



Notice of Administrative Decision

Date: 10/09/2023

To: TRUNNELL LEE & BROOKE, bjtjrt@jimby.com
Gavin Oak with Adams, Goldsworthy, Oak Land Surveyors, gavin@agols.com
SCOTT SHELTON w/Ferguson-Cole Inc., scott@fergusoncolehomes.com
Interested Parties and Parties of Record

RE: **Permit Number:** 22-01757
Project Name: Trunnell Preliminary Large Lot Approval
Type of Application: P LL

The Kitsap County Department of Community Development has **APPROVED** the land use application for **22-01757: Trunnell Preliminary Large Lot Approval – P LL**, **subject to the conditions outlined in this Notice and included Staff Report.**

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY APPEALED TO THE KITSAP COUNTY HEARING EXAMINER ON OR BEFORE 14 DAYS FROM THE DATE OF DECISION PER KITSAP COUNTY CODE 21.04.290.

The written appeal shall be made on, or attached to, an appeal form titled: '*Appeal/Objection of an Administrative Decision*' found on DCD's website, through the Online Permit Application Portal: <https://app.oncamino.com/kitsapcounty/login>.

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file is available for review by contacting the Department of Community Development; if you wish to view the case file or have other questions, please contact help@kitsap1.com or (360) 337-5777.

CC: Biologist: BGE ENVIRONMENTAL LLC Attn: Robbyn Myers, bgerobbyn@comcast.net
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Peggy Bakalarski, pbakalar@kitsap.gov
Interested Parties:
Molstad, Neil - Dept of Ecology - Wetland, nemo461@ECY.WA.GOV;
Sheldon, Kelly - Dept of Ecology, kesh461@ECY.WA.GOV; Klinkert,
Carol, waitingwoman@msn.com
Parks

22-01757, Trunnell Preliminary Large Lot Approval
10/09/2023

Navy
DSE
Kitsap Transit
North Kitsap Fire District
North Kitsap School District
Puget Sound Energy
Water Purveyor - PUBLIC UTILITY DIST NO 1
Point No Point Treaty Council
Suquamish Tribe
Port Gamble S'Klallam Tribe
Squaxin Island Tribe
Puyallup Tribe
WA Dept of Fish & Wildlife
WA Dept of Transportation/Aviation
WA State Dept of Ecology-SEPA
WA State Dept of Ecology-Wetland Review
WA State Dept of Transportation



Kitsap County Department of Community Development

October 2, 2023

Lee & Brooke Trunnell
PO Box 1539
Poulsbo, WA 98370

RE: Large Lot Subdivision # 437 – Trunnell
Permit No. 22-01757
Tax Account No. 012601-4-062-2001

Dear Applicant:

This is to inform you that the above-referenced large lot subdivision has been granted **preliminary** approval.

This decision is in compliance with Kitsap County Code 21.04 Land Use and Development Procedures. All applicable criteria have been met for preliminary large lot subdivision in accordance with Kitsap County Code Title 16.52 large lot subdivision.

The Department has further determined that the land segregation as it is presented in the preliminary large lot subdivision, received 05/17/2022 by the Department of Community Development, conforms or will conform subject to conditions set forth in this letter, to the following:

1. Kitsap County Code Title 17 Zoning.
2. Kitsap County Code Title 12 Storm Water Drainage.
3. Kitsap County Comprehensive Plan and subarea plans.
4. Kitsap County Critical Areas Ordinance.
5. And all other elements of the Kitsap County Code that pertain to this land segregation.

Approval is subject to the following conditions:

LAND USE

1. Adhere to all elements and requirements set forth in Kitsap County Code 16.52.
2. The following condition shall be added to the face of the final large lot subdivision: Building permits issued on a lot in this large lot subdivision may be subject to impact fees pursuant to Kitsap County Code.
3. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.

4. The decision set forth herein is based upon representations made and exhibits contained in the project application (22-01757). Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
5. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
6. A minimum twenty-five-foot-wide native vegetation buffer shall be established and preserved around the perimeter of the large lot subdivision.
7. Add condition as a note on the face of the final plat: Required Minimum Zoning Setbacks- Rural Residential Front (East): 50 ft min Side: 20 ft min, 5 ft min for accessory structures Side: 20 ft min, 5 ft min for accessory structures Rear: 20 ft min, 5 ft min for accessory structures.

SURVEY

1. The final large lot subdivision shall be prepared by a licensed land surveyor in compliance with KCC Title 16.
2. A Road Maintenance Agreement will be required for the access easement shown on the face of the plat. This may be in the form of a note on the face of the Final Plat that addresses ownership and maintenance responsibilities of the access easement, or in the form of a Road Maintenance Agreement document to be recorded separately and referenced on the face of the Final Plat.

STORMWATER

1. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.
2. Approval of the preliminary plat shall not be construed to mean approval of the total number of lots or configuration of the lots and tracts. These parameters may be required to be revised for the final design to meet all requirements of Kitsap County Code Titles 11 and 12.
3. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12 and as such will require a Full Drainage Site Development Activity Permit (SDAP) from Development Engineering.

4. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time of SDAP application. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of SDAP.
5. The design of the infiltration facilities shall be in accordance with Vol. II, Ch. 5 of the Kitsap County Stormwater Design Manual.
6. The infiltration facilities shall remain offline until the drainage areas are stabilized and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities.
7. During construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection(s) to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report(s), properly stamped, and sealed to Development Engineering.
8. The following condition shall be added to the face of the Final Plat: At the time of submittal of a building permit for any lot within this plat, soil amendment is required for all disturbed areas not covered by hard surface.
9. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before requesting final inspection for the SDAP 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 that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable 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.
10. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Services and Engineering will require additional review and potentially new conditions.

TRAFFIC & ROADS

1. Prior to recording the Final Plat, vehicular access shall be constructed to provide access to all proposed lots.
2. The following shall appear on the face of the Final Plat, under the heading Conditions: **a.** All interior roads shall remain private. Should the applicant or his successors or assigns choose to dedicate these roads to Kitsap County, it shall be subject to a further review by Kitsap County Development Services and Engineering. All improvements necessary to bring said road to the then current Kitsap County standards shall be done, at no expense to the County, prior to

being accepted into the Kitsap County Road system for maintenance. **b.** All lots shall access from interior roads only.

3. The hammerhead shall be designed to accommodate an Emergency design vehicle. The wheel path of the design vehicle shall remain within the approved driveway surface area for all required movements.
4. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process, or Building Permit process, if a SDAP is not required. The need for and scope of bonding will be determined at that time.

ENVIRONMENTAL

1. The final plat must show all critical areas with the associated vegetative buffers and building setbacks. General notes for the subdivision on the face of the plat must indicate the type of critical areas and the restrictions associated with said critical areas.
2. Subject to the conditions of the Geotechnical report associated with this permit and on file at the Department of Community Development.
3. Permanent stabilization and restoration of the project site. Final replanting may be delayed to the appropriate season, provided temporary soil stabilization measures are in place and financial security is provided to assure the completion of work.
4. Due to area constraints from the on-site stream and associated buffer, the application of a Habitat Management Plan (HMP) shall be implemented on-site to compensate for a buffer reduction at the minimum necessary to accommodate the proposed development. The minimum buffer is shown on the approved site plan. This buffer reduction is not greater than 25% of the required buffer. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer.
5. If any part of the planting area fails to satisfy the goals and performance standards of this plan to such an extent that the failure cannot be adequately addressed through standard maintenance activities, a contingency plan shall be developed. A detailed contingency plan cannot be developed until the specific items that need to be addressed are known. Compliance with the installation procedures and maintenance plans are measures to properly promote a successful restoration. Where the performance is less than satisfactory, attention shall be given to, but not limited to, soil conditions, species installation, and temporal variations. Adaptive management actions taken to ensure success, when practical, are an acceptable means to ensure survival and growth of the planted species.

6. Bald Eagles- This permit is conditioned for compliance with the Federal Bald and Golden Eagle Protection Act and the National Bald Eagle Management Guidelines. The applicant is responsible for following all federal setbacks, construction windows and obtaining any federal permits as necessary through the US Fish and Wildlife Service.
7. Prior to final inspection and occupancy, the common boundary between the STREAM buffer and the adjacent land shall be permanently identified with critical area buffer signs. Critical Area Ordinance (CAO) signs shall be placed along the designated boundary spaced approximately 50-feet apart, visual from sign to sign. Signs must be attached to existing trees with diameter breast height greater than 4 inches. Alternative methods include 4x4 posts, metal posts or split rail fencing. Signs may be requested with any inspection prior to final, but not at final inspection. The consulting habitat biologist shall place the signs.
8. Add condition as a note on the face of the final plat: A (150) – foot native vegetation buffer shall be retained along the perimeter of the STREAM as depicted on the approved site plan and in accordance with the Habitat Management Plan by BGE ENVIRONMENTAL, LLC., dated Feb 2022. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer. Buffers or setbacks shall remain undisturbed natural vegetation areas except where the buffer can be enhanced to improve its functional attributes. Refuse shall not be placed in buffers.
9. Add condition as a note on the face of the final plat: Danger Trees- Minor pruning, removal, or elimination of danger trees in the buffer may be allowed, subject to approval by the Department (360)337-5777.

FIRE MARSHAL

1. Automatic fire sprinklers, as approved by the Kitsap County Fire Marshal, shall be installed throughout homes here and after constructed on lots created by this land division.

HEALTH DISTRICT

1. Development of Lot 1 will require an approved building site application.

Preliminary approval of this large lot subdivision will automatically expire five (5) years from the date of this letter. However, upon written request to the Department of Community Development by the original applicant and the current owner(s) of the subject property, at least thirty (30) days prior to expiration, a six (6) month extension may be granted.

Preparation of the final large lot subdivision shall be done in accordance with Kitsap County Code 16.52. All applicable conditions of preliminary approval must be addressed with the submittal of final large lot subdivision application. Submittals that do not address all conditions will be considered incomplete and returned without review. All the above relevant conditions and any/all building setbacks and buffers established as conditions of approval must appear on the final large lot subdivision.

22-01757 Trunnell Preliminary Large Lot Approval
October 2, 2023

If you have any questions or comments regarding this letter, please feel free to contact **Peggy Bakalarski** for Survey matters; **Cecelia Olsen** for Stormwater and Traffic matters; **Darren Gurnee** for Land Use/Environmental matters; **Scott Austin** for Fire Marshal matters; all of whom can be reached at (360) 337-5777. Please contact **Kimberly Jones** for Health District matters at (360) 337-5285.

Sincerely,



Peggy Bakalarski, Project Lead

10.02.2023

Date



Samantha Long, Development Services and Engineering
Supervisor

10.02.2023

Date

Cc: Surveyor: A G O Land Surveying, LLC – Gavin@agols.com
Authorized Agent – Scott@fergusoncolehomes.com
Interested parties of record: nemo461@ecy.wa.gov; kesh461@ecy.wa.gov;
waitingwoman@msn.com