



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/

Cindy Baker, Director

NOTICE OF ADMINISTRATIVE DECISION

March 31, 2005

To: Interested Parties and Parties of Record

RE: Project Name: Adamson Short Subdivision #7266
Application: Short Subdivision
File Number: LIS#04 21833 (262501-1-075-2004)

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 APRIL 14, 2005.

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 – Adamson short Subdivision #7266
March 31, 2005
Page 2

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 James Weaver at (360) 337-4543,.

Sincerely,

Karen Ashcraft
Clerk of the Examiner

C: Joel Adamson, 9464 Newton PL NE, Bremerton, WA 98311

Interested Parties:
(None)



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Cindy Baker, Director

March 31, 2005

Joel Adamson
9464 Newton PL NE
Bremerton, WA 98311

Re: Adamson Short Subdivision No. 7266

Mr. Adamson:

This is to inform you that the subject short plat has been granted **preliminary** approval. This decision is in compliance with the Kitsap County Code Title 21.04.070 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 Subdivisions

The Department has further determined that the subdivision conforms to the following:

1. Zoning, Title 17, Kitsap County Code;
2. Kitsap County Comprehensive Plan and sub area plans;
3. Kitsap County Critical Areas Ordinance;
4. and all other elements of the Kitsap County Code that pertain to this subdivision.

Approval is subject to the following conditions:

1. Adhere to all elements and requirements set forth in Kitsap County Code 16.48. The documents shall be prepared by a civil engineer licensed in the State of Washington. This will be reviewed at the time of building permit application.
2. Please add the following condition to the face of the Short Plat:

"Access to the proposed lots shall be limited to the easement lying along the North line, as established in Short Subdivision Amendment 4807 R-1."
3. Please add the following condition to the face of the Short Plat:

"All building permits issued on these lots may be subject to impact fees pursuant to Kitsap County Code."
4. At the time of Final Short Plat application, a current title certificate is required. Please note or delineate all pertinent special exception items in schedule "B" of the title certificate.

5. Please add the following condition to the face of the Short Plat:

“At the time of Building Application and/or any additional road construction the property owner(s) shall provide an engineered stormwater mitigation design in accordance with Kitsap County Code, Title 12 – Storm Water Drainage or as amended. The fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Application.”

6. Any building permit issued on a lot in this short subdivision must be in compliance with setback requirements identified in Kitsap County Code Section 17.325.060
7. Any building permit issued on a lot in this short subdivision must be in compliance with off street parking requirements identified in Kitsap County Code Section 17.435.
8. Any building permit issued on a lot in this subdivision must be served by sewer. All lines must gravity flow into County lines, and all lines and appurtenances must be installed in accordance with County regulations and specifications, and conform to the Comprehensive Land Use Program. All plan review, field inspection, and charges in lieu of assessment must be paid and/or contracted for prior to connection to the County Sewer System.

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 Kitsap County Code 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 have any questions on this matter, please do not hesitate to contact me at (360) 337-4543.

Sincerely,

James Weaver
Planner