



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Larry Keeton
DIRECTOR

Jeffrey L Rowe
DEPUTY DIRECTOR

NOTICE OF ADMINISTRATIVE DECISION

October 17, 2014

To: Interested Parties and Parties of Record
RE: Project Name: Oscar Foss Estate Large Lot Subdivision
Application: Large Lot Subdivision #379
File Number: 14 00829

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 OCTOBER 31, 2014. PLEASE NOTE: THE DEPARTMENT OF COMMUNITY DEVELOPMENT IS OPEN MONDAY TO THURSDAY FROM 9:00 A.M. TO 4:00 P.M. AND ON 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.

The project name, project applicant, application type, and file number designated by the County;

1. 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



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#379

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2. 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 show 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 Candy Mursell at (360) 337-5777.

Sincerely,



Karen Ashcraft
Clerk of the Hearing Examiner

C: Jim Goldsworthy, Adam & Goldsworthy, Inc., 1015 NE Hostmark ST,
Poulsbo, WA 98370 jim@agols.com
Mrs. Oscar Foss, 21315 Pugh RD NE, Poulsbo, WA 98370
Sherrard, McGonagle, Tizzano, Attorneys at Law, PO Box 400, Poulsbo,
WA 98370 richard@legalpeaceofmind.com

Interested Parties:
(None)



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-5777 FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com/dcd/

Larry Keeton, Director

October 14, 2014

Jim Goldsworthy
Adam & Goldsworthy, Inc.
Via email: jim@agols.com

RE: Large Lot Subdivision # 379
Permit No. 14 00829
Tax Account No. 122601-3-001-2004

Dear Mr. Goldsworthy:

This is to inform you that the 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 Large Lot, received March 12, 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 16.48/16.52.
2. The following condition shall be added to the face of the Final Large Lot:
Building permits issued on a lot in this Large Lot Subdivision may be subject to impact fees pursuant to Kitsap County Code.

SURVEY

3. At the time of submittal of the Final Large Lot Subdivision a title certificate, current to within 30 days, is required. Please note or delineate on the face of the Final Large Lot all pertinent special exception items in Schedule "B" of the title certificate.

STORMWATER

4. Condition #2 on sheet 1 of 2 of the Final Large Lot Subdivision shall be modified to read: At the time of Building Permit Application and/or any additional road construction or site work, the property owner shall comply with Kitsap County Code Title 12 effective at the time the Large Lot Subdivision Application was deemed complete (**March 12, 2014**). Fees and submittal requirement shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.
5. At the time of building permit application for Lot 1, the applicant shall submit a Kitsap County Public Works form 1601 for issuance of a Concurrency Certificate, in compliance with KCC 20.04.030, Transportation Concurrency.

ENVIRONMENTAL

6. The July 2014 Offsite Wetland Delineation Report by Ecological Land Services states that the Pugh Road property is not affected by the required wetland (60+15) or stream buffers (150+15) because it is at least 200 feet from the offsite critical area.

HEALTH DISTRICT

7. The existing dug well located on proposed Lot 3 must be decommissioned by a licensed well driller.

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 shall be done in accordance with Kitsap County Code 16.48/16.52. 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 of the above relevant conditions and any/all building setbacks and buffers established as conditions of approval must appear on the Final Large Lot.

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If you have any questions or comments regarding this letter, please feel free to contact Peggy Bakalarski for Survey matters; Candy Mursell for Stormwater and Traffic matters; Meg Sands for Land Use matters; Lisa Lewis for Environmental matters; all of whom can be reached at (360) 337-5777.

When you are ready to submit the Final Large Lot application, please call (360) 337-5777 for a submittal appointment.

Please refer to our website at www.kitsapgov.com/dcd/ for permit status information. This information is no longer available by e-mail or telephone. The current fee schedule and counter-complete submittal checklists can also be found at our website to assist with submittal of your Final Large Lot Subdivision application.

Sincerely,

A handwritten signature in cursive script, appearing to read "S Diener", followed by the word "FOR" in all caps.

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

Copy to: Sherrard, McGonagle, Tizzano, Attorneys at Law-
richardt@legalpeaceofmind.com
File