



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

March 11, 2015

To: Interested Parties and Parties of Record

RE: Project Name: Creekside Business Park
Application: Binding Site Plan
File Number: 14 04205

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 March 25th, 2015 PLEASE NOTE: THE DEPARTMENT OF COMMUNITY DEVELOPMENT IS OPEN MONDAY THROUGH THURSDAY FROM 8:00 A.M. TO 4:00 P.M. AND FRIDAY FROM 9:00 A.M. TO 1:00 P.M.

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

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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 contact Constance Blackburn at (360) 337-4487 with questions or to make an appointment.

Sincerely,

Constance Blackburn
Clerk of the Hearing Examiner

C: Kitsap Crest LLC: rick@cadwell.biz
AES Consultants: aes@bainbridge.net

Interested Parties:
(None)



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,
CBO, CFM
DEPUTY DIRECTOR

March 10, 2015

Kitsap Crest LLC
8930 51st St W
University Place, WA 98467

**RE: Binding Site Plan #14-44
Permit No. 14 04205
Tax Account No. 162501-3-091-2002**

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 November 18, 2014 (and as revised by resubmittal received February 26, 2015) 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.

SURVEY

2. Development and use of the land described herein, not in accordance with this binding site plan will require a Binding Site Plat Alteration in conformance with KCC 16.60.030.
3. The following condition shall be placed on the face of the Binding Site Plan:
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. This binding site plan shall be binding upon all now or hereafter having any interest in the land described herein.

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Award Kitsap County
'Year of the Rural'



STORMWATER

4. 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.
5. 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, November 18, 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.
6. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before 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

7. All rights of access for adjoining properties currently in existence shall be preserved and documented on the face of the (final plat/binding site plan). Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to SDAP acceptance or (final plat/binding site plan) recording, whichever occurs first.

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,



Scott Diener, Manager
Development Services & Engineering

Copy to: AES Consultants – Via email: aes@bainbridge.net
File