proposed development will result in moderate adverse impacts. The 50 foot setback around the wetlands line should be a 50 foot non-clearing natural vegetation buffer. Minimum building setback from the wetlands should be 75 feet. All stormwater should receive water quality treatment through current best practices incorporating biofiltration prior to discharge to the wetlands.

Responsible Official: Ron Perkerewicz, Director

Position/Title: Director, Dept. of Community Dev. Phone: 876-7152

Address: 614 Division Street, Port Orchard, WA 98366

DATE: January 15, 1992

Signature: 

Contact Rick Kimball, SEPA Coordinator to read or ask about the procedures for SEPA appeals.

KITSAP COUNTY HEARING EXAMINER

RE: APPLICATION OF	)	NO. 920123 016
HEMISPHERE, INC.	)	
FOR PRELIMINARY PLAT	)	
AND RURAL PLANNED	)	FINDINGS OF FACT, CONCLUSIONS
UNIT DEVELOPMENT	)	AND RECOMMENDATIONS TO THE
	)	KITSAP COUNTY BOARD
"HEMISPHERE INCORPORATED	)	OF COMMISSIONERS
PLAT"	)	

INTRODUCTION

The application in this matter was made on or about October 31, 1991 by Hemisphere, Inc. for Preliminary plat and rural Planned Unit Development approval to divide 8.88 acres into eight lots and common open space. The site is located east of and adjacent to Clear Creek Road, approximately 3/4 miles north of Luoto Road in North Kitsap.

BASIS FOR ACCEPTANCE

The authority of the Hearing Examiner's Office to conduct hearings and issue recommended decisions on requests for Preliminary Plat and Rural Planned Unit Development approval is derived from Kitsap County Ordinance 93 (1983) and Ordinance 128 (1989).

RECORD OF HEARING

A Public Hearing on the proposal was conducted by the Hearing Examiner on January 23, 1992 in the Commissioner's Chambers of the Kitsap County Courthouse, Port Orchard, Washington.

During the Public Hearing, the following exhibits were received and entered into the record:

- A. Preliminary Plat/PUD Application
- B. Preliminary Plat
- C. Zoning Map
- D. Site Map
- E. Storm Drainage Calculations by Roats Engineering
- F. Environmental Checklist

- G. Determination of Nonsignificance
- H. Letter dated November 18, 1991 from Central Kitsap School District
- I. Memorandum dated January 7, 1992 from Lucille McGinnis, Department of Community Development
- J. Memorandum dated January 13, 1992 from Department of Public Works
- K. Letter dated January 21, 1992 from Department of Energy
- L. Kitsap County Department of Community Development Staff Report dated January 17, 1992

Oral testimony was taken at the Public Hearing as follows:

- 1. Bob Heins, Planning Staff  
Kitsap County Department of Community Development  
Port Orchard, Washington 98366

Mr. Heins gave the Staff Report and background information on this application. He stated the applicant is seeking a Preliminary Plat and Rural PUD approval to divide 8.8 acres into eight lots and common open space. The property is located east of and adjacent to Clear Creek Road, approximately three miles north of Luoto Road in North Kitsap County. The PUD requested is a Rural PUD. The Department is recommending approval subject to the conditions stated in the Staff Report.

There is a power line easement on the southern part of the property. It is heavily wooded, but there is effective screening of the site. In the surrounding area there are several other PUDs. The application is consistent with Section 14 of the Zoning Ordinance and has been shown to be compatible with the surrounding area.

The Central Kitsap School District's request for a condition regarding impact fees has been stated in the Staff Report, but the Department is not recommending the walkway requested, as these will be one-acre sites in a rural area.

2. Larry Gannett  
Roats Engineering  
P. O. Box 730  
Poulsbo, WA 98370

Mr. Gannett stated the application complies with the County regulations and requested the application be approved.

Policies, regulations and laws applicable to the subject proposal:

- A. KITSAP COUNTY ZONING ORDINANCE (No. 93)
- |     |            |                          |
|-----|------------|--------------------------|
| (1) | Section 6  | Residential Zones        |
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North Kitsap Subarea Plan -

See Exhibit "A" attached hereto and incorporated herein as though fully set forth.

FINDINGS OF FACT

1. The applicant has requested Preliminary plat and rural Planned Unit Development approval to divide 8.88 acres into eight lots and common open space.
2. The project is located east of and adjacent to Clear Creek Road, approximately 3/4 miles north of Luoto Road in North Kitsap.
3. The rectangular parcel contains 8.88 acres, with the south 30 feet being taken up by a Bonneville Power Administration (BPA) easement. The parcel is heavily wooded with evergreen trees. Several draws, or drainageways, run north to south

through the property. The westernmost draw has two wetlands in the bottom.

4. Pursuant to WAC 197-11-340, a Determination of Non-Significance was signed by the Responsible Official on January 16, 1992.
5. The property is currently zoned Rural 2.5 Acre and is designated as Rural 2.5 Acre on the Kitsap County Comprehensive Plan.
6. The Surrounding Land Use and Zoning is as follows: The surrounding area is zoned Rural 2.5 Acre. There are several rural PUD's to the south and east, and an old non-conforming mobile home park exists to the east. The Bangor Naval Base is located a short distance to the west.
7. The subject property will be served by private wells, Puget Sound Power and Light, and on-site septic.
8. Access to the lots is via an unimproved County right-of-way which enters Clear Creek Road. The applicant is proposing to improve the right-of-way for approximately 600 feet, with a cul-de-sac at the end.
9. The applicant has demonstrated that the proposed use will be generally compatible with existing and probable uses of surrounding properties.
10. The applicant has demonstrated a willingness and ability to comply with conditions that may be imposed.

#### CONCLUSIONS

1. Conditions are necessary for granting of approval of the Preliminary Plat and Rural Planned Unit Development to ensure that the use is not or will not become incompatible with surrounding uses.
2. Approval of the Preliminary Plat and Rural Planned Unit Development subject to conditions as outlined below, is necessary for the preservation and enjoyment of the substantial property right of the petitioner and will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.

3. The proposed Preliminary Plat and Rural Planned Unit Development conform to the general purposes of the Kitsap County Comprehensive Plan and the North Kitsap Subarea Plan.
4. The public use and interest will be served by this proposal.
5. The applicant has made provision for appropriate facilities and improvements for this proposal.
6. Based on the record as submitted for this hearing, adequate and appropriate provisions have been made for the public health, safety and general welfare and for other relevant facilities and improvements for this proposal.

RECOMMENDED DECISION

Based on the testimony presented at the Public Hearing, the documents admitted into the record, the site inspection conducted by the Examiner and the Findings and Conclusions made and entered above, it is recommended to the Board of County Commissioners that the application for Preliminary Plat and Rural Planned Unit Development be approved, subject to the following conditions.

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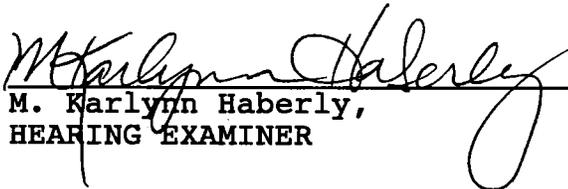
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the maximum amount allowed by law. This condition shall apply to Lots 5 through 8.

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DATED this 6<sup>th</sup> day of February, 1992.

  
M. Karlynn Haberly,  
HEARING EXAMINER

TRANSMITTED THIS 7<sup>th</sup> day of February, 1992, by mail, to the following:

Hemisphere, Inc., P.O. Box 688, Issaquah, WA 98027  
Roats Engineering, P.O. Box 730, Poulsbo, WA 98370  
Mr. Whitford, 1106 18th, Bremerton, WA 98310  
Bremerton-Kitsap County Health Department  
Kitsap County Department of Public Works - Engineering Div.  
Kitsap County Department of Public Works - Hydraulics Div.  
Kitsap County Department of Community Development

NOTICE

Pursuant to Kitsap County Ordinance No. 128 (1989), request for reconsideration of the Examiner's decision or recommendation in this matter must be filed in writing on or before Feb. 14, 1992. The filing of a request for reconsideration does not affect or stay the time for which a notice of appeal shall be filed.

Pursuant to Kitsap County Ordinance 128 (1989) and the Land Use Hearing Examiner Rules of Procedure, Sections 5.2, 5.3 and 5.4, a request for APPEAL, to the Board of County Commissioners of the Examiner's decision or recommendation in this matter must be filed in writing with the Clerk of the Board of County Commissioners on or before Feb. 24, 1992.

HEMISPHERE, INC.  
Preliminary Plat and Rural  
Planned Unit Development  
"Hemisphere Incorporated Plat"

page 9

Prior to the filing of an Appeal, the appellant shall pay the sum of THIRTY AND NO/100 DOLLARS (\$30.00) to the Department of Community Development per Section 23.e.(2) and (3) of the Kitsap County Zoning Ordinance No. 93-1983.

MKH/cs

Exhibit "A"

GENERAL GOAL FOR NORTH KITSAP SUBAREA

To establish relationships between land uses in North Kitsap that meet basic human needs, are efficient and harmonious, are ecologically sound, and balance cost and revenues over time. These relationships should accomplish the following:

- 1) Provide for a range of land use opportunities for well-designed, environmentally sound development;
- 2) Provide the economic, social and aesthetic benefits resulting from orderly and planned use of land resources;
- 3) Preserve and enhance the semi-rural, marine character of the area;
- 4) Reflect county-wide goals and policies, including the Urban Concentration Concept (as it applies to North Kitsap); and
- 5) Contribute to the public health, safety and welfare.

GENERAL LAND USE POLICIES

Policy GL-1: The general goal for North Kitsap should be implemented by:

- 1) Establishing goals, policies and recommendations, and
- 2) Identifying and mapping land use designations considering the following:
  - General patterns established in the Kitsap County Comprehensive Plans
  - Existing land use patterns;
  - General goals, policies and recommendations, including neighborhood goals, policies and recommendations;
  - Social and economic needs of the community;
  - Location of utilities and services;
  - Land capability data; and
  - Access.

Policy GL-2: Land use and development in North Kitsap should reflect the intent of the goals and policies of the Kitsap County Comprehensive Plan and the North Kitsap Subarea Plan as well as the land use map designations.

Policy GL-3: Land use designations should reflect the desire of North Kitsap residents to reinforce growth in and around Poulsbo and to a lesser extent in other established community service centers, while retaining the semi-rural character of the balance of the area.

Policy GL-5: All development should be encouraged to be Planned Unit Developments (PUDs) to ensure quality site design and provision of amenities.

Rural Residential Goal: To allow for a mix of low-density residential uses with agricultural and forestry uses which maintain the rural character and lifestyle.

#### HOUSING

Housing Goal: To promote and maintain a mix of quality, affordable housing sufficient to meet the needs of existing and anticipated North Kitsap residents in a way that makes efficient use of public services and facilities, provides a range of housing choices and is compatible with the desire to maintain the semi-rural character of much of the area.

Policy HP-1: Planned unit developments should be encouraged to promote compatibility with the existing neighborhood character and sensitivity to natural features.

#### CIRCULATION AND TRANSPORTATION

Transportation Goal: To create a circulation and transportation system that is safe and efficient and that promotes desirable patterns of development in North Kitsap while reflecting environmental, social and aesthetic values.

Policy TP-3: The location and number of access points along arterials should be strictly controlled to enhance the traffic-carrying capacity of the arterials.

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### Storm Drainage

Goal: To assure that all developments install and maintain storm drainage systems that effectively prevent hazards from storm water runoff while putting storm water back into the ground.

Policy SD-2: Development in natural drainageways which may significantly affect drainage capacity should be discouraged.

Policy SD-4: Development should provide for onsite collection, detention, and gradual release of storm runoff.

Policy SD-6: Provision for maintenance shall be required at the time of installation (e.g., bonding or easement).

### NATURAL SYSTEMS

Natural Systems Goal: To preserve natural resources and systems and to protect life and property from potential hazards.

Policy NS-7: Wetlands should not be degraded. Development near such lands should not decrease natural resource values and create no hazard to life and property.

### Discussion

Wetlands include marshes, swamps, bogs, estuaries, ponds, streams and similar areas.

Due to the flooding potential, high levels of groundwater, low soil bearing capacity and propensity of these areas to be wildlife refuges, such sites are generally not suitable for buildings and consequently should be left in their natural state, unless proposed activities can be designed or carried out in ways which will mitigate impact to the natural system.

Wetlands play important roles in providing habitat for food and life cycles for numerous species of animals, plants, insects, birds, and fish; in regulating surface water runoff; and in storing storm water to act as flood safety valves. Development on or near such lands should be carefully controlled to preserve

or enhance these functions of wetlands. Mitigation may include construction techniques, design drainage, density specifications and retention of natural vegetation.

Source: National Wetlands Inventory prepared by the U.S. Department of Interior.

LAND USE GUIDELINES

Land Use Guidelines Goal: To provide the framework within which the Land Use Designations can be utilized, while preserving the character of North Kitsap.

Policy LG-7: Screening should be required between developments, especially between those of different intensities, using natural appearing canopy vegetation and/or berming.

Policy LG-8: A combination of berming, tree cover and natural vegetation should be required in intense developments to reduce the impact of the automobile on the natural character of the area.



# **BREMERTON-KITSAP COUNTY HEALTH DISTRICT**

WILLA A. FISHER, M.D., M.P.H., DIRECTOR

109 Austin Drive

Bremerton, Washington 98312

(206) 478-5235 FAX 478-5298

January 22, 1992

Karlynn Haberly  
Kitsap County Hearing Examiner  
614 Division Street  
Port Orchard, Washington 98366

Re: Hemisphere Inc. - Preliminary Plat/Planned Unit Development

Dear Mrs. Haberly:

We have reviewed the application and plan for the above referenced project. We have visited the property and reviewed the site and soil characteristics. Based on our reviews we recommend approval of the project. The soil is adequate to treat and dispose of sewage on-site. However, care must be taken to not remove soil from the proposed lots and some lots may require additional drainage.

Water for domestic use is provided by a small public water system. The water system must be approved by this department. Also the system must be constructed or bonded to 150 percent of the construction cost prior to final plat approval.

If we can be of further assistance, please contact this office.

Sincerely,



H. G. Portrey  
Environmental Health Specialist  
Department of Environmental Health

HGP/lgm

C: Bob Heins, Project Planner, Department of Community Development



RECEIVED-Kitsap  
Dept. Comm. Devel.

JAN 22 1992

**Department of Energy**  
Bonneville Power Administration  
Puget Sound Area  
201 Queen Anne Avenue North  
P.O. Box C-19030  
Seattle, WA 98109-1030

JAN 21 1992

In reply refer to: TE

Mr. Bob Heins  
Kitsap County Project Planner  
Dept. of Community Development  
614 Division Street MS-36  
Port Orchard, WA. 98366

Subject: BPA right-of-way and the Hemisphere Inc. Project

Dear Mr. Heins:

We have received the material on the Hemisphere Incorporated development project and reviewed it. A residential housing project to be located in Section 28, Township 26 N, Range 1 E, W.M., Kitsap County, of Washington State does adjoin the Kitsap-Fairmount #1 Line at structures 14/5, 14/6, and 14/7.

The preliminary development plans and PUD application appear to have an unknown impact on existing BPA equipment in that area. The following comments are significant to this project;

1. BPA has a 62.5' right of way on each side of the Kitsap-Fairmount #1 line at this location and no building is allowed on this right of way.
2. BPA's access to and along the right of way must not be impaired or impeded.
3. The drainfields shown in the preliminary layouts have to maintain the following clearances from BPA transmission line structures;
  - A. 50' clearance between the edge of the drainfield and the point where the steel lattice tower legs or concrete foundations enter the earth.
  - B. 25' clearance between the edge of the drainfield and the point where wood poles, guy anchors, steel poles, concrete poles, or steel pole concrete foundations enter earth.

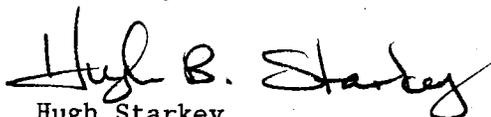
4. Drainfield pipelines shall not cross transmission line grounding systems and shall maintain minimum clearance of 15' from the end of the grounding system.

A no cost permit will be required from BPA and the permit application for proposed use of BPA's transmission line right-of-way is enclosed with this letter. A booklet entitled "The Landowner's Guide to Use of BPA Right-of-Way" is also enclosed for your information.

Please complete the application with a detailed drawing of the finalized drainfield plans & retention pond location, including any pertinent measurements relative to BPA structures.

If you have any questions, contact our office by letter or call (206) 553-0951. Your contact person is Reynaldo M. Viray /extension -0953/.

Sincerely,



Hugh Starkey  
Assistant Area Manager  
for Engineering

Enclosures (2)

Hemisphere Inc. Plat

HEARING EXAMINER'S STAFF REPORT DISTRIBUTION PROCEDURES FOR SECRETARIES (check each item off as completed)

MB 1/17/92 \*\* Please Date and Initial \*\*

- 
- 1 COPY TO APPLICANT
  - 1 COPY TO PROJECT REPRESENTATIVE
  - 1 COPY TO OWNER OF RECORD
  - 1 COPY TO PROJECT PLANNER *Bob*
  - 1 COPY TO FRONT COUNTER NOTEBOOK

LUCILLE RECEIVES THE FOLLOWING COPIES TO BE PUT IN HER IN-BASKET:

- 1 COPY TO HEARING EXAMINER
  - 1 COPY TO HANG IN FRONT OF HEARING ROOM
  - 5 ADDITIONAL COPIES TO BE KEPT IN THE FILE FOR THE BOARD OF COUNTY COMMISSIONERS (this is to be put in the file, not given to Lucille) - EXCEPTIONS: Variances and Home Occupations
  - 1 Copy to Joyce in Silverdale if area of project is CENTRAL KITSAP
-



# Roats Engineering

PO Box 730, 19494-A 7th Ave. NE,  
Poulsbo, WA 98370  
779-3939 FAX: 779-4189

June 10, 1992

Kitsap County Department of Public Works  
Hydraulics Division  
614 Division Street (MS-26)  
Port Orchard. Washington 98366-4699

**RECEIVED**

JUN 12 1992

KITSAP COUNTY ENGINEERS

ATTN: Randy Davis

Subject: Hemisphere I P.U.D. Temporary Erosion Control Plan  
Requested For The DNR Selective Logging Permit

Dear Randy:

In response to our meeting on June 5, 1992, concerning the subject project we are submitting four (4) copies of the plan for your review and comments and/or approval and forwarding to the Department of Community Development.

If you have any questions, comments or need more information, please call us.

Very truly yours;

Larry P. Gagnat, P.E.

enclosure

cc: Todd Warner w/encl



**KITSAP COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**RANDY W. CASTEEL, P.E.**  
Director / County Engineer

614 Division St., (MS-26), Port Orchard, WA 98366-4699

MEMORANDUM

To: Karanne Gonzalez - Department of Community Development  
From: Randy Davis - Hydraulics Division  
Re: Forest Practice Application  
Name : Unlimited Washington Partnership -- Hemisphere 1 P.U.D.  
Section : 28      Township : 26      Range : 1E  
Date : 6 / 18 / 92

---

This department has received the information requested and has no objection to releasing this application.

Property owner must implement, maintain, and upgrade a silt and erosion control plan, as weather dictates.

NOTE : All conditions must be met as set forth under P.U.D. approval by the Department of Community Development.

# PRELIMINARY PLAT/P.U.D. APPLICATION

RECEIVED

FEES: PRELIMINARY PLAT - \$250 plus \$3 per lot  
PLANNED UNIT DEVELOPMENT - \$125 plus \$6.25 per dwelling unit  
PRELIMINARY PLAT/PLANNED UNIT DEVELOPMENT  
COMBINATION - \$375 plus \$3 per dwelling unit or lot  
ENVIRONMENTAL CHECKLIST - \$94

OCT 31 1991

POULSPO ANNEX

DATE RECEIVED: 10/31-91 BY: M. Malone PLAT  PUD

Application shall consist of six (6) application forms, twenty (20) folded copies of the preliminary plans; three (3) copies of the Environmental Checklist, two (2) copies of a complete 25-year storm drainage analysis, two (2) copies of commitment letters from appropriate Sewer and Water Districts MUST be submitted to the Kitsap County Department of Community Development prior to the application deadline submittal dates. (Incomplete applications will not be accepted).

Name of Plat/PUD: HEMISPHERE INC. P.U.D. Number of Units/Lots: 8

General Location of Property: EAST OF CLEAR CREEK ROAD

APPROX 3/4 MILE NORTH OF LYOTO ROAD (CENTRAL KITSAP SHERCOA)

Location: Section(s) 28 Township 26N Range 1E WM.

Developer (Applicant): HEMISPHERE INC.

Developer's Address/Phone: PO BOX 688 ISSAGUAH, WA, 98227 / 392-7733

Engineer or other representative, if any: ROATS ENGINEERING

Total Area: 387,000 FT<sup>2</sup> Number of Units/Lots: 8

Minimum Lot Size: 17,500 FT<sup>2</sup> Density/Units per Acre: 1

Average Lot Size: 21,700 FT<sup>2</sup> Present Zoning: R4-2.5 AC

Comprehensive Plan Designation: R4 2.5

Water Service From: ON SITE WELLS Sewerage: INDIVIDUAL - ON SITE  
(letter must be attached)

Legal Description of Property: THE N<sup>1</sup>/<sub>2</sub>, N<sup>1</sup>/<sub>2</sub>, SW<sup>1</sup>/<sub>4</sub>, SW<sup>1</sup>/<sub>4</sub>, S. 28,

T 26N, R 1E WM EXC W 50 FT FOR ROAD & EXC N 30 FT

THOF SUBJECT TO ESMTS R & RESV - CNUVD BY

AUD NO. 1026059

ASSESSOR'S ACCOUNT NUMBER: 282601-3-003-2004

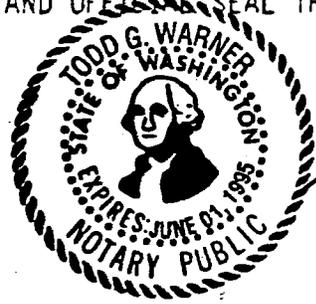
Todd G. Warner UNLIMITED  
(Signature of Owner)

Owner of Record  Contract Purchaser

STATE OF WASHINGTON)  
  )SS  
COUNTY OF KITSAP )

On this 29TH day of OCTOBER, 1991, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GARY C. WARNER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that HE signed the same as HIS free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29TH day of OCTOBER, 1991



Todd G. Warner  
Notary Public in and for the State  
of Washington, residing at  
BELLEVUE

-----  
\*PLEASE FILL OUT

Name of Agent or Representative

NAME: ROATS ENGINEERING

ADDRESS: PO BOX 730  
POULSBRO, WA. 98370

TELEPHONE NO.: 779-3939

HEMISPHERE INC.

PRELIMINARY PLAT / PLANNED UNIT DEVELOPMENT

The planned timetable for development of the site will be to commence construction of the domestic water wells, road construction and limited clearing of the individual building sites, as they are sold, within the 3 year time frame after the final approval of the P.U.D.

The individual building sites will be privately owned with the interior driveways, the domestic water system, the detention/Retention system and the interior open spaces being commonly owned by all individual sites through a homeowner's association.

The maintenance and upkeep of the common open spaces, buffers, etc. will be accomplished through the home owner's association.



**KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

(206) 876-7181 (Wash. 1-800-872-4503)  
614 DIVISION STREET MS-36, PORT ORCHARD, WASHINGTON 98366

FAX 895-4925 RON PERKEREWICZ, DIRECTOR

June 20, 1992

Joanne  
Department of Natural Resources  
P.O. Box 68  
Enumclaw WA 98022

Dear Joanne,

Kitsap County no longer objects to the Forest Practice Application for Unlimited Wash. Partnership subject to the following conditions:

1. That the clearing is subject to the conditions of the approved PUD (see attached resolution).
2. That prior to any land clearing activity the buffers must be flagged and inspected by this department.
3. That silt and erosions control shall be provided.

A SEPA threshold determination was made during the preliminary plat review.

Sincerely,

Karanne Gonzalez  
Project Planner

# Staff Report

TO: Karlynn Haberly  
Kitsap County Hearing Examiner

DATE: 1/17/92  
APPLICATION DATE: 10/31/91  
HEARING DATE: 1/23/92

FROM: DCD Planning Staff

---

PROJECT: HEMISPHERE INCORPORATED PLAT

ASSESSOR'S ACCOUNT #: 282601-3-003-2004

REQUEST:

Preliminary plat and rural Planned Unit Development approval to divide 8.88 acres into 8 lots and common open space.

APPLICANT:

Hemisphere Inc.  
PO Box 688  
Issaquah, WA 98027

PROJECT REPRESENTATIVE:

Roats Engineering

OWNER OF RECORD:

Gary Warner

PROJECT LOCATION:

East of and adjacent to Clear Creek Road, approximately 3/4 miles north of Luoto Road in North Kitsap.

PHYSICAL CHARACTERISTICS:

The rectangular parcel contains 8.88 acres, with the south 30 feet being taken up by a Bonneville Power Administration (BPA) easement. The parcel is heavily wooded with evergreen trees. Several draws, or drainageways, run north to south through the property. The westernmost draw has two wetlands in the bottom.

SEPA STATUS:

Pursuant to WAC 197-10-340, a Determination of Nonsignificance was signed by the Responsible Official on 1/16/92.

EXISTING ZONING:

"Rural 2.5 Acre"

Min. Lot Area = 100,000 sq. ft.

Min Lot Width/Depth = 110 ft.

Max. Density = 1 D.U./2.5 Acre\*

\*A maximum density of 1 D.U./Acre is possible in a planned unit development.

COMPREHENSIVE PLAN DESIGNATION:

Rural 2.5 Acre

SURROUNDING LAND USE AND ZONING:

The surrounding area is zoned Rural 2.5 Acre. There are several rural PUD's to the south and east, and an old non-conforming mobile home park exists to the east. The Bangor Naval Base is located a short distance to the west.

PUBLIC UTILITIES:

Water: Private wells

Power: Puget Sound Power and Light

Sewer: On-Site Septic

TRANSPORTATION:

Access to the lots is via an unimproved County right-of-way which enters Clear Creek Road. The applicant is proposing to improve the right-of-way for approximately 600 feet, with a cul-de-sac at the end.

PUBLIC SERVICES:

Police: Kitsap County Sheriff

Fire: Fire Protection District No.18

Schools: Central Kitsap Schools, District No. 401

POLICIES AND REGULATIONS APPLICABLE TO THE SUBJECT PROPOSAL:

KITSAP COUNTY ZONING ORDINANCE (No. 93)

- (1) Section 6: Residential Zones
- (2) Section 10: Bulk Regulations
- (3) Section 14: Planned Unit Developments

KITSAP COUNTY SUBDIVISION ORDINANCE (No. 20)

KITSAP COUNTY FIRE FLOW ORDINANCE (No. 96)

KITSAP COUNTY DRAINAGE ORDINANCE (No. 117)

KITSAP COUNTY RESOLUTION 110-1991

KITSAP COUNTY COMPREHENSIVE PLAN

NORTH KITSAP SUBAREA PLAN

GENERAL GOAL FOR NORTH KITSAP SUBAREA

To establish relationships between land uses in North Kitsap that meet basic human needs, are efficient and harmonious, are ecologically sound, and balance cost and revenues over time. These relationships should accomplish the following:

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Source: National Wetlands Inventory prepared by the U.S. Department of Interior.

Based upon the character of the surrounding area and the policies and criteria quoted above, approval of the entire project does not appear to be unreasonably incompatible with the surrounding area.

RECOMMENDATION:

Based upon the above findings, it is recommended that the preliminary plat and Planned Unit Development be approved, subject to the following conditions.

Conditions:

1. All applicable Bremerton-Kitsap County Health Department regulations shall be adhered to prior to final approval.
2. All pertinent requirements of Section 14 of the Kitsap County Zoning Ordinance regarding P.U.D.s shall be adhered to prior to final approval.
3. An agreement shall be made between the applicant and the appropriate school district, in writing and recorded with the final PUD regarding impact fees appropriate for this proposal, or that all building permits issued with the PUD shall be subject to the impact fees to be determined pursuant to the amendments to the Kitsap County Comprehensive Plan now in progress; pursuant to Chapter 82 RCW and Kitsap County Resolution 110-1991. THIS CONDITION SHALL BE A NOTE ON THE FACE OF THE PLAT.
4. A Homeowners Association and/or Protective Covenants, Conditions, and Restrictions shall be established prior to final Plat/PUD approval to ensure the perpetual maintenance of private roads, storm drainage facilities, recreational facilities and common Open Space.
5. All proposals of the applicant shall be conditions of approval. This shall include buffers, minimum setbacks and road improvements.
6. The road name(s) shall be approved by the Addressing Division prior to final plat/PUD approval.
7. The requirements of the Department of Public Works, Engineering Division shall be met, including:
  - a) Construction of all roads, storm drainage facilities and appurtenances be contingent upon approval of construction plans and profiles by the County Engineer and that no construction be started prior to said plan approval.

- b) The private access to Lots 1 and 2 and the private access to Lots 3 and 4 shall be separate tracts of a minimum 20 ft. in width.
  - c) The private access to Lots 5, 6, 7 and 8 shall be a separate tract of a minimum 30 ft. width.
  - d) The cul-de-sac portion outside the existing right-of-way shall be dedicated to Kitsap County.
8. The requirements of the Department of Public Works, Traffic/Transportation Division shall be met, including:
- a) Centerline profile grade for the new construction within the existing County right-of-way shall meet minimum Sight Distance requirements.
  - b) There shall be a minimum 35 foot paved fillet radii at Clear Creek Road.
9. The requirements of the Department of Public Works, Hydraulics Division shall be met, including:
- a) Final detailed drainage construction plan and analysis in accordance with Kitsap County Drainage Ordinance #117. The final design shall incorporate water quality mitigating measures such as multi-celled ponds, wet ponds, and bio-filtration swales. Water quality mitigating measures will be designed to the most current engineering standards.
  - b) Detention pond volumes and release rates shall conform to the Washington State Department of Fisheries guidelines, should a Hydraulics Permit Application be required.
  - c) The project proponent shall be responsible for installing any necessary off-site downstream drainage improvements. Procurement of any permits or easements necessary to install off-site improvements shall be the responsibility of the project proponent.
  - d) Upon completion of the storm drainage facilities, the developer will be required to post a two-year maintenance bond for the facility. The developer will be responsible for providing regular and adequate maintenance during this two-year period as well as supportive maintenance records. At the end of this time, the County will inspect the system and, when the facility is acceptable and 80% of the residences in that phase have been completed, the County will take over maintenance and operation of the system. Homeowners will then be required to pay a monthly fee (currently \$3.00 per month per lot) for this service. Wording to

this effect must appear on the plat and in the covenants prior to final recording of each phase. Areas that are proposed to be maintained by the County which are not in the right-of-way must be shown as drainage easements with Kitsap County being designated as the grantee. This condition shall apply to Lots 1 through 4.

- e) The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Prior to issuance of occupancy permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant which guarantees the County that the system will be properly maintained. Wording must be included in the covenant which will allow the County to inspect the system and perform the necessary maintenance should it become evident that the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable period of time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law. This condition shall apply to Lots 5 through 8.
  
- f) The owner/operator responsible for the storm system maintenance system for Lots 5 through 8 shall, prior to September 15th of each year, provide a written documentation certifying the entire storm system has been cleaned and is in satisfactory working order.

BH:sac



**KITSAP COUNTY  
DEPARTMENT OF PUBLIC WORKS**

**RANDY W. CASTEEL, P.E.**  
Director / County Engineer

614 Division St., (MS-26), Port Orchard, WA 98366-4699

## MEMORANDUM

TO: Bob Heins - Dept. of Comm. Development  
FROM: Department of Public Works  
SUBJ: HEMISPHERE INC. PLAT  
DATE: 1-13-92

-----  
CONDITIONS FOR APPROVAL: HYDRAULICS DIVISION

This department has reviewed the preliminary drainage plan for the above referenced land use application and finds the concept a reasonable one.

The proposal is to construct eight single-family residences on approximately 10.8 acres located in Central Kitsap County off Clear Creek Road, Section 28, Township 26, Range 1 East.

The plat will be served by an asphalt road off Clear Creek Road, built to County standards, with a cul-de-sac turn-around. From the cul-de-sac, a private asphalt road will serve the easterly four lots.

The rolling topography dictates the use of two individual detention/water quality facilities to control stormwaters from the roadway systems.

The County maintained roadway waters will be directed via grass-lined bio-filtration ditches to water quality fore-bay ponds and then to wetlands located between Lots 2 and 3. The wetlands discharge to a series of ponds south of the site in the B.P.A. easement and private property. The drainage course then flows south via natural swales to Clear Creek. Clear Creek ultimately discharges into Dyes Inlet at Silverdale.

The stormwaters from the private roadway that serves Lots 5 through 8 will be directed, via bio-filtration swales, to a small detention pond located between Lots 4 and 6. The detention facility via controlled release will discharge to natural swales that will ultimately carry stormwaters to Clear Creek. Clear Creek discharges into Dyes Inlet at Silverdale.

Conditions of final approval:

1. Final detailed drainage construction plan and analysis in accordance with Kitsap County Drainage Ordinance #117. The final design shall incorporate water quality mitigating measures such as multi-celled ponds, wet ponds, and bio-filtration swales. Water quality mitigating measures will be designed to the most current engineering standards.
2. Detention pond volumes and release rates shall conform to the Washington State Department of Fisheries guidelines, should a Hydraulics Permit Application be required.
3. The project proponent shall be responsible for installing any necessary off-site downstream drainage improvements. Procurement of any permits or easements necessary to install off-site improvements shall be the responsibility of the project proponent.
4. Upon completion of the storm drainage facilities, the developer will be required to post a two-year maintenance bond for the facility. The developer will be responsible for providing regular and adequate maintenance during this two-year period as well as supportive maintenance records. At the end of this time, the County will inspect the system and, when the facility is acceptable and 80% of the residences in that phase have been completed, the County will take over maintenance and operation of the system. Homeowners will then be required to pay a monthly fee (currently \$3.00 per month per lot) for this service. Wording to this effect must appear on the plat and in the covenants prior to final recording of each phase. Areas that are proposed to be maintained by the County which are not in the right-of-way must be shown as drainage easements with Kitsap County being designated as the grantee. This condition shall apply to Lots 1 through 4.
5. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Prior to issuance of occupancy permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant which guarantees the County that the system will be properly maintained. Wording must be included in the covenant which will allow the County to inspect the system and perform the necessary maintenance should it become evident that the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable period of time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law. This condition shall apply to Lots 5 through 8.

6. The owner/operator responsible for the storm system maintenance system for Lots 5 through 8 shall, prior to September 15th of each year, provide a written documentation certifying the entire storm system has been cleaned and is in satisfactory working order.

**CONDITIONS FOR APPROVAL: ENGINEERING DIVISION**

1. Construction of all roads, storm drainage facilities and appurtenances be contingent upon approval of construction plans and profiles by the County Engineer and that no construction be started prior to said plan approval.
2. The private access to Lots 1 and 2 and the private access to Lots 3 and 4 shall be separate tracts of a minimum 20 ft. in width.
3. The private access to Lots 5, 6, 7 and 8 shall be a separate tract of a minimum 30 ft. width.
4. The cul-de-sac portion outside the existing right-of-way shall be dedicated to Kitsap County.

**CONDITIONS FOR APPROVAL: TRAFFIC/TRANSPORTATION**

1. Centerline profile grade for the new construction within the existing County right-of-way shall meet minimum Sight Distance requirements.
2. There shall be a minimum 35 foot paved fillet radii at Clear Creek Road.

**CONDITIONS FOR APPROVAL: WASTEWATER DIVISION**

The Preliminary Plat of Hemisphere is not in the proximity of County sewer.

JAN 16 1992

**Bredberg and Associates, Inc.**

Post Office Box 1337  
Gig Harbor, WA 98335  
(206) 858-7055

312

January 13, 1991

Bob Heins  
Kitsap County Department of Community Development  
County Court House  
MS 36  
Port Orchard, WA 98366

RE: Hemisphere Inc. - Clear Creek Road

Dear Bob:

Please find enclosed two copies of the wetland study on the above referenced property.

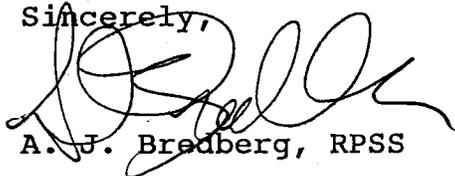
The wetlands are straight forward except for the low areas on the east half. These look wet, but they did not have wetland vegetation. I would not be surprised if there is some water standing when you go out this winter.

The wetlands off-site to the north are next to the road. I am not positive about the flag locations on the map. The wetlands are clearly at the edge of the road, so you can make a determination from the road as shown on the plan.

The recommendation for the bioswale and detention in the wetland is to preserve the wetland. With the small amount of runoff from the road, the bioswales and check dams should be adequate filtration. I know DOE frowns on this, but I do not want to cut trees to make a hole in the ground (commonly called a detention pond).

If you prefer, please give me a call when you are going out so I may accompany you and be of assistance.

Sincerely,



A. J. Bredberg, RPSS

cc Larry Gagnat



# Bredberg <sup>and</sup> Associates, Inc.

Post Office Box 1337  
Gig Harbor, WA 98335  
(206) 858-7055

## WETLAND REPORT

Clear Creek Road  
Kitsap County

#312

Prepared for  
Hemisphere Inc.

and

Roats Engineering  
P.O. Box 730  
19494-A 7th Avenue NE  
Poulsbo, WA 98370

Prepared by:

Bredberg and Associates, Inc.  
P.O. Box 1337  
Gig Harbor, WA 98335  
(206) 858-7055

January 3, 1992

## HEMISPHERE INC.

### WETLAND REPORT

#### SITE LOCATION

An eight lot subdivision is proposed on an approximately 8.9 acre parcel located east of Clear Creek Road in Kitsap County. The proposed project consists of eight lots in a cluster orientation. Large areas of open space with a 40 foot buffer on the north and west perimeter and a 25 foot buffer on the south and east perimeter of the development are proposed. Access is from a drive off Clear Creek Road to driveways for each of the lots.

The property is approximately 300 feet wide and 1200 feet long situated an east-west orientation. To the north and east are undeveloped properties, to the south is a power line easement and power lines, to the west, across Clear Creek Road, is the naval reservation.

#### METHODOLOGY

The project site was evaluated on September 15, 1991 for the presence of wetlands using the three parameter federal unified methodology (1989). The site was traversed using random transects following the natural contours. Depressional areas were evaluated for the presence of wetlands. Wetland areas were delineated in the field using numbered flagging that was located by the surveyors of Roats Engineering. The accompanying site plan shows the flag locations.

## SITE CONDITIONS

The site consists of approximately 8.9 acres dominated by upland Douglas Fir forest. The site is gently rolling to sloping. The site tends to have upland areas with two small depressions delineated as wetlands. On the eastern portion of the site are areas of lower elevation that may have surface water during wet times of the year. The vegetation study shows these areas have upland vegetation and not considered wetlands.

## SOILS

The soils of the site are dominated by the Harstine series. The Harstine series is a moderately well-drained soil derived from glacial till parent material. The soils are underlain by hardpan at a depth of 24-36 9 inches.

The wetland areas contain soils of the McKenna series. McKenna soils are poorly drained and on the hydric soils list. On the eastern portion of the site the lower elevations tend to contain finer textured soils and closely resembling the McKenna series. These soils are not poorly drained and a variant of the Kitsap soil series.

## HYDROLOGY

The hydrology of the site is dominated by on-site surface run-of channelized flow from off-site to the north. The drainage is generally from the north to the south. There are no springs, perennial standing water or streams on the property. Channelized flow reaches the site

through culverts under a driveway located along the northern property boundary.

#### **WETLANDS**

##### **WETLAND A**

Three wetlands are located on the parcel. Wetland A is located adjacent to the woods road in the northwest corner of the property. Wetland A is approximately 700 square feet and is man-made. A culvert has been placed underneath the road and discharges water on to the site. At the point of discharge a small area has been excavated to permit flow from the culvert. This area is man-made and too small to consider significant. For this reason it is not considered for mitigation.

##### **WETLAND B**

Wetland B is located east of Wetland A and immediately south of the existing woods road. The culvert underneath the road discharges into Wetland B and tends to provide the major source of hydrology for Wetland B. Wetland B contains surface water during the wet season and into the spring of the year. Wetland B is dominated by Hardhack, Slough Sedge, and Water Parsley. Water tends to flow into Wetland B through a culvert underneath the woods road. The outflow of Wetland B is to the south through a seasonal swale into Wetland C.

##### **WETLAND C**

Wetland C is located on the west central part of the property along the southern property boundary. A portion of Wetland C is off-site in the power line easement. Wetland C is

dominated by Hardhack, Slough Sedge, Red Alder and Western Red Cedar. The flow into Wetland C is from Wetland B to the north and the outflow is to the south into the power line easement. Wetland C tends to be a depression created by activities from the power line and the construction of an access road.

#### **NON-WETLANDS TO THE EAST**

Data sheets are provided in Appendix A documenting that vegetation, soils, and hydrologic characteristics of the wetlands. Two additional sheets document the upland vegetation of the low lying areas along the southeast central portion of the property.

The eastern portion of the site contains low-lying areas that have questionable wetland characteristics. Data sheets referenced as "Eastern Low Area and Second From East Upland" document the upland vegetation status of these areas.

The eastern low lying area refers to the area west of lots #5 and #6. This lowland area is dominated by Douglas Fir and Western Hemlock. The second area, "Second From East Upland", is farther west and is within the 96 foot contour shown as the culvert crossing underneath the proposed road. This area will contain the well house and open space tracts. The data sheets document the upland vegetation status of this area being dominated by Douglas Fir and Salal.

#### **MITIGATION AND IMPACTS**

The accompanying site plan details the proposed project. The road along the northern property boundary will be upgraded.

A portion of Wetland A will be filled by the road while the drainage ditch along the side of the road will remove the remainder of Wetland A. Wetland A is less than 700 square feet man-made, and of little importance. Therefore no mitigation is recommended for the impacts on Wetland A.

Wetland B is located to the south of the proposed construction. A proposed grass lined swale forming the ditch south of the road may impact the northern edge of this wetland. The remainder of the wetlands will be unimpacted. The wetlands will be designated open space or maintained within the 40 foot buffer along the property boundary. The buffer for the wetlands consist of the 40 foot buffer along the property boundary and the 30,000 square foot open space tract.

These areas combine to provide a greater buffer than the recommended 35 foot buffer. In addition, a 15 foot building setback will be maintained from the natural buffer areas.

There are wetlands north of the north property boundary adjacent to the existing access road. The access road will be upgraded and widened and this may impact the wetlands to the north. As the wetlands to the north have already been impacted by the road and the proposed construction will have a minimal impact on the wetland, no additional mitigation is proposed.

#### **STORMWATER**

An innovative approach to the handling of stormwater and the detention of stormwater is proposed. There are several considerations in recommending the proposed stormwater detention

system:

- 1) Development to the north of this property increases the amount of run-off reaching the site.
- 2) Run-off reaches the site through the culvert in the center of the existing road.
- 3) The storm water function of the wetlands could be enhanced by storing storm runoff water in the wetlands.
- 4) The natural stand of Douglas Fir on the site should be preserved to the greatest extent possible. All attempts will be made in this innovative approach to minimize the impact on the forest system.
- 5) The proposed road generates a small amount of runoff.
- 6) The required storm runoff storage required is minimal.
- 7) It is difficult to place a stormwater system as the low point of the site contains the two wetlands.
- 8) It will be difficult to construct a detention system without putting considerable piping to channel the stormwater to a suitable detention facility.

To meet the constraints of this site, it is proposed that Wetland B be used for detention of the stormwater. Normally wetlands are not used for detention of stormwater. However, in this case the small size of the wetland (2,275 square feet), the small amount of run-off being channeled into the wetland, and the adequate filtration of the water prior to reaching the wetland

should allow this use.

It is proposed that bio-swales be constructed in the roadside ditches on each side of the proposed access road. The bio-swales will be constructed using standard recommendations and check dams will be placed to slow the water and enhance biofiltration. A weir structure will be placed at the outlet of Wetland B to detain the water and raise the water level of Wetland B. The weir and detention system will serve several functions:

- 1) Adequately biofilter the road runoff.
- 2) Detain on-site generated stormwater.
- 3) Maintain and enhance the hydrology of Wetland B.
- 4) Allow the creation of an over-designed detention pond to help detain additional stormwater from off-site to the north.
- 5) The existing wetland will be utilized for stormwater detention.
- 6) Save the upland forest by not having to clear an area to build a detention pond.

The proposed detention system will meet many needs. An existing wetland will be utilized for stormwater detention and in this process the hydrology of the wetland will be maintained and enhanced. Excess flow, not handled by any detention system, coming from off-site to the north will be detained in the proposed oversized detention system. In this manner the flood

and stormwater values of Wetland B will be enhanced. The run-off reaching Wetland B will be bio-filtered through continuous bio-filtration along the north and south of the proposed road as the roadside ditches will be designed as bio-filtration swales with rock check dams.

Please review the site plan carefully and the proposed handling of the stormwater detention. The placement of the weir at the south of Wetland B can be done with a small track excavator placing a pre-formed concrete weir. This can be done with a minimum of disturbance to the wetland and buffer.

The alternative to the proposed detention system is to excavate a detention pond and place a considerable length of closed piping. The detention pond and excavation for the closed piping will have much greater disturbance on the wetlands in the habitat than the proposed system.

#### **SUMMARY**

The wetlands of the 8.9 acre site were evaluated for the proposed creation of eight lots. Three wetlands are identified on site. Wetland A is 700 square feet and deemed too small to regulate. Wetland B and C are 2,275 square feet and 6,325 square feet, respectively. Neither of the two wetlands will be directly impacted by the project. However, it is proposed that Wetland B be utilized for stormwater detention. An innovative approach to stormwater detention maintains the hydrology and character of Wetland B while increasing its stormwater detention value. Excess stormwater from the north of the site will be accounted

for in the design of the weir to control the flow out of Wetland B.

The majority of the site is uplands. The central eastern portion of the site has lower areas having the appearance of wetlands. The examination of vegetation verifies that the area is upland; dominated by Douglas Fir and Western Hemlock. If you have any questions, please feel free to call me at the address listed on the cover sheet.

**APPENDIX A**

Project HEMISPHERE INC Title Eight Lot Subdivision File Number	Transsect & EW 35 Wetland Transect Plot <i>Wetland A</i>	Depth & Horizon 4 inch - FOREST MAT 0 inch - 6 inch - 14 inch - 20 inch - inch -	Munsell Color (wet) matrix/mottle FOREST MAT 10YR 2/2 VERY DARK BROWN 10YR 3/2 V.DK GREYISH BROWN 10YR 4/2 DK GREYISH BROWN 10YR 4/2 DK GREYISH BROWN	USDA Texture SANDY LOAM SANDY LOAM SANDY LOAM GRAV SANDY LOAM	Remarks	
Name of Delineator: A. J. BREDBERG REGISTERED SOIL SCIENTIST Date: 9-15-91	Dominance Ratio	Percent Dominance	NWI Status			
State & Clear Creek Road County Kitsap, WA						
Stratum & Species (DOMINANTS ONLY)						
WETLAND TRANSECT						
STRATA						
TREES:						
NONE						
SHRUBS:						
Spiraea douglasii (Hardhack) Salix sp. (Willow sp.)	FACW FACW					
HERBACIOUS:						
Ranunculus repens (Creeping Buttercup) Carex obnupta (Slough Sedge)	FACW OBL					
<p>Soil Pedigree Loamy-skeletal, mixed nonacid, mesic Mollic Haplaquept</p> <p>Series &amp; Phase McKenna gravelly sandy loam   Drainage Class poorly</p> <p>CHECKIX On NCHS List Organic Soil Histic Epipedon Sulfidic Material X Aquic Moisture Regime Paraquic Moist Regime Observed Reducing Condn Iron Concretions Manganese Concretions</p> <p>Coarse-textured (sandy) soils: High Organic Content in Surface Horizon Dark Vertical Streaking of Subsurface Horizons Wet Spodosols</p> <p>(THE LESSER) Immediately below the A Horizon OR at: 18" for organic soils for mineral soils with low permeability (&lt;6"/hr); 12" for coarse textured (sandy) mineral soils with high permeability (&gt;=6"/hr); 6" for somewhat poorly drained soils: Gleyed X Mottled with matrix &lt;=2 Matrix &lt;=1</p> <p>ALL Dominant Plant Species: OBL (i.e., Indicator Status) OBL to FACW-, and Wetland Boundary Abrupt</p> <p>RECORDED DATA: from stream, lake and/or tidal gages or site wells, or aerial photos indicating that the area is inundated or saturated period- ically during the growing season CHECK: X No available record</p> <p>SOURCE: The following record indicates this condition Dated:</p> <p>Depth of STANDING WATER: inches; Depth to SATURATION: 12 inches OBSERVATIONS CHECK: Inundated X Saturated in upper 12" X Water marks Oxidized Rhizospheres X Drift Lines Water-borne Sediment Deposits Water-stained leaves Surface-scoured areas Wetland drainage pattern</p> <p>X NO Evidence of Hydrological Modification AND Morphological Plant Adaptations SUCH AS: Pneumatophores Buttressed trees Stooling Adventitious roots X Shallow roots Floating stems Polymorphic leaves Hypertrophied lenticels Inflated leaves, stems or roots Aerenchyma in Roots and Stems.</p> <p>X Hydric soils and NO viable evidence of significant hydrological modif.</p>						
<p>Tally(Dominants ONLY) OBL 1   FACW 3   FAC 0   FACU 0   UPL 0   SUM 4</p> <p>100 X Dominant(OBL+FACW+FAC)/Tally Sum   100</p>						
Area Disturbed? X	Y N Describe Problem Area: Excavated Area/ man-made	Hydrophytes Y N Prevalent? X	Hydric Y N Soils? X	Hydrology Y N Evident? X	WETLAND? Y N X	
CONCLUSIONS						

Project REMISHERE INC  
 Title Eight Lot Subdivision  
 File Number  
 State & Clear Creek Road  
 County Kiteap, WA  
 Stratum & Species (DOMINANTS ONLY)

Transect & EW 35 Upland Transect  
 Plot *Wetland A*  
 Name of BREDBERG & ASSOCIATES  
 Delineator: A. J. BREDBERG  
 REGISTERED SOIL SCIENTIST  
 Date: 9-15-91

UPLAND TRANSECT	Stratum & Species (DOMINANTS ONLY)	Dominance Ratio	Percent Dominance	NWI Status	Remarks
STRATA:					
TREES:					
Thuja plicata (Western Red Cedar)				FAC	Soil Pedigree Coarse-loamy, mixed, mesic Dystric Entic Durochrepts
SAPLINGS:					Series & Phase Hartine gravelly sandy loam   Drainage Class mod. well
Rhamnus alnifolia (Alder-leaf Buckthorn)				FACU	CHECK: On NTCHS List Organic Soil Histic Epipedon Sulfidic Material Aquic Moisture Regime Peraquic Moist Regime Observed Reducing Cond Iron Concretions Manganese Concretions
SHRUBS:					Coarse-textured (sandy) soils: High Organic Content in Surface Horizon Dark Vertical Streaking of Subsurface Horizons Wet Spodosols
Sambucus racemosa (Red Elder)				FACU	(THE LESSER) Immediately below the A Horizon OR at: 18" for organic soils for mineral soils with low permeability (<6"/hr); 12" for coarse textured (sandy) mineral soils with high permeability (>6"/hr); 6" for somewhat poorly drained soils: Gleyed Mottled with matrix <,=2 Matrix <,=1
HERBACIOUS:					ALL Dominant Plant Species: OBL (i.e., Indicator Status) OBL to FACW-, and Wetland Boundary Abrupt
Polyetichum munitum (Sword Fern)				FACU	HYDROLOGY RECORDED DATA: from stream, lake and/or tidal gages or site wells, or aerial photos indicating that the area is inundated or saturated period- ically during the growing season CHECK: X No available record

SOURCE:  
 The following record indicates this condition Dated:  
 Depth of STANDING WATER: inches; Depth to SATURATION: inches  
 OBSERVATIONS CHECK: Inundated Saturated in upper 12" Water marks  
 Oxidized Rhizosphere Drift Lines Water-borne Sediment Deposits  
 Water-stained leaves Surface-scoured areas Wetland drainage pattern  
 NO Evidence of Hydrological Modification AND  
 Morphological Plant Adaptations SUCH AS: Pneumatophores Buttressed  
 trees Stooling Adventitious roots Shallow roots Floating stems  
 Polymorphic leaves Hypertrophied lenticels Inflated leaves, stems  
 or roots Aerenchyma in Roots and Stems.  
 Hydric Soils and NO visible evidence of significant hydrological modif.

Tally (Dominants ONLY) | OBL 0 | FACW 0 | FAC 1 | FACU 3 | UPL 0 | SUM 4  
 100 x Dominant (OBL+FACW+FAC)/Tally Sum | 25

Area Disturbed? Y N X Describe Problem Area:  
 Hydrophytes Y N Hydric Y N Hydrology Y N WETLAND? Y N  
 Prevalent? X X Soils? X Evident? X

CONCLUSIONS

Project HEMISHERE INC  
 Title Eight Lot Subdivision  
 File Number  
 State & Clear Creek Road  
 County Kitsap, WA  
 Stratum & Species (DOMINANTS ONLY)

Transsect & EW 34 Wetland Transect  
 Plot  
 Name of BREDBERG & ASSOCIATES  
 Delineator: A. J. BREDBERG  
 REGISTERED SOIL SCIENTIST  
 Date: 9-15-91

Wetland B

WETLAND TRANSECT

Stratum	Depth & Horizon	Munsell Color (wet) matrix/mottle	USDA Texture	Remarks
	4 inch	FOREST MAT		
	0 inch			
	6 inch	10YR 2/2 VERY DARK BROWN	SANDY LOAM	
	14 inch	10YR 3/2 V.DK GREYISH BROWN 10YR 4/2 DK GREYISH BROWN	SANDY LOAM MOTTLES	MOTTLES @ 6"
	20 inch	10YR 4/2 DK GREYISH BROWN	GRAY SANDY LOAM	
	inch			

STRATA

TREES:

NONE

SHRUBS:

Spiraea douglasii (Hardhack)

HERBACIOUS:

Carex obnupta (Slough Sedge)

Athyrium filix-femina (Lady Fern)

Oenanthe sarmentosa (Water Parsley)

Soil Pedigree Loamy-skeletal, mixed nonacid, mesic Mollic Haplaquept

Series & Phase McKenna gravelly sandy loam | Drainage Class poorly

CHECK: X On NTCRS List | Organic Soil | Histic Epipedon | Sulfidic Material

X Aquic Moisture Regime | Paraquic Moist Regime | Observed Reducing Condn

Iron Concretions | Manganese Concretions

Coarse-textured (sandy) soils: High Organic Content in Surface Horizon

Dark Vertical Streaking of Subsurface Horizons

Wet Spodosols

(THE LESSER) Immediately below the A Horizon OR at: 18" for organic soils

for mineral soils with low permeability (<6"/hr); 12" for coarse textured

(sandy) mineral soils with high permeability (>=6"/hr); 6" for somewhat

poorly drained soils: Gleyed X Mottled with matrix <=2 Matrix <=1

ALL Dominant Plant Species: OBL (i.e., Indicator Status)

OBL to FACW-, and Wetland Boundary Abrupt

HYDROLOGY

RECORDED DATA: from stream, lake and/or tidal gages or site wells, or

aerial photos indicating that the area is inundated or saturated period-

ically during the growing season CHECK: X No available record

SOURCE: The following record indicates this condition

Dated:

Depth of STANDING WATER: inches; Depth to SATURATION: 12 inches

OBSERVATIONS CHECK: Inundated X Saturated in upper 12" X Water marks

Oxidized Rhizosphere X Drift Lines Water-borne Sediment Deposits

Water-stained leaves Surface-scoured areas Wetland drainage pattern

X NO Evidence of Hydrological Modification AND

Morphological Plant Adaptations SUCH AS: Pneumatophores Buttressed

trees Stooling Adventitious roots X Shallow roots Floating stems

Polymorphic leaves Hypertrophied lenticels Inflated stems

or roots Aerenchyma in Roots and Stems.

X Hydric Soils and NO visible evidence of significant hydrological modif.

Hydrophytes Y N Hydric Y N Hydrology Y N WETLAND? Y N

Prevalent? X Soils? X Evident? X

ally (Dominants ONLY) | OBL 2 | FAC 1 | FACU 0 | UPL 0 | SUM 44

10 X Dominant (OBL+FACW+FAC)/Tally Sum | 100

Disturbed? Y N Describe Problem Area: X



Project REMISHERE INC  
 Title Eight Lot Subdivision  
 File Number  
 State & Clear Creek Road  
 County Kitsap, WA  
 Name of BREDBERG & ASSOCIATES  
 Delinicator: A. J. BREDBERG  
 REGISTERED SOIL SCIENTIST  
 Date: 9-15-91

Transsect & EW 1 Wetland Transect  
 Plot Wetland C  
 Depth & Horizon  
 0 inch -  
 4 inch -  
 6 inch -  
 14 inch -  
 20 inch -  
 inch -

Stratum & Species (DOMINANTS ONLY)  
 Dominance Ratio Percent Dominance Status  
 NWI

Munsell Color (wet) USDA Texture  
 matrix/mottled FOREST HAT  
 10YR 2/2 VERY DARK BROWN SANDY LOAM  
 10YR 3/2 V. DK GREYISH BROWN SANDY LOAM  
 10YR 4/2 DK GREYISH BROWN MOTTLES  
 10YR 4/2 DK GREYISH BROWN GRAV SANDY LOAM

WETLAND TRANSECT  
 STRATA

Soil Pedigree Loamy-skeletal, mixed nonacid, mesic Mollic Haplaquept  
 Series & Phase McKenna gravelly sandy loam Drainage Class poorly

TREES:  
 Alnus rubra (Red Alder)  
 Thuja plicata (Western Red Cedar)

CHECK: X On NCHS List Organic Soil Histc Epipedon Sulfidic Material  
 X Aquic Moisture Regime Paraquic Moist Regime Observed Reducing Condn  
 Iron Concretions Manganese Concretions

SHRUBS:  
 Spiraea douglasii (Hardhack)

Coarse-textured (sandy) soils: High Organic Content in Surface Horizon  
 Dark Vertical Striking of Subsurface Horizons  
 Wet Spodosols

HERBACIOUS:  
 Carex obnupta (Slough Sedge)

(THE LESSER) Immediately below the A Horizon OR at: 18" for organic soils  
 for mineral soils with low permeability (<6"/hr); 12" for coarse textured  
 (sandy) mineral soils with high permeability (>, =6"/hr); 6" for somewhat  
 poorly drained soils: Gleyed X Mottled with matrix <, =2 Matrix <, =1

ALL Dominant Plant Species: OBL (i.e., Indicator Status)  
 OBL to FACW-, and Wetland Boundary Abrupt

RECORDED DATA: from stream, lake and/or tidal gages or site wells, or  
 aerial photos indicating that the area is inundated or saturated period-  
 ically during the growing season CHECK: X No available record

Tally (Dominants ONLY) | OBL 1 | FACW 1 | FAC 2 | FACU 0 | UPL 0 | SUM 4  
 100 x Dominant (OBL+FACW+FAC)/Tally Sum | 100

SOURCE:  
 The following record indicates this condition  
 Dated:

Area Disturbed? Y N Describe Problem Area:  
 Hydrophytes Y N Hydric Y N Hydrology Y N Wetland? Y N  
 Prevalent? X Soils? X Evident? X

Depth of STANDING WATER: inches; Depth to SATURATION: 12 inches  
 OBSERVATIONS CHECK: Inundated X Saturated in upper 12" X Water marks  
 Oxidized Rhizosphere X Drift Lines Water-borne Sediment Deposits  
 Water-stained leaves Surface-scoured areas Wetland drainage pattern

CONCLUSIONS

X NO Evidence of Hydrological Modification AND  
 Morphological Plant Adaptations SUCH AS:  
 Pneumatophores Buttressed  
 trees Stooling Adventitious roots X Shallow roots Floating stems  
 Polymorphic leaves Hypertrophied lenticels Inflated leaves, stems  
 or roots Aerenchyma in Roots and Stems.  
 X Hydric Soils and NO visible evidence of significant hydrological modif.

Project BEMISBERE INC Title Eight Lot Subdivision File Number	Transsect & EW 1 Upland Transect Plot <i>Wetland d</i>	Depth & Munsell Color (wet) USDA Texture Horizon matrix/mottle	Remarks
Name of BREDBERG & ASSOCIATES Delineator: A. J. BREDBERG REGISTERED SOIL SCIENTIST Date: 9-15-91	Name of BREDBERG & ASSOCIATES Delineator: A. J. BREDBERG REGISTERED SOIL SCIENTIST Date: 9-15-91	FOREST MAT	
State & Clear Creek Road County Kitsap, WA		10YR 1/3 DARK BROWN SANDY LOAM	
State & Species (DOMINANTS ONLY)		10YR 5/4 YELLOWISH BROWN SANDY LOAM	
Dominance Ratio	Percent Dominance Status	10YR 6/4 LIGHT YELLOW BROWN GRAY SANDY LOAM	
UPLAND TRANSECT			
STRATA:			
TREES:			
Pseudotsuga menziesii (Douglas Fir)	UPL		Soil Pedigree Coarse-loamy, mixed, mesic Dystric Entic Durochrepts
Thuja plicata (Western Red Cedar)	FAC		Series & Phase Harstine gravelly sandy loam   Drainage Class mod. well
Alnus rubra (Red Alder)	FAC		CHECK: On NTCBS List Organic Soil Ristic Epipedon Sulfidic Material Aquic Moisture Regime Paraquic Moist Regime Observed Reducing Condn Iron Concretions Manganese Concretions
SERUBS:			Coarse-textured (sandy) soils: High Organic Content in Surface Horizon Dark Vertical Straking of Subsurface Horizons Wet Spodosols
Vaccinium membranaceum (Big Huckleberry)	FACU		(THE LESSER) Immediately below the A Horizon OR at: 18" for organic soils for mineral soils with low permeability (<6"/hr); 12" for coarse textured (sandy) mineral soils with high permeability (>6"/hr); 6" for somewhat poorly drained soils: Gleyed Mottled with matrix <, =2 Matrix <, =1
Holodiscus discolor (Ocean Spray)	FAC		ALL Dominant Plant Species: OBL (i.e., Indicator Status) OBL to FACW-, and Wetland Boundary Abrupt
Gautheria shallon (Salal)	UPL		HYDROLOGY
HERBACIOUS:			RECORDED DATA: from stream, lake and/or tidal gages or site wells, or aerial photos indicating that the area is inundated or saturated period- ically during the growing season CHECK: X No available record
Polystichum munitum (Sword Fern)	FACU		SOURCE: The following record indicates this condition Dated:
SAPLINGS:			Depth of STANDING WATER: inches; Depth to SATURATION: inches OBSERVATIONS CHECK: Inundated Saturated in upper 12" Water marks Oxidized Rhizosphere Drift Lines Water-borne Sediment Deposits Water-stained leaves Surface-scoured areas Wetland drainage pattern
Rhamnus alnifolia (Alder-leaf Buckthorn)	FACU		NO Evidence of Hydrological Modification AND Morphological Plant Adaptations SUCH AS: Pneumatophores Buttressed trees Stooling Adventitious roots Shallow roots Floating stems Polymorphic leaves Hypertrophied lenticels Inflated leaves, stems or roots Aerenchyma in Roots and Stems. Hydric Soils and NO visible evidence of significant hydrological modif.
100 x Dominant(OBL+FACW+FAC)/Tally Sum   43	Tally(Dominants ONLY)   OBL 0   FAC 0   FACU 0   FACU 2   UPL 2   SUM 7		CONCLUSIONS
Area Disturbed? Y X Describe Problem Area	Hydrophytes Y N Hydric Y N Hydrology Y N WETLAND? Y N Prevalent? X X Soils? X Evident? X		

Project HEMISPHERE INC Title Eight Lot Subdivision File Number	Transsect & 2nd from East upland Plot low area	Depth & Horizon inch - 0 inch - inch - inch - inch - inch -	Munsell Color (wet) matrix/mottle	USDA Texture	Remarks
Name of DELINEATOR: A. J. BREDBERG REGISTERED SOIL SCIENTIST Date: 9-15-91		Soil Pedigree			
State & Clear Creek Road County Kitsap, WA		Series & Phase			
Stratum & Species (DOMINANTS ONLY)	Dominance Ratio	Percent Dominance	NWI Status		
UPLAND TRANSECT					
STRATA:					
TREES:					
Pseudotsuga menziesii (Douglas Fir)			UPL		
SHRUBS:					
Galearia shallon (Salal)			UPL		
Vaccinium membranaceum (Big Huckleberry)			FACU		
Rhododendron sp. (Rhododendron)			FAC		
CHECK: On NCHS List Organic Soil Histic Epipedon Sulfidic Material Aquic Moisture Regime Peraquic Moist Regime Observed Reducing Condn Iron Concretions Manganese Concretions					
Coarse-textured (sandy) soils: High Organic Content in Surface Horizon Dark Vertical Striking of Subsurface Horizons Wet Spodosols					
(THE LESSER) Immediately below the A Horizon OR at: 19" for organic soils for mineral soils with low permeability (<6"/hr); 12" for coarse textured (sandy) mineral soils with high permeability (>6"/hr); 6" for somewhat poorly drained soils: Gleyed Mottled with matrix <,=2 Matrix <,=1					
ALL Dominant Plant Species: OBL (i.e., Indicator Status) OBL to FACW-, and Wetland Boundary Abrupt					
RECORDED DATA: from stream, lake and/or tidal gages or site wells, or aerial photos indicating that the area is inundated or saturated periodically during the growing season CHECK: No available record					
SOURCE: The following record indicates this condition Dated:					
Depth of STANDING WATER: inches; Depth to SATURATION: inches OBSERVATIONS CHECK: Inundated Saturated in upper 12" Water marks Oxidized Rhizosphere Drift Lines Water-borne Sediment Deposits Water-stained leaves Surface-scoured areas Wetland drainage pattern					
NO Evidence of Hydrological Modification AND Morphological Plant Adaptations SUCH AS: Pneumatophores Buttressed trees Stooling Adventitious roots Shallow roots Floating stems Polymorphic leaves Hypertrophied lenticels Inflated leaves, stems or roots Aerenchyma in Roots and Stems. Hydric Soils and NO visible evidence of significant hydrological modif.					
Tally (Dominants ONLY)   OBL 0   FACW 0   FAC 1   FACU 1   UPL 2   SUM 4					
100 x Dominant (OBL+FACW+FAC)/Tally Sum   75					
Area Disturbed? Y N X	Describe Problem Area:				
Hydrophytes Y N	Hydric Y N	Soils? Y N	Evident? Y N	WETLAND? Y N	
CONCLUSIONS					

Project HEMTSHERE INC  
 Title Right lot Subdivision  
 File Number  
 State & Clear Creek Road  
 County Kitap, WA  
 Date: 9-15-91

Transsect & Eastern low area  
 Plot  
 Name of BREDBERG & ASSOCIATES  
 Delinctor: A. J. BREDBERG  
 REGISTERED SOIL SCIENTIST

Stratum & Species (DOMINANTS ONLY)  
 Dominance Ratio Percent NMI  
 Dominance Status

UPLAND TRANSECT  
 STRATA:  
 TREES:  
 Pseudotsuga menziesii (Douglas Fir)  
 Tsuga heterophylla (Western Hemlock)

UPL	FACU	UPL 1	SUM 2

Area Disturbed? Y N Describe Problem Area:

Depth & Horizon	Mineral Color (wet) matrix/mottle	USDA Texture	Remarks
0 inch -			
inch -			
inch -			
inch -			

Soil Pedigree  
 Series & Phase  
 CHECK: On NTCRS list  
 Organic Soil  
 Biotic Epipedon  
 Sulidic Material  
 Aquic Moisture Regime  
 Peraquic Moist Regime  
 Observed Reducing Condn  
 Iron Concretions  
 Manganese Concretions

Coarse-textured (sandy) soils:  
 High Organic Content In Surface Horizon  
 Dark Vertical Streaking of Subsurface Horizons  
 Wet Spodosols

(THE LESSER) Immediately below the A Horizon OR at: 18" for organic soils for mineral soils with low permeability (<6"/hr); 12" for coarse textured (sandy) mineral soils with high permeability (>6"/hr); 6" for somewhat poorly drained soils: Gleyed Mottled with matrix <1/2 Matrix <1

ALL Dominant Plant Species:  
 OBL (i.e., Indicator Status)  
 OBL to FACW-, and Wetland Boundary Abrupt

RECORDED DATA: from stream, lake and/or tidal gages or site wells, or aerial photos indicating that the area is inundated or saturated periodically during the growing season  
 CHECK: No available record  
 SOURCES:  
 The following record indicates this condition dated:

DEPTH OF STANDING WATER: inches; Depth to SATURATION: inches  
 OBSERVATIONS CHECK: Inundated Saturated in upper 12" Water marks  
 Oxidized Rhizosphere Drift lanes Water-borne Sediment Deposits  
 Water-stained leaves Surface-scoured areas Wetland drainage pattern

NO Evidence of Hydrological Modification AND  
 Morphological Plant Adaptations SUCH AS:  
 Pneumatophores Buttressed trees  
 Stooling Adventitious roots Shallow roots Floating stems  
 Polymorphic leaves Hypertrophied lenticels Inflated leaves, stems or roots  
 Aerenchyma in Roots and stems.  
 Hydric Soils and NO visible evidence of significant hydrological modif.

Hydrophytes Y N Hydric Y N  
 Solis? Evident?  
 CONCLUSIONS  
 Hydrology Y N WETLAND? Y N



**KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

(206) 876-7181 (Wash. 1-800-872-4503)

FAX 895-4925

RON PERKEREWICZ, DIRECTOR

614 DIVISION STREET MS-36, PORT ORCHARD, WASHINGTON 98366

January 7, 1992

**NOTICE OF PUBLIC HEARING  
BEFORE THE KITSAP COUNTY HEARING EXAMINER**

DATE: THURSDAY, JANUARY 23, 1992

TIME: 10:25 AM

PLACE: Kitsap County Courthouse, County Commissioners Chambers  
614 Division St., Port Orchard, WA 98366

SUBJECT: HEMISPHERE, INC. - Preliminary Plat and P.U.D.

PUBLIC HEARING will be held to consider an application submitted by Hemisphere Inc., Box 688, Issaquah, WA 98027 for a Preliminary Plat and Planned Unit Development proposing eight lots on 8.9 acres zoned Rural 2.5 Acre, located east of Clear Creek Road approximately 2/4 mile north of Luoto Road. On-site wells and individual on-site septic systems are proposed. Project representative is Roats Engineering, 779-3939.

This property is located within 400 feet of property owned by you. You are welcome to attend this meeting and comment on the application, or you may submit your comments in writing by mail, or at the hearing.

The file regarding this application is available for public inspection at the Department of Community Development Monday through Friday, 8:00 AM to 4:15 PM, except holidays. If you have any further questions, please contact the Department of Community Development. Bob Heins, 895-4962, will be available to answer questions regarding this proposal.

Lucille M. McGinnis  
Land Use Hearings Coordinator

LMc

Hemisphere Inc T/PUD Please mail - before Thursday

PAUL U BAERTSCHIGER  
16952 CLEARCREEK RD NW  
POULSBO WA 98370

A J CAPUTO 074616841  
WEYERHAEUSER MTG CO  
P.O. BOX 54089  
LOS ANGELES CA 90054

POULSBO SPORTSMAN CLUB  
16690 CLEARCREEK RD  
POULSBO WA 98370

JACK E HOUGHTALING  
16659 CLEAR CREEK RD NW  
POULSBO WA 98370

MANKE LUMBER CO. INC  
1717 MARINE VIEW DR  
TACOMA WA 98422

KRISTI COLBY  
16455 CLEAR CREEK RD NW  
POULSBO WA 98370

RHODODENRON MOBILE PARK  
C/O JOHN W WHITFORD  
1106 18TH ST  
BREMERTON WA 98310

OREN & PATRICIA WHITE  
6422 CAMINO VIVIENTE  
GOLETA CA 83117

RANDY & ROBIN DUBOIS  
16300 CLEAR CREEK RD NW  
POULSBO WA 98370

GROUND ZERO  
16159 CLEAR CREEK RD NW  
POULSBO WA 98370

CHARLES W BROOKS JR  
NICKI L SCHABER  
15319 CLEAR CREEK RD NW  
POULSBO WA 98370

ROY C & VIVIAN J SMITH  
3223 OLYMPUS DR  
BREMERTON WA 98310

ALLEN A JOHANSON  
13274 CLEAR CREEK RD NW  
SILVERDALE WA 98383-9603

OLMSTEAD,  
SEAN R, PAUL & VIVIAN  
3818 SUNDE RD  
SILVERDALE WA 98383

DAVID B YOUNG  
P.O. BOX 1535  
POULSBO WA 98370

DOLPHIN PROPERTIES INC  
P.O. BOX 1535  
POULSBO WA 98383

Property Owners Within a 400' Radius of \_\_\_\_\_

282601-3-003-2004

Hemisphere Inc.  
Plat/P.U.D.

282601-3-002-200,

- 021
- 006
- 005
- 012
- 011
- 023
- 024 SAME
- 025 SAME
- 026 SAME
- 019
- 018
- 017
- 016 SAME
- 015 SAME
- 014 SAME

11

292601-4-002-200,

- 013
- 003
- 004
- 005
- 006
- 014

11

not available US GOV BGR



Labels for mail  
by 1/9/92  
mc

Hemisphere Inc PP/PUD

PAUL U BAERTSCHIGER  
16952 CLEARCREEK RD NW  
POULSBO WA 98370

A J CAPUTO 074616841  
WEYERHAEUSER MTG CO  
P.O. BOX 54089  
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POULSBO WA 98383

— BOARD OF DIRECTORS —

LARRY E. LITTLEFIELD  
President

KAREN S. WILLIAMS  
Vice President

ROBERT J. DIETZ, Ph.D.  
Legislative Representative

GEORGE M. HALL, M.D.

MARVEL L. HUNT

EUGENE R. HERTZKE, Ed.D.  
SUPERINTENDENT

RECEIVED-Kitsap  
Dept. Comm. Devel.

NOV 19 1991



**Central Kitsap School District**

9210 SILVERDALE WAY N.W.  
MAILING ADDRESS: P.O. BOX 8  
SILVERDALE, WASHINGTON 98383-0008  
(206) 692-3111 • FAX (206) 698-3452

November 18, 1991

Mr. Robert Heins, Project Planner  
Kitsap County Department  
of Community Development  
614 Division Street  
Port Orchard, WA 98366

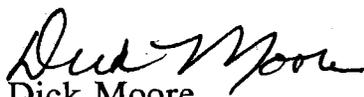
RE: Hemisphere Inc. PUD

Dear Bob:

I have reviewed the subject project and I have a few recommendations. First, due to rapid growth in the District and inadequate capacity, we have determined that there is no space available for students generated by this particular PUD. Consequently, mitigation fees will have to be assessed in accordance with the Growth Management Act and any current or future ordinances passed by Kitsap County for growth mitigation fees.

Should this PUD be approved and the project built, the District would recommend that a paved pedestrian walkway be provided along one side of the easternmost driveway and along the south side of the access road from Clear Creek. There is an insufficient number of students generated by this PUD to warrant a bus pullout. Pick up of the students will take place at the entrance of the access road.

Sincerely,

  
Dick Moore  
Director of Capital Projects

CRM:kbm



# Roats Engineering

PO Box 730, 19494-A 7th Ave. NE,  
Poulsbo, WA 98370  
779-3939 FAX: 779-4189

RECEIVED

OCT 31 1991

POULSBO ANNEX

October 30, 1991

Mr. Ron Perkerewicz  
Kitsap County Department of Community Development  
614 Division Street  
Port Orchard, Washington 98366

Subject: Hemisphere Inc. Preliminary Plat/P.U.D. Application  
Assessor's Acct No. 282601-3-003-2004  
Project No. 91S-10355

Dear Mr. Perkerewicz:

Enclosed for your review, comment and use are the following:

- \* Six (6) copies of the Application Forms;
- \* Twenty (20) sets of the plans;
- \* Three (3) copies of the Environmental Checklist;
- \* Two (2) copies of the 25-year Storm Drainage Analysis; and
- \* A check for \$493.00, payable to Kitsap County, to cover the required fees.

Domestic water will be supplied by on-site wells and sewage disposal will be by individual on-site methods.

If you have any questions, please call us.

Very truly yours,

Larry P. Gagnat, P.E.

LPG:sw

Enclosures

cc: Brad Warner

RECEIVED

OCT 31 1991

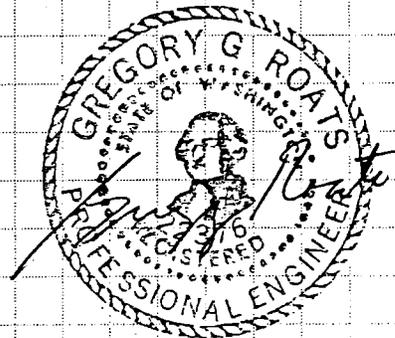
KITSAP COUNTY DEPT. OF  
COMMUNITY DEVELOPMENT

PRELIMINARY P.U.D.  
STORM DRAINAGE CALCULATIONS

FOR  
HEMISPHERE INC.

SITE LOCATION

NORTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4  
OF THE SW 1/4 EXCLUDING THE NORTH 30'  
& WEST 50' IN SECTION 28, TOWNSHIP 26N,  
RANGE 1E, WM.



EXISTING CONDITIONS

THE SITE IS HEAVILY WOODED WITH SMALL TO  
MEDIUM ALDER, CEDAR, & FIR WITH HEAVY  
UNDER BRUSH & WINDFALL TREES.

A DIRT & GRAVEL ROAD HAS BEEN CONSTRUCTED  
ALONG THE NORTH BOUNDARY WITHIN THE 60'  
ROAD RIGHT-OF-WAY.

THE SITE IS ROLLING, WITH SLOPES FROM 0% TO  
20% WITH SEVERAL WETLAND AREAS.

APPROXIMATELY 10 ACRES OFF-SITE DRAINAGE  
FLOWS ON TO THE ANALYZED PARCEL

OFF-SITE

AREA = 10 ACRES

SLOPE = 2.5%

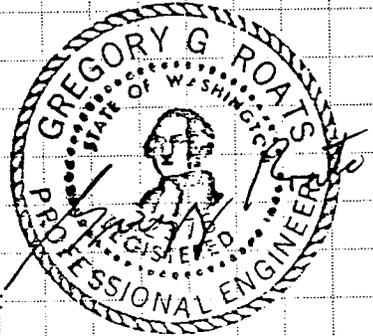
Velocity = 0.4 FPS FOR HEAVY GROUND LITTER & FOREST

$$T_I = 10 + \frac{700}{60(0.4)} = 39.2 \text{ MIN.}$$

$I_T = 1.0$  FOR 25 YEAR

$C = 0.05$  FOR WOOD & FOREST

$$Q_I = CIA = 0.05(1.0)(10) = \underline{0.5 \text{ CFS.}}$$



INITIAL CONDITIONS ON-SITE (INCLUDES SOUTH 1/2 OF ROAD)

AREA A'

AREA = 4.2 ACRES

SLOPE = 2%

Velocity = 3.5 FPS FOR FOREST & HEAVY GROUND LITTER

$$T_I = 10 + \frac{300}{60(3.5)} = 27.5 \text{ MIN}$$

$I_T = 1.2$  IN/HR FOR 25 YEAR

$C = 0.05$  FOR WOOD & FOREST

$$Q_I = CIA = (0.05)(1.2)(4.2) = \underline{.25 \text{ CFS}}$$

AREA B'

AREA = 3.6 ACRES

SLOPE = 3.3%

Velocity = 4.5 FPS FOR HEAVY GROUND LITTER & FOREST

$$T_I = 10 + \frac{440}{60(4.5)} = 11.6 \text{ MIN.}$$

$I_T = 1.95$  INCH/HR FOR 25 YEAR

$C = 0.05$  FOR WOOD & FOREST

$$Q_I = CIA = .05(1.95)(3.6) = \underline{.35 \text{ CFS.}}$$

INITIAL CONDITIONS ON-SITE (CONT'D)

AREA 'C'

AREA = 1.8 ACRES

SLOPE = 3.2%

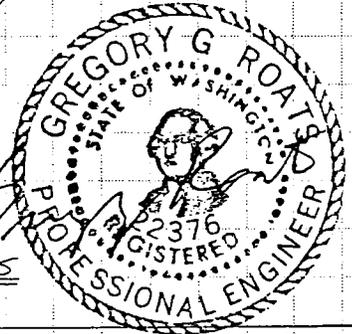
VELOCITY = 4.3 FPS FOR FOREST & HEAVY GROUND LITTER.

$T_I = 10 + \frac{500}{60(4.3)} = 12 \text{ MIN}$

$I_I = 1.9 \text{ IN/HR FOR 25 YR}$

$C = 0.05$

$Q_I = CIA = (0.05)(1.9)(1.8) = \underline{.17 \text{ CFS}}$



FUTURE CONDITIONS

AREA 'A'

ROAD AREA = 30 X 600 = 18,000 ft<sup>2</sup> = .41 ACRES

HARD SURFACED AREA = 14' X 600' = 8400 ft<sup>2</sup> = .19 ACRE

$Q_I = (0.05)(1.2)(0.41) = .025 \text{ CFS}$

$C \text{ (FOR HARD SURFACED AREA)} = .90$

$C \text{ (FOR EARTH DITCH & REMAINING AREA)} = .50$

COMPOSITE RUNOFF FACTOR

$C = \frac{(.90)(.19) + .50(.22)}{.41} = .685$

$Q_0 = \frac{Q_I}{C}$

$Q_0 = \frac{.025}{.41(.685)} = \underline{.089 \text{ CFS}} \text{ FOR ROAD AREA}$

WITH 4 RESIDENCES IN AREA A & 4.2 ACRES

$C_F = 0.30$  FOR 1.0 - 1.5 DWELLING UNIT/GROSS ACRE

TIME OF CONCENTRATION & INTENSITY FOR

POST-DEVELOPMENT & PRE-DEVELOPMENT

WILL REMAIN THE SAME SINCE THE DRAINAGE

COURSE WILL REMAIN BASICALLY UNCHANGED.

$\therefore T_I = T_F \quad \& \quad I_I = I_F$

$Q_0 = \frac{\text{ALLOWABLE OUTFLOW}}{\text{TOTAL ACREAGE} \times \text{FUTURE RUNOFF COEFF.}}$

$Q_0 = \frac{(.25 - .025)}{(3.79) \cdot .30} = \underline{.198 \text{ CFS}}$



FUTURE CONDITIONS (CONT'D)

AREA A' (CONT'D)

$Q_{OFFSITE} = .5 \text{ CFS}$   
 $Q_0 \text{ (ROAD)} = .089 \text{ CFS}$   
 $Q_0 \text{ (RESIDENTIAL)} = .198 \text{ CFS}$   
 $Q_0 \text{ TOTAL} = .787 \text{ CFS}$

RETENTION SYSTEM DESIGN AREA A'

$T = -25 + \sqrt{\frac{2450}{Q_0}} = -25 + \sqrt{\frac{2450}{.787}} = -25 + 55.8 = 30.8 \text{ min}$   
 $V_s = \frac{3920T}{T+25} - 40 Q_0 T = \frac{3920(30.8)}{55.8} - 40(.787)(30.8)$   
 $= 2613.7 - 969.6 = 1644.1 \text{ FT}^3$

USE (2) 36" DIA CMPD X 120' LONG FOR DETENTION  
(36"  $\phi$  CMPD VOLUME = 7.1 FT<sup>3</sup>/LF)  
OR (3) 36" DIA X 80' LONG

AREA B

ROAD AREA = 30 X 460 = 13800 FT<sup>2</sup> = .32 AC.  
HARD SURFACED AREA = 14 X 460 = 6440 FT<sup>2</sup> = .15 AC.

C (FOR HARD SURFACED AREA) = .90  
C (FOR DITCH & REMAINING AREA) = .50

COMPOSITE RUNOFF FACTOR  
 $C = \frac{.90(.15) + .50(.32 - .15)}{.32} = .687$

$Q_I = (.05)(1.95)(.32) = .031 \text{ CFS}$

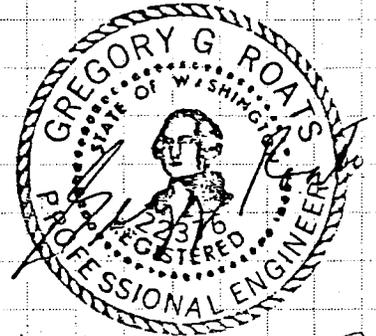
$Q_0 = \frac{.031}{(.32)(.687)} = .141 \text{ CFS FOR ROAD AREA}$

FOR 5 RESIDENCES IN AREA B & 3.6 ACRES

$C_F = 0.30 \text{ FOR 1-1.5 DWELLING UNIT/GROSS ACRE}$

$T_I = T_F \quad \& \quad I_I = I_F$

$Q_0 = \frac{(.35 - .031)}{(3.6 - .32) - .30} = \frac{.319}{.984} = .324 \text{ CFS}$



FUTURE CONDITIONS (CONT'D)

AREA B (CONT'D)

$Q_0(\text{ROAD}) = .141$

$Q_0(\text{RESIDENTIAL}) = .324$

$Q_0(\text{TOTAL}) = .141 + .324 = .465 \text{ CFS}$

AREA 'B' TOPOGRAPHY DOES NOT ALLOW UNDERGROUND DETENTION WITHOUT REROUTING OF THE DETAINED RUNOFF.

COMPOSITE VOLUME OF RETENTION FACILITY

COMPOSITE C = .687

$T_F = T_I \sqrt[4]{I_F(50\text{year})} = 2.18 \text{ in/hr.}$

$Q_0 = \frac{.35}{(3.6)(.30)} = .324 \text{ CFS}$

$T = -25 + \sqrt{\frac{1916}{Q_0}} = -25 + 76.9 = 51.9 \text{ min.}$

$V_S = \frac{4598T}{T+25} - 60Q_0T = 3193 - 1009 = 2094 \text{ SF}^3$

LOW SPOT WITHIN AREA 'B' w/NO IMPROVEMENTS PLANNED IS APPROX 120' x 100'

FOR VOLUME OF 2094 SF<sup>3</sup> THE WATER DEPTH WOULD BE .17' OR 2" OR 4" DEEP IN 60' x 100' AREA.

FUTURE CONDITIONS

AREA 'C'

FOR 2 RESIDENCES IN AREA C @ 1.8 ACRES

CF = .30 FOR 1-1.5 DWELLING UNIT/GROSS ACRE

$T_I = T_F \sqrt[4]{I_I = I_F}$

$Q_F = .30(1.9)(1.8) = 1.03 \text{ CFS}$

$Q_0 = \frac{(1.03 - .17)}{(1.8)(.30)} = 1.59 \text{ CFS.}$

FUTURE CONDITIONS (CONT'D)  
AREA 'C' (CONT'D)

RETENTION TIME

$$T = -25 + \sqrt{\frac{2450}{Q_0}} = -25 + \sqrt{\frac{2450}{1.59}} = 14.25$$

$$V_s = \frac{3920T}{T+25} - 40Q_0T = \frac{(3920)(14.25)}{14.25+25} - 40(1.59)(14.25)$$

$$V_s = 1423.2 - 906.3 = 516.9 \text{ Ft}^3$$

FOR 24" DIA CMP VOL =  $3.14 \text{ Ft}^2/L$

USE (2) 24"  $\phi$  CMP - 82 Ft Long.

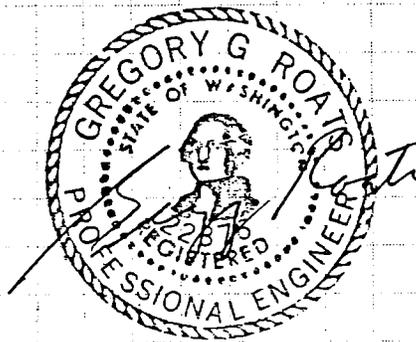
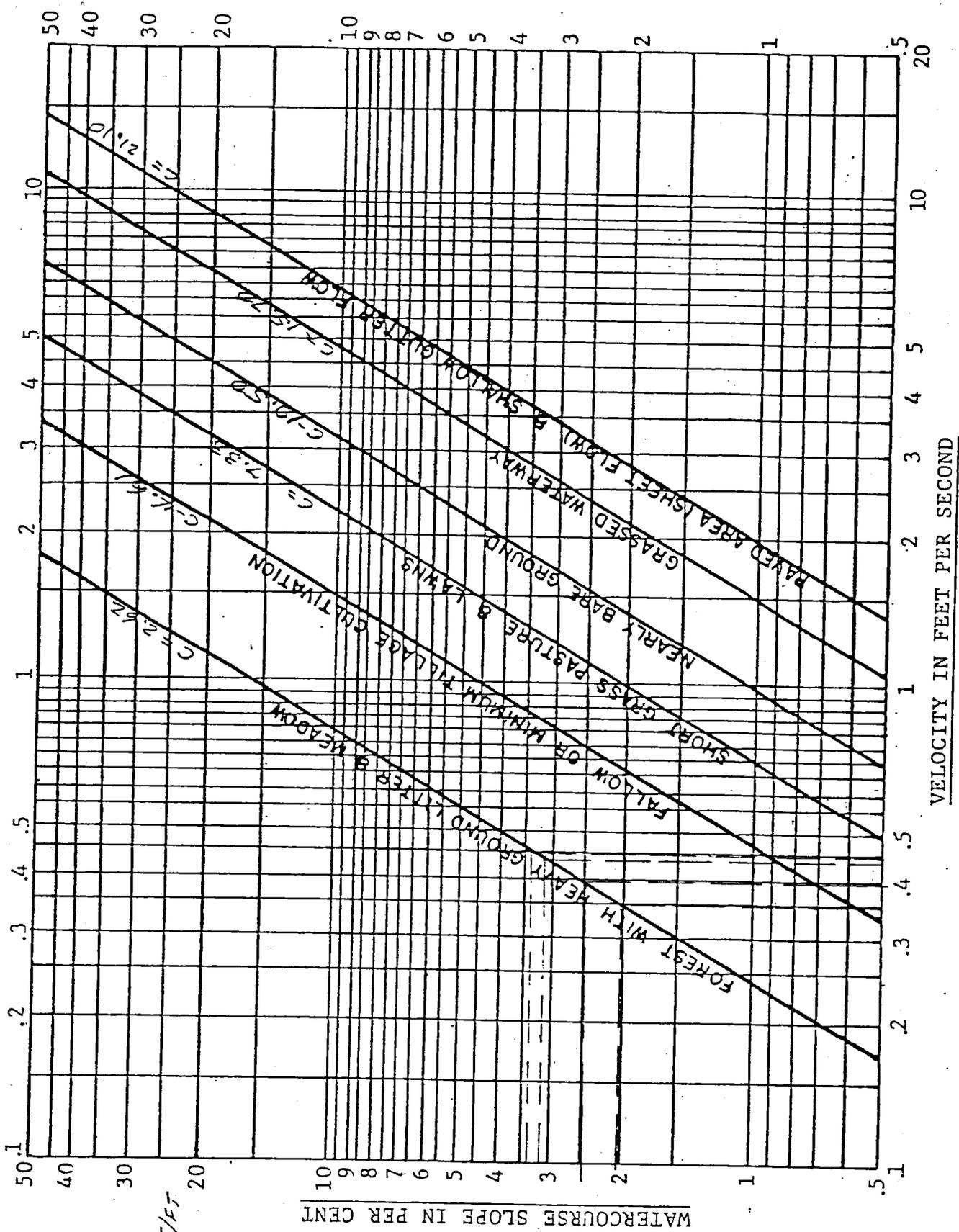




TABLE 1

RUNOFF FACTORS FOR STORM SEWERS

	<u>FLAT</u> <u>0-5%</u>	<u>ROLLING</u> <u>&gt;5%</u>
<u>UNDEVELOPED LAND</u>		
Wood & Forest . . . . .	0.05	0.10
Sparse Trees & Ground Cover . . . . .	0.10	0.15
Light Grass to Bare Ground . . . . .	0.15	0.20
 <u>DEVELOPED AREA</u>		
Pavement & Roofs . . . . .	0.90	0.90
Gravel Roads & Parking Lots . . . . .	0.75	0.80
City Business . . . . .	0.85	0.90
Apartment Dwelling Areas . . . . .	0.80	0.85
Industrial Areas (Heavy) . . . . .	0.70	0.80
Industrial Areas (Light) . . . . .	0.60	0.70
Earth Shoulder . . . . .	0.50	0.50
Playground . . . . .	0.25	0.30
Lawns, Meadows & Pastures . . . . .	0.20	0.25
Parks & Cemetery . . . . .	0.15	0.20
 SINGLE FAMILY RESIDENTIAL (Dwelling Unit/Gross Acre)		
1.0-1.5 DU/GA . . . . .		0.30
1.5-3.0 DU/GA . . . . .		0.35
3.0-3.5 DU/GA . . . . .		0.40
3.5-4.0 DU/GA . . . . .		0.45
4.0-6.0 DU/GA . . . . .		0.50
6.0-9.0 DU/GA . . . . .		0.60
9.0-15.0 DU/GA . . . . .		0.70



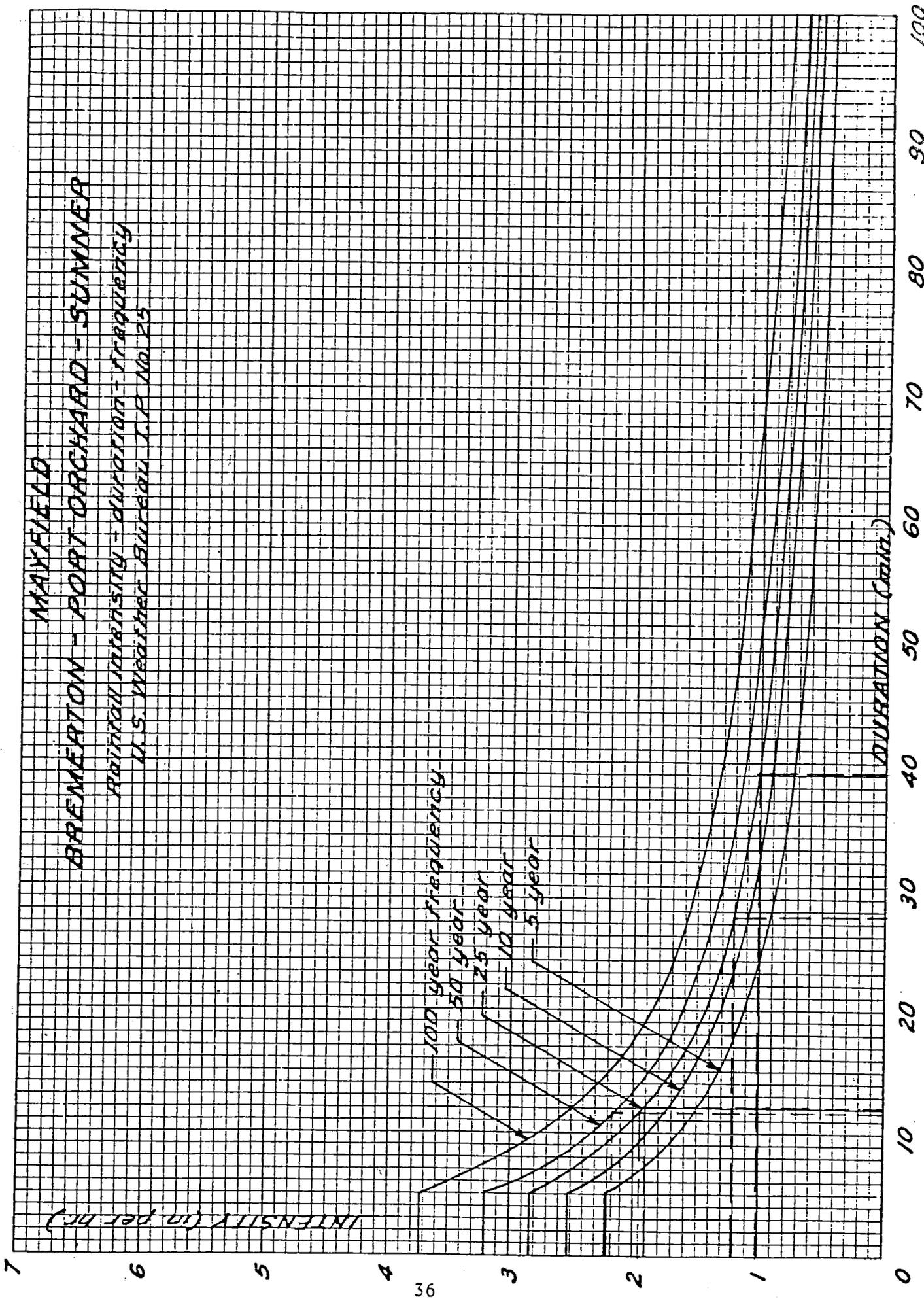
$$U = C (S)^{.51} \approx \text{FT/ET}$$

CHART 1

AVERAGE VELOCITIES FOR ESTIMATING TRAVEL TIME FOR OVERLAND FLOW

MAYFIELD  
BREMEYTON - PORT ORCHARD - SUMMER

RAINFALL INTENSITY - DURATION - FREQUENCY  
U.S. Weather Bureau I.P. No. 25



# ENVIRONMENTAL CHECKLIST

RECEIVED

PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST 1991

FOULSDO ANNEX

## PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## USE OF CHECKLIST FOR NONPROJECT PROPOSAL:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

HEMISPHERE P.H.D.

2. Name of applicant:

HEMISPHERE INC

3. Address and phone number of applicant and contact person:

PO BOX 688  
ISSAQUAH, WA 98027  
392-7733  
BRAD WARNER

ROATS ENGINEERING  
PO BOX 730  
FOULS BLDG. WA. 98370  
779-3939  
LARRY GAGNAT

4. Date checklist prepared:

10/18/91

5. Agency requesting checklist:

KITSAP COUNTY

6. Proposed timing or schedule (including phasing, if applicable):

WITHIN TIME LIMITS SET FORTH IN  
P.H.D. ORDINANCE

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal. If yes, explain.

NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SMALL WETLAND AREAS DELINEATED  
BY BREDBERG & ASSOC. & SHOWN  
ON PLANS

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NO

10. List any government approvals or permits that will be needed for your proposal, if known.

P.H.D. APPROVAL (BY COUNTY)  
BUILDING PERMITS  
SEWERAGE & WATER SERVICE

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

PLANNED UNIT DEVELOPMENT FOR SINGLE FAMILY RESIDENCES CONSISTING OF 8 LOTS ON 8.9 ACRES.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

N $\frac{1}{2}$ , N $\frac{1}{2}$ , SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Sec 28, T 26N, R 15W.M.

B. ENVIRONMENTAL ELEMENTS

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

1. Earth

- a. General description of the site (circle one):  
Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

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- b. What is the steepest slope on the site (approximate percent slope)?

20%

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- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

ALDERWOOD - VERY GRAVELLY SANDY LOAM

---



---

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

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e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

MINOR CUTS & FILLS FOR ROADS &  
BUILDING SITES - NO IMPORTED FILL  
PLANNED

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

MINOR EROSION DURING EXCAVATION  
& GRADING

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

15%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

SEEDING OR LANDSCAPING OF  
EXPOSED SOIL

## 2. Air

a. What types of emissions to the air would result from the proposal i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

CONSTRUCTION EQUIPMENT EXHAUSTS & MINOR  
DUST - SMALL AMOUNT OF AUTOMOBILE  
EXHAUST AFTER COMPLETION

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NONE

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NONE

## 3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

SMALL WETLAND AREAS (NOT NAMED)

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

YES (SEE PLANS)

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

YES WELLS FOR DOMESTIC USE  
2 WELLS AT 3200 GPD EACH

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

INDIVIDUAL DOMESTIC SEWAGE DRAINFIELDS  
FOR 8 SINGLE FAMILY RESIDENCES

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

STORM WATER COLLECTED BY DITCHES AND  
CULVERTS & DETENTION/RETENTION  
FACILITIES FOR INCREASED RUNOFF

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

DETENTION/RETENTION FACILITIES  
DESIGNED FOR THIS PROPOSAL

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other HEMLOCK
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation HUCKLEBERRY & SALAL

b. What kind and amount of vegetation will be removed or altered?

UNDERBRUSH & TREES FOR ROAD  
DRIVEWAY & BUILDING CONSTRUCTION

c. List threatened or endangered species known to be on or near the site.

NONE KNOWN

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

NATIVE OR ORNAMENTAL RESIDENTIAL  
LANDSCAPING

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: CROWS  
mammals: deer, bear, elk, beaver, other: RACCOONS  
fish: bass, salmon, trout, herring, shellfish, other:     

b. List any threatened or endangered species known to be on or near the site.

NONE KNOWN

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wildlife, if any:

NONE

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

ELECTRIC & OIL FOR DOMESTIC HEATING

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

NONE

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NO

1) Describe special emergency services that might be required.

*NONE*

2) Proposed measures to reduce or control environmental health hazards, if any:

*NONE*

b. Noise

1) What types of noise exist in the area which may effect your project (for example: traffic, equipment, operation, other)?

*NONE*

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

*CONSTRUCTION EQUIPMENT DURING  
DAYLIGHT HOURS*

3) Proposed measures to reduce or control noise impacts, if any:

*NONE*

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

*WOODED UNDEVELOPED*

b. Has the site been used for agriculture? If so, describe.

*NO*

c. Describe any structures on the site.

*NONE*

d. Will any structures be demolished? If so, what?

*NO*

e. What is the current zoning classification of the site?

*RU-2.5 AC.*

f. What is the current comprehensive plan designation of the site?

*RU-2.5*

g. If applicable, what is the current shoreline master program designation of the site?

*NOT APPLICABLE*

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

*NO*

i. Approximately how many people would reside or work in the completed project?

*8 LOTS x 2.5 = 20 RESIDENCES*

j. Approximately how many people would the completed project displace?

*NONE*

k. Proposed measures to avoid or reduce displacement impacts, if any:

*NOT APPLICABLE*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

*NOT APPLICABLE*

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

*8 MIDDLE INCOME*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NONE

c. Proposed measures to reduce or control housing impacts, if any:

NONE

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

2 STORY WOOD OR MASONRY

b. What views in the immediate vicinity would be altered or obstructed?

NONE

c. Proposed measures to reduce or control aesthetic impacts, if any:

BUFFER ZONES OF NATIVE VEGETATION ON PERIMETER OF PROPERTY & INTERIOR OPEN SPACES

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NONE

b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO

c. What existing off-site sources of light or glare may affect your proposal?

NONE

d. Proposed measures to reduce or control light and glare impacts, if any:

NONE

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

NONE

b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NONE

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NONE KNOWN

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE KNOWN

c. Proposed measures to reduce or control impacts, if any:

NONE

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

CLEAR CREEK ROAD - STANDARD COUNTY ROAD ACCESS

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO

3-4 miles

c. How many parking spaces would the completed project have? How many would the project eliminate?

NOT APPLICABLE

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

YES - PUBLIC ROAD INTO SITE  
PER COUNTY ROAD STANDARDS

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

UP TO 16 TRIPS PER DAY  
MORNING & AFTERNOON 6-8 AM & 4-6 PM

g. Proposed measures to reduce or control transportation impacts, if any:

NONE

## 15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO

b. Proposed measures to reduce or control direct impacts on public services, if any.

NONE

## 16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

*Larry P. Sagnat*

Date Submitted:

*10/30/91*



**KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

(206) 876-7181 (Wash. 1-800-872-4503)

FAX 895-4925

RON PERKEREWICZ, DIRECTOR

614 DIVISION STREET MS-36, PORT ORCHARD, WASHINGTON 98366

May 6, 1993

Allen & Nikki Johanson  
c/o Dolphin Properties  
P.O. Box 1535  
Poulsbo, WA 98370

RE: Short Subdivision Application No. 5517R-1

Dear Applicant:

The purpose of this letter is to inform you that the subject short plat revision has been approved and may be prepared for recording. PLEASE CONTACT YOUR SURVEYOR PRIOR TO RECORDING TO PICK UP YOUR MYLAR.

The short plat may be filed with the County Auditor, who will collect a recording fee of \$66.00. Checks should be made payable to the Kitsap County Auditor.

Pursuant to Section 17 of Ordinance 108, this approval will expire if the short plat is not recorded within one year. Upon written request to this department submitted at least 30 days prior to expiration, an extension may be granted for up to 6 months in which to record the short subdivision.

The segregation constituted by the subject short subdivision will be legalized upon recording. If I may be of assistance, feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Tiffany Woltersdorf".

Tiffany Woltersdorf  
Short Plat Administrator

cc: Pac-Tech

**NOTE:** Short Plat Amendment No. 3446R-1 shall be recorded prior to recording this amendment, and the Auditor's File Number for No. 3446R-1 shall be shown on the short plat map (in two places) and in the legal description for lots A, B, C and D, and the open space for No. 5517R-1. Three (3) blueline prints of the final mylar will be needed at the time of recording.

SHORT PLAT APPROVAL SHEET

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

ADMINISTRATION BUILDING 614 DIVISION STREET PORT ORCHARD, WA 98366

DATE OF SUBMITTAL 3/26/93 NAME Johnson, Nikki + Allen APPLICATION NO. 5517 R-1

BREMERTON/KITSAP COUNTY HEALTH DEPARTMENT:

Water Supply:

Preliminary Approval by: \_\_\_\_\_

Final Approval by: \_\_\_\_\_

Denial by: \_\_\_\_\_

Soils:

Approval by: \_\_\_\_\_

Denial by: \_\_\_\_\_

Individual parcels as building sites are dependent upon building permit approval conforming to Health Department standards. Approval of this Short Subdivision does not constitute approval of building sites on individual lots.

- Parcel A
- Parcel B
- Parcel C
- Parcel D

COMMENTS:

KITSAP COUNTY ENGINEERING DEPARTMENT:

Preliminary Approval: See memo dated \_\_\_\_\_

Final Approval by: *John Johnson*

Denial by: \_\_\_\_\_

Date: \_\_\_\_\_

Date: 4-27-93

APP-89-1992

A road approach permit will be required by the Department of Public Works prior to land clearing or construction of roads.

COMMENTS:

CONDITIONED THAT THE SHORT PLAT AMENDMENT NO. 3446 R-1 BE RECORDED PRIOR TO SHORT PLAT AMENDMENT NO. 5517 R-1 AND THAT THE AUDITOR'S FILE NUMBER FOR SHORT PLAT AMENDMENT NO. 3446 R-1 BE SHOWN ON THE SHORT PLAT MAP (TR00 PLACES) AND IN THE LEGAL DESCRIPTIONS FOR LOTS A, B, C, D AND OPEN SPACE

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT:

Saltwater & Fresh Water Shoreline Review Comments: *N/A*

SEPA Review (freshwater) Comments: *N/A*

Date: \_\_\_\_\_

By: \_\_\_\_\_

COMMENTS:

LOTS A, B, C + D

Notice to all property owners: All building permits issued within this Short Subdivision shall be subject to impact fees pursuant to Ordinance 143 & 144-1992

Appropriate provisions have been made for the public health, safety, and general welfare, open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks & recreation, playgrounds, schools and school grounds, and the public use and interest will be served by the platting of this subdivision.

Preliminary Approval: *N/A*  
Final Approval: 5/10/93  
Denial: \_\_\_\_\_

(date) By: *N/A*  
(date) By: \_\_\_\_\_  
(date) By: \_\_\_\_\_

February 4<sup>th</sup>, 1993 Short Approval 13p



**KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**  
 (206) 876-7181 (Wash. 1-800-872-4503) FAX 895-4925  
 614 DIVISION STREET MS-36, PORT ORCHARD, WASHIN

*Amendment #2293*

*logged in book under 10384*

*OS % OK*

*amendment ok*

November 5, 1991

Allen and Nikki Johanson  
 13274 Clear Creek Road NW  
 Silverdale WA 98383

RE: Short Subdivision Application No. 5517

Dear Mr. and Mrs. Johanson:

The purpose of this letter is to inform you that the subject short plat has been approved and may be prepared for recording. Please have your surveyor make any necessary additions to the final mylar as noted below.

The final mylar copy must be brought in to the Kitsap County Courthouse for signatures by the Director of the Department of Community Development, and the County Treasurer, to certify that all property taxes are current. Please verify with the Treasurer prior to recording that all taxes are paid in full through 1991. The signed copy may then be filed with the County Auditor, who will collect a recording fee of \$66.00. Checks should be made payable to the Kitsap County Auditor.

Pursuant to Section 17 of Ordinance 108, this approval will expire if the short plat is not recorded within one year. Upon written request to this department submitted at least 30 days prior to expiration, an extension may be granted for up to 6 months in which to record the short subdivision.

The segregation constituted by the subject short subdivision will be legalized upon recording. If I may be of assistance, feel free to contact me.

Sincerely,

*Tiffany Woltersdorf*  
 Tiffany Woltersdorf  
 Short Plat Administrator

NOTES:

These statements must appear on the final mylar:

"Approval is subject to the following conditions:

- 1) Requirements of the Hydraulics Division must be addressed prior to Building Permit issuance. These requirements are contained in a memo from the Hydraulics Division recorded with this Short Plat.
- 2) A road approach permit will be required by the Department of Public Works prior to land clearing or construction of roads.
- 3) Prior to any land clearing and/or construction, a drainage plan and a temporary silt and erosion control plan will be required by the Hydraulics Division of Public Works.
- 4) Approval is subject to conditions of approval for the Planned Unit Development outlined in Resolution # 094-1991, recorded with this short plat.

cc: Gilbert C. McMaster

mylar.app

Applicants name Johanson

Surveyor Gilbert McMaster

SP # # 5517

Recording fee \$ 160<sup>00</sup>

SHORT PLAT APPROVAL SHEET

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
ADMINISTRATION BUILDING 614 DIVISION STREET PORT ORCHARD, WA 98366

APPLICATION NO. 5517 NAME Johanson DATE OF SUBMITTAL 11/2/90

BREMERTON/KITSAP COUNTY HEALTH DEPARTMENT: DATE RECEIVED \_\_\_\_\_  
The proposal does conform  <sup>mem 5/18/91</sup> does not conform \_\_\_\_\_ to current standards for domestic water supply.

Recommended Approval By: Lair Puryear Date: 5-9-91  
Recommended Denial By: \_\_\_\_\_ Date: \_\_\_\_\_

Individual parcels as building sites are dependent upon building permit approval conforming to Health Department standards. Approval of this Short Subdivision does not constitute approval of building sites on individual lots.

- Parcel A 48" sandy loam
- Parcel B 48" loamy sand H<sub>2</sub>O at 15", may require curtain drain
- Parcel C 46" loamy sand
- Parcel D 44" sandy loam and gravel

COMMENTS: This water system is currently at capacity. Upgrades will be required prior to issuance of any BSA 5/18/91

KITSAP COUNTY ENGINEERING DEPARTMENT: DATE RECEIVED: 11-8-90  
Recommended Approval By: John F. Farnsworth Date: 9-10-91  
Recommended Denial By: \_\_\_\_\_ Date: \_\_\_\_\_

Prior to any land clearing and/or construction, a drainage plan and a temporary silt and erosion control plan will be required by the Hydraulic Division of Public Works (see attached memo).  
A road approach permit will be required by the Department of Public Works prior to land clearing or construction of roads.

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT:  
Saltwater & Fresh Water Shoreline Review Comments: \_\_\_\_\_  
Date: \_\_\_\_\_ By: \_\_\_\_\_

SEPA Review (freshwater) Comments: \_\_\_\_\_  
Date: \_\_\_\_\_ By: \_\_\_\_\_

COMMENTS: Approval is subject to conditions of approval for the planned unit development outlined in Resolution #094-1991, recorded with this short plat.

The proposal does conform  does not conform \_\_\_\_\_, to the requirements of the Short Subdivision Ordinance.  
Approved: November 5, 1991 (date) Denied: \_\_\_\_\_ (date)

By: Tiffany Wattersdorf  
Short Plat Administrator, Kitsap County Department of Community Development

LARGE LOT SUBDIVISION WORKSHEET

Name JOHANSON Large Lot Subdivision #5517

Sec. 28 Twp. 26 Rge. 1E

Assessor's Acct. No. 282601-3-007-2000  
282601-3-010-2005

Date In 11/2/90 Date Out \_\_\_\_\_ Zoning R2.5

Comp. Plan Rural Flood Zone C

Shorelines NO

Wetland Inventory OK

ECW Required  Yes  No Date Submitted \_\_\_\_\_

	NOTES
OK/BL / <del>BL</del> / <del>BL</del>	4.82 NO contig
	2.4 each
lot B5P 29106	Refunded (6/91 Bm amendment)
NO ESA's	
Needs HD & Eng 3/5	

Ken Rowe -  
 to Johansons wish  
 to revise H2O source.  
 Will call when they  
 decide which source  
 they want - must  
 get HD approval!  
 9/11/91



**KITSAP COUNTY  
DEPARTMENT OF PUBLIC WORKS**

614 Division St., (MS-26), Port Orchard, WA 98366-4699

**RANDY W. CASTEEL, P.E.**  
Director / County Engineer

RECEIVED-Kitsap  
Dept. Comm. Dev. & Insp.  
SEP 21 1993

M E M O R A N D U M

TO: Jan Collins - Dept. of Comm. Development  
FROM: Bruce H. Oyloe - Hydraulics Division *BHO*  
SUBJ: **SHORT PLAT # 5517 , LOTS "C & D"**  
DATE: September 20, 1993

Our department has received an acceptable drainage plan for Short Plat # 5517 , Lots "C & D" which satisfactorily meets our drainage requirements and, therefore, we feel the necessary permits can be issued at this time.

The owner has been informed that it will be their responsibility to contact the Hydraulics Division requesting an inspection of all drainage improvements.

The required drainage facilities must be inspected and approved by the Hydraulics Division prior to the final building inspection. Please enter this requirement on the Building Inspection card.

Building Permit # \_\_\_\_\_

BHO/lh

spdrngok.bho

# Staff Report

TO: Karlynn Haberly  
Kitsap County Hearing Examiner

DATE: 1/4/91  
APPLICATION DATE: 11/2/90  
HEARING DATE: 1/10/91

FROM: DCD Planning Staff

---

**PROJECT: RURAL PLANNED UNIT DEVELOPMENT in conjunction with Short Subdivision Number 5517.**

**ASSESSOR'S ACCOUNT #: 282601-3-007-2000 & 282601-3-010-2005**

**REQUEST:**

To subdivide the property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area.

**APPLICANT:**

Allen & Nikki Johanson  
13274 Clear Creek Rd NW  
Silverdale, WA 98366

**OWNER OF RECORD:**

Same as Applicant.

**PROJECT LOCATION:**

The property is located across from Rabaul Dr. and the B.P.A. Sub. Station, on the east side of Clear Creek Road, 660 feet to the East of Clear Creek Road.

**PHYSICAL CHARACTERISTICS:**

The property is 5 acres in size and rectangular in shape. There is an 85 foot wide B.P.A. Easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of the site is heavily wooded.

**EXISTING ZONING:**

"Rural 2.5 Acre"

Min. Lot Area = 100,000 sq. ft.

Min. Lot Width/Depth = 110 ft.

Max. Density = 1 d.u./2.5 acre\*

\* A maximum density of 1 d.u./acre is possible in a Planned Unit Development.

COMPREHENSIVE PLAN DESIGNATION:

Rural 2.5 acre.

SURROUNDING LAND USE AND ZONING:

The surrounding area is zoned Rural 2.5 Acre and consists mainly of single family dwellings and undeveloped land. Parcels in the immediate vicinity range from 10 acres to .5 acres in size. There is a Rural P.U.D. adjacent to this parcel to the south.

PUBLIC UTILITIES:

Water: Country Meadows water system  
Power: Puget Sound Power and Light  
Sewer: Individual on-site septic system

POLICIES AND REGULATIONS APPLICABLE TO THE SUBJECT PROPOSAL:

KITSAP COUNTY ZONING ORDINANCE (No. 93)

- |     |             |                          |
|-----|-------------|--------------------------|
| (1) | Section 10. | Bulk Regulations         |
| (2) | Section 14. | Planned Unit Development |

KITSAP COUNTY SHORT SUBDIVISION ORDINANCE (No. 108)

KITSAP COUNTY COMPREHENSIVE PLAN/CENTRAL KITSAP SUBAREA PLAN

GENERAL GOALS AND POLICIES

The Central Kitsap Subarea Plan is based on the community-wide goals and policies of the Kitsap County Comprehensive Plan. The Central Kitsap planning area is unique in that it contains all the major elements to demonstrate the urban concentration approach to planning.

The variety of areas found throughout Central Kitsap display a wide range of land uses, intensities and environments. Unlike Bainbridge Island, Central Kitsap's character cannot be boiled down to a singular statement (i.e. the "small-town" rural character). Thus, this plan must address a wide range of needs, issues and areas. The General Goals and Policies provide a framework for the plan. Specific goals and policies can be tied together recognizing that the planning area encompasses a diverse areas.

General Goal for Central Kitsap Subarea - To establish relationships between land uses in Central Kitsap that meet basic human needs, are efficient and harmonious, are ecologically sound, and balance cost and revenues over time. These relationships should accomplish the following:

- 1) Provide for a range of land use opportunities for well-designed, environmentally sound development;
- 2) Provide the economic, social and aesthetic benefits resulting from orderly and planned use of land resources;
- 3) Preserve and enhance the semi-rural, marine character of the area;
- 4) Reflect county-wide goals and policies, including the Urban Concentration Concept (as it applies to Central Kitsap); and
- 5) Contribute to the public health, safety and welfare.

#### GENERAL LAND USE POLICIES

Policy GL-2: Land use and development in Central Kitsap should reflect the intent of the goals and policies of the Kitsap County Comprehensive Plan and the Central Kitsap Subarea Plan as well as the land use map designations.

Policy GL-3: Land use designations should reflect the Urban Concentration Concept by reinforcing growth in and around Silverdale and Bremerton and other community service centers.

Policy GL-5: All development should be encouraged to be planned unit developments (PUDs) to ensure quality site design and provision of amenities.

#### Rural (2.5 Acre)

Rural (2.5 Acre) designations generally allow a maximum density of one residential unit per two and one-half acres. This designation may be assigned to lands with the characteristics listed below:

- (1) Do not have sewers or community (public) water.
- (2) Very limited community services, roads and commercial development.

"Rural Planned Unit Development"

The basic density in the Rural (2.5 acre) designation will be 1 unit per 2 1/2 acres. With a Planned Unit Development, the density may be modified where topography and soil condition permit, to an overall density of 1 unit per 1 acre, provided common open space is retained for rural uses.

Rural PUD's should not convert lands presently used for productive and manageable forestry, agriculture or lands that are significant environmentally sensitive areas. Generally such lands should be considered unreasonably incompatible with more intense residential development. To encourage development to look elsewhere, these lands should be designated on the map to emphasize the higher priority of natural resource protection and the necessity for mitigating environmental degradation. Planned Unit Developments associated with these areas bear a higher burden to avoid adverse impacts and should indicate that open space areas will continue to perform these natural resource functions by strictly addressing the Rural Resource Goals or using similar conservancy methods."

Rural Residential Goal: To allow for a mix of low-density residential uses with agricultural and forestry uses which maintains semi-rural and rural lifestyles.

Policy RR-2: When clustered housing is proposed in Rural designated areas, special care should be taken to assure that the design does not result in a visual conflict with the rural character of the area.

Housing

Housing Goal: To promote and maintain a mix of quality, affordable housing sufficient to meet the needs of existing and anticipated Central Kitsap residents in a way that makes efficient use of public services and facilities, provides a range of housing choices and is compatible with the desire to maintain the semi-rural character of much of the area.

Policy HP-1: Planned Unit Developments should be encouraged to promote compatibility with the existing neighborhood character and sensitivity to natural features.

CIRCULATION AND TRANSPORTATION

Transportation Goal: To create a circulation and transportation system that is safe and efficient and promotes desirable patterns of development in Central Kitsap while reflecting environmental, social and aesthetic values.

Policy TP-1: New roads should be planned and located in such a manner as to utilize the natural contours of the land.

Policy TP-2: Disruption of established communities should be avoided. Specifically, a circulation system should be developed that minimizes through traffic in residential areas and disruption to parks, recreational uses, homes and businesses, while reducing air and noise pollution.

Policy TP-3: The location and number of access points along arterials should be strictly controlled to enhance the traffic-carrying capacity of the arterials. Incentives should be given to channelling local access through frontage roads and other common access points.

Policy TP-10: Kitsap County should implement the future circulation improvements recommended in Silverdale circulation plan. (page 59A). Future development should provide these improvements through incremental development and/or the formation of local improvement districts.

#### LAND USE GUIDELINES

Land Use Goal: To provide the umbrella framework within which the Land Use Designations can be utilized, while preserving the character of Central Kitsap.

Policy LG-8: Screening should be required between developments, especially between those of different intensities, using natural appearing canopy vegetation and/or berming.

Implementation Goal: To ensure that the Central Kitsap Subarea Plan is effectively implemented, both in spirit and in substance, and to provide for periodic review and/or update utilizing citizen participation in both processes.

Policy IM-6: Proliferation of short platting in ways that are contrary to the intent of the Goals and Policies of this Plan (i.e. development of many contiguous parcels) should be discouraged. Special care should be taken in reviewing Short Plats for maintaining a logical pattern of roadways and streets.

#### ANALYSIS:

County Health Department:

No comments received to date.

County Public Works Dept.  
Engineering Division: No comments received to date.

County Public works Dept.  
Hydraulics Division: No comments received to date.

CONCLUSIONS:

The proposed density and lot dimensions are consistent with the bulk requirements of the Rural 2.5 acre zone.

The applicant has demonstrated that the proposed use(s) will be compatible with existing and probable uses of surrounding properties.

Conditions should be imposed in conjunction with the Short plat/PUD to ensure that the use(s) are not and will not become incompatible with surrounding uses.

Approval of the Short Plat/PUD, is necessary for the preservation and the enjoyment of the substantial property right of the petitioner and will not be materially detrimental to the public welfare and/or to the property of other persons located in the vicinity thereof.

RECOMMENDATION:

Based upon the above findings, it is recommended that the **PUD for Short Subdivision #5517** be approved, subject to the following conditions.

Conditions:

1. Road approach permit(s) must be obtained from Public works Department before construction begins.
2. The requirements of Section 14 of the Kitsap County Zoning Ordinance regarding the preliminary Planned Unit Development have been substantially met.
3. That the requirements of the County Health Department for the water system and individual on-site septic systems be adhered to.
4. That no cutting or clearing shall take place within the natural vegetation buffer.
5. That prior to any land clearing and or construction the buffers must be flagged and inspected by the Department of Community Development.

5. That prior to any land clearing and or construction the buffers must be flagged and inspected by the Department of Community Development.
6. The requirements of the Department of Public Works, Engineering Division and Hydraulics department shall be met.

KG:kg



**KITSAP COUNTY  
DEPARTMENT OF PUBLIC WORKS**

614 Division St., (MS-26), Port Orchard, WA 98366-4699

**RANDY W. CASTEEL, P.E.**  
Director / County Engineer

RECEIVED-Kitsap  
Dr. Comm. Deval  
MAY 12 1994

M E M O R A N D U M

TO: Jan Collins - Dept. of Comm. Development  
FROM: Bill Noerenberg - Hydraulics Division  
SUBJ: **SHORT PLAT # 5517 , LOTS "A & B"**  
DATE: May 11, 1994

-----

Our department has received an acceptable drainage plan for Short Plat # 5517 , Lots "A & B" which satisfactorily meets our drainage requirements and, therefore, we feel the necessary permits can be issued at this time.

The owner has been informed that it will be their responsibility to contact the Hydraulics Division requesting an inspection of all drainage improvements.

The required drainage facilities must be inspected and approved by the Hydraulics Division prior to the final building inspection. Please enter this requirement on the Building Inspection card.

Building Permit # \_\_\_\_\_

BN/lh

spdrngok.bn

# SHORT SUBDIVISION APPLICATION

Original

# PUD

56 ch

RECEIVED-Kitsap  
Dept. Comm. Devel. NOV 19 1991

RECEIVED-Kitsap  
Dept. Comm. Devel. NOV -2 '90

FEE: \$400.00

NOTE: Application shall consist of three (3) application forms, three (3) paper copies of a legal description of the real property to be divided including a legal description of each lot, three (3) copies of the short plat as described in the attached guidelines, and the application fee.

DATE RECEIVED: 11/2/90 BY: D. Piny FEE PAID: 400.00 APPLICATION NO: 5517

1. NAME AND ADDRESS OF APPLICANT: Allen & Nikki Johanson  
13274 / Clear Creek Road, N W- Silverdale, Wa. PHONE: 697-6224

2. Applicant is  Owner  Contract Purchaser of the real property to be divided. (The short plat must bear the signature of the owner(s) of the real property).

3. NAME AND ADDRESS OF LAND SURVEYOR Gilbert C. McMaster  
268 Hall Rd. Silver Lake, Wa. 98645 Phone: 274-8805

4. ASSESSOR'S ACCOUNT NUMBER(s) (of real property to be divided): 282601-3-007-2000  
282601-3-010-2005

5. General location of property: 660 feet East of Clear Creek Road  
opposite the B.P.R. Sub. Station - The East 636.18 feet of the  
S $\frac{1}{2}$  of the N $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 28 - T 26 N - R1 E.W.M.

6. Is the property on the salt water shorelines: No ?

7. Is the property wholly or in part covered by fresh water (lake, stream, or pond): No

8. Approximate size (acres): 5 Acres

9. Zoning classification: BU 2.5

10. Comprehensive Plan classification: Rural 2.5 acre

11. Proposed lot sizes (square footage):

A. 22,900 B. 25,670 C. 25,715 D. 23,000

12. Proposed source of water (check appropriate box):

- (a) Individual well on each lot
- (b) Public system - Class I and II - Larger system. (If applicable, state name of district or system and attach letter of intent)  
Allen & McMaster
- (c) Public system - Class IV - a system where a well on the property will serve the proposed lots. For example, 1 well serving four lots.
- (d) Other (describe) 2-2 party private wells per telcon w/ Nikki Johanson 11.6.91

13. Proposed method of sewerage disposal (state name of sewer district if applicable) Individual Septic System

14. Has the property been logged in the past six years? No

15. Forest Practice Application Number \_\_\_\_\_

FILED FOR RECORD  
REQ. OF Allen Johanson  
91 NOV 12 AM 11:31

REEL 615FR 26

# REVISED

KAREN FLYNN  
KITSAP COUNTY AUDITOR  
DEPUTY B

9111120047

SHORT SUBDIVISION APPLICATION SIGNATURE PAGE

NOTE: The owner(s) whose signatures appear below certify that they are the legal owners of the property encompassed by this short subdivision and approve of the short subdivision of their property.

Nikki Johanson  
(Signature of Applicant)

Owner(s)

STATE OF WASHINGTON }  
COUNTY OF KITSAP )

On this 31<sup>st</sup> day of October, 1990, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Nikki Johanson to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that ~~he~~ was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31<sup>st</sup> DAY OF October, 1990

Ella Rubens  
Notary Public in and for the State of Washington, residing at Bremerton

WITNESS MY HAND AND OFFICIAL SEAL THIS 31<sup>st</sup> DAY OF October, 1990

(Signature of Applicant)

Contract Purchaser(s)

STATE OF WASHINGTON }  
COUNTY OF KITSAP )

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

REEL 616FR 27

9111120047

Notary Public in and for the State of Washington, residing at \_\_\_\_\_

SHORT PLAT APPROVAL SHEET

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
ADMINISTRATION BUILDING 614 DIVISION STREET PORT ORCHARD, WA 98366

APPLICATION NO. 5517 NAME Johanson DATE OF SUBMITTAL 11/2/90

BREMERTON/KITSAP COUNTY HEALTH DEPARTMENT: DATE RECEIVED \_\_\_\_\_

The proposal does conform , does not conform \_\_\_\_\_ to current standards for domestic water supply.

Recommended Approval By: Lair Quangle Date: 5-9-91  
Recommended Denial By: \_\_\_\_\_ Date: \_\_\_\_\_

Individual parcels as building sites are dependent upon building permit approval conforming to Health Department standards. Approval of this Short Subdivision does not constitute approval of building sites on individual lots.

Parcel A 48" sandy loam

Parcel B 48" loamy sand H<sub>2</sub>O at 15", may require curtain drain

Parcel C 46" loamy sand

Parcel D 44" sandy loam and gravel

COMMENTS: This water system is currently at capacity. Upgrades will be required prior to issuance of any BSA 5/8/91

KITSAP COUNTY ENGINEERING DEPARTMENT: DATE RECEIVED: 11-8-90

Recommended Approval By: Edythe Tontenok Date: 9-10-91  
Recommended Denial By: \_\_\_\_\_ Date: \_\_\_\_\_

Prior to any land clearing and/or construction, a drainage plan and a temporary silt and erosion control plan will be required by the Hydraulic Division of Public Works (see attached memo).

A road approach permit WILL be required by the Department of Public Works prior to land clearing or construction of roads.

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT:

Saltwater & Fresh Water Shoreline Review Comments: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

SEPA Review (freshwater) Comments: \_\_\_\_\_

911120047

\_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Approval is subject to conditions of approval for the Planned Unit Development outlined in Resolution # 094-1991, recorded with this short plat.

REEL **616FR 49**

The proposal does conform , does not conform \_\_\_\_\_, to the requirements of the Short Subdivision Ordinance.

Approved: November 5, 1991 (date) Denied: \_\_\_\_\_ (date)

By: Tiffany Wattersdorf  
Short Plat Administrator, Kitsap County Department of Community Development

TOTAL PROPERTY - LEGAL DESCRIPTION

PARCEL A

The East 318.09 ft. as measured along the North line of the following described property;

The South half of the North half of the Southwest quarter of the Southwest quarter of Section 28, Township 26 North, Range 1 East, W.M., Kitsap County, Washington.

TOGETHER WITH: AN easement for ingress, egress and utilities, over, under and across the North 85 feet of said South half of the North half of the Southwest quarter of the Southwest quarter of said Section 28; EXCEPT the East 318.09 feet as measured along the North line thereof. AND SUBJECT TO: easements in favor of Bonneville Power Administration and National Gas Transmission Company within the North 85 feet of subject property.

(Also known as: Lot A of Short Plat No. 2966, Auditor's File No. 8209280105).  
Also Auditor's File No. 8509100114.

PARCEL B

The West 318.09 feet of the East 636.18 feet, as measured along the North line of the following described property:

The South half of the North half of the Southwest quarter of the Southwest quarter of Section 28, Township 26 North, Range 1 East, W.M., Kitsap County, Washington.

TOGETHER WITH AND SUBJECT TO: An easement for ingress egress and utilities, over under and across the North 85 feet of said South half of the North half of the Southwest quarter fo the Southwest quarter of said Section 28; EXCEPT the East 318.09 feet as measured along the North line thereof. AND SUBJECT TO easements in favor of Bonneville Power Administration and Natural Gas Transmission Company within the North 85 feet of subject property.

( Also known as: Lot B of Short Plat No. 2966, Auditor's File No. 8209280105). Also Auditor's File No. 8509100114.

Situate in Kitsap County, Washington.

REEL 616FR 28

9111120047

**REVISED**

**RECEIVED**

SEP 05 1991

KITSAP COUNTY  
PUBLIC WORKS

LOT "A"

Portion of the East 636.18 feet of the South one half of the North one half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 26 North, Range 1 East, W.M; further described as follows: Beginning at the Northwest Corner of sd. subdivision; thence South 01°28'18" West 125.0 feet; thence South 88°06'16" East 45.0 feet to the T.P.O.B; thence cont. South 88°06'16" East 124.045 feet; thence South 01°28'18" West 184.74 feet; thence North 87°59'04" West 124.045 feet; thence North 01°28'18" East 184.48 feet to the T.P.O.B.

TOGETHER WITH: AN Easement for Ingress, Egress and Utilities over, under and across the North 85.0 feet of sd. South one half of the North one half of the Southwest quarter, of the Southwest quarter of sd. Section 28.

TOGETHER WITH AND

SUBJECT TO: Open Space Covenants with said Easements AND Restrictions as shown on the face of this Subdivision Plat No. 5517.

Also easements of record described in Short Plat No. 2966, Auditor's File No. 8209280105, and Auditor's File No. 8509100114.

Situate in Kitsap County, Washington.

REEL 616FR 29

9111120047

**REVISED**

**RECEIVED**

SEP 05 1991

KITSAP COUNTY  
PUBLIC WORKS

LOT "B"

Portion of the East 636.18 feet of the South one half of the North one half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 26 North, Range 1 East, W.M; further described as follows: Beginning at the Northwest Corner of sd. subdivision; thence South 01°28'18" West 125.0 feet; thence South 88°06'16" East 169.045 feet to the T.P.O.B; thence cont. South 88°06'16" East 139.045 feet; thence South 01°28'18" West 185.03 feet; thence North 87°59'04" West 139.045 feet; thence North 01°28'18" East 184.74 feet to the T.P.O.B.

TOGETHER WITH: An Easement for Ingress, Egress and Utilities over, under and across the North 85.0 feet of sd. South one half of the North one half of the Southwest quarter, of the Southwest quarter of sd. Section 28.

TOGETHER WITH AND

SUBJECT TO: Open Space Covenants with said Easements AND Restrictions as shown on the face of this Subdivision Plat No. 5517.

Also easements of record described in Short Plat No. 2966, Auditor's File No. 8209280105, and Auditor's File No. 8509100114.

Situate in Kitsap County, Washington.

REEL 616FR 30

9111120047

RECEIVED

SEP 05 1991

KITSAP COUNTY  
PUBLIC WORKS

REVISED

LOT"C"

Portion of the East 636.18 feet of the South one half of the North one half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 26 North, Range 1 East, W.M; further described as follows: Beginning at the Northwest Corner of sd. subdivision; thence South 01°28'18" West 125.0 feet; thence South 88°06'16" East 328.09 feet to the T.P.O.B: thence cont. South 88°06'16" East 139.045 feet; thence South 01°28'18" West 185.36 feet; thence North 87°59'04" West 139.045 feet; thence North 01°28'18" East 185.07 feet to the T.P.O.B.

TOGETHER WITH: An Easement for Ingress, Egress and Utilities over, under and across the North 85.0 feet of sd. South one half of the North one half of the Southwest quarter, of the Southwest quarter of sd. Section 28.

TOGETHER WITH AND

SUBJECT TO: Open Space Covenants with said Easements AND Restrictions as shown on the face of this Subdivision Plat No. 5517.

Also easements of record described in Short Plat No. 2966, Auditor's File No. 8209280105, and Auditor's File No. 8509100114.

Situate in Kitsap County, Washington.

REEL 616FR 31

RECEIVED

SEP 05 1991

KITSAP COUNTY  
PUBLIC WORKS

9111120047

REVISED

LOT"D"

Portion of the East 636.18 feet of the South one half of the North one half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 26 North, Range 1 East, W.M; further described as follows: Beginning at the Northwest Corner of sd. subdivision; thence South 01°28'18" West 125.0 feet; thence South 88°06'16" East 467.135 feet to the T.P.O.B; thence cont South 88°06'16" East 124.045 feet thence South 01°28'24" West 185.62 feet; thence North 87°59'04" West 124.045 feet thence North 01°28'18" East 185.36 feet to the T.P.O.B.

TOGETHER WITH: An Easement for Ingress, Egress and Utilities over, under and across the North 85.0 feet of sd. South one half of the North one half of the Southwest quarter, of the Southwest quarter of sd. Section 28.

TOGETHER WITH AND  
SUBJECT TO: Open Space Covenants with said Easements AND Restrictions as shown on the face of this Subdivision Plat No. 5517.  
Also easements of record described in Short Plat No. 2966, Auditor's File No. 8209280105, and Auditor's File No. 8509100114.  
Situate in Kitsap County, Washington.

REEL 616FR 32

**RECEIVED**

SEP 05 1991

KITSAP COUNTY  
PUBLIC WORKS

9111120047

**REVISED**

OPEN SPACE - Description

Portion of the East 636.18 feet of the South one half of the North one half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 26 North, Range 1 East, W.M.; EXCEPT the Northerly 85.0 feet thereof; further described as follows: Beginning at the Northwest corner of sd. subdivision; thence South  $01^{\circ}28'18''$  West 85.0 feet to the Northwest corner and the T.P.O.B. of "OPEN SPACE"; thence cont. South  $01^{\circ}28'18''$  West 249.39 feet; thence South  $87^{\circ}59'04''$  East 636.18 feet; thence North  $01^{\circ}28'24''$  East 250.72 feet; thence North  $88^{\circ}06'16''$  West 636.18 feet to the T.P.O.B. EXCEPT: Lots "A" and "B" of this Short Subdivision Plat No. 5517 described as follows: Beginning at the T.P.O.B. of aforementioned "Open Space"; thence South  $01^{\circ}28'18''$  West 40.0 feet; thence South  $88^{\circ}06'16''$  East 45.0 feet to the Northwest corner of Lot "A" and the Northwest corner of exception; thence cont. South  $88^{\circ}06'16''$  East 263.09 feet to the Northeast corner of sd. Lot "B"; thence South  $01^{\circ}28'18''$  West 185.03 feet; thence North  $87^{\circ}59'04''$  West 263.09 feet; thence North  $01^{\circ}28'18''$  East 184.48 feet to the Northwest corner of Lot "A".

AND EXCEPT: Lots "C" and "D" of this Short Subdivision Plat No. 5517 described as follows: Beginning at the Northwest corner of aforementioned "Open Space"; thence South  $01^{\circ}28'18''$  West 40.0 feet; thence South  $88^{\circ}06'16''$  East 328.09 feet to the Northwest corner of Lot "C" and the Northwest corner of exception; thence cont. South  $88^{\circ}06'16''$  East 263.09 feet to the Northeast corner of sd. Lot "D"; thence South  $01^{\circ}28'24''$  West 185.62 feet; thence North  $87^{\circ}59'04''$  West 263.09 feet; thence North  $01^{\circ}28'18''$  East 185.07 feet to the Northwest corner of Lot "C".

SUBJECT TO AND TOGETHER WITH: Two common driveway easements, each 20.0 feet in width and 40.0 feet in length for Ingress, Egress and Utilities thru the "Open Space". One easement to serve Lots "A" and "B" and one easement to serve Lots "C" and "D" as shown of the face of this Short Subdivision Plat No. 5517. Situate in Kitsap County, Washington.

REEL 616FR 33

9111120047

REVISED

RECEIVED

SEP 10 1991

KITSAP COUNTY  
PUBLIC WORKS

RECEIVED-KITAP  
MAR 4 1991

RESOLUTION NO. 094-1991

A RESOLUTION APPROVING SHORT SUBDIVISION PLANNED UNIT DEVELOPMENT

WHEREAS, Allen and Nikki Johanson have initiated a request for approval of a Rural Planned Unit Development short subdivision proposing four lots on five acres located across from the BPA Substation on the east side of Clear Creek Road, on property described in said petition, and all legal requirements having been performed; and

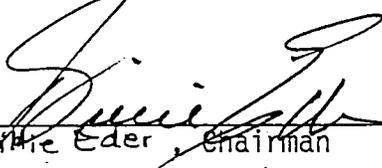
WHEREAS, the Kitsap County Hearing Examiner has transmitted to the Board of County Commissioners, Kitsap County, Washington, a copy of the Kitsap County Hearing Examiner's findings of fact and recommendations and for the reasons stated therein;

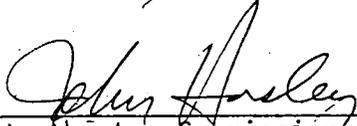
NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners does hereby adopt the findings of fact, conclusions and recommendations of the Hearing Examiner as its own (as shown on the attached material entitled Exhibit A) and does hereby approve the Planned Unit Development.

(ASSESSORS ACCOUNT # 282601-3-007 & 010 - 2000, & 2007.

PASSED IN OPEN SESSION this 25th day of February, 1991.

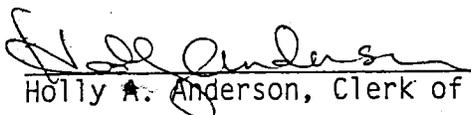
KITSAP COUNTY BOARD OF COMMISSIONERS

  
Eric Eder, Chairman

  
John Horsley, Commissioner

  
Win Granlund, Commissioner

ATTEST:

  
Holly Anderson, Clerk of the Board

REEL 616FR 34

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FEB 12 1991

KITSAP COUNTY COMMISSIONERS

KITSAP COUNTY HEARING EXAMINER

RE: APPLICATION OF ) NO. \_\_\_\_\_  
 ALLEN AND NIKKI JOHANSON )  
 FOR RURAL PLANNED )  
 UNIT DEVELOPMENT ) FINDINGS OF FACT, CONCLUSIONS  
 ) AND RECOMMENDATIONS TO THE  
 ) KITSAP COUNTY BOARD  
 ) OF COMMISSIONERS

INTRODUCTION

The application in this matter was made on or about November 2, 1990 by Allen and Nikki Johanson to subdivide property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. The property is located across from Rabaul Drive and the BPA Substation on the east side of Clear Creek Road, 660 feet to the east of Clear Creek Road.

BASIS FOR ACCEPTANCE

The authority of the Hearing Examiner's Office to conduct hearings and issue recommended decisions on requests for Rural PUD's approval is derived from Kitsap County Ordinance 93 (1983) and Ordinance 128 (1989).

RECORD OF HEARING

A Public Hearing on the proposal was conducted by the Hearing Examiner on January 10, 1991 in the Commissioner's Chambers of the Kitsap County Courthouse, Port Orchard, Washington.

During the Public Hearing, the following exhibits were received and entered into the record:

- A. Short Subdivision Application
- B. Revised Short Subdivision Application
- C. Legal Description
- D. Plat
- E. Environmental Checklist
- F. Determination of Nonsignificance dated January 4, 1991

REEL 616FR 35

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EXHIBIT "A"

7 cands 2/22

- G. Memorandum dated November 30, 1990 from Bill Noerenberg, Department of Public Works
- H. Water Availability Letter dated December 7, 1990
- I. Memorandum dated December 27, 1990 from Lucille McGinnis, Department of Community Development
- J. Memorandum dated January 9, 1991 from Yvonne Gillespie, Department of Public Works
- K. Letter dated January 10, 1991 from John and Teresa Root
- L. Kitsap County Department of Community Development Staff Report dated January 4, 1991

Oral testimony was taken at the Public Hearing as follows:

- 1. Bob Heins, Planning Staff  
Kitsap County Department of Community Development  
Port Orchard, Washington 98366

Mr. Heins gave the Staff Report and background information on this application. He stated that the applicant is requesting Rural Planned Unit Development approval to subdivide a parcel of property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. The property is located 660 feet east of Clear Creek Road in Central Kitsap area. There is an 85-foot wide BPA easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of this site is heavily wooded.

The Department has interpreted the Zoning Ordinance to not include the easement area as part of the open space, as it is an easement for ingress and egress. If the easement can be defined to be a narrower width than 85 feet, then the portion of the easement which is not used for ingress and egress may be used as part of the open space.

REEL 616FR 36

The site is heavily wooded and the proposal can be made compatible with the buffers on the site.

The Department is recommending approval of the application. If the easement can be reconfigured, the lots could then be larger in size.

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2. Nikki Johanson  
13274 Clear Creek Rd. NW  
Silverdale, WA 98383

Mr. Johanson stated that the easement is for ingress, egress and utilities. She has contacted BPA to request something in writing about the use of the easement which would allow it to be included in the open space calculations. Access to the property will be through the easement area.

3. Randy DuBois  
16300 Clear Creek Rd. NW  
Poulsbo, WA 98370

Mr. DuBois stated that he lives on a parcel next to Clear Creek Road. When he purchased his parcel, he got permission to use the south 30 feet of the 85-foot easement for a road. He does not use the easement road for access to his property, as he has an access of Clear Creek Road.

Mr. DuBois stated that he is concerned about drainage off the road and he does not want to pay for any improvements to the road or have any more water diverted toward his property.

4. Nikki Johanson  
13274 Clear Creek Rd. NW  
Poulsbo, WA 98370

Ms. Johanson stated that she would like to see a road maintenance agreement worked out between all the people using the roadway.

5. Bob Heins, Planning Staff  
Kitsap County Department of Community Development  
Port Orchard, Washington 98366

Mr. Heins stated that the Hydraulics Division has requested that a drainage plan be required for any road development. Mr. Heins recommended a finding be made that adequate provision has been made for all elements for a Rural PUD as listed in the Ordinance. A Determination of Nonsignificance was issued on January 4, 1991.

Policies, regulations and laws applicable to the subject proposal:

- A. KITSAP COUNTY ZONING ORDINANCE (No. 93)
  - (1) Section 10 Bulk Regulations
  - (2) Section 14 Planned Unit Development
- B. KITSAP COUNTY SUBDIVISION ORDINANCE (No. 20)
- C. KITSAP COUNTY COMPREHENSIVE PLAN  
Central Kitsap Subarea Plan -

See Exhibit "A" attached hereto and incorporated herein as though fully set forth.

FINDINGS OF FACT

1. The applicant has requested to subdivide property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. A separate short subdivision application has been filed.
2. The project is located across from Rabaul Drive and the BPA Substation on the east side of Clear Creek Road, 660 feet to the east of Clear Creek Road.
3. The property is five acres in size and rectangular in shape. There is an 85-foot wide BPA easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of the site is heavily wooded.
4. Pursuant to WAC 197-11-340, a Determination of Non-Significance was signed by the Responsible Official on January 4, 1991.
5. The property is currently zoned Rural 2.5 Acre and is designated as Rural 2.5 Acre on the Kitsap County Comprehensive Plan.
6. The Surrounding Land Use and Zoning: The surrounding area is zoned Rural 2.5 Acre and consists mainly of single family dwellings and undeveloped land. Parcels in the immediate vicinity range from ten acres to .5 acres in size. There is a Rural PUD adjacent to this parcel to the south.

REEL 616FR 38

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7. The subject property will be served by Country Meadows water system, Puget Sound Power and Light, and individual on-site septic systems.
9. The applicant has demonstrated that the proposed use will be generally compatible with existing and probable uses of surrounding properties.
10. The applicant has demonstrated a willingness and ability to comply with conditions that may be imposed.

CONCLUSIONS

1. Conditions are necessary for granting of approval of the Rural PUD to ensure that the use is not or will not become incompatible with surrounding uses.
2. Approval of the Rural PUD subject to conditions as outlined below, is necessary for the preservation and enjoyment of the substantial property right of the petitioner and will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.
3. The proposed Rural PUD conforms to the general purposes of the Kitsap County Comprehensive Plan and the Central Kitsap Subarea Plan.
4. The public use and interest will be served by this proposal.
5. The applicant has made provision for appropriate facilities and improvements for this proposal.

RECOMMENDED DECISION

Based on the testimony presented at the Public Hearing, the documents admitted into the record, the site inspection conducted by the Examiner and the Findings and Conclusions made and entered above, it is recommended to the Board of County Commissioners that the application for Rural PUD be approved, subject to the following conditions.

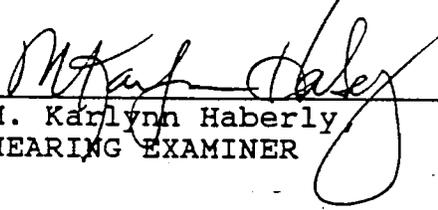
1. Road approach permit(s) must be obtained from Public works Department before construction begins.
2. The requirements of Section 14 of the Kitsap County Zoning Ordinance regarding the preliminary Planned Unit Development must be met.

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REEL 616FR 39

3. That the requirements of the County Health Department for the water system and individual on-site septic systems be adhered to by the applicant.
4. That no cutting or clearing shall take place within the natural vegetation buffer.
5. That prior to any land clearing and or construction the buffers must be flagged and inspected by the Department of Community Development. The buffer areas may not be located with an easement granted for ingress and egress.
6. The requirements of the Department of Public Works, Engineering Division and Hydraulics department shall be met.
7. That the applicant obtain approval of Short Subdivision No. 5517.

DATED this 7<sup>th</sup> day of February, 1991.

  
M. Karlynn Haberly  
HEARING EXAMINER

TRANSMITTED THIS 8<sup>th</sup> day of February, 1991, by mail, to the following:

Allen and Nikki Johanson, 13274 Clear Creek Rd. NW,  
Silverdale, WA 98383  
Randy DuBois, 16300 Clear Creek Rd. NW, Poulsbo, WA 98370  
Bremerton-Kitsap County Health Department  
Kitsap County Department of Public Works - Engineering Div.  
Kitsap County Department of Public Works - Hydraulics Div.  
Kitsap County Department of Community Development

NOTICE

Pursuant to Kitsap County Ordinance No. 128 (1989), request for reconsideration of the Examiner's decision or recommendation in this matter must be filed in writing on or before Feb. 15, 1991. The filing of a request for reconsideration does not affect or stay the time for which a notice of appeal shall be filed.

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REEL 616FR 40

Pursuant to Kitsap County Ordinance 128 (1989) and the Land Use Hearing Examiner Rules of Procedure, Sections 5.2, 5.3 and 5.4, a request for APPEAL, to the Board of County Commissioners of the Examiner's decision or recommendation in this matter must be filed in writing with the Clerk of the Board of County Commissioners on or before Feb. 22, 1991.

Prior to the filing of an Appeal, the appellant shall pay the sum of THIRTY AND NO/100 DOLLARS (\$30.00) to the Department of Community Development per Section 23.e.(2) and (3) of the Kitsap County Zoning Ordinance No. 93-1983.

MKH/cs

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REEL 616FR 41

Exhibit "A"

GENERAL GOALS AND POLICIES

The Central Kitsap Subarea Plan is based on the community-wide goals and policies of the Kitsap County Comprehensive Plan. The Central Kitsap planning area is unique in that it contains all the major elements to demonstrate the urban concentration approach to planning.

The variety of areas found throughout Central Kitsap display a wide range of land uses, intensities and environments. Unlike Bainbridge Island, Central Kitsap's character cannot be boiled down to a singular statement (i.e. the "small-town" rural character). Thus, this plan must address a wide range of needs, issues and areas. The General Goals and Policies provide a framework for the plan. Specific goals and policies can be tied together recognizing that the planning area encompasses a diverse areas.

General Goal for Central Kitsap Subarea - To establish relationships between land uses in Central Kitsap that meet basic human needs, are efficient and harmonious, are ecologically sound, and balance cost and revenues over time. These relationships should accomplish the following:

- 1) Provide for a range of land use opportunities for well-designed, environmentally sound development;
- 2) Provide the economic, social and aesthetic benefits resulting from orderly and planned use of land resources;
- 3) Preserve and enhance the semi-rural, marine character of the area;
- 4) Reflect county-wide goals and policies, including the Urban Concentration Concept (as it applies to Central Kitsap); and
- 5) Contribute to the public health, safety and welfare.

GENERAL LAND USE POLICIES

Policy GL-2: Land use and development in Central Kitsap should reflect the intent of the goals and policies of the Kitsap County Comprehensive Plan and the Central Kitsap Subarea Plan as well as the land use map designations.

Policy GL-3: Land use designations should reflect the Urban Concentration Concept by reinforcing growth in and around Silverdale and Bremerton and other community service centers.

Policy GL-5: All development should be encouraged to be planned unit developments (PUDs) to ensure quality site design and provision of amenities.

Rural (2.5 Acre)

Rural (2.5 Acre) designations generally allow a maximum density of one residential unit per two and one-half acres. This designation may be assigned to lands with the characteristics listed below:

- (1) Do not have sewers or community (public) water.
- (2) Very limited community services, roads and commercial development.

"Rural Planned Unit Development"

The basic density in the Rural (2.5 acre) designation will be 1 unit per 2 1/2 acres. With a Planned Unit Development, the density may be modified where topography and soil condition permit, to an overall density of 1 unit per 1 acre, provided common open space is retained for rural uses.

Rural PUD's should not convert lands presently used for productive and manageable forestry, agriculture or lands that are significant environmentally sensitive areas. Generally such lands should be considered unreasonably incompatible with more intense residential development. To encourage development to look elsewhere, these lands should be designated on the map to emphasize the higher priority of natural resource protection and the necessity for mitigating environmental degradation. Planned Unit Developments associated with these areas bear a higher burden to avoid adverse impacts and should indicate that open space areas will continue to perform these natural resource functions by strictly addressing the Rural Resource Goals or using similar conservancy methods."

Rural Residential Goal: To allow for a mix of low-density residential uses with agricultural and forestry uses which maintains semi-rural and rural lifestyles.

REEL 616FR 43

Policy RR-2: When clustered housing is proposed in Rural designated areas, special care should be taken to

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assure that the design does not result in a visual conflict with the rural character of the area.

### Housing

Housing Goal: To promote and maintain a mix of quality, affordable housing sufficient to meet the needs of existing and anticipated Central Kitsap residents in a way that makes efficient use of public services and facilities, provides a range of housing choices and is compatible with the desire to maintain the semi-rural character of much of the area.

Policy HP-1: Planned Unit Developments should be encouraged to promote compatibility with the existing neighborhood character and sensitivity to natural features.

### CIRCULATION AND TRANSPORTATION

Transportation Goal: To create a circulation and transportation system that is safe and efficient and promotes desirable patterns of development in Central Kitsap while reflecting environmental, social and aesthetic values.

Policy TP-1: New roads should be planned and located in such a manner as to utilize the natural contours of the land.

Policy TP-2: Disruption of established communities should be avoided. Specifically, a circulation system should be developed that minimizes through traffic in residential areas and disruption to parks, recreational uses, homes and businesses, while reducing air and noise pollution.

Policy TP-3: The location and number of access points along arterials should be strictly controlled to enhance the traffic-carrying capacity of the arterials. Incentives should be given to channelling local access through frontage roads and other common access points.

Policy TP-10: Kitsap County should implement the future circulation improvements recommended in Silverdale circulation plan. (page 59A). Future development should provide these improvements through incremental development and/or the formation of local improvement districts.

LAND USE GUIDELINES

Land Use Goal: To provide the umbrella framework within which the Land Use Designations can be utilized, while preserving the character of Central Kitsap.

Policy LG-8: Screening should be required between developments, especially between those of different intensities, using natural appearing canopy vegetation and/or berming.

Implementation Goal: To ensure that the Central Kitsap Subarea Plan is effectively implemented, both in spirit and in substance, and to provide for periodic review and/or update utilizing citizen participation in both processes.

Policy IM-6: Proliferation of short platting in ways that are contrary to the intent of the Goals and Policies of this Plan (i.e. development of many contiguous parcels) should be discouraged. Special care should be taken in reviewing Short Plats for maintaining a logical pattern of roadways and streets.

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REEL 616FR 45

# BREMERTON-KITSAP COUNTY HEALTH DISTRICT

WILLA A. FISHER, M.D., M.P.H., DIRECTOR

109 Austin Drive  
Bremerton, Washington 98312  
Environmental Health Division  
(206) 478-5235 FAX 478-5298

August 27, 1991

Allen & Nikki Johanson  
13274 Clear Creek Rd NW  
Silverdale, WA 98383

Re: RESUBMITTAL OF SHORT PLAT APPLICATION #5517

Dear Mr. & Ms. Johanson:

This is written to document a conversation between Nikki Johanson and myself on August 26, 1991, concerning the water source for the above referenced short plat application. Per your request, I consulted with my supervisor Jerry Deeter on the possibility of changing the proposed water source from a public to individual water supply. Since the gross acreage (including open space) for each lot exceeds one acre, this office would allow an individual water supply for each lot.

There were two options we discussed on how to proceed with the resubmittal. One option was to install two two-party individual water systems; the other was to install one two-party individual water system and to hook up the remaining two connections to Abe Young's public system on short plat #3446. Once you have decided which option you will take, please resubmit your short plat application with the Department of Community Development (DCD). DCD will then forward a copy of the application to our office for review. If you have any additional questions, please contact this office at 478-5285, weekdays.

Sincerely,



Mark C. Toy  
Environmental Health Specialist  
Division of Environmental Health

cc: Jerry Deeter

REEL 616FR 46

10/18/91

Note: Mr. Young does not want to sell his water

*nmg*

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DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: Short Plat PUD to subdivide 5 acres into 4 lots (#5517)

Proponent: ALLEN AND NIKKI JOHANSON

Location of proposal, including street address, if any: two miles SW of Poulsbo on Clear Creek and Kitsap County

Lead Agency: KITSAP COUNTY

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by:  
 \_\_\_\_\_

COMMENTS: No significant adverse environmental impacts are anticipated.

Responsible Official: Ron Perkerewicz, Director  
 Position/Title: Director, Dept. of Community Dev. Phone: 876-7152  
 Address: 614 Division Street, Port Orchard, WA 98366

DATE: January 4, 1991 Signature: *D. Heathman for*  
 Contact Rick Kimball, SEPA Coordinator to read or ask about the procedures for SEPA appeals.

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REEL 616FR 47



**KITSAP COUNTY  
DEPARTMENT OF PUBLIC WORKS**

**RANDY W. CASTEEL, P.E.**  
Director / County Engineer

614 Division St., (MS-26), Port Orchard, WA 98366-4699

M E M O R A N D U M

TO: Tiffany Myers - Short Plat Examiner  
FROM: Bill Noerenberg - Hydraulics Division  
SUBJ: **SHORT PLAT # 5517 (JOHANSON, ALLEN & NIKKI)**  
DATE: 11-30-90

-----  
A review of the application for Short Plat # 5517 has been completed and this department recommends approval of this application, subject to the following conditions:

1. The property owner must, prior to the issuance of building permits, submit a sketch for approval by this department showing the design and location of a stormwater infiltration for the distribution of surface runoff. This system must be installed and inspected prior to the occupancy of any buildings.
2. Also, prior to the construction of roads within the development, a drainage plan must be submitted to this department for review and approval. This plan must address any drainage impacts due to the construction of roads, as well as any clearing or grading within the development. When in excess of 50 c.y. is being moved, a grading permit will be required.
3. In the event that substantial clearing and/or grading activities are to be performed within the limits of this application, a temporary erosion and sedimentation control plan shall be submitted to and approved by this office.

It will be the owner's responsibility to contact the Hydraulics Division requesting an inspection of all drainage improvements.

BN/lh

spappr#3.bn

REEL **616FR 48**

9111120047

original

# SHORT SUBDIVISION PLANNED UNIT DEVELOPMENT AMENDMENT

NO. 5517 R-1

Contents of an Amendment Application package shall be reviewed on a case-by-case basis.  
For specific requirements of a proposed Amendment, contact the Department of Community  
Development at 876-7181.

**RECEIVED**

MAR 26 1993

FEE: \$50.00

DATE RECEIVED: 3-26-93 BY [Signature] FEE PAID: 50.00 KITSAP COUNTY DEPT. OF  
COMMUNITY DEVELOPMENT

1. This amended short plat supersedes Short Plat No. 5517 recorded under  
Auditor's File No. 9111120048

2. APPLICANT(s) Name, Address and Phone: ALLEN & NIKKI JOHANSON  
40 DOLPHIN PROPERTIES  
P.O. BOX 1535 POULSBORO, WA. 98370 PHONE: 719-1966

Applicant is:  Owner  Contract Purchaser of the real property to be divided. (The  
amendment must bear the signature of the owner(s) of the real property).

3. NAME AND ADDRESS OF LAND SURVEYOR JAMES E. BARNARD, P.L.S.  
PAC-TECH ENGINEERING, INC.  
3721 KITSAP WAY, BREMERTON, WA. 98312 PHONE: 377-2053

4. Reason(s) for amendment: REVISE EASEMENT THROUGH OPEN SPACE  
TO USE BENEFICIAL EASEMENT THROUGH  
SS# 3446 R-1.

KITSAP COUNTY  
\$41.00 CHCK  
FILED-BY: NORTH PACIFIC DEV  
MAY 11, 1993, 3:47 PM  
KAREN FLYNN, AUDITOR  
CLERK: LAWRENCE

282601-3-023-2000  
282601-3-024-2009  
282601-3-025-2008  
282601-3-026-2007

5. ASSESSOR'S ACCOUNT NUMBER(s): 282601-3-026-2007

6. Zoning Classification: RU.2.5 AC. Comprehensive Plan Classification: RU.2.5 AC.

7. Proposed lot sizes (Square footage): A.F. #: 9305110237  
REEL 0717 FR 1278

A. UNCHANGED B. UNCHANGED C. UNCHANGED D. UNCHANGED Open Space: 44500 SF (NET)  
(98500 SF INCL BPA FSYT)

8. Has the property been logged in the past six years?: N/A If yes, approximate date of  
logging: \_\_\_\_\_ Forest Practice Application Number: \_\_\_\_\_

9. Please fill out this portion only if additional lots are being created by this amendment or if  
the method of water/sewage service is being changed.

BREMERTON/KITSAP COUNTY HEALTH DEPARTMENT:

Proposed source of water (check appropriate box):

- (a) Individual well on each lot (lot size must be at least 1 acre in size - 43,560 square feet).
- (b) Private Two-Party Water System (each lot must be at least 1 acre in size - 43,560 square feet).
- (c) Public Water System - Group A System - Larger system (state name of system and attach a letter of intent).
- (d) Public Water System - Group B System - Smaller system (state name of system and attach a letter of intent).
- (e) Other (Describe): \_\_\_\_\_

Proposed method of sewage disposal (state name of sewer district if applicable):  
\_\_\_\_\_

Approval of amendment does not constitute approval of building sites on individual lots.



File #90866  
Abe Young

LOT "A"

Lot A of Short Subdivision No. 5517 R-1 situate in the Southwest Quarter of Section 28, Township 26 North, Range 1 East of the Willamette Meridian in Kitsap County, Washington;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the North 85.0 feet of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of said Section 28;

SUBJECT TO AND TOGETHER WITH open space covenants with said easements and restrictions as shown on the face of this Short Subdivision No. 5517 R-1;

ALSO SUBJECT TO AND TOGETHER WITH easements of record described on Short Plat No. 2966, Auditor's File No. 8209280105, and Auditor's File No. 8509100114;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the West 20 feet of the East 45 feet of the East Half of the North Half of the South Half of the Southwest Quarter of the Southwest Quarter of said Section 28;

TOGETHER WITH an easement for access and utilities over the East 50 feet of that easement depicted on Short Subdivision No. 3446 R-1 recorded under Auditor's File No. 9305110234.

A.F. #: 9305110237  
REEL 0717 FR 1280

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MAR 26 1993

KITSAP COUNTY DEPT. OF  
COMMUNITY DEVELOPMENT

LOT "B"

Lot B of Short Subdivision No. 5517 R-1 situate in the Southwest Quarter of Section 28, Township 26 North, Range 1 East of the Willamette Meridian in Kitsap County, Washington;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the North 85.0 feet of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of said Section 28;

SUBJECT TO AND TOGETHER WITH open space covenants with said easements and restrictions as shown on the face of this Short Subdivision No. 5517 R-1;

ALSO SUBJECT TO AND TOGETHER WITH easements of record described on Short Plat No. 2966, Auditor's File No. 8209280105, and Auditor's File No. 8509100114;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the West 20 feet of the East 45 feet of the East Half of the North Half of the South Half of the Southwest Quarter of the Southwest Quarter of said Section 28;

TOGETHER WITH an easement for access and utilities over the East 50 feet of that easement depicted on Short Subdivision No. 3446 R-1 recorded under Auditor's File No. 9305110234.

A. F. #: 9305110237  
REEL 0717 FR 1281

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MAR 26 1993

KITSAP COUNTY DEPT. OF  
COMMUNITY DEVELOPMENT

LOT "C"

Lot C of Short Subdivision No. 5517 R-1 situate in the Southwest Quarter of Section 28, Township 26 North, Range 1 East of the Willamette Meridian in Kitsap County, Washington;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the North 85.0 feet of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of said Section 28;

SUBJECT TO AND TOGETHER WITH open space covenants with said easements and restrictions as shown on the face of this Short Subdivision No. 5517 R-1;

ALSO SUBJECT TO AND TOGETHER WITH easements of record described on Short Plat No. 2966, Auditor's File No. 8209280105, and Auditor's File No. 8509100114;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the West 20 feet of the East 45 feet of the East Half of the North Half of the South Half of the Southwest Quarter of the Southwest Quarter of said Section 28;

TOGETHER WITH an easement for access and utilities over the East 50 feet of that easement depicted on Short Subdivision No. 3446 R-1 recorded under Auditor's File No. 9305110234.

A. F. #: 9305110237  
REEL 0717 FR 1282

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MAR 26 1993

KITSAP COUNTY DEPT. OF  
COMMUNITY DEVELOPMENT

LOT "D"

Lot D of Short Subdivision No. 5517 R-1 situate in the Southwest Quarter of Section 28, Township 26 North, Range 1 East of the Willamette Meridian in Kitsap County, Washington;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the North 85.0 feet of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of said Section 28;

SUBJECT TO AND TOGETHER WITH open space covenants with said easements and restrictions as shown on the face of this Short Subdivision No. 5517 R-1;

ALSO SUBJECT TO AND TOGETHER WITH easements of record described on Short Plat No. 2966, Auditor's File No. 8209280105, and Auditor's File No. 8509100114;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the West 20 feet of the East 45 feet of the East Half of the North Half of the South Half of the Southwest Quarter of the Southwest Quarter of said Section 28;

TOGETHER WITH an easement for access and utilities over the East 50 feet of that easement depicted on Short Subdivision No. 3446 R-1 recorded under Auditor's File No. 9305110234.

A.F. #: 9305110237  
REEL 0717 FR 1283

**RECEIVED**

MAR 26 1993

KITSAP COUNTY DEPT. OF  
COMMUNITY DEVELOPMENT

**OPEN SPACE**

The East 636.18 feet as measured along the northerly line of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 26 North, Range 1 East of the Willamette Meridian in Kitsap County, Washington;

EXCEPT Lots A, B, C and D of Kitsap County Short Subdivision No. 5517, recorded under Auditor's File No. 9111120048;

SUBJECT TO AND TOGETHER WITH easements, restrictions and covenants as shown on the face of Short Subdivision No. 5517 R-1;

SUBJECT TO AND TOGETHER WITH easements of record described in Short Subdivision No. 2966, recorded under Auditor's File No. 8209280105 and Auditor's File No. 8509100114;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the North 85.0 feet of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of said Section 28;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the West 20 feet of the East 45 feet of the East Half of the North Half of the South Half of the Southwest Quarter of the Southwest Quarter of said Section 28;

TOGETHER WITH an easement for access and utilities over the East 50 feet of that easement depicted on Short Subdivision No. 3446 R-1 recorded under Auditor's File No. 9305110234.

A. F. #: 9305110237  
REEL 0717 FR 1284

RECEIVED  
MAR 26 1993  
KITSAP COUNTY DEPT. OF  
COMMUNITY DEVELOPMENT



SHORT PLAT APPROVAL SHEET

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
ADMINISTRATION BUILDING 614 DIVISION STREET PORT ORCHARD, WA 98366

DATE OF SUBMITTAL 3/26/93 NAME Johanson, Nikki Allen + APPLICATION NO. 5517R-1

BREMERTON/KITSAP COUNTY HEALTH DEPARTMENT:

Water Supply:

Preliminary Approval by: Date:
Final Approval by: Date:
Denial by: Date:

Soils:

Approval by: Date:
Denial by: Date:

Individual parcels as building sites are dependent upon building permit approval conforming to Health Department standards. Approval of this Short Subdivision does not constitute approval of building sites on individual lots.

Parcel A
Parcel B
Parcel C
Parcel D

COMMENTS:

KITSAP COUNTY ENGINEERING DEPARTMENT:

Preliminary Approval: See memo dated
Final Approval by: Date: 4-27-93
Denial by: Date:

RECEIVED-Kitsap
Dept. Comm. Devel.
APR-29-1993

A road approach permit will be required by the Department of Public Works prior to land clearing or construction of roads.

COMMENTS: CONDITIONED THAT THE SHORT PLAT AMENDMENT NO. 3446 R-1 BE RECORDED PRIOR TO SHORT PLAT AMENDMENT NO. 5517 R-1 AND THAT THE AUDITOR'S FILE NUMBER FOR SHORT PLAT AMENDMENT NO. 3446 R-1 BE SHOWN ON THE SHORT PLAT MAP (TWO PLACES) AND IN THE LEGAL DESCRIPTIONS FOR LOTS A, B, C, D AND OPEN SPACE

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT:

Saltwater & Fresh Water Shoreline Review Comments: N/A

Date: By:

SEPA Review (freshwater) Comments: N/A

Date: By:

COMMENTS:

A.F. #: 9305110237
REFI: 0717 FR 1286

LOTS A, B, C & D

Notice to all property owners: All building permits issued within this Short Subdivision shall be subject to impact fees pursuant to Ordinance 143 & 144-1992

Appropriate provisions have been made for the public health, safety, and general welfare, open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks & recreation, playgrounds, schools and school grounds, and the public use and interest will be served by the platting of this subdivision.

Preliminary Approval: N/A (date) By: N/A
Final Approval: 5/6/93 (date) By: Tiffany Welterdorf
Denial: (date) By: February 10, 1993 short approval



# PAC-TECH Engineering, Inc.

Engineers / Planners / Surveyors / Environmental Specialists

- 2601 South 35th, Suite 200 • Tacoma, WA 98409-7479 • 473-4491
- 6100 Southcenter Blvd., Suite 100 • Seattle, WA 98188-2441 • 243-7112
- 3721 Kitsap Way, Suite 4 • Bremerton, WA 98312-2461 • 377-2053
- 3640 South Cedar, Suite A • Tacoma, WA 98409-5700 • 473-4491

ATTN: TIFFANY WOLTERS DORF  
DCD

3-26-93 90866 71  
DATE FILE NO. TASK NO.

RE: SS AMENDMENT  
# 3446 R-1  
# 5517 R-1

*(delivered)*

WE ARE SENDING YOU ATTACHED

COPIES	DATE	NO.	DESCRIPTION
<u>3</u>			<u>SS # 3446 R-1</u>
<u>3</u>			<u>SS # 5517 # MAP, LOT CLOSURES</u>

**RECEIVED**

MAR 26 1993

THESE ARE TRANSMITTED as checked below:

- For approval / review / comment
- For your use
- As requested

- Approved as submitted
- Approved as noted
- Returned for corrections

KITSAP COUNTY DEPT. OF  
COMMUNITY DEVELOPMENT

Remarks TIFFANY -  
PLEASE REVIEW THESE PUD./SS AMENDMENTS  
AS SOON AS YOU CAN. THESE ARE THE ONES  
OFF DEWEILER ROAD FOR ABE YOUNG THAT  
WE DISCUSSED IN FEBRUARY. I'M AFRAID  
THEY'RE BEHIND SCHEDULE BECAUSE OF MINE (Schedule  
HOPE YOU CAN HELP FINISH IT UP.

THANKS,  
Jill

COPY TO: NORTH PACIFIC DEVEL.  
P.O. BOX 1535  
POULSBORO, WA 98370

SIGNED Jill Waller



# PAC-TECH Engineering, Inc.

Engineers / Planners / Surveyors / Environmental Specialists

- 2601 South 35th, Suite 200 • Tacoma, WA 98409-7479 • 473-4491
- 6100 Southcenter Blvd., Suite 100 • Seattle, WA 98188-2441 • 243-7112
- 3721 Kitsap Way, Suite 4 • Bremerton, WA 98312-2461 • 377-2053
- 3640 South Cedar, Suite A • Tacoma, WA 98409-5700 • 473-4491

ATTN: TIFFANY WOLTERS DORF

3-26-93 90866 71  
DATE FILE NO. TASK NO.

DCD

RE: SS AMENDMENT

# 3446 R-1

# 5517 R-1

*(delivered)*

WE ARE SENDING YOU ATTACHED

COPIES	DATE	NO.	DESCRIPTION
<u>3</u>			<u>SS # 3446 R-1</u>
<u>3</u>			<u>SS # 5517 &amp; MAP, LOT CLOSURES</u>

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COMMUNITY DEVELOPMENT

As requested

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WE DISCUSSED IN FEBRUARY. I'M AFRAID  
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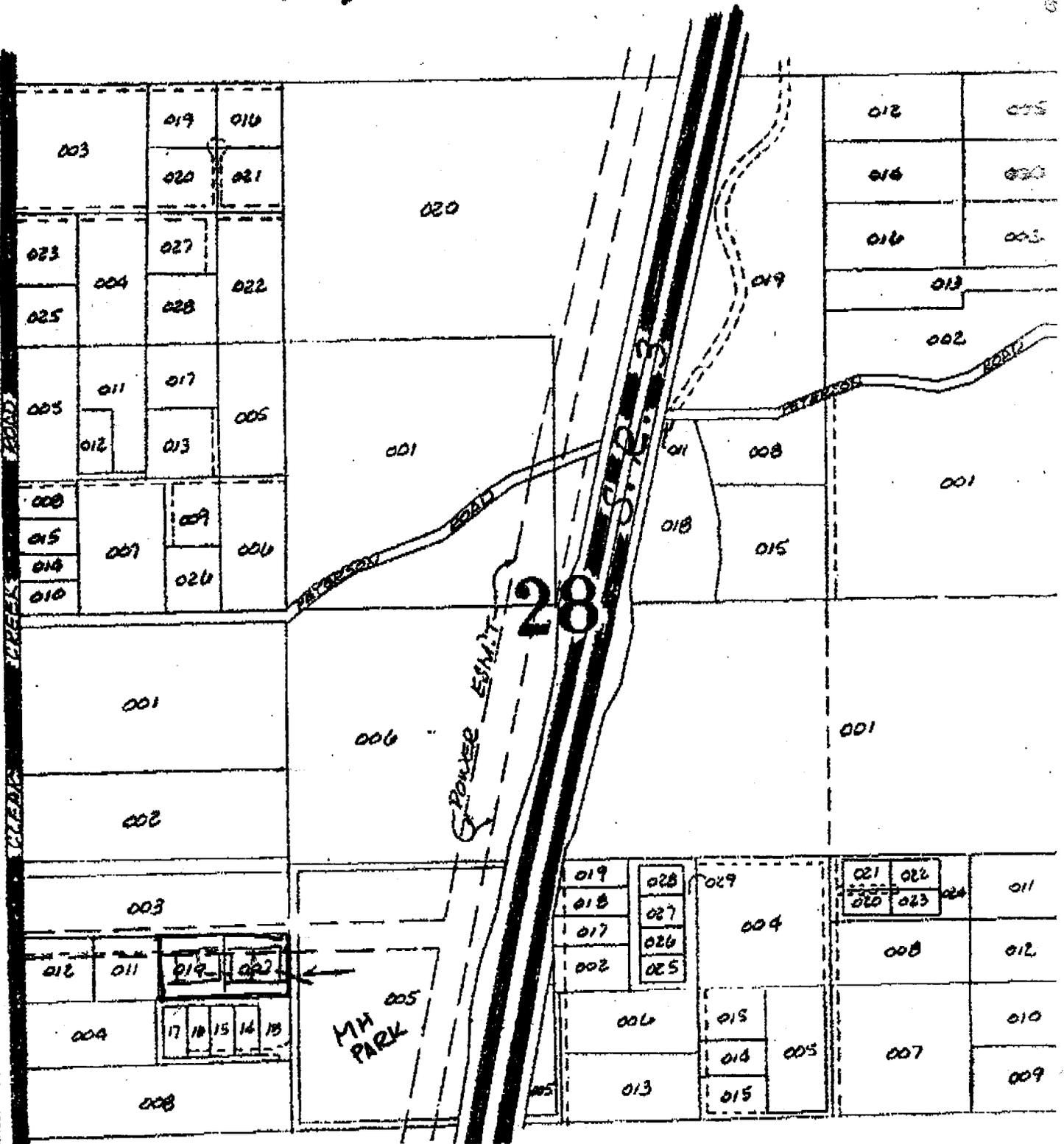
COPY TO: NORTH PACIFIC DEVEL.  
P.O. BOX 1535  
POULSBORO, WA 98370

SIGNED Jill Waller



# SEC. 28, T. 26 N., R. 1 E.

649



W. 1/2 SEC. 28, T. 26 N., R. 1 E.

G. POWLER E.S.M.T.

M.H. PARK

28

012	011	019	022
004	17	18	15
	16	14	13

019	028
018	027
017	026
002	025

021	022	024
020	023	

LOT SUMMARY

TOTAL PARCEL

				1	100.0000	100.0000 SW COR
1	NE	1 28 18.0	334.390	2	434.2797	108.5880
2	SE	88 06 16.0	636.180	3	413.2364	744.4199
3	SW	1 28 24.0	335.721	5	77.6262	735.7879
5	NW	87 59 04.4	636.181	1	100.0000	100.0000 SW COR
				1	100.0000	100.0000 SW COR
	SW	7 07 30.1	0.000 CLOSING LINE			

1,942.473 DIST TRAV

PERFECT CLOSURE

AREA 213148.21 SF 4.8932 ACRES

LOT A

				7	307.8324	
7	SE	88 06 16.0	124.045	8	303.7293	274.3302
8	SW	1 28 18.0	184.740	9	119.0503	269.5856
9	NW	87 59 04.4	124.047	10	123.4129	145.6151
10	NE	1 28 18.0	184.480	7	307.8324	150.3531
				7	307.8324	150.3531
	NE	0 00 00.0	0.000 CLOSING LINE			

617.313 DIST TRAV

PERFECT CLOSURE

AREA 22899.35 SF .5257 ACRES

LOT B

				8	303.7293	274.3302
8	SE	88 06 16.0	139.045	11	299.1300	413.2991
11	SW	1 28 18.0	185.031	12	114.1601	408.5470
12	NW	87 59 04.4	139.047	9	119.0503	269.5856
9	NE	1 28 18.0	184.740	8	303.7293	274.3302
				8	303.7293	274.3302
	SW	0 00 00.0	0.000 CLOSING LINE			

647.863 DIST TRAV

PERFECT CLOSURE

AREA 25706.70 SF .5901 ACRES

LOT C

				13	298.4685	433.2881
13	SE	88 06 16.0	139.045	14	293.8692	572.2571
14	SW	1 28 18.0	185.360	15	108.5703	567.4965
15	NW	87 59 04.4	139.047	16	113.4605	428.5351
16	NE	1 28 18.0	185.069	13	298.4685	433.2881
				13	298.4685	433.2881
	NE	0 00 00.0	0.000 CLOSING LINE			

648.521 DIST TRAV

PERFECT CLOSURE

AREA 25752.45 SF .5912 ACRES

RECEIVED

MAR 26 1993

KITSAP COUNTY DEPT. OF  
COMMUNITY DEVELOPMENT

-----  
LOT D

					14	293.8692	572.2571
14	SE	88 06 16.0	124.045	17	289.7661	696.2342	
17	SW	1 28 24.0	185.620	18	104.2079	691.4616	
18	NW	87 59 04.4	124.042	15	108.5703	567.4965	
15	NE	1 28 18.0	185.360	14	293.8692	572.2571	
				14	293.8692	572.2571	
	SW	0 00 00.0	0.000	CLOSING LINE			

619.066 DIST TRAV

PERFECT CLOSURE

-----  
AREA 23007.95 SF .5282 ACRES  
-----

OPEN SPACE (GROSS)

LOT SUMMARY

OPEN SPACE (GROSS)=115781.76 SF

RECEIVED

MAR 26 1993

KITSAP COUNTY DEPT. OF  
COMMUNITY DEVELOPMENT

# PROPERTY TAX STATEMENT

KITSAP COUNTY, STATE OF WASHINGTON 1991

ACCOUNT NUMBER

82601-3-010-2005

SEE REVERSE SIDE

1912724

**KEEP THIS PORTION**

CURRENT TAX DISTRIBUTION	
State School	67.39
St. Forest Fire	15.06
Local School	93.49
County	27.94
County Road	25.82
City or Library	9.47
Port Dist.	
Sewer or Water	
Fire Dist.	4.63
Hospital Dist.	
PUD Dist.	1.93
Park & Rec.	
<b>TOTAL CURRENT TAX</b>	<b>245.73</b>

CURRENT TAX INFORMATION	
Land Value	18,500
Improvements	
<b>TOTAL VALUE</b>	<b>18,500</b>
Levy Code	6649
Levy Rate	12.467697
General Tax	245.73
Exemptions (if any)	
Special Assessment	
<b>TOTAL CURRENT TAX</b>	<b>245.73</b>

**BRING ALL PARTS WHEN PAYING IN PERSON**

JOHANSON ALLEN A  
13274 CLEAR CREEK RD NW  
SILVERDALE WA 983839603

### PROPERTY DESCRIPTION

SEC 28 TWP 26 RGE 1E  
(LOT B OF SHORT PLAT NO 2966 RECD UNDER  
AUD NO 8209280105) THE W 318.09FT OF E  
636.18FT AS MEAS ALG THE N LN OF FDP  
THES 1/2 N 1/2 SW 1/4 SW 1/4 OF SEC 28 TGW  
AND SUBJ TO AN ESMT FOR I E & U OVER THE  
N 85FT OF SD S 1/2 N 1/2 SW 1/4 SW 1/4 OF SD  
MORE ON FILE

First half tax paid after April 30th  
requires interest plus penalty on full  
amount.

Second half tax becomes delin-  
quent after OCTOBER 31st.

FULL AMOUNT MAY BE  
PAID BY APRIL 30th

DELINQUENT TAX INFORMATION		
YEAR	INTEREST PENALTY	TAX
		04/91
<b>RECEIVED</b> OCT 31 1991 POULSPO ANNEX		
<b>DELINQUENT TOTAL</b>		
<b>TOTAL CURRENT AND DELINQUENTS</b>		<b>245.73</b>

# PROPERTY TAX STATEMENT

KITSAP COUNTY, STATE OF WASHINGTON 1991

ACCOUNT NUMBER

82601-3-007-2000

SEE REVERSE SIDE

1912716

**KEEP THIS PORTION**

CURRENT TAX DISTRIBUTION	
State School	67.39
St. Forest Fire	15.06
Local School	93.49
County	27.94
County Road	25.82
City or Library	9.47
Port Dist.	
Sewer or Water	
Fire Dist.	4.63
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SW 1/4 SW 1/4 OF SEC 28 TGW AN ESMT FOR I  
E & U OVER THE N 85FT OF SD S 1/2 N 1/2  
SW 1/4 SW 1/4 OF SD SEC 28 EXC THE E  
MORE ON FILE

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YEAR	INTEREST PENALTY	TAX
		04/91
<b>RECEIVED</b> OCT 31 1991 POULSPO ANNEX		
<b>DELINQUENT TOTAL</b>		
<b>TOTAL CURRENT AND DELINQUENTS</b>		<b>245.73</b>

# BREMERTON-KITSAP COUNTY HEALTH DEPARTMENT

WILLA A. FISHER, M.D., M.P.H., DIRECTOR

109 Austin Drive  
Bremerton, Washington 98312  
Environmental Health Division  
(206) 478-5285

## WATER AVAILABILITY LETTER

For each commitment for a water hook-up, please complete the section below. This form must be completed by the water purveyor, operations manager or water commissioner. Verbal approval over the phone and completion by any other person other than the authorized personnel for the water supply will not be accepted. In lieu of this form, the water purveyor may use their own form as long as the following items are included: A property address, number of connections requested, water system name and ID No.

The Public Water System COUNTRY MEADOWS WATER, State  
ID No. 00675-5, is capable of and will supply water to  
(property owner) NICKEY JOHANSON for 4 connection(s)  
located at \_\_\_\_\_  
(legal description or property address)

The above Public Water System is approved by the Washington State Department of Health or Bremerton-Kitsap County Health Department for 50+ connections and currently serves 30 homes connection(s). Connection to the system must be completed within two years or this Availability Letter is void.

Purveyor's Name (please print) Bill Whitford - owner

Signature *Mike Knapp - manager*

Title System manager Mike Knapp Phone 779-7094

Mailing Address 23299 Pt. Gamble Rd. Poulsbo, WA 98370

Date 12/7/90

RESOLUTION NO. 094-1991

A RESOLUTION APPROVING SHORT SUBDIVISION PLANNED UNIT DEVELOPMENT

WHEREAS, Allen and Nikki Johanson have initiated a request for approval of a Rural Planned Unit Development short subdivision proposing four lots on five acres located across from the BPA Substation on the east side of Clear Creek Road, on property described in said petition, and all legal requirements having been performed; and

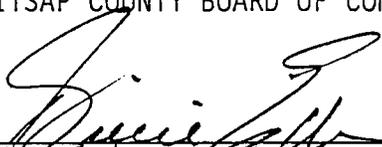
WHEREAS, the Kitsap County Hearing Examiner has transmitted to the Board of County Commissioners, Kitsap County, Washington, a copy of the Kitsap County Hearing Examiner's findings of fact and recommendations and for the reasons stated therein;

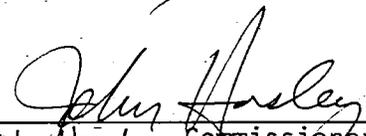
NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners does hereby adopt the findings of fact, conclusions and recommendations of the Hearing Examiner as its own (as shown on the attached material entitled Exhibit A) and does hereby approve the Planned Unit Development.

(ASSESSORS ACCOUNT # 282601-3-007 & 010 - 2000, & 2007.

PASSED IN OPEN SESSION this 25th day of February, 1991.

KITSAP COUNTY BOARD OF COMMISSIONERS

  
Billie Eder, Chairman

  
John Horsley, Commissioner

  
Win Granlund, Commissioner

ATTEST:

  
Holly A. Anderson, Clerk of the Board

RECEIVED

FEB 12 1991

KITSAP COUNTY COMMISSIONERS

KITSAP COUNTY HEARING EXAMINER

RE: APPLICATION OF ) NO. \_\_\_\_\_  
ALLEN AND NIKKI JOHANSON )  
FOR RURAL PLANNED )  
UNIT DEVELOPMENT ) FINDINGS OF FACT, CONCLUSIONS  
) AND RECOMMENDATIONS TO THE  
) KITSAP COUNTY BOARD  
) OF COMMISSIONERS

INTRODUCTION

The application in this matter was made on or about November 2, 1990 by Allen and Nikki Johanson to subdivide property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. The property is located across from Rabaul Drive and the BPA Substation on the east side of Clear Creek Road, 660 feet to the east of Clear Creek Road.

BASIS FOR ACCEPTANCE

The authority of the Hearing Examiner's Office to conduct hearings and issue recommended decisions on requests for Rural PUD's approval is derived from Kitsap County Ordinance 93 (1983) and Ordinance 128 (1989).

RECORD OF HEARING

A Public Hearing on the proposal was conducted by the Hearing Examiner on January 10, 1991 in the Commissioner's Chambers of the Kitsap County Courthouse, Port Orchard, Washington.

During the Public Hearing, the following exhibits were received and entered into the record:

- A. Short Subdivision Application
- B. Revised Short Subdivision Application
- C. Legal Description
- D. Plat
- E. Environmental Checklist
- F. Determination of Nonsignificance dated January 4, 1991

EXHIBIT "A"

7 cards 2/22

- G. Memorandum dated November 30, 1990 from Bill Noerenberg, Department of Public Works
- H. Water Availability Letter dated December 7, 1990
- I. Memorandum dated December 27, 1990 from Lucille McGinnis, Department of Community Development
- J. Memorandum dated January 9, 1991 from Yvonne Gillespie, Department of Public Works
- K. Letter dated January 10, 1991 from John and Teresa Root
- L. Kitsap County Department of Community Development Staff Report dated January 4, 1991

Oral testimony was taken at the Public Hearing as follows:

1. Bob Heins, Planning Staff  
Kitsap County Department of Community Development  
Port Orchard, Washington 98366

Mr. Heins gave the Staff Report and background information on this application. He stated that the applicant is requesting Rural Planned Unit Development approval to subdivide a parcel of property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. The property is located 660 feet east of Clear Creek Road in Central Kitsap area. There is an 85-foot wide BPA easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of this site is heavily wooded.

The Department has interpreted the Zoning Ordinance to not include the easement area as part of the open space, as it is an easement for ingress and egress. If the easement can be defined to be a narrower width than 85 feet, then the portion of the easement which is not used for ingress and egress may be used as part of the open space.

The site is heavily wooded and the proposal can be made compatible with the buffers on the site.

The Department is recommending approval of the application. If the easement can be reconfigured, the lots could then be larger in size.

2. Nikki Johanson  
13274 Clear Creek Rd. NW  
Silverdale, WA 98383

Mr. Johanson stated that the easement is for ingress, egress and utilities. She has contacted BPA to request something in writing about the use of the easement which would allow it to be included in the open space calculations. Access to the property will be through the easement area.

3. Randy DuBois  
16300 Clear Creek Rd. NW  
Poulsbo, WA 98370

Mr. DuBois stated that he lives on a parcel next to Clear Creek Road. When he purchased his parcel, he got permission to use the south 30 feet of the 85-foot easement for a road. He does not use the easement road for access to his property, as he has an access of Clear Creek Road.

Mr. DuBois stated that he is concerned about drainage off the road and he does not want to pay for any improvements to the road or have any more water diverted toward his property.

4. Nikki Johanson  
13274 Clear Creek Rd. NW  
Poulsbo, WA 98370

Ms. Johanson stated that she would like to see a road maintenance agreement worked out between all the people using the roadway.

5. Bob Heins, Planning Staff  
Kitsap County Department of Community Development  
Port Orchard, Washington 98366

Mr. Heins stated that the Hydraulics Division has requested that a drainage plan be required for any road development. Mr. Heins recommended a finding be made that adequate provision has been made for all elements for a Rural PUD as listed in the Ordinance. A Determination of Nonsignificance was issued on January 4, 1991.

Policies, regulations and laws applicable to the subject proposal:

A. KITSAP COUNTY ZONING ORDINANCE (No. 93)

- |     |            |                          |
|-----|------------|--------------------------|
| (1) | Section 10 | Bulk Regulations         |
| (2) | Section 14 | Planned Unit Development |

B. KITSAP COUNTY SUBDIVISION ORDINANCE (No. 20)

C. KITSAP COUNTY COMPREHENSIVE PLAN  
Central Kitsap Subarea Plan -

See Exhibit "A" attached hereto and incorporated herein as though fully set forth.

FINDINGS OF FACT

1. The applicant has requested to subdivide property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. A separate short subdivision application has been filed.
2. The project is located across from Rabaul Drive and the BPA Substation on the east side of Clear Creek Road, 660 feet to the east of Clear Creek Road.
3. The property is five acres in size and rectangular in shape. There is an 85-foot wide BPA easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of the site is heavily wooded.
4. Pursuant to WAC 197-11-340, a Determination of Non-Significance was signed by the Responsible Official on January 4, 1991.
5. The property is currently zoned Rural 2.5 Acre and is designated as Rural 2.5 Acre on the Kitsap County Comprehensive Plan.
6. The Surrounding Land Use and Zoning: The surrounding area is zoned Rural 2.5 Acre and consists mainly of single family dwellings and undeveloped land. Parcels in the immediate vicinity range from ten acres to .5 acres in size. There is a Rural PUD adjacent to this parcel to the south.

7. The subject property will be served by Country Meadows water system, Puget Sound Power and Light, and individual on-site septic systems.
9. The applicant has demonstrated that the proposed use will be generally compatible with existing and probable uses of surrounding properties.
10. The applicant has demonstrated a willingness and ability to comply with conditions that may be imposed.

#### CONCLUSIONS

1. Conditions are necessary for granting of approval of the Rural PUD to ensure that the use is not or will not become incompatible with surrounding uses.
2. Approval of the Rural PUD subject to conditions as outlined below, is necessary for the preservation and enjoyment of the substantial property right of the petitioner and will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.
3. The proposed Rural PUD conforms to the general purposes of the Kitsap County Comprehensive Plan and the Central Kitsap Subarea Plan.
4. The public use and interest will be served by this proposal.
5. The applicant has made provision for appropriate facilities and improvements for this proposal.

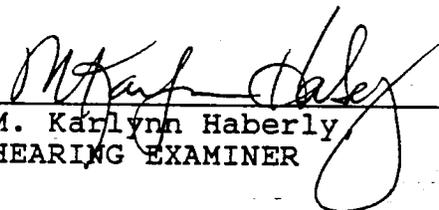
#### RECOMMENDED DECISION

Based on the testimony presented at the Public Hearing, the documents admitted into the record, the site inspection conducted by the Examiner and the Findings and Conclusions made and entered above, it is recommended to the Board of County Commissioners that the application for Rural PUD be approved, subject to the following conditions.

1. Road approach permit(s) must be obtained from Public works Department before construction begins.
2. The requirements of Section 14 of the Kitsap County Zoning Ordinance regarding the preliminary Planned Unit Development must be met.

3. That the requirements of the County Health Department for the water system and individual on-site septic systems be adhered to by the applicant.
4. That no cutting or clearing shall take place within the natural vegetation buffer.
5. That prior to any land clearing and or construction the buffers must be flagged and inspected by the Department of Community Development. The buffer areas may not be located with an easement granted for ingress and egress.
6. The requirements of the Department of Public Works, Engineering Division and Hydraulics department shall be met.
7. That the applicant obtain approval of Short Subdivision No. 5517.

DATED this 7th day of February, 1991.

  
M. Karlynn Haberly  
HEARING EXAMINER

TRANSMITTED THIS 8th day of February, 1991, by mail, to the following:

Allen and Nikki Johanson, 13274 Clear Creek Rd. NW,  
Silverdale, WA 98383  
Randy DuBois, 16300 Clear Creek Rd. NW, Poulsbo, WA 98370  
Bremerton-Kitsap County Health Department  
Kitsap County Department of Public Works - Engineering Div.  
Kitsap County Department of Public Works - Hydraulics Div.  
Kitsap County Department of Community Development

NOTICE

Pursuant to Kitsap County Ordinance No. 128 (1989), request for reconsideration of the Examiner's decision or recommendation in this matter must be filed in writing on or before Feb. 15, 1991. The filing of a request for reconsideration does not affect or stay the time for which a notice of appeal shall be filed.

Pursuant to Kitsap County Ordinance 128 (1989) and the Land Use Hearing Examiner Rules of Procedure, Sections 5.2, 5.3 and 5.4, a request for APPEAL, to the Board of County Commissioners of the Examiner's decision or recommendation in this matter must be filed in writing with the Clerk of the Board of County Commissioners on or before Feb. 22, 1991.

Prior to the filing of an Appeal, the appellant shall pay the sum of THIRTY AND NO/100 DOLLARS (\$30.00) to the Department of Community Development per Section 23.e.(2) and (3) of the Kitsap County Zoning Ordinance No. 93-1983.

MKH/cs

Exhibit "A"

GENERAL GOALS AND POLICIES

The Central Kitsap Subarea Plan is based on the community-wide goals and policies of the Kitsap County Comprehensive Plan. The Central Kitsap planning area is unique in that it contains all the major elements to demonstrate the urban concentration approach to planning.

The variety of areas found throughout Central Kitsap display a wide range of land uses, intensities and environments. Unlike Bainbridge Island, Central Kitsap's character cannot be boiled down to a singular statement (i.e. the "small-town" rural character). Thus, this plan must address a wide range of needs, issues and areas. The General Goals and Policies provide a framework for the plan. Specific goals and policies can be tied together recognizing that the planning area encompasses a diverse areas.

General Goal for Central Kitsap Subarea - To establish relationships between land uses in Central Kitsap that meet basic human needs, are efficient and harmonious, are ecologically sound, and balance cost and revenues over time. These relationships should accomplish the following:

- 1) Provide for a range of land use opportunities for well-designed, environmentally sound development;
- 2) Provide the economic, social and aesthetic benefits resulting from orderly and planned use of land resources;
- 3) Preserve and enhance the semi-rural, marine character of the area;
- 4) Reflect county-wide goals and policies, including the Urban Concentration Concept (as it applies to Central Kitsap); and
- 5) Contribute to the public health, safety and welfare.

GENERAL LAND USE POLICIES

Policy GL-2: Land use and development in Central Kitsap should reflect the intent of the goals and policies of the Kitsap County Comprehensive Plan and the Central Kitsap Subarea Plan as well as the land use map designations.

Policy GL-3: Land use designations should reflect the Urban Concentration Concept by reinforcing growth in and around Silverdale and Bremerton and other community service centers.

Policy GL-5: All development should be encouraged to be planned unit developments (PUDs) to ensure quality site design and provision of amenities.

Rural (2.5 Acre)

Rural (2.5 Acre) designations generally allow a maximum density of one residential unit per two and one-half acres. This designation may be assigned to lands with the characteristics listed below:

- (1) Do not have sewers or community (public) water.
- (2) Very limited community services, roads and commercial development.

"Rural Planned Unit Development"

The basic density in the Rural (2.5 acre) designation will be 1 unit per 2 1/2 acres. With a Planned Unit Development, the density may be modified where topography and soil condition permit, to an overall density of 1 unit per 1 acre, provided common open space is retained for rural uses.

Rural PUD's should not convert lands presently used for productive and manageable forestry, agriculture or lands that are significant environmentally sensitive areas. Generally such lands should be considered unreasonably incompatible with more intense residential development. To encourage development to look elsewhere, these lands should be designated on the map to emphasize the higher priority of natural resource protection and the necessity for mitigating environmental degradation. Planned Unit Developments associated with these areas bear a higher burden to avoid adverse impacts and should indicate that open space areas will continue to perform these natural resource functions by strictly addressing the Rural Resource Goals or using similar conservancy methods."

Rural Residential Goal: To allow for a mix of low-density residential uses with agricultural and forestry uses which maintains semi-rural and rural lifestyles.

Policy RR-2: When clustered housing is proposed in Rural designated areas, special care should be taken to

assure that the design does not result in a visual conflict with the rural character of the area.

### Housing

Housing Goal: To promote and maintain a mix of quality, affordable housing sufficient to meet the needs of existing and anticipated Central Kitsap residents in a way that makes efficient use of public services and facilities, provides a range of housing choices and is compatible with the desire to maintain the semi-rural character of much of the area.

Policy HP-1: Planned Unit Developments should be encouraged to promote compatibility with the existing neighborhood character and sensitivity to natural features.

### CIRCULATION AND TRANSPORTATION

Transportation Goal: To create a circulation and transportation system that is safe and efficient and promotes desirable patterns of development in Central Kitsap while reflecting environmental, social and aesthetic values.

Policy TP-1: New roads should be planned and located in such a manner as to utilize the natural contours of the land.

Policy TP-2: Disruption of established communities should be avoided. Specifically, a circulation system should be developed that minimizes through traffic in residential areas and disruption to parks, recreational uses, homes and businesses, while reducing air and noise pollution.

Policy TP-3: The location and number of access points along arterials should be strictly controlled to enhance the traffic-carrying capacity of the arterials. Incentives should be given to channelling local access through frontage roads and other common access points.

Policy TP-10: Kitsap County should implement the future circulation improvements recommended in Silverdale circulation plan. (page 59A). Future development should provide these improvements through incremental development and/or the formation of local improvement districts.

LAND USE GUIDELINES

Land Use Goal: To provide the umbrella framework within which the Land Use Designations can be utilized, while preserving the character of Central Kitsap.

Policy LG-8: Screening should be required between developments, especially between those of different intensities, using natural appearing canopy vegetation and/or berming.

Implementation Goal: To ensure that the Central Kitsap Subarea Plan is effectively implemented, both in spirit and in substance, and to provide for periodic review and/or update utilizing citizen participation in both processes.

Policy IM-6: Proliferation of short platting in ways that are contrary to the intent of the Goals and Policies of this Plan (i.e. development of many contiguous parcels) should be discouraged. Special care should be taken in reviewing Short Plats for maintaining a logical pattern of roadways and streets.



**KITSAP COUNTY  
DEPARTMENT OF PUBLIC WORKS**

**RANDY W. CASTEEL, P.E.**  
Director / County Engineer

614 Division St., (MS-26), Port Orchard, WA 98366-4699

**M E M O R A N D U M**

**TO:** Karanne Gonzalez - Dept. of Comm. Development  
**FROM:** Yvonne Gillespie - Engineering Division  
**SUBJ:** SHORT PLAT P.U.D. # 5517 (ALLEN & NIKKI JOHANSON)  
**DATE:** 1-9-91

---

The application for Short Plat P.U.D. # 5517 has been reviewed and the Public Works Department recommends approval subject to the following conditions:

1. That the applicant provide the Public Works Department with a revised drawing and legal description which reflects the proposed change due to the open space requirements, complete with legal descriptions for all access easements leading to the proposed lots, and total open space description.

CYG/lh

sppud.cyg

# ENVIRONMENTAL CHECKLIST

PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST

## PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## USE OF CHECKLIST FOR NONPROJECT PROPOSAL:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

SP, 5517

2. Name of applicant:

Alan Nikki Johnson

3. Address and phone number of applicant and contact person:

13274 Clear Creek Rd NW  
Silverdale WA 98383

4. Date checklist prepared:

1-3-91

5. Agency requesting checklist:

Community Development Kitsap Co

6. Proposed timing or schedule (including phasing, if applicable):

>

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal. If yes, explain.

no

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

no

10. List any government approvals or permits that will be needed for your proposal, if known.

None

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*The East 636.18 feet of the S 1/2 of the north 1/2 of the SW 1/4 of the SW 1/4 of Sec. 28 T 26 North R 1 E W m Katsop Co.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*600 feet East of Clear Creek Rd opposite the B.P.R. Sub. Station (at gate 12) Banger Sub Base.*

**B. ENVIRONMENTAL ELEMENTS**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

**1. Earth**

- a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)?

*Shorst slope of 20%*

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

*Sandy gravel, loam, some clay in some places beyond 3 ft.*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

*NO*

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

*Site preparation & Driveways*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

*no*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

*10%*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

*none*

**2. Air**

a. What types of emissions to the air would result from the proposal i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

*wood smoke from clearing sites*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*none*

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

*none*

**3. WATER**

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

*Small amount of Surface water  
during heavy wet periods*

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

*no*

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

*none*

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

*no*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*no*

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*no*

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

*no*

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ..; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

*All houses average 4 to household  
4 individual Septic Systems*

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None

2) Could waste materials enter ground or surface waters? If so, generally describe.

no

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

none needed

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Just for Sites & Roadway  
landed trees

c. List threatened or endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Green belts

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other: mountain beaver  
fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

b. List any threatened or endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wildlife, if any:

None

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric, Wood Stove or Oil heat

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

State Code for Electric homes

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NO

1) Describe special emergency services that might be required.

None

2) Proposed measures to reduce or control environmental health hazards, if any:

None

**b. Noise**

1) What types of noise exist in the area which may effect your project (for example: traffic, equipment, operation, other)?

Gun Club

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction Minimal

3) Proposed measures to reduce or control noise impacts, if any:

None

**8. Land and Shoreline Use**

a. What is the current use of the site and adjacent properties?

Home Sites

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

e. What is the current zoning classification of the site?

R 2 1/2 & Rural Pvd

f. What is the current comprehensive plan designation of the site?

Same as above

g. If applicable, what is the current shoreline master program designation of the site?

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

no

i. Approximately how many people would reside or work in the completed project?

2-16 people

j. Approximately how many people would the completed project displace?

none

k. Proposed measures to avoid or reduce displacement impacts, if any:

none

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed Rural Pvd would be compatible with area

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

4 houses middle cost

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

*None*

c. Proposed measures to reduce or control housing impacts, if any:

*None*

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

*2 story houses 16-19 ft*

b. What views in the immediate vicinity would be altered or obstructed?

*None*

c. Proposed measures to reduce or control aesthetic impacts, if any:

*None*

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*None*

b. Could light or glare from the finished project be a safety hazard or interfere with views?

*No*

c. What existing off-site sources of light or glare may affect your proposal?

*None*

d. Proposed measures to reduce or control light and glare impacts, if any:

*None*

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

*none*

b. Would the proposed project displace any existing recreational uses? If so, describe.

*no*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

*none*

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

*no*

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

*none*

c. Proposed measures to reduce or control impacts, if any:

*none*

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

*Clear Creek Rd*

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

*Yes*

c. How many parking spaces would the completed project have? How many would the project eliminate?

*None*

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

*No*

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

*No*

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

*4*

g. Proposed measures to reduce or control transportation impacts, if any:

*No*

**15. Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

*No*

b. Proposed measures to reduce or control direct impacts on public services, if any.

*None*

**16. Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

*Electricity, Water Refuse Service Telephone*

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Nikki Maie Johnson

Date Submitted:

January 3, 1991

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

*very small emissions to air possible from Wood Staves*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*very little*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*Green belts*

3. How would the proposal be likely to deplete energy or natural resources?

*none*

Proposed measures to protect or conserve energy and natural resources are:

*Emergency Codes*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

*none*

Proposed measures to protect such resources or to avoid or reduce impacts are:

*none*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

*no shoreline*

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*very little*

Proposed measures to reduce or respond to such demand(s) are:

*none*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

*no*



**KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

(206) 876-7181 (WASH. 1-800-872-4503)  
614 DIVISION STREET PORT ORCHARD, WASHINGTON 98366

RON PERKEREWICZ, Director

November 14, 1990

Allen & Nikki Johanson  
13274 Clear Creek Road NW  
Silverdale WA 98383

RE: Short Plat Number 5517

This is to inform you that this Department is unable to proceed with the above short plat for the following reasons:

1. Inadequate directions to site.
2. Need signed and notarized statement from the contract purchaser stating that the short plat has been submitted in accordance with the desires of the contract purchaser. Signature page enclosed.
3. Need signed and notarized statement from the contract owner stating that the short plat has been submitted in accordance with the desires of the contract purchaser. Signature page enclosed.
4. An Environmental Checklist is required, due to existing shoreline/lake/creek/stream/pond/wetland. Please complete the form and return it with the required fee of \$50.00.
5. A review of your application has revealed a wetland located on your property. Please contact a Wetland Consultant for a wetlands delineation to be shown on your plat drawing (see enclosed list). If you have any further questions, feel free to contact Rick Kimball at 876-7181.
6. Provide a letter of intent from your Water District.
7. Provide a letter of intent from your Sewer District.
8. Other: It appears that you are short on the area needed for open space by approximately 13,000 square feet. Please see attached copy of Section 14P of the Zoning Ordinance.

No further action will be taken until we hear from you.

Sincerely,

*Tiffany Myers*  
Tiffany Myers  
Short Plat Administrator

TM:jmm

Enc. if 2, 3 or 5 is checked.

cc: Gilbert McMaster

SP# 5517, Johnson  
 open space & lot  
 calculations

$$\begin{array}{r}
 636 \cdot \times \\
 334 \cdot = \\
 212,424 \cdot 0000 + \\
 \text{gross lot area} \\
 212,424 \cdot 0000 + T
 \end{array}$$

$$\begin{array}{r}
 212,424 \cdot \times \\
 35 \cdot \% \\
 74,348 \cdot 4000 + \\
 \text{Sq Footage needed} \\
 \text{for open space} \\
 74,348 \cdot 4000 + T
 \end{array}$$

$$\begin{array}{r}
 \text{Sq. Footage} \\
 \text{of leasehold} \\
 85 \cdot \times \\
 636 \cdot = \\
 54,060 \cdot 0000 +
 \end{array}$$

$$54,060 \cdot 0000 + T$$

$$\begin{array}{r}
 \text{lot area} \\
 + \text{lots A D} \\
 124 \cdot \times \\
 159 \cdot = \\
 19,716 \cdot 0000 +
 \end{array}$$

$$\begin{array}{r}
 \text{lot area} \\
 + \text{lots B C} \\
 139 \cdot \times \\
 160 \cdot = \\
 22,240 \cdot 0000 +
 \end{array}$$

$$41,956 \cdot 0000 + T$$

$$\begin{array}{r}
 212,424 \cdot 0000 + \\
 54,060 \cdot 0000 - \\
 19,716 \cdot 0000 - \\
 19,716 \cdot 0000 - \\
 22,240 \cdot 0000 - \\
 22,240 \cdot 0000 -
 \end{array}$$

$$\begin{array}{r}
 14,452 \cdot 0000 + T \\
 \text{Sq Ft. open space}
 \end{array}$$

# BREMERTON-KITSAP COUNTY HEALTH DEPARTMENT

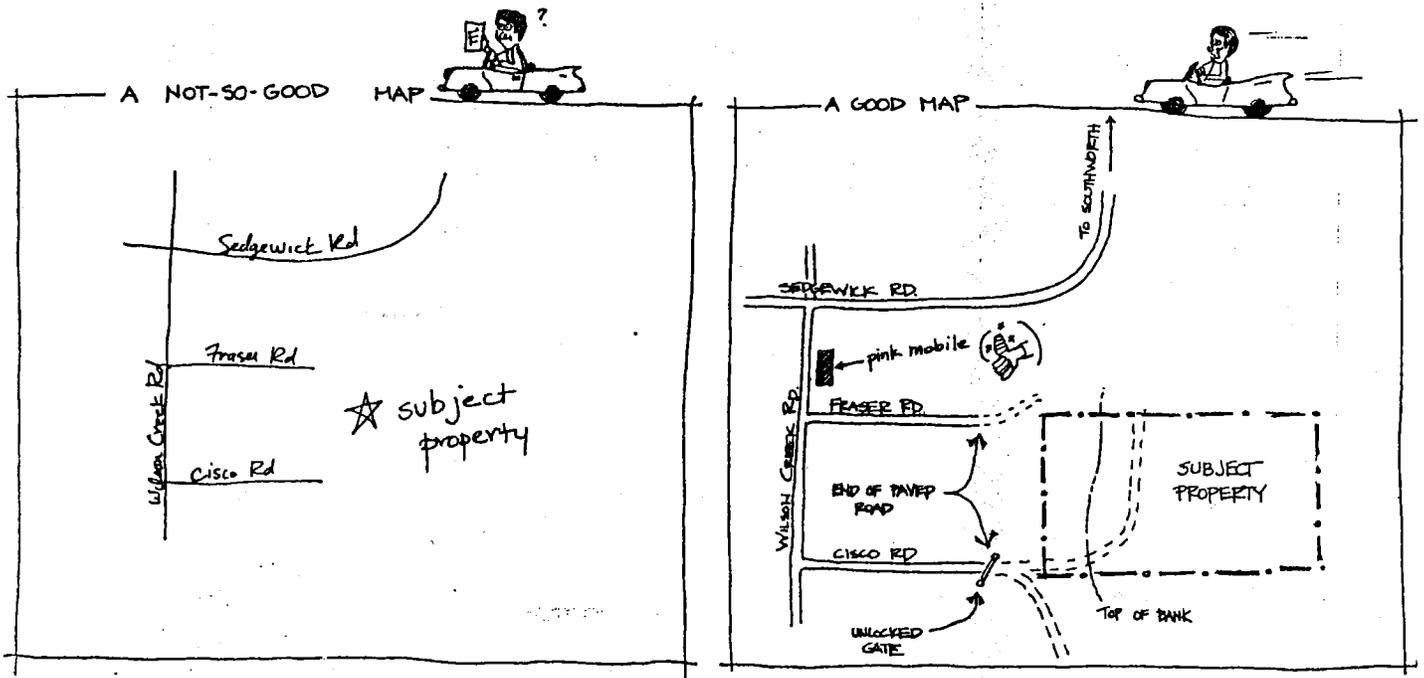
WILLA A. FISHER, M.D., M.P.H., DIRECTOR

109 Austin Drive  
Bremerton, Washington 98312  
Environmental Health Division  
(206) 478-5285

In order for us to help process your Short Subdivision in the fastest possible time, we will need your help with the following:

- 1) Post your YELLOW HEALTH DEPARTMENT inspection card in an area visible from the access to the property.
- 2) Dig and mark each soil log with the LOT NUMBER. Wrap the stake or lath with bright tape and mark a trail to the soil log.
- 3) CALL FOR YOUR INSPECTION AT 478-5285.

Please take the time to draw an accurate vicinity map. If needed include directions and landmarks with your drawing.



If you have any further questions that were not addressed in your Short Subdivision Guidelines, please call the Department of Community Development at 876-7181 or the Health Department at 478-5285.

Total sq ft less Encumbrance 15,1650 sq ft.  
 3590 of 151,650 53,077 sq ft  
 Total sq ft of lots 96,784 sq ft

Total sq ft less Encumbrance 151,650  
 Less total for lots - 96,784  
 54,866

This is ~~1,789~~ sq ft more than  
 required.

Tom Rhee  
 697-6431 Home

Original

KITSAP COUNTY HEARING EXAMINER

RE: APPLICATION OF ) NO. \_\_\_\_\_  
ALLEN AND NIKKI JOHANSON )  
FOR RURAL PLANNED )  
UNIT DEVELOPMENT ) FINDINGS OF FACT, CONCLUSIONS  
) AND RECOMMENDATIONS TO THE  
) KITSAP COUNTY BOARD  
) OF COMMISSIONERS

INTRODUCTION

The application in this matter was made on or about November 2, 1990 by Allen and Nikki Johanson to subdivide property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. The property is located across from Rabaul Drive and the BPA Substation on the east side of Clear Creek Road, 660 feet to the east of Clear Creek Road.

BASIS FOR ACCEPTANCE

The authority of the Hearing Examiner's Office to conduct hearings and issue recommended decisions on requests for Rural PUD's approval is derived from Kitsap County Ordinance 93 (1983) and Ordinance 128 (1989).

RECORD OF HEARING

A Public Hearing on the proposal was conducted by the Hearing Examiner on January 10, 1991 in the Commissioner's Chambers of the Kitsap County Courthouse, Port Orchard, Washington.

During the Public Hearing, the following exhibits were received and entered into the record:

- A. Short Subdivision Application
- B. Revised Short Subdivision Application
- C. Legal Description
- D. Plat
- E. Environmental Checklist
- F. Determination of Nonsignificance dated January 4, 1991

- G. Memorandum dated November 30, 1990 from Bill Noerenberg, Department of Public Works
- H. Water Availability Letter dated December 7, 1990
- I. Memorandum dated December 27, 1990 from Lucille McGinnis, Department of Community Development
- J. Memorandum dated January 9, 1991 from Yvonne Gillespie, Department of Public Works
- K. Letter dated January 10, 1991 from John and Teresa Root
- L. Kitsap County Department of Community Development Staff Report dated January 4, 1991

Oral testimony was taken at the Public Hearing as follows:

- 1. Bob Heins, Planning Staff  
Kitsap County Department of Community Development  
Port Orchard, Washington 98366

Mr. Heins gave the Staff Report and background information on this application. He stated that the applicant is requesting Rural Planned Unit Development approval to subdivide a parcel of property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. The property is located 660 feet east of Clear Creek Road in Central Kitsap area. There is an 85-foot wide BPA easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of this site is heavily wooded.

The Department has interpreted the Zoning Ordinance to not include the easement area as part of the open space, as it is an easement for ingress and egress. If the easement can be defined to be a narrower width than 85 feet, then the portion of the easement which is not used for ingress and egress may be used as part of the open space.

The site is heavily wooded and the proposal can be made compatible with the buffers on the site.

The Department is recommending approval of the application. If the easement can be reconfigured, the lots could then be larger in size.

2. Nikki Johanson  
13274 Clear Creek Rd. NW  
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Mr. Johanson stated that the easement is for ingress, egress and utilities. She has contacted BPA to request something in writing about the use of the easement which would allow it to be included in the open space calculations. Access to the property will be through the easement area.

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Mr. DuBois stated that he lives on a parcel next to Clear Creek Road. When he purchased his parcel, he got permission to use the south 30 feet of the 85-foot easement for a road. He does not use the easement road for access to his property, as he has an access of Clear Creek Road.

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Mr. Heins stated that the Hydraulics Division has requested that a drainage plan be required for any road development. Mr. Heins recommended a finding be made that adequate provision has been made for all elements for a Rural PUD as listed in the Ordinance. A Determination of Nonsignificance was issued on January 4, 1991.

Policies, regulations and laws applicable to the subject proposal:

- A. KITSAP COUNTY ZONING ORDINANCE (No. 93)
  - (1) Section 10 Bulk Regulations
  - (2) Section 14 Planned Unit Development
- B. KITSAP COUNTY SUBDIVISION ORDINANCE (No. 20)
- C. KITSAP COUNTY COMPREHENSIVE PLAN  
Central Kitsap Subarea Plan -

See Exhibit "A" attached hereto and incorporated herein as though fully set forth.

FINDINGS OF FACT

1. The applicant has requested to subdivide property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. A separate short subdivision application has been filed.
2. The project is located across from Rabaul Drive and the BPA Substation on the east side of Clear Creek Road, 660 feet to the east of Clear Creek Road.
3. The property is five acres in size and rectangular in shape. There is an 85-foot wide BPA easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of the site is heavily wooded.
4. Pursuant to WAC 197-11-340, a Determination of Non-Significance was signed by the Responsible Official on January 4, 1991.
5. The property is currently zoned Rural 2.5 Acre and is designated as Rural 2.5 Acre on the Kitsap County Comprehensive Plan.
6. The Surrounding Land Use and Zoning: The surrounding area is zoned Rural 2.5 Acre and consists mainly of single family dwellings and undeveloped land. Parcels in the immediate vicinity range from ten acres to .5 acres in size. There is a Rural PUD adjacent to this parcel to the south.

7. The subject property will be served by Country Meadows water system, Puget Sound Power and Light, and individual on-site septic systems.
9. The applicant has demonstrated that the proposed use will be generally compatible with existing and probable uses of surrounding properties.
10. The applicant has demonstrated a willingness and ability to comply with conditions that may be imposed.

#### CONCLUSIONS

1. Conditions are necessary for granting of approval of the Rural PUD to ensure that the use is not or will not become incompatible with surrounding uses.
2. Approval of the Rural PUD subject to conditions as outlined below, is necessary for the preservation and enjoyment of the substantial property right of the petitioner and will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.
3. The proposed Rural PUD conforms to the general purposes of the Kitsap County Comprehensive Plan and the Central Kitsap Subarea Plan.
4. The public use and interest will be served by this proposal.
5. The applicant has made provision for appropriate facilities and improvements for this proposal.

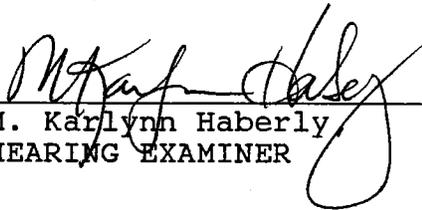
#### RECOMMENDED DECISION

Based on the testimony presented at the Public Hearing, the documents admitted into the record, the site inspection conducted by the Examiner and the Findings and Conclusions made and entered above, it is recommended to the Board of County Commissioners that the application for Rural PUD be approved, subject to the following conditions.

1. Road approach permit(s) must be obtained from Public works Department before construction begins.
2. The requirements of Section 14 of the Kitsap County Zoning Ordinance regarding the preliminary Planned Unit Development must be met.

3. That the requirements of the County Health Department for the water system and individual on-site septic systems be adhered to by the applicant.
4. That no cutting or clearing shall take place within the natural vegetation buffer.
5. That prior to any land clearing and or construction the buffers must be flagged and inspected by the Department of Community Development. The buffer areas may not be located with an easement granted for ingress and egress.
6. The requirements of the Department of Public Works, Engineering Division and Hydraulics department shall be met.
7. That the applicant obtain approval of Short Subdivision No. 5517.

DATED this 7th day of February, 1991.

  
M. Karlynn Haberly  
HEARING EXAMINER

TRANSMITTED THIS 8th day of February, 1991, by mail, to the following:

Allen and Nikki Johanson, 13274 Clear Creek Rd. NW,  
Silverdale, WA 98383  
Randy DuBois, 16300 Clear Creek Rd. NW, Poulsbo, WA 98370  
Bremerton-Kitsap County Health Department  
Kitsap County Department of Public Works - Engineering Div.  
Kitsap County Department of Public Works - Hydraulics Div.  
Kitsap County Department of Community Development

NOTICE

Pursuant to Kitsap County Ordinance No. 128 (1989), request for reconsideration of the Examiner's decision or recommendation in this matter must be filed in writing on or before Feb. 15, 1991. The filing of a request for reconsideration does not affect or stay the time for which a notice of appeal shall be filed.

Pursuant to Kitsap County Ordinance 128 (1989) and the Land Use Hearing Examiner Rules of Procedure, Sections 5.2, 5.3 and 5.4, a request for APPEAL, to the Board of County Commissioners of the Examiner's decision or recommendation in this matter must be filed in writing with the Clerk of the Board of County Commissioners on or before Feb. 22, 1991.

Prior to the filing of an Appeal, the appellant shall pay the sum of THIRTY AND NO/100 DOLLARS (\$30.00) to the Department of Community Development per Section 23.e.(2) and (3) of the Kitsap County Zoning Ordinance No. 93-1983.

MKH/cs

Exhibit "A"

GENERAL GOALS AND POLICIES

The Central Kitsap Subarea Plan is based on the community-wide goals and policies of the Kitsap County Comprehensive Plan. The Central Kitsap planning area is unique in that it contains all the major elements to demonstrate the urban concentration approach to planning.

The variety of areas found throughout Central Kitsap display a wide range of land uses, intensities and environments. Unlike Bainbridge Island, Central Kitsap's character cannot be boiled down to a singular statement (i.e. the "small-town" rural character). Thus, this plan must address a wide range of needs, issues and areas. The General Goals and Policies provide a framework for the plan. Specific goals and policies can be tied together recognizing that the planning area encompasses a diverse areas.

General Goal for Central Kitsap Subarea - To establish relationships between land uses in Central Kitsap that meet basic human needs, are efficient and harmonious, are ecologically sound, and balance cost and revenues over time. These relationships should accomplish the following:

- 1) Provide for a range of land use opportunities for well-designed, environmentally sound development;
- 2) Provide the economic, social and aesthetic benefits resulting from orderly and planned use of land resources;
- 3) Preserve and enhance the semi-rural, marine character of the area;
- 4) Reflect county-wide goals and policies, including the Urban Concentration Concept (as it applies to Central Kitsap); and
- 5) Contribute to the public health, safety and welfare.

GENERAL LAND USE POLICIES

Policy GL-2: Land use and development in Central Kitsap should reflect the intent of the goals and policies of the Kitsap County Comprehensive Plan and the Central Kitsap Subarea Plan as well as the land use map designations.

Policy GL-3: Land use designations should reflect the Urban Concentration Concept by reinforcing growth in and around Silverdale and Bremerton and other community service centers.

Policy GL-5: All development should be encouraged to be planned unit developments (PUDs) to ensure quality site design and provision of amenities.

Rural (2.5 Acre)

Rural (2.5 Acre) designations generally allow a maximum density of one residential unit per two and one-half acres. This designation may be assigned to lands with the characteristics listed below:

- (1) Do not have sewers or community (public) water.
- (2) Very limited community services, roads and commercial development.

"Rural Planned Unit Development"

The basic density in the Rural (2.5 acre) designation will be 1 unit per 2 1/2 acres. With a Planned Unit Development, the density may be modified where topography and soil condition permit, to an overall density of 1 unit per 1 acre, provided common open space is retained for rural uses.

Rural PUD's should not convert lands presently used for productive and manageable forestry, agriculture or lands that are significant environmentally sensitive areas. Generally such lands should be considered unreasonably incompatible with more intense residential development. To encourage development to look elsewhere, these lands should be designated on the map to emphasize the higher priority of natural resource protection and the necessity for mitigating environmental degradation. Planned Unit Developments associated with these areas bear a higher burden to avoid adverse impacts and should indicate that open space areas will continue to perform these natural resource functions by strictly addressing the Rural Resource Goals or using similar conservancy methods."

Rural Residential Goal: To allow for a mix of low-density residential uses with agricultural and forestry uses which maintains semi-rural and rural lifestyles.

Policy RR-2: When clustered housing is proposed in Rural designated areas, special care should be taken to

assure that the design does not result in a visual conflict with the rural character of the area.

### Housing

Housing Goal: To promote and maintain a mix of quality, affordable housing sufficient to meet the needs of existing and anticipated Central Kitsap residents in a way that makes efficient use of public services and facilities, provides a range of housing choices and is compatible with the desire to maintain the semi-rural character of much of the area.

Policy HP-1: Planned Unit Developments should be encouraged to promote compatibility with the existing neighborhood character and sensitivity to natural features.

### CIRCULATION AND TRANSPORTATION

Transportation Goal: To create a circulation and transportation system that is safe and efficient and promotes desirable patterns of development in Central Kitsap while reflecting environmental, social and aesthetic values.

Policy TP-1: New roads should be planned and located in such a manner as to utilize the natural contours of the land.

Policy TP-2: Disruption of established communities should be avoided. Specifically, a circulation system should be developed that minimizes through traffic in residential areas and disruption to parks, recreational uses, homes and businesses, while reducing air and noise pollution.

Policy TP-3: The location and number of access points along arterials should be strictly controlled to enhance the traffic-carrying capacity of the arterials. Incentives should be given to channelling local access through frontage roads and other common access points.

Policy TP-10: Kitsap County should implement the future circulation improvements recommended in Silverdale circulation plan. (page 59A). Future development should provide these improvements through incremental development and/or the formation of local improvement districts.

LAND USE GUIDELINES

Land Use Goal: To provide the umbrella framework within which the Land Use Designations can be utilized, while preserving the character of Central Kitsap.

Policy LG-8: Screening should be required between developments, especially between those of different intensities, using natural appearing canopy vegetation and/or berming.

Implementation Goal: To ensure that the Central Kitsap Subarea Plan is effectively implemented, both in spirit and in substance, and to provide for periodic review and/or update utilizing citizen participation in both processes.

Policy IM-6: Proliferation of short platting in ways that are contrary to the intent of the Goals and Policies of this Plan (i.e. development of many contiguous parcels) should be discouraged. Special care should be taken in reviewing Short Plats for maintaining a logical pattern of roadways and streets.

KITSAP COUNTY HEARING EXAMINER

RE: APPLICATION OF ) NO. \_\_\_\_\_  
ALLEN AND NIKKI JOHANSON )  
FOR RURAL PLANNED )  
UNIT DEVELOPMENT ) FINDINGS OF FACT, CONCLUSIONS  
) AND RECOMMENDATIONS TO THE  
) KITSAP COUNTY BOARD  
) OF COMMISSIONERS

INTRODUCTION

The application in this matter was made on or about November 2, 1990 by Allen and Nikki Johanson to subdivide property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. The property is located across from Rabaul Drive and the BPA Substation on the east side of Clear Creek Road, 660 feet to the east of Clear Creek Road.

BASIS FOR ACCEPTANCE

The authority of the Hearing Examiner's Office to conduct hearings and issue recommended decisions on requests for Rural PUD's approval is derived from Kitsap County Ordinance 93 (1983) and Ordinance 128 (1989).

RECORD OF HEARING

A Public Hearing on the proposal was conducted by the Hearing Examiner on January 10, 1991 in the Commissioner's Chambers of the Kitsap County Courthouse, Port Orchard, Washington.

During the Public Hearing, the following exhibits were received and entered into the record:

- A. Short Subdivision Application
- B. Revised Short Subdivision Application
- C. Legal Description
- D. Plat
- E. Environmental Checklist
- F. Determination of Nonsignificance dated January 4, 1991

- G. Memorandum dated November 30, 1990 from Bill Noerenberg, Department of Public Works
- H. Water Availability Letter dated December 7, 1990
- I. Memorandum dated December 27, 1990 from Lucille McGinnis, Department of Community Development
- J. Memorandum dated January 9, 1991 from Yvonne Gillespie, Department of Public Works
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Oral testimony was taken at the Public Hearing as follows:

- 1. Bob Heins, Planning Staff  
Kitsap County Department of Community Development  
Port Orchard, Washington 98366

Mr. Heins gave the Staff Report and background information on this application. He stated that the applicant is requesting Rural Planned Unit Development approval to subdivide a parcel of property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. The property is located 660 feet east of Clear Creek Road in Central Kitsap area. There is an 85-foot wide BPA easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of this site is heavily wooded.

The Department has interpreted the Zoning Ordinance to not include the easement area as part of the open space, as it is an easement for ingress and egress. If the easement can be defined to be a narrower width than 85 feet, then the portion of the easement which is not used for ingress and egress may be used as part of the open space.

The site is heavily wooded and the proposal can be made compatible with the buffers on the site.

The Department is recommending approval of the application. If the easement can be reconfigured, the lots could then be larger in size.

2. Nikki Johanson  
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Mr. Johanson stated that the easement is for ingress, egress and utilities. She has contacted BPA to request something in writing about the use of the easement which would allow it to be included in the open space calculations. Access to the property will be through the easement area.

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- B. KITSAP COUNTY SUBDIVISION ORDINANCE (No. 20)
- C. KITSAP COUNTY COMPREHENSIVE PLAN  
Central Kitsap Subarea Plan -

See Exhibit "A" attached hereto and incorporated herein as though fully set forth.

FINDINGS OF FACT

1. The applicant has requested to subdivide property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. A separate short subdivision application has been filed.
2. The project is located across from Rabaul Drive and the BPA Substation on the east side of Clear Creek Road, 660 feet to the east of Clear Creek Road.
3. The property is five acres in size and rectangular in shape. There is an 85-foot wide BPA easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of the site is heavily wooded.
4. Pursuant to WAC 197-11-340, a Determination of Non-Significance was signed by the Responsible Official on January 4, 1991.
5. The property is currently zoned Rural 2.5 Acre and is designated as Rural 2.5 Acre on the Kitsap County Comprehensive Plan.
6. The Surrounding Land Use and Zoning: The surrounding area is zoned Rural 2.5 Acre and consists mainly of single family dwellings and undeveloped land. Parcels in the immediate vicinity range from ten acres to .5 acres in size. There is a Rural PUD adjacent to this parcel to the south.

7. The subject property will be served by Country Meadows water system, Puget Sound Power and Light, and individual on-site septic systems.
9. The applicant has demonstrated that the proposed use will be generally compatible with existing and probable uses of surrounding properties.
10. The applicant has demonstrated a willingness and ability to comply with conditions that may be imposed.

#### CONCLUSIONS

1. Conditions are necessary for granting of approval of the Rural PUD to ensure that the use is not or will not become incompatible with surrounding uses.
2. Approval of the Rural PUD subject to conditions as outlined below, is necessary for the preservation and enjoyment of the substantial property right of the petitioner and will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.
3. The proposed Rural PUD conforms to the general purposes of the Kitsap County Comprehensive Plan and the Central Kitsap Subarea Plan.
4. The public use and interest will be served by this proposal.
5. The applicant has made provision for appropriate facilities and improvements for this proposal.

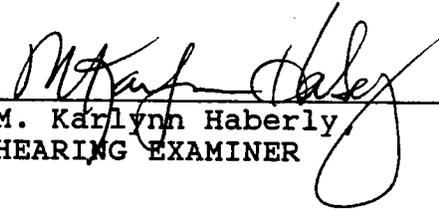
#### RECOMMENDED DECISION

Based on the testimony presented at the Public Hearing, the documents admitted into the record, the site inspection conducted by the Examiner and the Findings and Conclusions made and entered above, it is recommended to the Board of County Commissioners that the application for Rural PUD be approved, subject to the following conditions.

1. Road approach permit(s) must be obtained from Public works Department before construction begins.
2. The requirements of Section 14 of the Kitsap County Zoning Ordinance regarding the preliminary Planned Unit Development must be met.

3. That the requirements of the County Health Department for the water system and individual on-site septic systems be adhered to by the applicant.
4. That no cutting or clearing shall take place within the natural vegetation buffer.
5. That prior to any land clearing and or construction the buffers must be flagged and inspected by the Department of Community Development. The buffer areas may not be located with an easement granted for ingress and egress.
6. The requirements of the Department of Public Works, Engineering Division and Hydraulics department shall be met.
7. That the applicant obtain approval of Short Subdivision No. 5517.

DATED this 7th day of February, 1991.

  
\_\_\_\_\_  
M. Karlynn Haberly  
HEARING EXAMINER

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ALLEN AND NIKKI JOHANSON  
Rural Planned Unit Development

page 7

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MKH/cs

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KITSAP COUNTY HEARING EXAMINER

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INTRODUCTION

The application in this matter was made on or about November 2, 1990 by Allen and Nikki Johanson to subdivide property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. The property is located across from Rabaul Drive and the BPA Substation on the east side of Clear Creek Road, 660 feet to the east of Clear Creek Road.

BASIS FOR ACCEPTANCE

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RECORD OF HEARING

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During the Public Hearing, the following exhibits were received and entered into the record:

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Port Orchard, Washington 98366

Mr. Heins gave the Staff Report and background information on this application. He stated that the applicant is requesting Rural Planned Unit Development approval to subdivide a parcel of property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. The property is located 660 feet east of Clear Creek Road in Central Kitsap area. There is an 85-foot wide BPA easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of this site is heavily wooded.

The Department has interpreted the Zoning Ordinance to not include the easement area as part of the open space, as it is an easement for ingress and egress. If the easement can be defined to be a narrower width than 85 feet, then the portion of the easement which is not used for ingress and egress may be used as part of the open space.

The site is heavily wooded and the proposal can be made compatible with the buffers on the site.

The Department is recommending approval of the application. If the easement can be reconfigured, the lots could then be larger in size.

2. Nikki Johanson  
13274 Clear Creek Rd. NW  
Silverdale, WA 98383

Mr. Johanson stated that the easement is for ingress, egress and utilities. She has contacted BPA to request something in writing about the use of the easement which would allow it to be included in the open space calculations. Access to the property will be through the easement area.

3. Randy DuBois  
16300 Clear Creek Rd. NW  
Poulsbo, WA 98370

Mr. DuBois stated that he lives on a parcel next to Clear Creek Road. When he purchased his parcel, he got permission to use the south 30 feet of the 85-foot easement for a road. He does not use the easement road for access to his property, as he has an access of Clear Creek Road.

Mr. DuBois stated that he is concerned about drainage off the road and he does not want to pay for any improvements to the road or have any more water diverted toward his property.

4. Nikki Johanson  
13274 Clear Creek Rd. NW  
Poulsbo, WA 98370

Ms. Johanson stated that she would like to see a road maintenance agreement worked out between all the people using the roadway.

5. Bob Heins, Planning Staff  
Kitsap County Department of Community Development  
Port Orchard, Washington 98366

Mr. Heins stated that the Hydraulics Division has requested that a drainage plan be required for any road development. Mr. Heins recommended a finding be made that adequate provision has been made for all elements for a Rural PUD as listed in the Ordinance. A Determination of Nonsignificance was issued on January 4, 1991.

Policies, regulations and laws applicable to the subject proposal:

- A. KITSAP COUNTY ZONING ORDINANCE (No. 93)
  - (1) Section 10 Bulk Regulations
  - (2) Section 14 Planned Unit Development
- B. KITSAP COUNTY SUBDIVISION ORDINANCE (No. 20)
- C. KITSAP COUNTY COMPREHENSIVE PLAN  
Central Kitsap Subarea Plan -

See Exhibit "A" attached hereto and incorporated herein as though fully set forth.

FINDINGS OF FACT

1. The applicant has requested to subdivide property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. A separate short subdivision application has been filed.
2. The project is located across from Rabaul Drive and the BPA Substation on the east side of Clear Creek Road, 660 feet to the east of Clear Creek Road.
3. The property is five acres in size and rectangular in shape. There is an 85-foot wide BPA easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of the site is heavily wooded.
4. Pursuant to WAC 197-11-340, a Determination of Non-Significance was signed by the Responsible Official on January 4, 1991.
5. The property is currently zoned Rural 2.5 Acre and is designated as Rural 2.5 Acre on the Kitsap County Comprehensive Plan.
6. The Surrounding Land Use and Zoning: The surrounding area is zoned Rural 2.5 Acre and consists mainly of single family dwellings and undeveloped land. Parcels in the immediate vicinity range from ten acres to .5 acres in size. There is a Rural PUD adjacent to this parcel to the south.

7. The subject property will be served by Country Meadows water system, Puget Sound Power and Light, and individual on-site septic systems.
9. The applicant has demonstrated that the proposed use will be generally compatible with existing and probable uses of surrounding properties.
10. The applicant has demonstrated a willingness and ability to comply with conditions that may be imposed.

#### CONCLUSIONS

1. Conditions are necessary for granting of approval of the Rural PUD to ensure that the use is not or will not become incompatible with surrounding uses.
2. Approval of the Rural PUD subject to conditions as outlined below, is necessary for the preservation and enjoyment of the substantial property right of the petitioner and will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.
3. The proposed Rural PUD conforms to the general purposes of the Kitsap County Comprehensive Plan and the Central Kitsap Subarea Plan.
4. The public use and interest will be served by this proposal.
5. The applicant has made provision for appropriate facilities and improvements for this proposal.

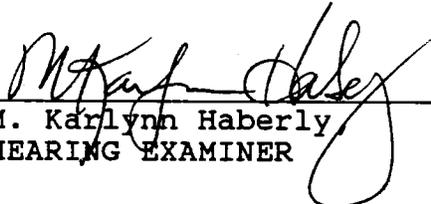
#### RECOMMENDED DECISION

Based on the testimony presented at the Public Hearing, the documents admitted into the record, the site inspection conducted by the Examiner and the Findings and Conclusions made and entered above, it is recommended to the Board of County Commissioners that the application for Rural PUD be approved, subject to the following conditions.

1. Road approach permit(s) must be obtained from Public works Department before construction begins.
2. The requirements of Section 14 of the Kitsap County Zoning Ordinance regarding the preliminary Planned Unit Development must be met.

3. That the requirements of the County Health Department for the water system and individual on-site septic systems be adhered to by the applicant.
4. That no cutting or clearing shall take place within the natural vegetation buffer.
5. That prior to any land clearing and or construction the buffers must be flagged and inspected by the Department of Community Development. The buffer areas may not be located with an easement granted for ingress and egress.
6. The requirements of the Department of Public Works, Engineering Division and Hydraulics department shall be met.
7. That the applicant obtain approval of Short Subdivision No. 5517.

DATED this 7th day of February, 1991.

  
\_\_\_\_\_  
M. Karlynn Haberly,  
HEARING EXAMINER

TRANSMITTED THIS 8th day of February, 1991, by mail, to the following:

Allen and Nikki Johanson, 13274 Clear Creek Rd. NW,  
Silverdale, WA 98383  
Randy DuBois, 16300 Clear Creek Rd. NW, Poulsbo, WA 98370  
Bremerton-Kitsap County Health Department  
Kitsap County Department of Public Works - Engineering Div.  
Kitsap County Department of Public Works - Hydraulics Div.  
Kitsap County Department of Community Development

NOTICE

Pursuant to Kitsap County Ordinance No. 128 (1989), request for reconsideration of the Examiner's decision or recommendation in this matter must be filed in writing on or before Feb. 15, 1991. The filing of a request for reconsideration does not affect or stay the time for which a notice of appeal shall be filed.

ALLEN AND NIKKI JOHANSON  
Rural Planned Unit Development

page 7

Pursuant to Kitsap County Ordinance 128 (1989) and the Land Use Hearing Examiner Rules of Procedure, Sections 5.2, 5.3 and 5.4, a request for APPEAL, to the Board of County Commissioners of the Examiner's decision or recommendation in this matter must be filed in writing with the Clerk of the Board of County Commissioners on or before Feb. 22, 1991.

Prior to the filing of an Appeal, the appellant shall pay the sum of THIRTY AND NO/100 DOLLARS (\$30.00) to the Department of Community Development per Section 23.e.(2) and (3) of the Kitsap County Zoning Ordinance No. 93-1983.

MKH/cs

Exhibit "A"

GENERAL GOALS AND POLICIES

The Central Kitsap Subarea Plan is based on the community-wide goals and policies of the Kitsap County Comprehensive Plan. The Central Kitsap planning area is unique in that it contains all the major elements to demonstrate the urban concentration approach to planning.

The variety of areas found throughout Central Kitsap display a wide range of land uses, intensities and environments. Unlike Bainbridge Island, Central Kitsap's character cannot be boiled down to a singular statement (i.e. the "small-town" rural character). Thus, this plan must address a wide range of needs, issues and areas. The General Goals and Policies provide a framework for the plan. Specific goals and policies can be tied together recognizing that the planning area encompasses a diverse areas.

General Goal for Central Kitsap Subarea - To establish relationships between land uses in Central Kitsap that meet basic human needs, are efficient and harmonious, are ecologically sound, and balance cost and revenues over time. These relationships should accomplish the following:

- 1) Provide for a range of land use opportunities for well-designed, environmentally sound development;
- 2) Provide the economic, social and aesthetic benefits resulting from orderly and planned use of land resources;
- 3) Preserve and enhance the semi-rural, marine character of the area;
- 4) Reflect county-wide goals and policies, including the Urban Concentration Concept (as it applies to Central Kitsap); and
- 5) Contribute to the public health, safety and welfare.

GENERAL LAND USE POLICIES

Policy GL-2: Land use and development in Central Kitsap should reflect the intent of the goals and policies of the Kitsap County Comprehensive Plan and the Central Kitsap Subarea Plan as well as the land use map designations.

Policy GL-3: Land use designations should reflect the Urban Concentration Concept by reinforcing growth in and around Silverdale and Bremerton and other community service centers.

Policy GL-5: All development should be encouraged to be planned unit developments (PUDs) to ensure quality site design and provision of amenities.

Rural (2.5 Acre)

Rural (2.5 Acre) designations generally allow a maximum density of one residential unit per two and one-half acres. This designation may be assigned to lands with the characteristics listed below:

- (1) Do not have sewers or community (public) water.
- (2) Very limited community services, roads and commercial development.

"Rural Planned Unit Development"

The basic density in the Rural (2.5 acre) designation will be 1 unit per 2 1/2 acres. With a Planned Unit Development, the density may be modified where topography and soil condition permit, to an overall density of 1 unit per 1 acre, provided common open space is retained for rural uses.

Rural PUD's should not convert lands presently used for productive and manageable forestry, agriculture or lands that are significant environmentally sensitive areas. Generally such lands should be considered unreasonably incompatible with more intense residential development. To encourage development to look elsewhere, these lands should be designated on the map to emphasize the higher priority of natural resource protection and the necessity for mitigating environmental degradation. Planned Unit Developments associated with these areas bear a higher burden to avoid adverse impacts and should indicate that open space areas will continue to perform these natural resource functions by strictly addressing the Rural Resource Goals or using similar conservancy methods."

Rural Residential Goal: To allow for a mix of low-density residential uses with agricultural and forestry uses which maintains semi-rural and rural lifestyles.

Policy RR-2: When clustered housing is proposed in Rural designated areas, special care should be taken to

assure that the design does not result in a visual conflict with the rural character of the area.

### Housing

Housing Goal: To promote and maintain a mix of quality, affordable housing sufficient to meet the needs of existing and anticipated Central Kitsap residents in a way that makes efficient use of public services and facilities, provides a range of housing choices and is compatible with the desire to maintain the semi-rural character of much of the area.

Policy HP-1: Planned Unit Developments should be encouraged to promote compatibility with the existing neighborhood character and sensitivity to natural features.

### CIRCULATION AND TRANSPORTATION

Transportation Goal: To create a circulation and transportation system that is safe and efficient and promotes desirable patterns of development in Central Kitsap while reflecting environmental, social and aesthetic values.

Policy TP-1: New roads should be planned and located in such a manner as to utilize the natural contours of the land.

Policy TP-2: Disruption of established communities should be avoided. Specifically, a circulation system should be developed that minimizes through traffic in residential areas and disruption to parks, recreational uses, homes and businesses, while reducing air and noise pollution.

Policy TP-3: The location and number of access points along arterials should be strictly controlled to enhance the traffic-carrying capacity of the arterials. Incentives should be given to channelling local access through frontage roads and other common access points.

Policy TP-10: Kitsap County should implement the future circulation improvements recommended in Silverdale circulation plan. (page 59A). Future development should provide these improvements through incremental development and/or the formation of local improvement districts.

LAND USE GUIDELINES

Land Use Goal: To provide the umbrella framework within which the Land Use Designations can be utilized, while preserving the character of Central Kitsap.

Policy LG-8: Screening should be required between developments, especially between those of different intensities, using natural appearing canopy vegetation and/or berming.

Implementation Goal: To ensure that the Central Kitsap Subarea Plan is effectively implemented, both in spirit and in substance, and to provide for periodic review and/or update utilizing citizen participation in both processes.

Policy IM-6: Proliferation of short platting in ways that are contrary to the intent of the Goals and Policies of this Plan (i.e. development of many contiguous parcels) should be discouraged. Special care should be taken in reviewing Short Plats for maintaining a logical pattern of roadways and streets.



**KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

(206) 876-7181 (Wash. 1-800-872-4503)

FAX 895-4925 RON PERKEREWICZ, DIRECTOR

614 DIVISION STREET MS-36, PORT ORCHARD, WASHINGTON 98366

December 27, 1990

**NOTICE OF PUBLIC HEARING  
BEFORE THE KITSAP COUNTY HEARING EXAMINER**

DATE: THURSDAY, JANUARY 10, 1991  
TIME: 9:30 a.m.  
PLACE: Kitsap County Courthouse, 614 Division St., Port Orchard, WA  
SUBJECT: ALLEN JOHANSON - Short Plat Rural Planned Unit Development

PUBLIC HEARING will be held to consider an application for Short Subdivision Planned Unit Development propoising four lots on five acres zoned Rural 2.5 Acre, located 660 feet east of Clear Creek Road opposite the B.P.R. Substation. Existing well and individual septic systems are proposed. The applicants are Allen and Nikki Johanson, 13274 Clear Creek Road NW, Silverdale, WA 98383.

This property is located within 400 feet of property owned by you. You are welcome to attend this meeting and comment on the application, or you may submit your comments in writing prior to or at the meeting.

The file regarding this application is available for public inspection at the Department of Community Development Monday through Friday, 8:00 to 4:15. If you have any further questions, please contact the Department of Community Development. Karanne Gonzalez will be available to answer questions regarding this proposal.

A handwritten signature in dark ink, appearing to read "LMc".

Lucille M. McGinnis  
Land Use Hearings Coordinator

LMc



# AGENDA SUMMARY

## BOARD OF COMMISSIONERS

<b>TITLE:</b> ALLEN & NIKKI JOHANSON Short Plat PUD	<b>FOR AGENDA OF:</b> 2/25/91	<b>ITEM NO.</b>	
<b>EXHIBITS:</b>  DCD File Hearing Examiner recommendation	<b>CLEARANCES</b>	<b>CONCERNED DEPTS.</b> D.C.D.	<b>INITIALS</b> <i>[Signature]</i>
			REMARKS
			ORIGINAT
		APPROVED FOR AGENDA	
<b>EXPENDITURE REQUIRED: \$</b>	<b>AMOUNT BUDGETED: \$</b>	<b>APPROPRIATION REQUIRED: \$</b>	

**SUBMITTED BY:** Lucille McGinnis    **DATE:** 2/21/91    **DEPT. OF ORIGIN:** DCD

**SUMMARY STATEMENT:**

The Hearing Examiner has recommended APPROVAL of a Rural Planned Unit Development Short Subdivision, which proposes four lots on five acres zoned Rural 2.5 Acre, located across from Rabaul Drive and the B.P.A. Sub. Station, on the east side of Clear Creek Road, 660 feet east of Clear Creek Road. Public hearing was held before the the Examiner on January 10, 1991.

**RECOMMENDED ACTION: (Word Like Motion)**

That the Board approve the application for rural Planned Unit Development subject to the conditions set forth in the Examiner's recommended decision.

LMc

# Hearing Examiner Graphics Request # 00613

Todays Date 12/27 Existing Zoning \_\_\_\_\_ Proposed Zoning \_\_\_\_\_

Applicant Jhanson

Assessors Account No. 282601-3-007-2000  
-010-2005

Project Name \_\_\_\_\_

Check Items Needed	Due Date	Completed
<input checked="" type="checkbox"/> Property Owners (400' Radius) <i>only</i>	<sup>12/27</sup> ASAP	Should go out this week. Sorry for the rush
<del>Site Location Map</del>	_____	_____
<del>Current Zoning Map</del>	_____	_____
<del>Scale Drawing</del>	_____	_____

Notes Short Plat PUD  
697 @ 431  
Ken Rhoe - spot



KITSAP COUNTY  
DEPARTMENT OF PUBLIC WORKS

RECEIVED-Kitsap  
Dept. Comm. Devel

AUG 19 1991  
RANDY W. CASTEEL, P.E.  
Director / County Engineer

614 Division St., (MS-26), Port Orchard, WA 98366-4699

August 16, 1991

Gilbert C. McMaster  
268 Hall Rd.  
Silver Lake, Wa. 98645

RE: SHORT PLAT/P.U.D. NO. 5517 (ALLEN & NIKKI JOHANSON)

Dear Mr. McMaster,

At Mr. Ken Rhoe's request, we are itemizing the elements still needed to be addressed before this department will approve the above referenced Short Plat/P.U.D.:

1. Provide a legal description for the Open Space, including reference to easements which affect the parcel.
2. The second easement for each lot should also be "together with".
3. The north 85 feet of the property should not be identified as "Open Space". It is an easement for ingress/egress and utilities.
4. To make it easier to follow the legal descriptions, insert the distance of 125 feet with arrows from the northwest corner of the Short Plat to the point on the west line of the Open Space where the bearing turns southeast.
5. Complete the bearing on the west line of Section 28 and the distance on the south line of Section 28.
6. A Surveyor's Certificate must be included on the drawing and all applicable elements of WAC 332-130 complied with if this is to be the Record of Survey for the Short Plat.

Please submit three copies of the revised legal descriptions and Short Plat map for our review.

Sincerely,

Handwritten signature of Edythe M. Fontenot in cursive.

Edythe M. Fontenot  
Engineering Division

EMF/lh

cc: Mr. Ken Rhoe  
Karanne Gonzalez - Dept. of Comm. Development

# SHORT SUBDIVISION AMENDMENT

*Refunded  
6/91 Bm*

FEE: \$50.00

DATE RECEIVED: 4-18-91 BY: [Signature] FEE PAID: 50<sup>00</sup>

This amended short plat supercedes Short Plat No. #5517 recorded under Auditor's File No. 8209 & 0105 Resolution # 094 1991

APPLICANT(s) Name, Address and Phone: Allen and Nikki Johnson  
13274 Clear Creek Rd Poulsbo Wa 98370 Tel. 697-6224

Applicant is  Owner  Contract Purchaser of the real property to be divided. (The short plat must bear the signature of the owner(s) of the real property).

NAME AND ADDRESS OF LAND SURVEYOR G.C. McMaster  
268 Hall Rd Silver Lake wa 98645 PHONE: 274-8805

Reason(s) for amendment: added legal description of 20' easement and driveway, so that original plot plan and surveyed corners can be used.

ASSESSOR'S ACCOUNT NUMBER(s): 28 2601-3-007-2000 + 28 2601-3-010 - 2005

Proposed lot sizes (square footage)

A. \_\_\_\_\_ B. \_\_\_\_\_ C. \_\_\_\_\_ D. \_\_\_\_\_

KITSAP COUNTY PUBLIC

ENGINEERING:

Received \_\_\_\_\_ (date)

Approved \_\_\_\_\_

COMMENTS: \_\_\_\_\_

**NOT PROPER COURSE OF ACTION - Revisions needed NOT a SP amendment!!!**

BREMERTON/KITSAP (

Recommended \_\_\_\_\_ (date)

Recommended \_\_\_\_\_ (date)

Approval of \_\_\_\_\_ approval of building sites on individual lots.

BY: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT:

COMMENTS: \_\_\_\_\_

Approved: \_\_\_\_\_ (date) Denied: \_\_\_\_\_ (date)

BY: \_\_\_\_\_

SPA/PLANN  
Rev. 3/1/87

Short Plat Administrator  
Kitsap County Department  
of Community Development

RECEIVED  
APR 18 1991  
KITSAP COUNTY DEPT. OF COMMUNITY DEVELOPMENT

SHORT SUBDIVISION APPLICATION SIGNATURE PAGE

NOTE: The owner(s) whose signatures appear below certify that they are the legal owners of the property encompassed by this short subdivision and approve of the short subdivision of their property.

(Signature of Applicant)

Owner(s)

STATE OF WASHINGTON } SS  
COUNTY OF KITSAP )

On this 16 day of APR, 1991, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Johanson Allen D & Nikki M to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as They free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF APR, 1991

[Signature]  
Notary Public in and for the State of Washington, residing at

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF APR, 1991

Allen D Johanson

Nikki Maie Johanson  
(Signature of Applicant)

Contract Purchaser(s)

STATE OF WASHINGTON } SS  
COUNTY OF KITSAP )

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

RECEIVED

APR 18 1991

Notary Public in and for the State of Washington, residing at

Property Owners Within a 400' Radius of \_\_\_\_\_

282601-3-007-2000

010-2005

Johanson - Short Plat

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282601-3-002-200,

003

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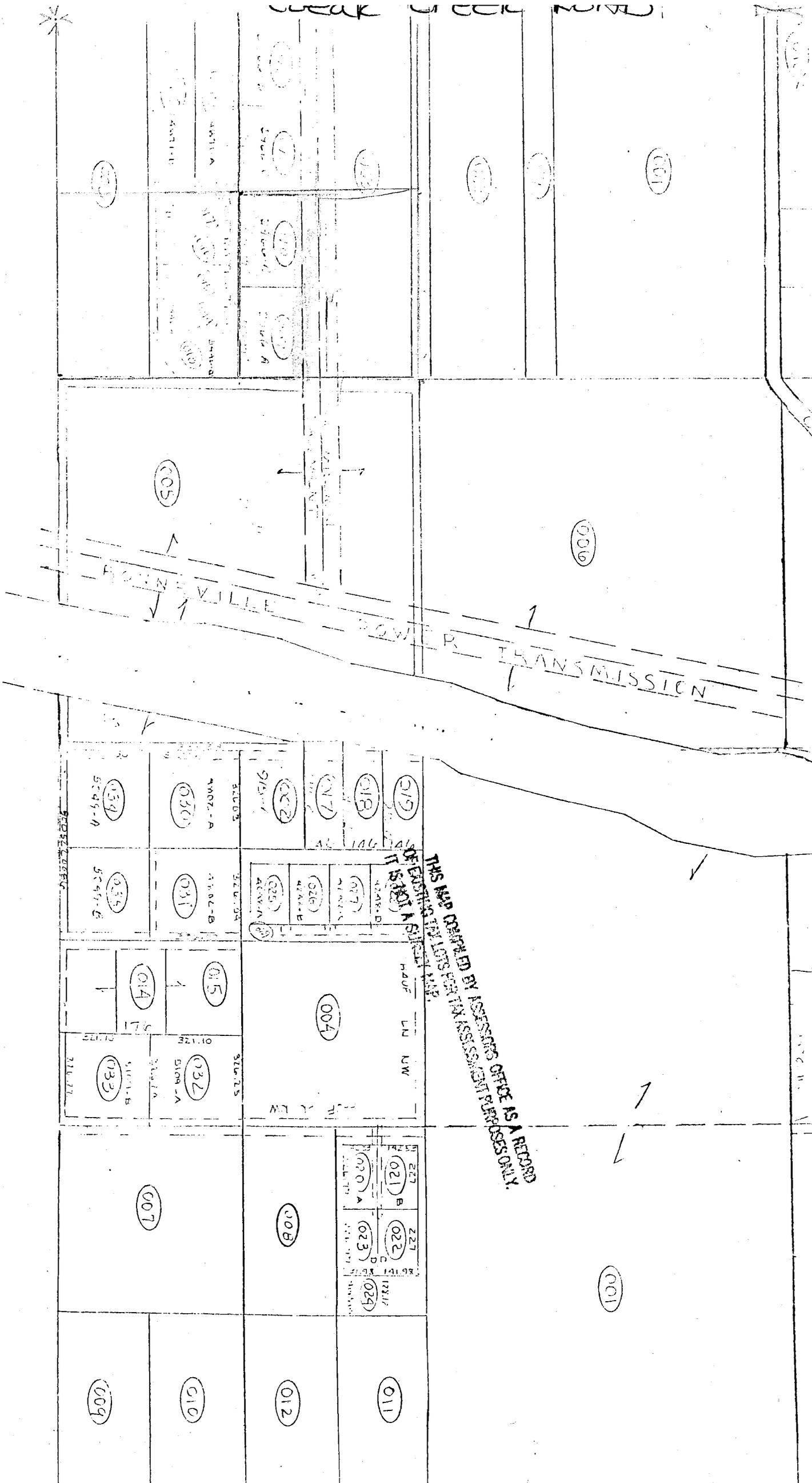
019

020

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1/31

Labels -  
mail Wed.  
letter attached



THIS MAP OBTAINED BY POSSESSORS OFFICE IS A RECORD OF EIGHTH AND TENTH LOTS FOR THE SETTLEMENT PURPOSES ONLY.

<p>019 4002-A 5008</p>	<p>018 4002-B 5008</p>	<p>017 4002-C 5008</p>	<p>016 4002-D 5008</p>	<p>015 4002-E 5008</p>	<p>014 4002-F 5008</p>	<p>013 4002-G 5008</p>	<p>012 4002-H 5008</p>
<p>039 5009-A 5009</p>	<p>038 5009-B 5009</p>	<p>037 5009-C 5009</p>	<p>036 5009-D 5009</p>	<p>035 5009-E 5009</p>	<p>034 5009-F 5009</p>	<p>033 5009-G 5009</p>	<p>032 5009-H 5009</p>
<p>008 4003-A 5009</p>	<p>007 4003-B 5009</p>	<p>006 4003-C 5009</p>	<p>005 4003-D 5009</p>	<p>004 4003-E 5009</p>	<p>003 4003-F 5009</p>	<p>002 4003-G 5009</p>	<p>001 4003-H 5009</p>
<p>011 4004-A 5009</p>	<p>010 4004-B 5009</p>	<p>009 4004-C 5009</p>	<p>008 4004-D 5009</p>	<p>007 4004-E 5009</p>	<p>006 4004-F 5009</p>	<p>005 4004-G 5009</p>	<p>004 4004-H 5009</p>



**KITSAP COUNTY  
DEPARTMENT OF PUBLIC WORKS**

**RANDY W. CASTEEL, P.E.**  
Director / County Engineer

614 Division St., (MS-26), Port Orchard, WA 98366-4699

M E M O R A N D U M

TO: Jan Collins - Dept. of Comm. Development  
FROM: Bill Noerenberg - Hydraulics Division  
SUBJ: SHORT PLAT # 5517 , LOT " B " , PERMIT # 63209  
DATE: June 2, 1994

-----  
This department has inspected and approved the required drainage facilities and has no objection to your department's proceeding with the final building inspection or granting of occupancy.

Please forward this information to the Building Inspector.

BN/lh

spocprmt.bn



**KITSAP COUNTY  
DEPARTMENT OF PUBLIC WORKS**

**RANDY W. CASTEEL, P.E.**  
Director / County Engineer

614 Division St., (MS-26), Port Orchard, WA 98366-4699

M E M O R A N D U M

TO: Jan Collins - Dept. of Comm. Development  
FROM: Bill Noerenberg - Hydraulics Division  
SUBJ: **SHORT PLAT # 5517 , LOTS "A & B"**  
DATE: May 11, 1994

-----

Our department has received an acceptable drainage plan for Short Plat # 5517 , Lots "A & B" which satisfactorily meets our drainage requirements and, therefore, we feel the necessary permits can be issued at this time.

The owner has been informed that it will be their responsibility to contact the Hydraulics Division requesting an inspection of all drainage improvements.

The required drainage facilities must be inspected and approved by the Hydraulics Division prior to the final building inspection. Please enter this requirement on the Building Inspection card.

Building Permit # \_\_\_\_\_

BN/lh

spdrngok.bn



**KITSAP COUNTY  
DEPARTMENT OF PUBLIC WORKS**

**RANDY W. CASTEEL, P.E.**  
Director / County Engineer

614 Division St., (MS-26), Port Orchard, WA 98366-4699

May 11, 1994

North Pacific Development  
P.O. Box 1535  
Poulsbo, Wa. 98370

**RE: SHORT PLAT DRAINAGE APPROVAL**

Dear Sirs:

The Hydraulics Division has reviewed the drainage plan submitted for Lots A & B located in Short Plat 5517 and finds the concept to be a reasonable one, based on the data supplied to this department. It should be understood that if conditions other than those anticipated are encountered during construction, it may be necessary to modify the plan and submit revisions to this department for approval.

Kitsap County reserves the right to require any additional information including, but not limited to, a design by a licensed professional engineer, should it be deemed necessary.

It shall be the owner's responsibility to ensure that the approved drainage system is functioning as designed and is adequately maintained.

It will be necessary for you to contact the Hydraulics Division requesting an inspection of drainage improvements 48 hours in advance of any backfilling. These drainage improvements must be inspected and approved by the Hydraulics Division and all remaining requirements of this department satisfied prior to the final building inspection or building occupancy.

If you have any questions, you may contact this office at 876-7121 between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Sincerely,

Bill Noerenberg  
Hydraulics Division

BN/lh

spdrng.bn

# BUILDING SITE APPLICATION

Bremerton Kitsap County Health District (206) 478-5285

92120

NEW  REPAIR  REDESIGN  ALTERATION

Date Applied MAR 23 1994

Name of Property Owner NORTH PACIFIC DEVELOPMENT Permit fee paid/Clerk 11000/yr

Mailing Address PO BOX 1535 PULLMAN WA 99370 Phone # 779-1266 Short Plat No. 5517

Installation Address (Road Name) DIET RD END OF DRWELLER LN

Assessors Account No. ZB2601-3-024-2009 Property size 139X185 Sq. Ft. 25,715

Water Supply P (VP/2) 2= Two Party  
1=Individual Existing Y/N Y Subdivision 5517 Lot 8  
P=Public, more than 1 connection Public supply name TASIA LN ID# 47464

Type of building SF (SF/ MF/ COMM/ FE/ INST) SF-SINGLE FAMILY MF-MULTIFAMILY COMM-COMMERCIAL FE-FOOD ESTABLISHMENT INST-INSTITUTIONAL

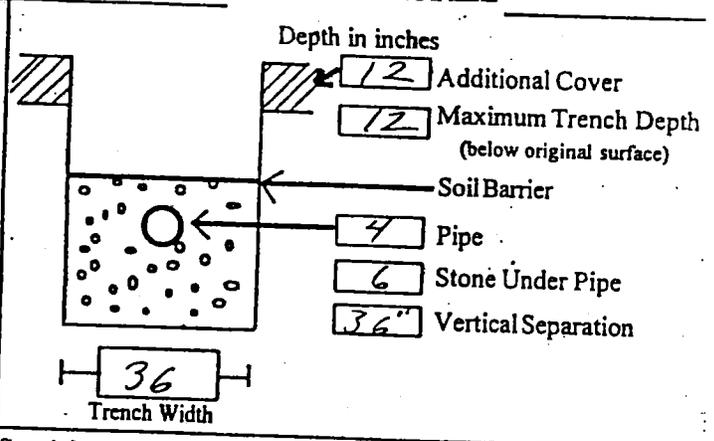
Proposed Number of Bedrooms 4 Has the lot been "perked" before? Y (Y/N) When? \_\_\_\_\_

FOR REDESIGN APPLICATIONS ONLY: What has been changed? \_\_\_\_\_  
SOIL LOG PROFILES: Print record depth, soil type, mottling, restrictive layers, etc.

### PRIMARY AREA

### TRENCH PROFILE

<b>SOIL LOG #1</b> Soil Type (1-6) <u>3</u> 0" - 32" LOAMY SAND 32 - 54" MED SAND WATER TO 52"	<b>SOIL LOG #2</b> Soil Type (1-6) <u>3</u> 0" - 40" LOAMY SAND 40 - 54" MED SAND WATER TO 52" ROOTS TO 48"
---	--



<b>SOIL LOG #3</b> Soil Type (1-6) <u>3</u> 0" - 30" LOAMY SAND 30 - 48" MED SAND H2O 42"	<b>SOIL LOG #4</b> Soil Type (1-6) <u>3</u> 0" SAME AS SL #3
---	--

Special remarks/instructions:  
USE SELECT ON-SITE COVER

### DESIGNED SYSTEM:

- A. Type of system: STANDARD  PRESSURE  ALTERNATIVE (Specify Sand filter, mounds, etc.)
- B. Septic Tank(s) 1125 gal. C. Pump required? Yes  No  Pump Tank (gals.) 500
- D. Sewage Flow (based on 120 gal./bedroom) 480 gal/day E. Application Rate 1.8 (Avg. of SL1 & SL2 GPD/sq. ft.)
- F. Drainfield (D/E) 600 sq. ft./3= 200 Lineal ft. for a 3 ft. trench
- G. Curtain Drain: REQUIRED  NO  Minimum depth 6 inches into restrictive layer NOT REQUIRED
- H. Depth to top of maximum water table 48" I. % slope in DF area 4%

DESIGNER: Name (printed) THOMAS WEAVER Signature Thomas Weaver  
Date 3/22/94 Certification/RS# 33058 Phone# 830-5308

Hold: 3/25/94 Reason pending final approval of trench system By KR  
Release "hold": \_\_\_\_\_ Reason \_\_\_\_\_ By \_\_\_\_\_  
Disapproved \_\_\_\_\_ Reason \_\_\_\_\_ By \_\_\_\_\_  
Approved: 4-12-94 By [Signature] Comments: \_\_\_\_\_  
Expiration Date 4-12-96

APPEAL: Any person aggrieved by a decision on inspection, or notice made by the health officer shall have the right to appeal the matter as specified in Res 5/1987



**BUILDING SITE APPLICATION**  
 Bremerton Kitsap County Health District (206) 478-5285

**92121**

NEW  REPAIR  REDESIGN  ALTERATION

Date Applied MAR 23 1994

Name of Property Owner NORTH PACIFIC DEVELOPMENT Permit fee paid/Clerk 1100/m  
 Mailing Address PO BOX 1535 POULSBORO 98370 Phone #: 779-1966 Short Plat No. 5517  
 Installation Address (Road Name) DIRT RD - END OF DARWEILLER LN  
 Assessors Account No. 282601-3-023-2000 Property size 124x184 Sq. Ft. 22816  
 Water Supply P (VP/2) 2= Two Party Existing Y/N Y Subdivision 5517 Lot A  
I=Individual Public supply name TASIA LANE ID# 474641  
P=Public, more than 1 connection

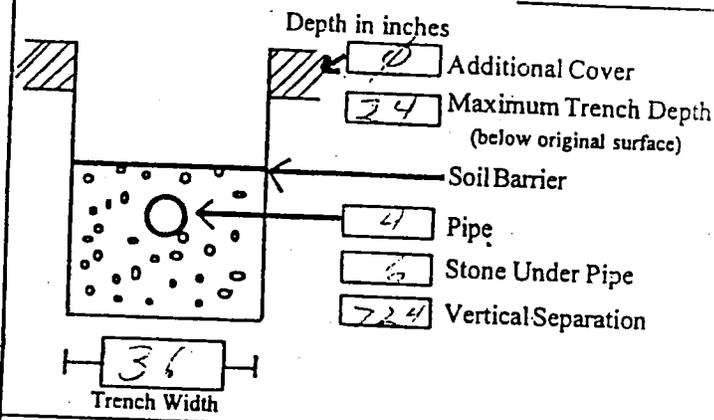
Type of building 54 (SF/ MF/ COMM/ FE/ INST) SF-SINGLE FAMILY MF-MULTIFAMILY COMM-COMMERCIAL FE-FOOD ESTABLISHMENT INST-INSTITUTIONAL  
 Proposed Number of Bedrooms 4 Has the lot been "perked" before? Y (Y/N) When? \_\_\_\_\_

FOR REDESIGN APPLICATIONS ONLY: What has been changed?  
 SOIL LOG PROFILES: Print record depth, soil type, mottling, restrictive layers, etc.

**PRIMARY AREA**

**TRENCH PROFILE**

SOIL LOG #1 Soil Type (1-6) <u>3</u> 0" - 48" LOAMY SAND + GRAVEL	SOIL LOG #2 Soil Type (1-6) <u>3</u> 0" LOAMY SAND + GRAVEL LIGHT MOTTLING ROOTS TO 48"
SOIL LOG #3 Soil Type (1-6) <u>3</u> 0" - 48"	SOIL LOG #4 Soil Type (1-6) <u>3</u> 0" - 36" 31" COMPACT ROOTS TO 36"



Special remarks/instructions:

**DESIGNED SYSTEM:**

A. Type of system: STANDARD  PRESSURE  ALTERNATIVE (Specify Sand filter, mounds, etc.)  
 B. Septic Tank(s) 125 gal. C. Pump required? Yes  No  Pump Tank (gals.) \_\_\_\_\_  
 D. Sewage Flow (based on 120 gal./bedroom) 430 gal/day E. Application Rate .8 (Avg. of SL1 & SL2 GPD/sq. ft.)  
 F. Drainfield (D/E) 600 sq. ft./3= 200 Lineal ft. for a 3 ft. trench  
 G. Curtain Drain: REQUIRED  NO  Minimum depth 6 inches into restrictive layer NOT REQUIRED   
 H. Depth to top of maximum water table >40" I. % slope in DF area 24%

DESIGNER: Name(printed) THOMAS WEAVER Signature Thomas Weaver

Date 3/22/94 Certification/RS# 33058 Phone# 830-5308

Hold: 3/25/94 (date) Reason pending final approval of the water system By me  
 ON SITE DESIGN

Release "hold": \_\_\_\_\_ (date) Reason \_\_\_\_\_ By \_\_\_\_\_

Disapproved \_\_\_\_\_ (date) Reason \_\_\_\_\_ By \_\_\_\_\_

Approved: 4-12-94 (date) By [Signature] Comments: \_\_\_\_\_

Expiration Date 4-12-96

**ACCEPTED**

PPEAL: Any person aggrieved by a decision on inspection, or notice made by the health officer shall have the right to appeal.



**KITSAP COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

614 Division St., (MS-26), Port Orchard, WA 98366-4699

**RANDY W. CASTEEL, P.E.**  
Director / County Engineer

M E M O R A N D U M

TO: Jan Collins - Dept. of Comm. Development  
FROM: Bill Noerenberg - Hydraulics Division  
SUBJ: **SHORT PLAT # 5517 , LOT " A " , PERMIT # 63208**  
DATE: June 2, 1994

-----  
This department has inspected and approved the required drainage facilities and has no objection to your department's proceeding with the final building inspection or granting of occupancy.

Please forward this information to the Building Inspector.

BN/lh

spocprmt.bn





**KITSAP COUNTY  
DEPARTMENT OF PUBLIC WORKS**

614 Division St., (MS-26), Port Orchard, WA 98366-4699

**COPY**

RANDY W. CASTEEL, P.E.  
Director / County Engineer

M E M O R A N D U M

TO: Jan Collins - Dept. of Comm. Development  
FROM: Bruce H. Oyloe - Hydraulics Division *BHO*  
SUBJ: SHORT PLAT # 5517 , LOTS "C & D "  
DATE: September 20, 1993

-----  
Our department has received an acceptable drainage plan for Short Plat # 5517 , Lots "C & D " which satisfactorily meets our drainage requirements and, therefore, we feel the necessary permits can be issued at this time.

The owner has been informed that it will be their responsibility to contact the Hydraulics Division requesting an inspection of all drainage improvements.

The required drainage facilities must be inspected and approved by the Hydraulics Division prior to the final building inspection. Please enter this requirement on the Building Inspection card.

Building Permit # \_\_\_\_\_

BHO/lh

spdrngok.bho



**KITSAP COUNTY  
DEPARTMENT OF PUBLIC WORKS**

**RANDY W. CASTEEL, P.E.**  
Director / County Engineer

614 Division St., (MS-26), Port Orchard, WA 98366-4699

**M E M O R A N D U M**

**TO:** Tiffany Myers - Short Plat Examiner  
**FROM:** Bill Noerenberg - Hydraulics Division  
**SUBJ:** **SHORT PLAT # 5517 (JOHANSON, ALLEN & NIKKI)**  
**DATE:** 11-30-90

-----  
A review of the application for Short Plat # 5517 has been completed and this department recommends approval of this application, subject to the following conditions:

1. The property owner must, prior to the issuance of building permits, submit a sketch for approval by this department showing the design and location of a stormwater infiltration for the distribution of surface runoff. This system must be installed and inspected prior to the occupancy of any buildings.
2. Also, prior to the construction of roads within the development, a drainage plan must be submitted to this department for review and approval. This plan must address any drainage impacts due to the construction of roads, as well as any clearing or grading within the development. When in excess of 50 c.y. is being moved, a grading permit will be required.
3. In the event that substantial clearing and/or grading activities are to be performed within the limits of this application, a temporary erosion and sedimentation control plan shall be submitted to and approved by this office.

It will be the owner's responsibility to contact the Hydraulics Division requesting an inspection of all drainage improvements.

BN/lh

spappr#3.bn

# SHORT SUBDIVISION APPLICATION

28-26-1E

N.

RECEIVED-Kitsap  
Dept. Comm. Devel. NOV -2 '90

FEE: \$400.00

NOTE: Application shall consist of three (3) application forms, three (3) paper copies of a legal description of the real property to be divided including a legal description of each lot, three (3) copies of the short plat as described in the attached guidelines, and the application fee.

DATE RECEIVED: 11/2/90 BY: [Signature] FEE PAID: 400<sup>00</sup> APPLICATION NO: 5517

1. NAME AND ADDRESS OF APPLICANT: Allen & Nikki Johanson  
13274 / Clear Creek Road, N W- Silverdale, Wa. PHONE: 692-

2. Applicant is  Owner  Contract Purchaser of the real property to be divided. (The short plat must bear the signature of the owner(s) of the real property).

3. NAME AND ADDRESS OF LAND SURVEYOR Gilbert C. McMaster  
268 Hall Rd. Silver Lake, Wa. 98645 Phone: 274-8805

4. ASSESSOR'S ACCOUNT NUMBER(s) (of real property to be divided) 285601-3-001-2000  
282601-3-010-2005

5. General location of property: 660 feet East of Clear Creek Road  
opposite the B.P.R. Sub. Station - The East 636.18 feet of the  
S $\frac{1}{2}$  of the N $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 28 - T 26 N - R1 E.W.M.

6. Is the property on the salt water shorelines: No ?

7. Is the property wholly or in part covered by fresh water (lake, stream, or pond): No

8. Approximate size (acres): 5 Acres

9. Zoning classification: \_\_\_\_\_

10. Comprehensive Plan classification: \_\_\_\_\_

11. Proposed lot sizes (square footage):  
A. 22,900 B. 25,670 C. 25,715 D. 23,000

12. Proposed source of water (check appropriate box):  
 (a) Individual well on each lot  
 (b) Public system - Class I and II - Larger system. (If applicable, state name of district or system and attach letter of intent).  
 (c) Public system - Class IV - a system where a well on the property will serve the proposed lots. For example, 1 well serving four lots.  
 (d) Other (describe) Existing Well on S. Subdivision #3446

13. Proposed method of sewerage disposal (state name of sewer district if applicable) Individual Septic System

14. Has the property been logged in the past six years? No

15. Forest Practice Application Number \_\_\_\_\_

RECEIVED-Kitsap  
Dept. Comm. Devel. NOV -2 '90

TOTAL - LEGAL DESCRIPTION

Section 28 - Township 26 North - Range 1 East, W.M.  
( Lot "A" and Lot "B" of Short Subdivision No. 2966, recorded under Aud. No. 8209280105) The East 636.18 feet; as measured alg. the North Ln. of the following described property; The South one half of the North one half of the Southwest Quarter of the Southwest Quarter of sd. Section 28; EXCEPT the West 50.0 feet thereof for (Clear Creek) Road.

TOGETHER WITH AND SUBJECT TO: An Easement for Ingress, Egress and Utilities over the North 85.0 feet of sd. South one half of the North one half of the Southwest Quarter, of the Southwest Quarter of sd. Section 28, (portio of Transmission Line Easement 125 feet in width granted to the United States of Amercia, by instrument recorded under Aud. File No. 798773) AND any other Easements or Reservations of record, Situate in Kitsap County, Washington.

P.A. POWER LINE - AUD. FILE No. 798773

N 88° 06' 16" W - 1272.36'

USC & GS

Rd

FOR INGRESS, EGRESS & UTILITIES  
- SW 1/4 - SW 1/4

85.0'

SEE - S.S. No. 2966 - AUD. No. 8209280105

Clear Creek

11-29-90

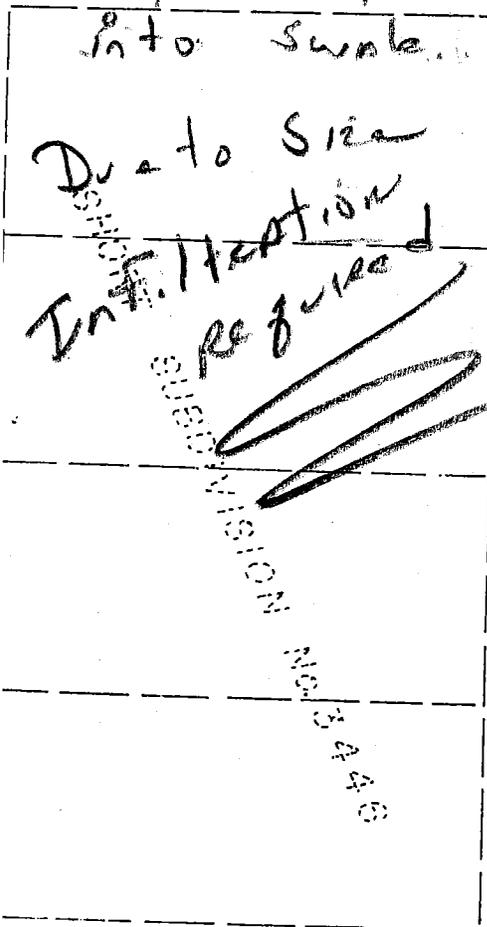
- At this time No Rd into SP  
- Went down Power line Rd.

No stakes;  
- Wide Swale on Property, can't tell when on Property  
- Heavy wooded brush thick

good slope on Rumping - N 1° 28' 18" E. 334.39' - into Swale.

Due to size Int. location required

Section No. 3446



OPEN SPACE (RESTRICTIONS & COVENANTS)

Proposed 10' x 220' Esmt. for Water Supply & Mtce.

EXIST WELL

335.72'

N 1° 28' 24" E. - 1007.16'

SCALE: 1" = 100'

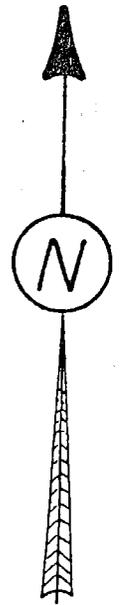
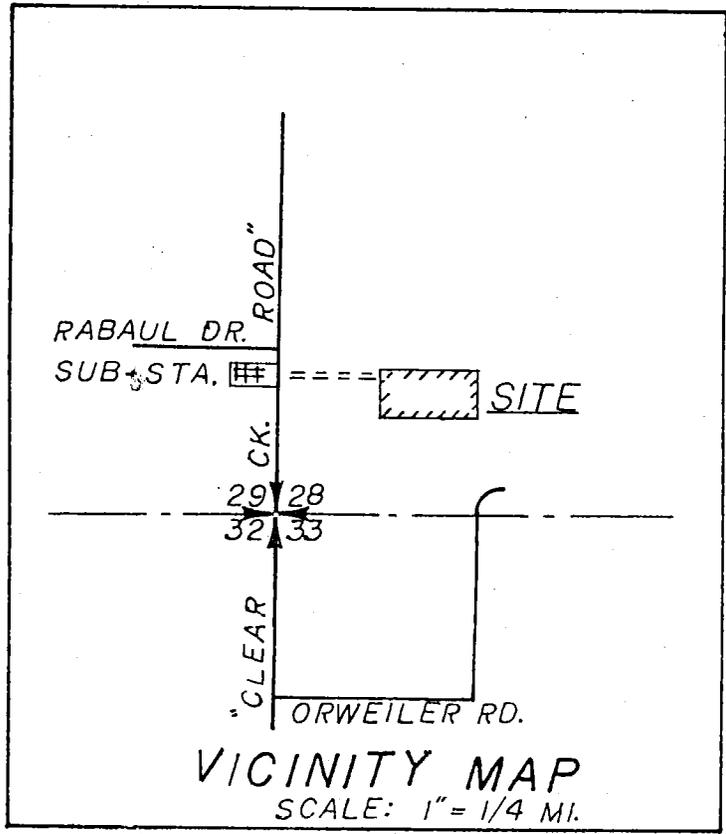
ORWEILER RD.  
VICINITY MAP  
SCALE: 1" = 1/4 MI.



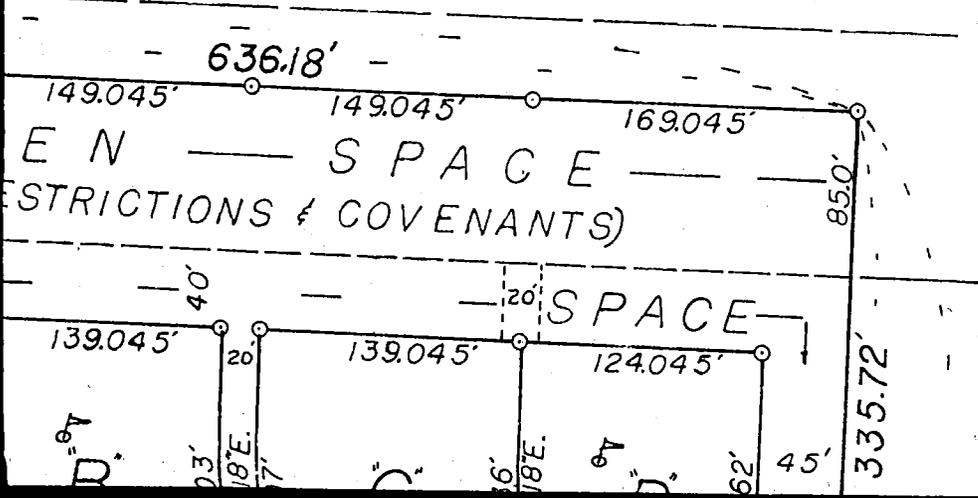
# EAST W.M. - KITSAP COUNTY, WASHINGTON

Subdivision.  
 Space clean;  
 to be built.  
 and 20 feet  
 Area.  
 may be used  
 ing, etc.  
 Area is

this  
 venants.



U.S.C. & G.S.



SCALE: 1" = 100'

1. Res or s hav lot c
2. No mal Pro autl

Appro No  
 Direct  
 Date

I hereby proper

Kitsap

This Shc were pre

OC  
 Date

RECEIVED

FEB 11 1991

KITSAP COUNTY ENGINEERS

KITSAP COUNTY HEARING EXAMINER

RE: APPLICATION OF ) NO. 5517  
ALLEN AND NIKKI JOHANSON )  
FOR RURAL PLANNED )  
UNIT DEVELOPMENT ) FINDINGS OF FACT, CONCLUSIONS  
) AND RECOMMENDATIONS TO THE  
) KITSAP COUNTY BOARD  
) OF COMMISSIONERS

INTRODUCTION

The application in this matter was made on or about November 2, 1990 by Allen and Nikki Johanson to subdivide property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. The property is located across from Rabaul Drive and the BPA Substation on the east side of Clear Creek Road, 660 feet to the east of Clear Creek Road.

BASIS FOR ACCEPTANCE

The authority of the Hearing Examiner's Office to conduct hearings and issue recommended decisions on requests for Rural PUD's approval is derived from Kitsap County Ordinance 93 (1983) and Ordinance 128 (1989).

RECORD OF HEARING

A Public Hearing on the proposal was conducted by the Hearing Examiner on January 10, 1991 in the Commissioner's Chambers of the Kitsap County Courthouse, Port Orchard, Washington.

During the Public Hearing, the following exhibits were received and entered into the record:

- A. Short Subdivision Application
- B. Revised Short Subdivision Application
- C. Legal Description
- D. Plat
- E. Environmental Checklist
- F. Determination of Nonsignificance dated January 4, 1991

- G. Memorandum dated November 30, 1990 from Bill Noerenberg, Department of Public Works
- H. Water Availability Letter dated December 7, 1990
- I. Memorandum dated December 27, 1990 from Lucille McGinnis, Department of Community Development
- J. Memorandum dated January 9, 1991 from Yvonne Gillespie, Department of Public Works
- K. Letter dated January 10, 1991 from John and Teresa Root
- L. Kitsap County Department of Community Development Staff Report dated January 4, 1991

Oral testimony was taken at the Public Hearing as follows:

- 1. Bob Heins, Planning Staff  
Kitsap County Department of Community Development  
Port Orchard, Washington 98366

Mr. Heins gave the Staff Report and background information on this application. He stated that the applicant is requesting Rural Planned Unit Development approval to subdivide a parcel of property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. The property is located 660 feet east of Clear Creek Road in Central Kitsap area. There is an 85-foot wide BPA easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of this site is heavily wooded.

The Department has interpreted the Zoning Ordinance to not include the easement area as part of the open space, as it is an easement for ingress and egress. If the easement can be defined to be a narrower width than 85 feet, then the portion of the easement which is not used for ingress and egress may be used as part of the open space.

The site is heavily wooded and the proposal can be made compatible with the buffers on the site.

The Department is recommending approval of the application. If the easement can be reconfigured, the lots could then be larger in size.

2. Nikki Johanson  
13274 Clear Creek Rd. NW  
Silverdale, WA 98383

Mr. Johanson stated that the easement is for ingress, egress and utilities. She has contacted BPA to request something in writing about the use of the easement which would allow it to be included in the open space calculations. Access to the property will be through the easement area.

3. Randy DuBois  
16300 Clear Creek Rd. NW  
Poulsbo, WA 98370

Mr. DuBois stated that he lives on a parcel next to Clear Creek Road. When he purchased his parcel, he got permission to use the south 30 feet of the 85-foot easement for a road. He does not use the easement road for access to his property, as he has an access of Clear Creek Road.

Mr. DuBois stated that he is concerned about drainage off the road and he does not want to pay for any improvements to the road or have any more water diverted toward his property.

4. Nikki Johanson  
13274 Clear Creek Rd. NW  
Poulsbo, WA 98370

Ms. Johanson stated that she would like to see a road maintenance agreement worked out between all the people using the roadway.

5. Bob Heins, Planning Staff  
Kitsap County Department of Community Development  
Port Orchard, Washington 98366

Mr. Heins stated that the Hydraulics Division has requested that a drainage plan be required for any road development. Mr. Heins recommended a finding be made that adequate provision has been made for all elements for a Rural PUD as listed in the Ordinance. A Determination of Nonsignificance was issued on January 4, 1991.

Policies, regulations and laws applicable to the subject proposal:

- A. KITSAP COUNTY ZONING ORDINANCE (No. 93)
  - (1) Section 10 Bulk Regulations
  - (2) Section 14 Planned Unit Development
- B. KITSAP COUNTY SUBDIVISION ORDINANCE (No. 20)
- C. KITSAP COUNTY COMPREHENSIVE PLAN  
Central Kitsap Subarea Plan -

See Exhibit "A" attached hereto and incorporated herein as though fully set forth.

FINDINGS OF FACT

1. The applicant has requested to subdivide property into four single family residential lots with approximately 35% of the gross lot area in commonly owned open space and buffer area. A separate short subdivision application has been filed.
2. The project is located across from Rabaul Drive and the BPA Substation on the east side of Clear Creek Road, 660 feet to the east of Clear Creek Road.
3. The property is five acres in size and rectangular in shape. There is an 85-foot wide BPA easement that runs along the north side of the parcel. The easement area has been cleared, however, the remainder of the site is heavily wooded.
4. Pursuant to WAC 197-11-340, a Determination of Non-Significance was signed by the Responsible Official on January 4, 1991.
5. The property is currently zoned Rural 2.5 Acre and is designated as Rural 2.5 Acre on the Kitsap County Comprehensive Plan.
6. The Surrounding Land Use and Zoning: The surrounding area is zoned Rural 2.5 Acre and consists mainly of single family dwellings and undeveloped land. Parcels in the immediate vicinity range from ten acres to .5 acres in size. There is a Rural PUD adjacent to this parcel to the south.

7. The subject property will be served by Country Meadows water system, Puget Sound Power and Light, and individual on-site septic systems.
9. The applicant has demonstrated that the proposed use will be generally compatible with existing and probable uses of surrounding properties.
10. The applicant has demonstrated a willingness and ability to comply with conditions that may be imposed.

#### CONCLUSIONS

1. Conditions are necessary for granting of approval of the Rural PUD to ensure that the use is not or will not become incompatible with surrounding uses.
2. Approval of the Rural PUD subject to conditions as outlined below, is necessary for the preservation and enjoyment of the substantial property right of the petitioner and will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.
3. The proposed Rural PUD conforms to the general purposes of the Kitsap County Comprehensive Plan and the Central Kitsap Subarea Plan.
4. The public use and interest will be served by this proposal.
5. The applicant has made provision for appropriate facilities and improvements for this proposal.

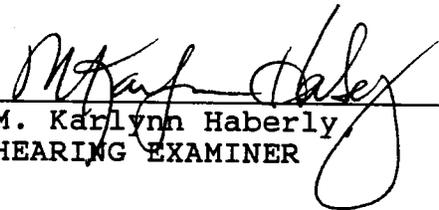
#### RECOMMENDED DECISION

Based on the testimony presented at the Public Hearing, the documents admitted into the record, the site inspection conducted by the Examiner and the Findings and Conclusions made and entered above, it is recommended to the Board of County Commissioners that the application for Rural PUD be approved, subject to the following conditions.

1. Road approach permit(s) must be obtained from Public works Department before construction begins.
2. The requirements of Section 14 of the Kitsap County Zoning Ordinance regarding the preliminary Planned Unit Development must be met.

3. That the requirements of the County Health Department for the water system and individual on-site septic systems be adhered to by the applicant.
4. That no cutting or clearing shall take place within the natural vegetation buffer.
5. That prior to any land clearing and or construction the buffers must be flagged and inspected by the Department of Community Development. The buffer areas may not be located with an easement granted for ingress and egress.
6. The requirements of the Department of Public Works, Engineering Division and Hydraulics department shall be met.
7. That the applicant obtain approval of Short Subdivision No. 5517.

DATED this 7th day of February, 1991.

  
M. Karlynn Haberly  
HEARING EXAMINER

TRANSMITTED THIS 8th day of February, 1991, by mail, to the following:

Allen and Nikki Johanson, 13274 Clear Creek Rd. NW,  
Silverdale, WA 98383  
Randy DuBois, 16300 Clear Creek Rd. NW, Poulsbo, WA 98370  
Bremerton-Kitsap County Health Department  
Kitsap County Department of Public Works - Engineering Div.  
Kitsap County Department of Public Works - Hydraulics Div.  
Kitsap County Department of Community Development

NOTICE

Pursuant to Kitsap County Ordinance No. 128 (1989), request for reconsideration of the Examiner's decision or recommendation in this matter must be filed in writing on or before Feb. 15, 1991. The filing of a request for reconsideration does not affect or stay the time for which a notice of appeal shall be filed.

ALLEN AND NIKKI JOHANSON  
Rural Planned Unit Development

page 7

Pursuant to Kitsap County Ordinance 128 (1989) and the Land Use Hearing Examiner Rules of Procedure, Sections 5.2, 5.3 and 5.4, a request for APPEAL, to the Board of County Commissioners of the Examiner's decision or recommendation in this matter must be filed in writing with the Clerk of the Board of County Commissioners on or before Feb. 22, 1991.

Prior to the filing of an Appeal, the appellant shall pay the sum of THIRTY AND NO/100 DOLLARS (\$30.00) to the Department of Community Development per Section 23.e.(2) and (3) of the Kitsap County Zoning Ordinance No. 93-1983.

MKH/cs

Exhibit "A"

GENERAL GOALS AND POLICIES

The Central Kitsap Subarea Plan is based on the community-wide goals and policies of the Kitsap County Comprehensive Plan. The Central Kitsap planning area is unique in that it contains all the major elements to demonstrate the urban concentration approach to planning.

The variety of areas found throughout Central Kitsap display a wide range of land uses, intensities and environments. Unlike Bainbridge Island, Central Kitsap's character cannot be boiled down to a singular statement (i.e. the "small-town" rural character). Thus, this plan must address a wide range of needs, issues and areas. The General Goals and Policies provide a framework for the plan. Specific goals and policies can be tied together recognizing that the planning area encompasses a diverse areas.

General Goal for Central Kitsap Subarea - To establish relationships between land uses in Central Kitsap that meet basic human needs, are efficient and harmonious, are ecologically sound, and balance cost and revenues over time. These relationships should accomplish the following:

- 1) Provide for a range of land use opportunities for well-designed, environmentally sound development;
- 2) Provide the economic, social and aesthetic benefits resulting from orderly and planned use of land resources;
- 3) Preserve and enhance the semi-rural, marine character of the area;
- 4) Reflect county-wide goals and policies, including the Urban Concentration Concept (as it applies to Central Kitsap); and
- 5) Contribute to the public health, safety and welfare.

GENERAL LAND USE POLICIES

Policy GL-2: Land use and development in Central Kitsap should reflect the intent of the goals and policies of the Kitsap County Comprehensive Plan and the Central Kitsap Subarea Plan as well as the land use map designations.

Policy GL-3: Land use designations should reflect the Urban Concentration Concept by reinforcing growth in and around Silverdale and Bremerton and other community service centers.

Policy GL-5: All development should be encouraged to be planned unit developments (PUDs) to ensure quality site design and provision of amenities.

Rural (2.5 Acre)

Rural (2.5 Acre) designations generally allow a maximum density of one residential unit per two and one-half acres. This designation may be assigned to lands with the characteristics listed below:

- (1) Do not have sewers or community (public) water.
- (2) Very limited community services, roads and commercial development.

"Rural Planned Unit Development"

The basic density in the Rural (2.5 acre) designation will be 1 unit per 2 1/2 acres. With a Planned Unit Development, the density may be modified where topography and soil condition permit, to an overall density of 1 unit per 1 acre, provided common open space is retained for rural uses.

Rural PUD's should not convert lands presently used for productive and manageable forestry, agriculture or lands that are significant environmentally sensitive areas. Generally such lands should be considered unreasonably incompatible with more intense residential development. To encourage development to look elsewhere, these lands should be designated on the map to emphasize the higher priority of natural resource protection and the necessity for mitigating environmental degradation. Planned Unit Developments associated with these areas bear a higher burden to avoid adverse impacts and should indicate that open space areas will continue to perform these natural resource functions by strictly addressing the Rural Resource Goals or using similar conservancy methods."

Rural Residential Goal: To allow for a mix of low-density residential uses with agricultural and forestry uses which maintains semi-rural and rural lifestyles.

Policy RR-2: When clustered housing is proposed in Rural designated areas, special care should be taken to

assure that the design does not result in a visual conflict with the rural character of the area.

### Housing

Housing Goal: To promote and maintain a mix of quality, affordable housing sufficient to meet the needs of existing and anticipated Central Kitsap residents in a way that makes efficient use of public services and facilities, provides a range of housing choices and is compatible with the desire to maintain the semi-rural character of much of the area.

Policy HP-1: Planned Unit Developments should be encouraged to promote compatibility with the existing neighborhood character and sensitivity to natural features.

### CIRCULATION AND TRANSPORTATION

Transportation Goal: To create a circulation and transportation system that is safe and efficient and promotes desirable patterns of development in Central Kitsap while reflecting environmental, social and aesthetic values.

Policy TP-1: New roads should be planned and located in such a manner as to utilize the natural contours of the land.

Policy TP-2: Disruption of established communities should be avoided. Specifically, a circulation system should be developed that minimizes through traffic in residential areas and disruption to parks, recreational uses, homes and businesses, while reducing air and noise pollution.

Policy TP-3: The location and number of access points along arterials should be strictly controlled to enhance the traffic-carrying capacity of the arterials. Incentives should be given to channelling local access through frontage roads and other common access points.

Policy TP-10: Kitsap County should implement the future circulation improvements recommended in Silverdale circulation plan. (page 59A). Future development should provide these improvements through incremental development and/or the formation of local improvement districts.

LAND USE GUIDELINES

Land Use Goal: To provide the umbrella framework within which the Land Use Designations can be utilized, while preserving the character of Central Kitsap.

Policy LG-8: Screening should be required between developments, especially between those of different intensities, using natural appearing canopy vegetation and/or berming.

Implementation Goal: To ensure that the Central Kitsap Subarea Plan is effectively implemented, both in spirit and in substance, and to provide for periodic review and/or update utilizing citizen participation in both processes.

Policy IM-6: Proliferation of short platting in ways that are contrary to the intent of the Goals and Policies of this Plan (i.e. development of many contiguous parcels) should be discouraged. Special care should be taken in reviewing Short Plats for maintaining a logical pattern of roadways and streets.

# SHORT SUBDIVISION PLANNED UNIT DEVELOPMENT AMENDMENT

**RECEIVED**

NO. 5517 R-1

Contents of an Amendment Application package shall be reviewed on a case-by-case basis. For specific requirements of a proposed Amendment, contact the Department of Community Development at 876-7181.

MAR 26 1993

FEE: \$50.00

KITSAP COUNTY DEPT. OF  
COMMUNITY DEVELOPMENT

DATE RECEIVED: 3-26-93 BY je FEE PAID: 50<sup>00</sup>

1. This amended short plat supersedes Short Plat No. 5517 recorded under Auditor's File No. 9111120048

2. APPLICANT(s) Name, Address and Phone: ALLEN & NIKKI JOHANSON  
40 DOLPHIN PROPERTIES  
P.O. BOX 1535 POULSBORO, WA. 98370 PHONE: 719-1966

Applicant is:  Owner  Contract Purchaser of the real property to be divided. (The amendment must bear the signature of the owner(s) of the real property).

3. NAME AND ADDRESS OF LAND SURVEYOR JAMES E. BARNARD, P.L.S.  
PAC-TECH ENGINEERING, INC.  
3721 KITSAP WAY, BREMERTON, WA. 98312 PHONE: 377-2053

4. Reason(s) for amendment: REVISE EASEMENT THROUGH OPEN SPACE  
TO USE BENEFICIAL EASEMENT THROUGH  
SS# 3446 R-1.

5. ASSESSOR'S ACCOUNT NUMBER(s): 282601-3-023-2000  
282601-3-024-2009  
282601-3-025-2008  
282601-3-026-2007

6. Zoning Classification: RU.2.5 AC. Comprehensive Plan Classification: RU.2.5 AC.

7. Proposed lot sizes (Square footage):

A. UNCHANGED B. UNCHANGED C. UNCHANGED D. UNCHANGED Open Space: 44500 SF (NET)  
(48560 SF INCL BPA ESMT)

8. Has the property been logged in the past six years?: N/A If yes, approximate date of logging: \_\_\_\_\_ Forest Practice Application Number: \_\_\_\_\_

9. Please fill out this portion only if additional lots are being created by this amendment or if the method of water/sewage service is being changed.

**RECEIVED**

APR 23 1993

BREMERTON/KITSAP COUNTY HEALTH DEPARTMENT:

Proposed source of water (check appropriate box):

KITSAP COUNTY ENGINEERS

- (a) Individual well on each lot (lot size must be at least 1 acre in size - 43,560 square feet).
- (b) Private Two-Party Water System (each lot must be at least 1 acre in size - 43,560 square feet).
- (c) Public Water System - Group A System - Larger system (state name of system and attach a letter of intent).
- (d) Public Water System - Group B System - Smaller system (state name of system and attach a letter of intent).
- (e) Other (Describe): \_\_\_\_\_

Proposed method of sewage disposal (state name of sewer district if applicable): \_\_\_\_\_

Approval of amendment does not constitute approval of building sites on individual lots.

File #90866  
Abe Young

**LOT "A"**

Lot A of Short Subdivision No. 5517 R-1 situate in the Southwest Quarter of Section 28, Township 26 North, Range 1 East of the Willamette Meridian in Kitsap County, Washington;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the North 85.0 feet of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of said Section 28;

SUBJECT TO AND TOGETHER WITH open space covenants with said easements and restrictions as shown on the face of this Short Subdivision No. 5517 R-1;

ALSO SUBJECT TO AND TOGETHER WITH easements of record described on Short Plat No. 2966, Auditor's File No. 8209280105, and Auditor's File No. 8509100114;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the West 20 feet of the East 45 feet of the East Half of the North Half of the South Half of the Southwest Quarter of the Southwest Quarter of said Section 28;

TOGETHER WITH an easement for access and utilities over the East 50 feet of that easement depicted on Short Subdivision No. 3446 R-1 recorded under Auditor's File No. \_\_\_\_\_.

**RECEIVED**  
MAR 26 1993

**RECEIVED**  
APR 23 1993  
KITSAP COUNTY ENGINEERS

KITSAP COUNTY DEPT. OF  
COMMUNITY DEVELOPMENT

**RECEIVED**  
APR 23 1993  
KITSAP COUNTY ENGINEERS

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019  
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3446-E

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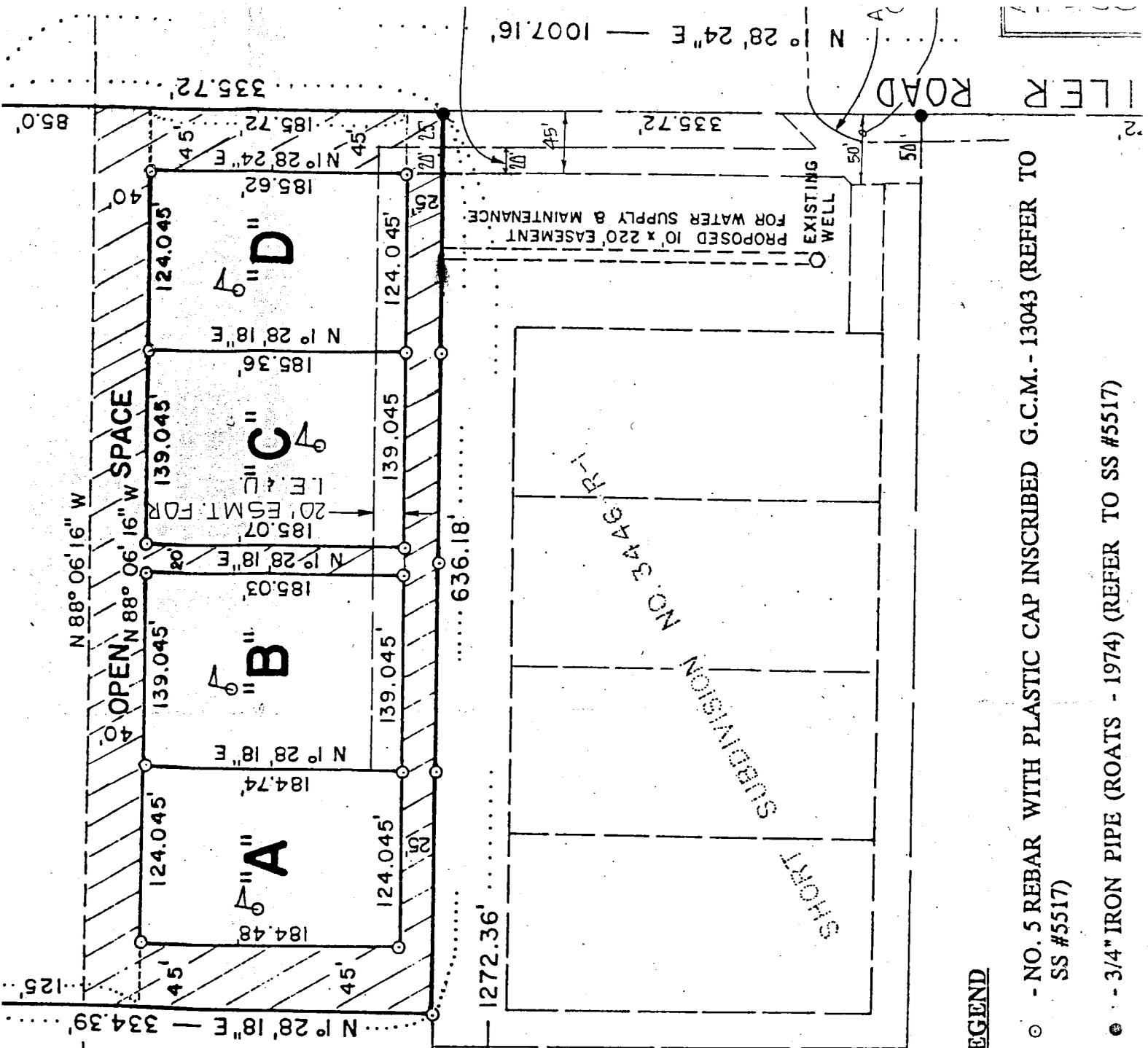
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85.0' EASEMENT FOR INGRESS, EGRESS & UTILITIES OVER S/2, N/2, SW/4, SW/4

NOTE: SEE S.S. NO. 2966; AUD. NO. 8209280105



..... N 87° 59' 04" W

APPROVAL OF THIS SHORT SUBDIVISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) REQUIREMENTS OF THE HYDRAULICS DIVISION MUST BE ADDRESSED PRIOR TO BUILDING PERMIT ISSUANCE. THESE REQUIREMENTS ARE CONTAINED IN A MEMO RECORDED WITH SHORT PLAT NO. 5517.
- 2) A ROAD APPROACH PERMIT WILL BE REQUIRED BY THE DEPT. OF PUBLIC WORKS PRIOR TO LAND CLEARING OR CONSTRUCTION OF ROADS.
- 3) PRIOR TO ANY LAND CLEARING AND FOR CONSTRUCTION, A DRAINAGE PLAN AND A TEMPORARY SILT & EROSION CONTROL PLAN WILL BE REQUIRED.
- 4) APPROVAL IS SUBJECT TO THE CONDITIONS OF APPROVAL FOR THE PLANNED UNIT DEVELOPMENT OUTLINED IN RESOLUTION #094-1991, RECORDED WITH SHORT PLAT NO. 5517 (AF#9111120048.)

**LEGEND**

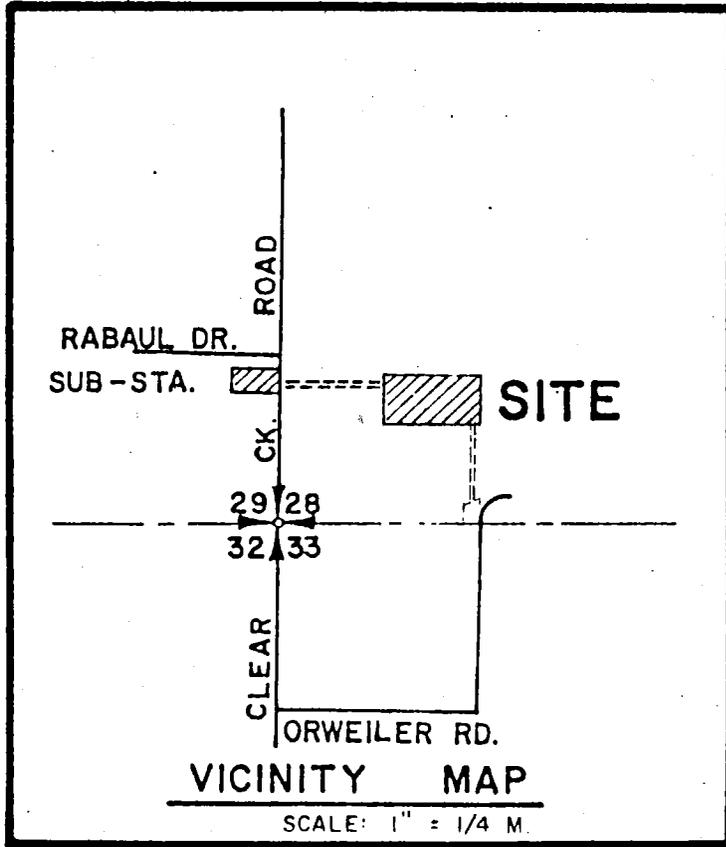
- - NO. 5 REBAR WITH PLASTIC CAP INSCRIBED G.C.M. - 13043 (REFER TO SS #5517)
- - 3/4" IRON PIPE (ROATS - 1974) (REFER TO SS #5517)

# 26 N., R. 1 E., W. M., KITSAP CO., WA.

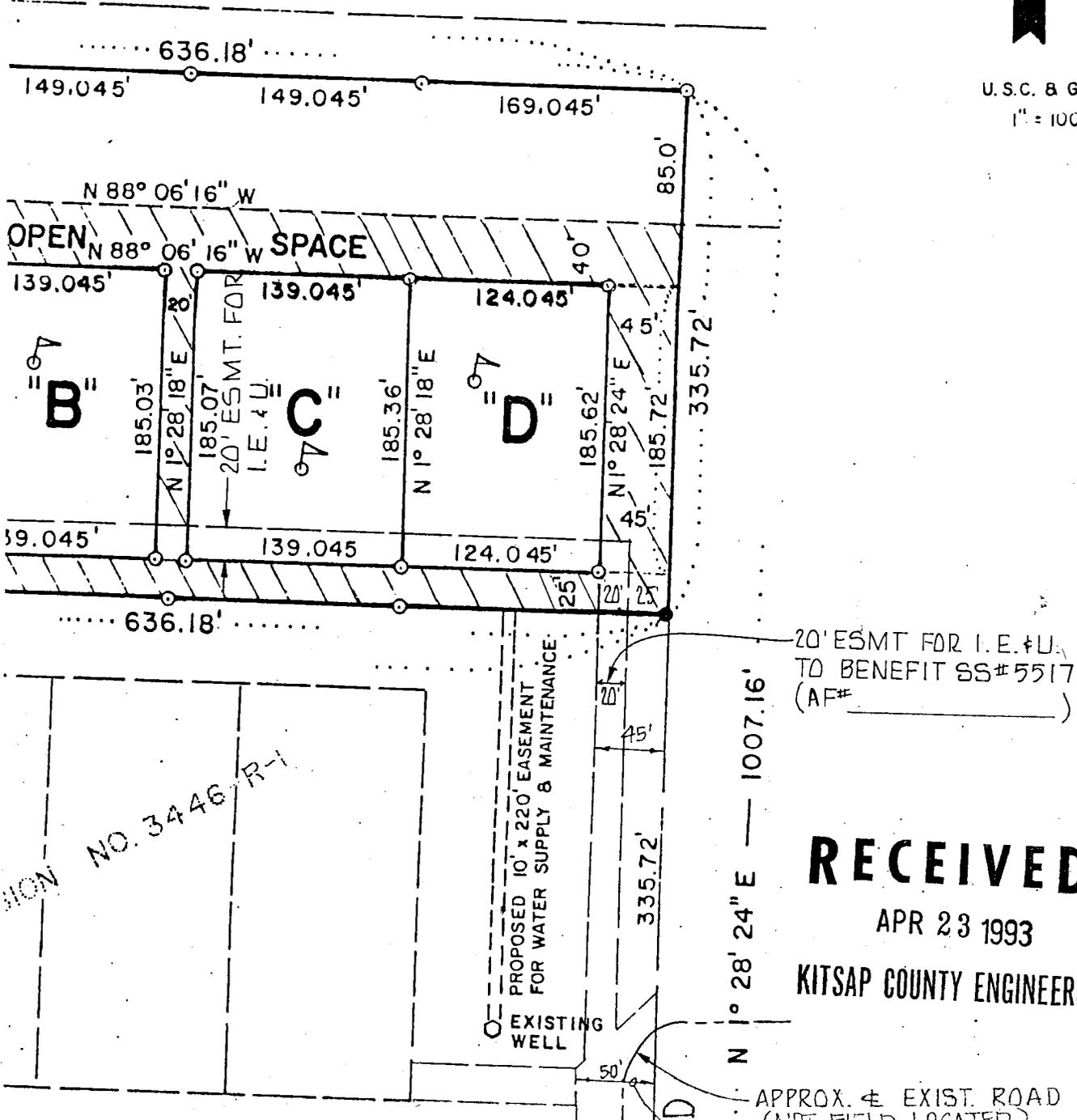
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U.S.C. & G.S.  
1" = 100'



1. Responsibility or service have been with the  
2. Any further be subject of Kitsap

Approved  
No. 108-E  
Director  
Date:

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Date  
Kitsap Cou

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KITSAP SHORT  
282601-  
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Assessor's

**RECEIVED**  
APR 23 1993  
KITSAP COUNTY ENGINEERS

NO. 3446 R-1

NEW X REPAIR REDESIGN ALTERATION Date Applied 8/13/93

Name of Property Owner NORTH PACIFIC DEVELOPMENT Permit fee paid/Clerk 11000/lm

Mailing Address PO Box # 1535, Poulsbo, WA 98370 Phone #: 779-1966 Short Plat No. 5517

Assessors Account No. 282601-3-025-2008 Property size 185 X 139 Sq. Ft. 25715  
 Acreage .6 Subdivision - Lot C

Water Supply P (VP) I=Individual Public supply name TASIA LAKE WATER DIST ID# 47464P  
 P=Public, more than 1 connection

Type of building SF (SF/MF/COMM/FE/INST) SF-SINGLE FAMILY MF-MULTIFAMILY COMM-COMMERCIAL FE-FOOD ESTABLISHMENT INST-INSTITUTIONAL  
 Proposed Number of Bedrooms 3 Has the lot been "perked" before? N (Y/N) When? N/A

FOR REDESIGN APPLICATIONS ONLY: What has been changed? P/A

SOIL LOG PROFILES: Print record depth, soil type, mottling, restrictive layers, etc.

PRIMARY AREA		TRENCH PROFILE	
SOIL LOG #1 Soil Type (1-6) <u>3</u> <u>0" - 24" LOAMY SAND</u> <u>24 - 48" MED SAND</u>	SOIL LOG #2 Soil Type (1-6) <u>3</u> <u>0" - 30" LOAMY SAND</u> <u>30 - 48" MED SAND</u>		Depth in inches Additional Cover <u>0</u> Maximum Trench Depth (below original surface) <u>24</u> Soil Barrier Pipe <u>4"</u> Stone Under Pipe <u>6</u> Vertical Separation <u>24</u> Trench Width <u>36"</u>
RESERVE AREA			Special remarks/instructions:
SOIL LOG #3 Soil Type (1-6) <u>4</u> <u>0" - 48" SAND LOAM &amp; COBBLES</u>	SOIL LOG #4 Soil Type (1-6) _____ <u>0"</u>		

DESIGNED SYSTEM:  
 A. Type of system: STANDARD X PRESSURE ALTERNATIVE (Specify Sand filter, mounds, etc.)  
 B. Septic Tank(s) 1/25 gal. C. Pump required? Yes No X Pump Tank (gals.) NA  
 D. Sewage Flow (based on 120 gal./bedroom) 360 gal/day E. Application Rate, 8 (Avg. of SL1 & SL2 GPD/sq. ft.)  
 F. Drainfield (D/E) 450 sq. ft./3= 150 Lineal ft. for a 3 ft. trench  
 G. Curtain Drain: REQUIRED NO Minimum depth, 6 inches into restrictive layer NOT REQUIRED X  
 H. Depth to top of maximum water table > 48" I. % slope in DF area 10%

DESIGNER: Name (printed) THOMAS E. WEAVER Signature Thomas Weaver

Date 8/13/93 Certification/RS# 33058 Phone# 830-5308 ALLIED DESIGN

ON SITE DESIGN

Hold: 8/16/93 Reason Need a U.D.L. By JKK  
 (date)  
 Release "hold": 8/24/93 Reason UDL review By JKK  
 (date)  
 Disapproved Reason **ACCEPTED** By **ACCEPTED**  
 (date)  
 Approved: 8-17-93 By Jane Hale Comments:  
 (date)  
 Expiration Date \_\_\_\_\_

NEW  REPAIR  REDESIGN  ALTERATION  Date Applied 8/13/93

Name of Property Owner NORTH PACIFIC DEVELOPMENT Permit fee paid/Clerk 1100/lm

Mailing Address P.O. Box # 1535, Poulsbo, WA. 98370 Phone #: 779-1966 Short Plat No. 5517

Assessors Account No. 282601-3-024-2007 Property size 124 x 185 Sq. Ft. 22940  
 Acreage .52 Subdivision --- Lot D

Water Supply P(VP) I=Individual P=Public, more than 1 connection Public supply name TASIA LAKE WATER DIST. ID# 47464P

Type of building SF (SF/MF/COMM/FE/INST) SF-SINGLE FAMILY MF-MULTIFAMILY COMM-COMMERCIAL FE-FOOD ESTABLISHMENT INST-INSTITUTIONAL  
 Proposed Number of Bedrooms 3 Has the lot been "perked" before? N (Y/N) When? N/A

FOR REDESIGN APPLICATIONS ONLY: What has been changed? N/A

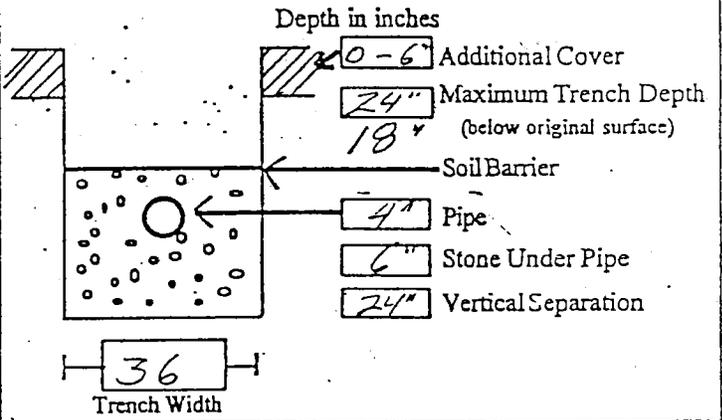
SOIL LOG PROFILES: Print record depth, soil type, mottling, restrictive layers, etc.

PRIMARY AREA

TRENCH PROFILE

SOIL LOG #1  
 Soil Type (1-6) 3  
 0" 0-24" LOAMY SAND  
 24-42" MED SAND  
 42-48" MOTTLED MED SAND

SOIL LOG #2  
 Soil Type (1-6) 3  
 0-24" LOAMY SAND  
 24-48" MED SAND



RESERVE AREA

SOIL LOG #3  
 Soil Type (1-6) 3  
 0-24" LOAMY SAND  
 24-48" MED SAND

SOIL LOG #4  
 Soil Type (1-6) ---  
 0" ---

Special remarks/instructions:  
TRENCHES AT LOW ELEVATION 18" DEEP 6" ON-SITE ADDITIONAL COVER  
TRENCHES AT HIGHER ELEVATION 24" DEEP  
KEEP STUB HIGH TO AVOID PUMP

DESIGNED SYSTEM:  
 A. Type of system: STANDARD  PRESSURE  ALTERNATIVE (Specify Sand filter, mounds, etc.)  
 B. Septic Tank(s) 1125 gal. C. Pump required? Yes ? No ? Pump Tank (gals.) 500 GAL MIN  
 D. Sewage Flow (based on 120 gal/bedroom) 360 gal/day E. Application Rate: 8 (Avg. of SL1 & SL2 GPD/sq. ft.)  
 F. Drainfield (D/E) 450 sq. ft./3 = 150 Lineal ft. for a 3 ft. trench  
 G. Curtain Drain: REQUIRED NO Minimum depth 6 inches into restrictive layer NOT REQUIRED X  
 H. Depth to top of maximum water table 42-48" L % slope in DF area 8%

DESIGNER: Name (printed) THOMAS E. WEAVER Signature Thomas Weaver

Date 8/13/93 Certification/RS# 33058 Phone# 830-5308 ALLIED DESIGN

ON SITE DESIGN

Hold: 8/16/93 Reason Mud on W.H.L. By KK

Release "hold": 8/16/93 Reason W.H.L. REPAIRED By KK

Disapproved: --- Reason --- By ---

Approved: 8-17-93 By James White Comments: ---

Expiration Date ---

**ACCEPTED**

**ACCEPTED**

COPY



**KITSAP COUNTY  
DEPARTMENT OF PUBLIC WORKS**

**RANDY W. CASTEEL, P.E.**  
Director / County Engineer

614 Division St., (MS-26), Port Orchard, WA 98366-4699

September 20, 1993

North Pacific Development  
P.O. Box 1535  
Poulsbo, Wa. 98370

**RE: SHORT PLAT DRAINAGE APPROVAL**

Dear Sirs:

The Hydraulics Division has reviewed the drainage plan submitted for Lots C & D located in Short Plat 5517 and finds the concept to be a reasonable one, based on the data supplied to this department. It should be understood that if conditions other than those anticipated are encountered during construction, it may be necessary to modify the plan and submit revisions to this department for approval.

Kitsap County reserves the right to require any additional information including, but not limited to, a design by a licensed professional engineer, should it be deemed necessary.

It shall be the owner's responsibility to ensure that the approved drainage system is functioning as designed and is adequately maintained.

It will be necessary for you to contact the Hydraulics Division requesting an inspection of drainage improvements 48 hours in advance of any backfilling. These drainage improvements must be inspected and approved by the Hydraulics Division and all remaining requirements of this department satisfied prior to the final building inspection or building occupancy.

If you have any questions, you may contact this office at 876-7121 between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bruce H. Oyløe".

Bruce H. Oyløe  
Hydraulics Division

BHO/lh

spdrng.