Larry Keeton
DIRECTOR

Jeffrey L Rowe
DEPUTY DIRECTOR

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

NOTICE OF ADMINISTRATIVE DECISION

October 14, 2014

To: Interested Parties and Parties of Record
RE: Project Name: Ecology Road Investments LLC
Application: Short Subdivision #7415
File Number: 14 00878

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 28, 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

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

Karen Ashcraft
Clerk of the Hearing Examiner

C: Ecology Road Investments LLC, 7101 E Crestwood CIR, Port Orchard, WA 98366
AES Consultants, PO Box 930, Silverdale, WA 98383
aes@bainbridge.net
Gene Anest, 34789 Hood Canal DR NE, Kingston, WA 98346
anestg@gmail.com

Interested Parties:
(None)

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682 **Larry Keeton, Director**
(360) 337-5777FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com/dcd/

October 13, 2014

Ecology Road Investments LLC
7101 E. Crestwood Cir
Port Orchard, WA 98366

RE: Short Subdivision #7415
Permit No. 14 00878
Tax Account No. 092702-1-022-2006

Dear Mr. Anest:

This is to inform you that the referenced Short 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 Short Subdivision in accordance with Kitsap County Code Title 16.48 Short Subdivision.

The Department has further determined that the land segregation as it is presented in the Preliminary Short Plat, received March 17, 2014 (and as revised by submittal dated September 5, 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.
2. The following condition shall be added to the face of the Final Short Plat: Building permits issued on a lot in this Short 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 14 00878. 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. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval.

SURVEY

7. At the time of submittal of the Final Short Subdivision a title certificate, current to within 30 days, is required. Please note or delineate on the face of the Final Short Plat all pertinent special exception items in Schedule "B" of the title certificate.
8. A Final Short Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
9. A Road Maintenance Agreement will be required for the access easements 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

10. The following conditions shall be added to the face of the Final Short Plat: 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 Preliminary Short Subdivision Application was deemed complete, March 17, 2014. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.
11. The allowed impervious area for each lot, per approved Site Development Activity Permit 06 44076 shall be provided in a table as shown below.

Total Site Area	13.66 acres
Allowed Impervious Area, Lot A	
Allowed Impervious Area, Lot B	
Allowed Impervious Area, Lot C	

12. The following condition shall be added to the face of the Final Short Subdivision: If any proposed impervious area exceeds the allowable square footage as designated per the table, then an engineered Site Development Activity Permit (SDAP) will be required for that lot.
13. All rights of access for adjoining properties currently in existence shall be preserved and documented on the face of the final plat. Any amendment to the

existing easement rights of adjoining property owners shall be properly executed and recorded prior to SDAP acceptance or final plat recording, whichever occurs first.

TRAFFIC

14. At building permit application, submit KCPW Form 1601 for issuance of a concurrency certificate, as required by KCC Section 20.04.030, Transportation Concurrency.
15. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
16. The property owners (within the plat) shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the face of the final plat map and accepted plans. In addition, Development Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.

HEALTH DISTRICT

17. The proposed lots shall be served by onsite sewage systems and by KPUD North Peninsula water system.
18. Approved Building Site Applications with binding water letters will be required prior to the issuance of building permits.

Preliminary approval of this Short 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 Short Plat shall be done in accordance with Kitsap County Code 16.48. All applicable conditions of preliminary approval must be addressed with the submittal of Final Short 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 Short Plat.

If you have any questions or comments regarding this letter, please feel free to contact Candy Mursell for Survey matters; Candy Mursell for Stormwater and Traffic matters; for Jeff Smith Land Use matters, all of whom can be reached at (360) 337-5777. Please contact John Kiess for Health District matters at (360) 337-5285.

When you are ready to submit the Final Short Subdivision application, please call (360)

337-5777 and ask 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 Short Subdivision application.

Sincerely,

Candace L. Murdock
FOR: SCOTT DIENER

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

Copy to: AES Consultants, via email: aes@bainbridge.net
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