



## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682  
(360) 337-7181 FAX (360) 337-4925 HOME PAGE - [www.kitsapgov.com/dcd/](http://www.kitsapgov.com/dcd/)

Cindy Baker, Director

### NOTICE OF ADMINISTRATIVE DECISION

November 30, 2004

To: Interested Parties and Parties of Record

RE: Project Name: Drury  
Application: Short Subdivision #7255 & Boundary Line Adjustment  
File Number: LIS# 03 08291 (072202-4-003-2000)

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 DECEMBER 14, 2004.

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 – Drury – Short Subdivision #7255 & Boundary Line  
Adjustment  
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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 Jeff Smith at (360) 337-7022.

Sincerely,

Karen Ashcraft  
Clerk of the Examiner

C: Robert E Drury, 5740 Peacock Hill RD SE, Olalla, WA 98359-8551  
Thornton Land Surveying, PO Box 249, Gig Harbor, WA 98335  
Harbor Environmental Services, 7603 52<sup>nd</sup> PL, Gig Harbor, WA 98335

Interested Parties:

Donald R Hopkins, 1650 Circle LN SE, Unit B-1, Lacey, WA 98503



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Cindy Baker, Director

November 24, 2004

Robert E. Drury  
5740 Peacock Hill Road SE  
Olalla, WA 98359-8551

Re: Short Subdivision No. 03 08291 Drury Short Plat & Boundary Line Adjustment (SP # 7255)

Dear Mr. Drury:

This is to inform you that the subject short plat has been granted **preliminary** approval. Approval is subject to the following conditions:

1. The request to subdivide a 7.50-acre parcel, creating one 5-acre lot and a 2.5-acre lot is permitted under Section 17.455.020 Exceptions to lots sizes in the Kitsap County Code (KCC). As proposed by the applicant, following the Short Subdivision approval the applicant shall record a Declaration of Boundary Line Adjustment to increase the size of lot A.
2. Adhere to all elements and requirements set forth in KCC 16.48.
3. Any building permit issued on a lot in this short subdivision may be subject to impact fees pursuant to Kitsap County Code.
4. The existing driveway bisects a large wetland complex that has become hydrologically isolated. Rated as Category-II and III wetlands a minimum 100 and 50 foot buffer is required, respectively. Wetland ratings and required buffers are indicated on the September 20, 2004 ER approved site plan. In addition, a 15-foot building setback is required along the buffer boundary as shown on the site plan.
5. Per the Pre-application Summary Letter, provide an abbreviated plan.
6. Final approval will be granted when the mobile has been removed and the septic tank abandoned.

### Survey:

7. Please add the following conditions to the face of the Short Plat:
  - a) Access to both Lots A & B shall be limited to the existing easement along the North line.
  - b) All building permits issued on these lots shall be subject to impact fees pursuant to KCC.
8. A title certificate is required at the time of submittal of the Final Short Subdivision. Please note or delineate all pertinent special exception items in schedule "B" of the title certificate.
9. Please revise the Notice and the Director's Approval blocks to cite KCC Chapter 16.48, rather than the ordinance.
10. Regarding the descriptions provided in the Boundary Line Adjustment document:
  - a) There appear to be scrivener's errors in both the current and revised descriptions; see redlines attached.
  - b) Please add the following line at the end of the current descriptions for each lot: Being known as (Lot A or B) of Short Subdivision 7255, recorded under Auditor's File No. \_\_\_\_\_ (Auditor's File No. shall be inserted after recording of the Short Plat). This statement will clearly tie the Short Plat and Boundary Line Adjustment, making the documentation clearer.

Preliminary approval of this short 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 short subdivision shall be done in accordance with KCC 16.48. All applicable conditions of preliminary approval must be addressed prior to submitting the final short subdivision application. All of the above relevant conditions must appear on the final short plat. Any/all building setbacks and buffers established as conditions of approval must also be delineated on the final short plat.

If you need assistance, please contact Candy Mursell, Development Engineering or me, at (360) 337-3925.

Sincerely,

Jeff Smith  
Planner

Attachment: Draft Legal Description

cc: Development Engineering  
Health District  
Thornton Land Surveying, P.O. Box 249, Gig Harbor, WA 98335  
Harbor Environmental Services, 7603 52<sup>nd</sup> Place, Gig Harbor, WA 98335  
Donald R. Hopkins, 1650 Circle Lane SE, Unit B-1, Lacey, WA 98503

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