

Title 16
LAND DIVISION AND DEVELOPMENT

Consistent with the revised 2007 code amendment scope of work and schedule, listed below is an expert of Kitsap County Title 16 (Subdivision). These proposed changes are intended to compliment proposed changes to Title 17 (Zoning) regarding definition and site-design as they relate to condominiums. These changes are necessary to establish an application for such projects and are shown as underline for added text.

Chapters:

- 16.02 Poulsbo Urban Transition Area
- 16.04 General Provisions
- 16.08 Definitions
- 16.12 Preliminary Plat
- 16.16 Final Plat
- 16.20 Dedications
- 16.24 Subdivision Standards
- 16.28 (Repealed)
- 16.32 Surveys
- 16.36 Variances
- 16.40 Divided Land
- 16.44 Review of Decision
- 16.48 Short Subdivisions
- 16.52 Large Lot Subdivisions
- 16.54 Condominiums
- 16.56 Binding Site Plans
- 16.60 Addressing of Land

Chapter 16.54
CONDOMINIUMS

Sections:

- 16.54.010 Purpose and applicability.
- 16.54.020 Application requirements.
- 16.54.030 Application procedure.
- 16.54.040 Decision criteria.

16.54.010 Purpose and applicability.

The purpose of this Section is to provide for review of a condominium proposal for conformance with zoning density requirements and street addressing, and for the

precision and accuracy of the exterior boundary and legal description of the subject property, as shown on the final map.

16.54.020. Application requirements.

Condominiums shall be consistent with recorded binding site plans. The following shall be submitted for approval of a condominium.

1. Two sets of prints of the final recording maps prepared in accordance with RCW 64.34.232.
2. Legal description from title report dated within 30 days prior to recording.
3. Boundary closure calculations and supporting surveys.
4. Copy of last real estate transaction for all adjoining unplatted parcels.
5. Notes. The following notes shall be placed on the final condominium map page:
 - a. Approval of the Department of Community Development.

This condominium meets the density standards of Title 17 of the Kitsap County Code.

 - i. The exterior boundary and legal description of this condominium meets or exceeds the review standards of the Department of Community Development.
 - ii. The Department of Community Development review consisted only of review Chapter 16.54 of the Kitsap County Code and does not constitute binding site plan approval as contemplated under RCW 58.17.040(7).
6. A signature line for the Director of the Department of Community Development shall appear following the notes required by this Section.

16.54.030 Application procedures.

- A. The department may approve, approve with conditions, or deny a condominium through a Type I process as set forth in Title 21 of this code.
- B. When an application is submitted together with another project permit application, the condominium shall be processed as set for this Section 21.04.035.