



# Kitsap County Hearing Examiner

COUNTY COURTHOUSE, 614 DIVISION STREET MS-36  
[http://www.kitsapgov.com/dcd/lu\\_env/he/](http://www.kitsapgov.com/dcd/lu_env/he/)

PORT ORCHARD WASHINGTON 98366-4682  
(360) 337-7181 FAX (360) 337-4925  
[kashcraf@co.kitsap.wa.us](mailto:kashcraf@co.kitsap.wa.us)

## NOTICE OF ADMINISTRATIVE DECISION

July 31, 2014

To: Interested Parties and Parties of Record

RE: Project Name: Alamo Silverdale Short Subdivision #7416  
Application: Short Subdivision  
File Number: 14 01223

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 AUGUST 14, 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.

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 – Alamo Silverdale – Short Subdivision #7416

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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 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: ALAMO SILVERDALE LLC, 3201 Danville BLVD STE 175, Alamo CA 94507  
[dgaube@alamogroup.com](mailto:dgaube@alamogroup.com)  
Norm Olson & Associates., via email [jdempsey@nlolson.com](mailto:jdempsey@nlolson.com)

Interested Parties:

Helene Behar, via email [helene@beharcompany.com](mailto:helene@beharcompany.com)



## 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/](http://www.kitsapgov.com/dcd/)

Larry Keeton, Director

July 30, 2014

Alamo Silverdale LLC  
Via email: [dgaube@alamogroup.com](mailto:dgaube@alamogroup.com)

**RE: Short Subdivision #7416**  
**Permit No. 14 01223**  
**Tax Account No. 162501-4-096-2005**

Dear Sirs:

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 April 9, 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 01223. 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. Pursuant to KCC Section 21.04.270 Duration of decision, Kitsap County's land use approval for the short subdivision is valid for a period of up to five (5) years from the decision date of the Preliminary Short Plat consistent with RCW.
7. At the time of the submittal of Building Permit and/or the Site Development Activity Permit, the applicant shall provide site plan elements as required in KCC Sections 16.04.080 General Requirements and 17.382.030 Design Standards, including safe pedestrian conditions through the site and sidewalks along the perimeter on the access road connecting to the sidewalk located on Myhre Road NW.

#### **SURVEY**

8. A Final Short Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
9. 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.
10. Proof of rights of use of the easement shown as providing access to the subject property shall be submitted with the Final Plat application materials.

#### **STORMWATER**

11. The parcel is located inside an Urban Growth Area and is allowed 5,000 square feet of new impervious surface area. The available impervious area for each lot shall be determined by dividing the allowable impervious area between the lots created. Information shall be provided in a table as shown below.
12. The following conditions shall be added to the face of the Final Short Plat:
  - a. At the time of Building Permit Application, the applicant shall submit Kitsap County Public Works Form 1601 for issuance of a Concurrency Certificate, in compliance with KCC 20.04.030, Transportation Concurrency.
  - b. 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 (April 9, 2014). Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.
  - c. If any proposed impervious area exceeds the allowable square footage as

designated per the chart, then an engineered Site Development Activity Permit (SDAP) will be required for that lot.

Total Site Area	9.14 acres
Allowable Impervious Area	5,000 square feet
Available Impervious Area Lot A	
Available Impervious Area Lot B	

**HEALTH DISTRICT**

- 13. Sewered building clearances with binding sewer and water letters shall be submitted with building permit applications for lots within this Short Plat.

**WASTEWATER**

- 14. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer."
- 15. 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.
- 16. Kitsap County sanitary sewer currently serves the project parcel. The project will have additional impacts on the sewer system and will be assessed additional newcomer fees.

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; Shawn Alire for Stormwater and Traffic matters; Jeff Smith for Land Use matters; or Michael Brooks for Wastewater 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 Ellen Tietz at (360) 337-5777 for a submittal appointment.

**Alamo Silverdale Preliminary Short Plat #7416, Permit #14 01223**

**July 30, 2014**

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Please refer to our website at [www.kitsapgov.com/dcd/](http://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,



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

Copy to: N.L. Olson & Associates Inc., via email: [jdempsey@nlolson.com](mailto:jdempsey@nlolson.com)  
Interested Party, Helene Behar – via email: [helene@beharcompany.com](mailto:helene@beharcompany.com)  
File