



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

619 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682 Larry Keeton, Director
(360) 337-5777 FAX (360) 337-4415 HOME PAGE - www.kitsapgov.com/dcd/



NOTICE OF ADMINISTRATIVE DECISION

October 31, 2014

To: Interested Parties and Parties of Record

RE: Project Name: Clear Creek Group LLC
Application: Binding Site Plan #14-43
File Number: 14 00434

Enclosed is the Administrative Decision issued by the Kitsap County Department of Community Development (DCD) for the above referenced application.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER BEFORE THE CLOSE OF BUSINESS ON NOVEMBER 17, 2014. PLEASE NOTE: THE DEPARTMENT OF COMMUNITY DEVELOPMENT IS OPEN MONDAY THROUGH THURSDAY FROM 9:00 A.M. TO 4:00 P.M. AND FRIDAY FROM 9:00 A.M. TO 1:00 P.M. EXCEPT HOLIDAYS.

Pursuant to the Kitsap County Land Use and Development Procedures, an appeal may be filed objecting to the Department's Decision. An appeal must be made in writing, and received by the Department of Community Development (DCD). At the time of filing the appeal, the appellant shall pay the sum of **five hundred dollars (\$500.00)**. This fee is non-refundable and subject to change. Make check payable to Kitsap County Department of Community Development (DCD).

The written appeal shall be made on, or attached to, an appeal form provided by DCD, and shall contain the following information.

1. The project name, project applicant, application type, and file number designated by the County;
2. The name, address, and signature of each appellant. If multiple parties file a single appeal, the appeal document shall designate, in writing, one party as the contact representative for all contact with the DCD Director and the Office of the Hearing Examiner. All contact between the County and the appellants regarding the appeal, including notices, shall be through this contact representative; and

Notice of Administrative Decision – Clear Creek Group LLC – Binding Site Plan
#14-43
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3. A written statement of the specific aspect(s) of the Decision and/or SEPA determination being appealed, the reasons why each is in error as a matter of fact or law, and the evidence relied upon to prove the error.

The complete application file will be available for review at the Department of Community Development, Monday through Thursday, from 9:00 A.M. to 4:00 P.M. and Fridays from 9:00 A.M. to 1:00 P.M. except holidays. You may make an appointment by calling Karen Ashcraft at (360) 337-4487.

If you have questions, please contact Karen Ashcraft at (360) 337-4487 or Scott Diener at (360) 337-5777.

Sincerely,



Karen Ashcraft
Clerk of the Hearing Examiner

C: Clear Creek Group LLC, 4550 NW Newberry Hill RD Suite 101, Silverdale, WA 98383
AES Consultants, 3472 NW Lowell ST, PO Box 930, Silverdale, WA 98383 aes@bainbridge.net
Browne Wheeler Engineers Inc adam@brownewheeler.com

Interested Parties:

Cordell Sunkel PO Box 854, Silverdale, WA 98383 corkbon@q.com
Mark G Mattson, 3620 Dahl RD NW, Silverdale, WA 98383
markmattson@msn.com
James C Laughlin, PO Box 10607, Bainbridge Island, WA 98110
jimlaughlin32@gmail.com
Coupe Insurance and Finance, Inc. 9621 Mickelberry RD #102, Silverdale, WA 98383



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

To enable the development of quality, affordable, structurally safe and environmentally sound communities.

Larry Keeton
DIRECTOR

October 29, 2014

Jeffrey L. Rowe,
CBO, CFM
DEPUTY DIRECTOR

Clear Creek Group LLC
4550 NW Newberry Hill Road, Suite 101
Silverdale, WA 98383

RE: Binding Site Plan #14-43
Permit No. 14 00434
Tax Account No. 172501-4-102-2006

Dear Sirs:

This is to inform you that the referenced Binding Site Plan has been approved.

This decision is in compliance with Kitsap County Code 21.04 Land Use and Development Procedures. All applicable criteria have been met for Binding Site Plan in accordance with Kitsap County Code Title 16.56.

The Department has further determined that the land segregation as it is presented in the application received February 10, 2014 (and as revised by resubmittal received September 2, 2014) 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 16.56.
2. Consistent with landscaping requirements for entrances and the roadway, five (5) Cascara Trees shall be installed along the Randall Way NW in the wetland buffer and maintained per KCC 17.385.030.
3. Pursuant to recreational requirements, 7,650 square feet of recreational area shall be provided. The recreational open space plan and equipment is required to be reviewed and installed as an element of the required Site Development Activity Permit (SDAP).
4. Parks and recreation areas to be created with this development are private facilities; maintenance of these facilities is the responsibility of the property owners, not Kitsap County.

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Smart Communities
Award Kitsap County
'Year of the Rural'



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SURVEY

5. Development and use of the land described herein, not in accordance with this binding site plan will require a Binding Site Plan Alteration in conformance with KCC 16.60.030.
6. All development and use of the land described herein shall be in accordance with this binding site plan, or as it may be amended with the approval of Kitsap County, and in accordance with such other governmental permits, approvals, regulations, requirements, and restrictions that may be imposed upon such land and the development and use thereof. Upon completion, the improvements on the land shall be included in one or more condominiums or owned by an association or other legal entity in which the owners on units therein or their owners' associations have a membership or other legal or beneficial interest. This binding site plan shall be binding upon all now or hereafter having any interest in the land subject to this approval.
7. The Binding Site Plan shall be recorded within one year of the date of the Notice of Decision.
8. Prior to recording the Binding Site Plan, all property taxes shall be paid in full through the current year.
9. The Binding Site Plan shall be recorded with the assistance of Department of Community Development staff and requires an appointment with a staff member of the Survey Division of the Department.

STORMWATER

10. The information provided demonstrates this proposal is a Major Development as defined in Kitsap County Code Title 12 and will require a Site Development Activity Permit (SDAP) from Development Engineering.
11. 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 the Binding Site Plan application was deemed fully complete, February 10, 2014. 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 Ordinances in effect at the time of SDAP application.
12. Prior to SDAP approval, Waste Management at (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider (e.g. dumpster size and location) for the project. Pay particular attention to the access requirements of collection trucks. Provide documentation from the solid waste/recycling service provider that their requirements for this project have been met.
13. The SDAP submittal shall show at least 150 square feet of exterior recyclable materials storage space for the project. Describe collection containers and show their locations, method for securing the enclosure gates in an open position and pad dimensions on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans.

14. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before requesting final building inspection 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.

TRAFFIC

15. All rights of access for adjoining properties currently in existence shall be preserved, as documented on the face of the binding site plan. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to SDAP acceptance.

FIRE MARSHAL

16. Fire apparatus access roads are required and must be maintained. Any proposed revision to these roads must be submitted to, reviewed and approved by the Kitsap County Fire Marshal's Office. IFC 503 Amended by Kitsap County. Access roads shall comply with the following:
- a. Unobstructed width of 20 feet and height of 13 feet 6 inches.
 - b. Shall be designed and maintained to support a 60,000 pound fire apparatus and be provided with an all weather driving surface.
 - c. Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 - d. Inside turning radius shall be a minimum of 25 feet.
 - e. Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility.
 - f. Road shall not be more than 12% grade.
17. Fire flow and fire hydrants will be required for this project.
18. Water line size and location and the location of fire hydrants must be shown on SDAP plans. A letter of water availability indicating available fire flow from the water purveyor is required to be submitted to the Kitsap County Fire Marshal's office prior to the approval of any building permits.
19. Automatic fire sprinklers and a fire alarm system will be required for this project.

HEALTH DISTRICT

20. The property is to be served by Silverdale Water District.
21. The property is to be served by Kitsap County Public Works sewer.

WASTEWATER

22. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer."

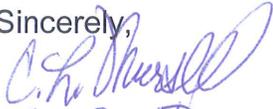
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23. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plans, profiles, and specifications designed in accordance with KCPW - Wastewater Division Standards and Regulations.

The recording fee for this Binding Site Plan mylar is \$143.00. Checks for recording fees should be made payable to Kitsap County Auditor. You may submit the mylar, signed by the County Treasurer certifying payment of property taxes, along with any additional documents to be recorded and the check for recording fees. Your Binding Site Plan will be recorded for you within one (1) business day and a copy of the recorded documents promptly mailed to you. If you wish to be present at the time of recording, an appointment must be made in advance with the Survey Division of the Department of Community Development.

Sincerely,



FOR: SCOTT DIENER

Scott Diener, Manager
Development Services & Engineering
Department of Community Development

Copy to: AES Consultants – via email: aes@bainbridge.net
Cordell Sunkel – via email: corkbon@q.com
Mark Mattson – via email: markmattson@msn.com
File