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

April 14, 2016

TO: Interested Parties and Parties of Record
RE: Project Name: Alaska Avenue - Peabody
Application: Short Subdivision
Permit Number: 16 00775

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 ON OR BEFORE 14 DAYS FROM THE DATE OF DECISION PER KITSAP COUNTY CODE 21.04.290.

The written appeal shall be made on, or attached to, an appeal form found on DCD's website: http://www.kitsapgov.com/dcd/forms/DocumentLibrary/applications/Appeals.pdf.

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file is available for review at the Department of Community Development; if you wish to view the case file or have other questions, please contact Constance Blackburn at cblackburn@co.kitsap.wa.us or (360) 337-5777. Please note DCD is open Monday to Thursday from 8:00am to 4:00pm and on Friday from 9:00am to 1:00pm except holidays.

Cc Applicant and/or Rep:
RJ Peabody: RJrealestate@msn.com
Westsound Engineering Inc.: toby@wsengineering.com

Cc Interested Parties:
Michelle Reid: reid@skitsap.wednet.edu
Tom Adams: adamst@skitsap.wednet.edu

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

April 13, 2016

RJ Peabody
PO Box 565
Burley, WA 98322

RE: Short Subdivision # 7427
Permit No. 16 00775
Tax Account No. 282402-4-006-2005

Dear Mr. Peabody:

This is to inform you that the above-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 02/29/2016 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.

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4. The decision set forth herein is based upon representations made and exhibits contained in the project application #16 00775. 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 Manchester Transportation Policy T-3, provide a 6-foot paved walkway for pedestrian use along the property frontage.

SURVEY

1. 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.

2. Final Short/Large Lot/Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.

STORMWATER

1. Due to the property being located in a critical drainage area, the following condition shall be placed on the face of the Final Short Plat: Building permits submitted for lots in this short plat shall include an Engineered Small Site Review (ESSR).

2. The impervious area per lot accounted for in the overall drainage facilities installed shall be indicated on the face of the final short plat, in a chart form as shown below, along with the following condition: Additional impervious surfaces created on an individual lot beyond the amount shown in the chart shall be mitigated in accordance with Kitsap County Code Title 12.

Inside Census Urbanized Area; Total allowed impervious area = 5,000 square feet	**Drive/parking area**	**Building area**
Allowable impervious area, Lot A		
Allowable impervious area, Lot B		

ROW DIVISION

1. Community Development, the Applicant shall apply for and satisfy all conditions of a Right-of-Way Permit through the Department of Public Works for any and all work performed in the county Right-of-Way associated with this project. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit.

ENVIRONMENTAL

1. A 50-foot native vegetation buffer must be maintained along the delineated wetland boundary as depicted on the approved site. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer.

FIRE MARSHAL

1. The minimum fire flow requirements for one and two family dwellings in subdivisions shall be 500 gallons per minute for thirty (30) minutes.

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 **Peggy Bakalarski** for Survey matters; **Candy Mursell** for Stormwater and Traffic matters; **Jeff Smith** for Land Use matters; **Steve Heacock** for Environmental matters; **Jackie Blackwood** for Fire Marshal matters; or **Dale Blackwood** for Right-of-way matters, all of whom can be reached at (360) 337-5777.

When you are ready to submit the Final Short Subdivision application, please call Kitsap 1 at (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 Short Subdivision application.

Sincerely,

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

Copy to: Westsound Engineering Inc.217 SW Wilkins Drive Port Orchard, 98366
Michelle Reid – **reid@skitsap.wednet.ed**
Tom Adams – **adamst@skitsap.wednet.edu**
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