



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682

KAMURON D. GUROL, Director

(360) 337-7181 FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com/dcd/

NOTICE OF ADMINISTRATIVE DECISION

August 19, 2003

To: Interested Parties and Parties of Record

RE: Project Name: Forbes
Application: Large Lot #226
File Number: LU-7582 (222702-2-001-2002)

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 SEPTEMBER 3, 2003. PLEASE NOTE: THE COURTHOUSE WILL BE CLOSED SEPTEMBER 1, 2003.

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 two hundred dollars (\$200.00). 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
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.

Notice of Administrative Decision – Forbes – Large Lot #226

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The complete application file will be available for review at the Department of Community Development, Monday through Friday, except holidays, from 8:15 a.m. to 4:00 p.m.

If you have questions, please contact me at (360) 337-4487 or Rick McNicholas at (360) 337-7153.

Sincerely,

Karen Ashcraft
Clerk of the Examiner

C: Letha Forbes c/o Michael Forbes, PO Box 1756, Poulsbo, WA 98370
Adam & Goldsworthy, 19062 Hwy 305 N, Poulsbo, WA 98370
Whitely Engineering, 19062 Hwy 305 N, Suite 101, Poulsbo, WA 98370

Interested Parties:
(None)



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KAMURON D. GUROL, Director

August 14, 2003

Letha Forbes
c/o Michael Forbes
P.O. Box 1756
Poulsbo, WA 98370

Re: Large Lot Subdivision No. 226

Ms. Forbes:

This is to inform you that the subject large lot subdivision has been granted **preliminary** approval. Approval is subject to the following conditions:

1. Adhere to all elements and requirements set forth in Kitsap County Code 16.52.
2. Any building permit issued on a lot in this large lot subdivision may be subject to impact fees pursuant to Kitsap County Code.
3. An additional easement over the north 15 feet of Lot 1 and the north 5 feet of Lot 2 will be required to meet the minimum width requirement for access to the Large Lot Subdivision as well as future potential development. Please describe by legal description the lots that will have rights to the easements.
4. Please provide a Boundary Line Adjustment for review. A note shall appear on the face of the Large Lot referring to the BLA, by Auditor's File Number. This number will be filled in at time of recording.
5. All easements within and leading to this Large lot Subdivision shall be labeled for purpose, lots affected by the granting, and all lands which will derive a beneficial use.
6. A Road Maintenance Agreement will be required.
7. A title certificate is required. Please note or delineate all pertinent special exception items in schedule "B" of the title certificate.
8. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.
9. The information provided demonstrates this proposal is a Major Development as defined in Kitsap County Code Title 12, and as such will require a Site Development Activity Permit (SDAP) from Development Engineering.
10. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12, or as amended at the time of SDAP application. 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 the SDAP application.

11. Should the proponent propose phasing the project, a phasing plan shall be submitted to Development Engineering for review and approval. The phasing plan shall, as a minimum, address the following items:
 - a. Time tables indicating the anticipated time between initial site grubbing activity and the completion of construction, including site stabilization of that specific phase.
 - b. The extent of drainage improvements to be installed during various phases.
12. Any off site improvements that create additional impervious surface such as lane widening or intersection channelization are required to provide stormwater mitigation in accordance with **Kitsap County Code Title 12** or as amended at the time of SDAP application.
13. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits 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.
14. At final application, submit Form 1601 and a \$25.00 fee for issuance of a Concurrency Certificate.
15. The approach to 288th Street shall be WSDOT Type D, per WSDOT Design Manual Figure 920-5, with a minimum return radii of 35 feet. The approach grade shall not exceed 5% from the flow line to twenty feet beyond the right-of-way line.
16. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of 288th Street and the site approach. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the standards found in the *AASHTO A Policy on Geometric Design of Highways and Streets 2001*. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
17. The final Large Lot Subdivision map shall contain 15-foot construction setbacks from the wetland buffers.

Preliminary approval of this large lot subdivision will expire three (3) 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 could be granted.

Filing of the final large lot subdivision shall be done in accordance with Kitsap County Code 16.52. All applicable conditions of preliminary approval must be addressed prior to submitting the final large lot subdivision application. All of the above relevant conditions must appear on the final large lot plat. Any/all building setbacks and buffers established as conditions of approval must also be delineated on the final large lot plat.

If you have any questions on this matter, please do not hesitate to contact me at (360) 337-7153.

Sincerely,

Rick McNicholas
Senior Planner

cc: Adams and Goldsworthy, Inc.
19062 Highway 305 North
Poulsbo WA 98370

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