



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/

Larry Keeton, Director

NOTICE OF ADMINISTRATIVE DECISION

November 19, 2008

To: Interested Parties and Parties of Record

RE: Project Name: Arnesen Family LLC Short Subdivision #7354
Application: Short Subdivision
File Number: LIS#07 44392 (4385-000-027-0006)

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 8, 2008. PLEASE NOTE: THE COURTHOUSE WILL BE CLOSED ON NOVEMBER 27 & 28, 2008.

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 **five hundred dollars (\$500.00)**. 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

Notice of Administrative Decision – Arnesen Family, LLC - Short Subdivision
#7354

November 19, 2008

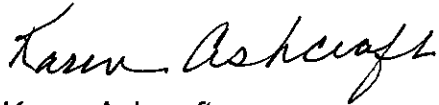
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as a matter of fact or law, and the evidence relied upon to prove the error.

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 Candy Mursell at (360) 337-7181.

Sincerely,



Karen Ashcraft
Clerk of the Examiner

C: Arnesen Family, LLC, PO Box 715, Quilcene, WA 98367
Tom Arnesen, PO Box 311, Hansville, WA 98340
ADA Engineering, PO Box 847, Poulsbo, WA 98370

Interested Parties:

Jim Simpson, 12345 NE S Villa RD, Kingston, WA 98346
Lee E Kulla, PO Box 273, Kingston, WA 98346



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Larry Keeton, Director

November 14, 2008

Arnesen Family, LLC
P.O. Box 715
Quilcene, WA 98376

Short Subdivision No. 7354
LIS No. 07 44392
Tax Account No. 4385-000-027-0006

Dear Mr. Arnesen:

This is to inform you that the subject Short Subdivision 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 as it is presented in the Preliminary Short Plat, received September 4, 2007 and its revision received September 19, 2008 by the Department of Community Development, conforms (or will conform, subject to the conditions outlined in this letter) to the following:

1. Zoning, Title 17, Kitsap County Code;
 2. Storm Water Drainage, Title 12, Kitsap County Code;
 3. Kitsap County Comprehensive Plan and subarea plans;
 4. Kitsap County Critical Areas Ordinance;
- and all other elements of the Kitsap County Code that pertain to this subdivision.

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. This subdivision request is for the segregated sale of the existing residences per Kitsap County Code 17.382.110 footnote A.39. If any of the residence buildings are demolished prior to final subdivision approval the preliminary subdivision approval will be automatically rescinded; if the buildings are demolished after recording of the subdivision but prior to

- their sale, the final subdivision approval would be invalidated and the county would proceed to revoke the recorded subdivision.
4. If either single-family residence building is declared a dangerous building or uninhabitable prior to the recording of the subdivision, the preliminary subdivision approval or final subdivision approval, if granted, will be automatically rescinded.
 5. The following note shall appear on the face of the final short subdivision: This subdivision is strictly for the segregated sale of the existing residences per Kitsap County Code 17.382.110 footnote A.39. The segregated sale of the residences shall occur within one year of the recording of Short Subdivision 7354 or the subdivision shall be deemed revoked and the parcel line creating Lot A and Lot B shall be extinguished resulting in returning the property back into a single lot.
 6. The rural area buffer line (sheet 1 of 2) shall be designated by the same line type and weight as the other buffer lines.
 7. All required buffers shall be designated as "non-clearing native vegetation buffers".
 8. Please add the following note to the face of the Short Plat: "All non-clearing native vegetation buffers shall be maintained as depicted on the plat. No cutting or clearing shall occur within the buffer. Hazardous trees within the buffers may be removed upon review and approval of Kitsap County. Replanting of removed trees may be required."

SURVEY

9. A minimum 20-foot wide access easement shall be established by this Short Subdivision and delineated on the face of the Final Short Plat.
10. A Road Maintenance Agreement will be required. This may be in the form of a note on the face of the Short Plat map that addresses ownership and maintenance responsibilities of the access easement(s), or in the form of a Road Maintenance Agreement document to be recorded separately and referenced on the face of the Short Plat map.

STORMWATER

11. The impervious area available to each lot shall be indicated on the face of the Short Plat Subdivision. The available impervious area for each lot shall be determined by subtracting the total impervious area from the total impervious area allowed for the project, and dividing the remaining allowable impervious area between the lots created. Information shall be provided in a table as shown below. If the impervious area is greater than the amount indicated for the lot in the chart, an engineered plan will be required:

Total Parcel Area	.79 acre outside the census area
Allowable Impervious Area	10,0000 sqft
Available Impervious Area Lot A	
Available Impervious Area Lot B	

12. The following condition shall be added to the face of the Final Short Plat:
If the impervious area is greater than the amount indicated for the lot in the chart above, an engineered plan will be required for that lot.
13. The following condition shall be added to the face of the Final Short Plat:
At the time of Building Permit Application and/or any additional road construction or site work, the property owner shall comply with Kitsap County Code Title 12 – Stormwater Drainage or as amended. Fees and submittal requirements shall be in accordance with Kitsap County codes in effect at the time of Building Permit Application.

ENVIRONMENTAL

14. The final plat drawing shall depict the 25 foot top of slope buffer or the 100 foot shoreline buffer from the ordinary high water mark, whichever is more restrictive.

FIRE MARSHAL

15. Fire flow or fire protection is required for all residential subdivisions, including short plats and large lots in accordance with Kitsap County Building & Fire Code, amended September 14, 2005. The fire protection requirements shall be noted on the face of the plat to advise future owners.
16. Based on a residential development, fire flow is required in the amount of 500 gpm at 20 psi for 30 minutes. The Fire Flow System shall meet all requirements of the Kitsap County Building and Fire Code and shall be installed and approved by the Kitsap County Fire Marshal's Office before combustible materials are delivered to the site.
17. Verification from the water purveyor or engineered calculations to verify the water system design will meet the required fire flow is required to be submitted to the Kitsap County Fire Marshal's Office before the Site Development Activity Permit (or building permit, if no Site Development Activity Permit is required) may be issued.
18. Hydrants are required every 600 feet; hydrant shall have a minimum five inch main valve opening, two (2) two and one half inch outlets and a four and one half inch steamer/pumper port with a five inch, one quarter turn quick connect Storz adapter; such outlets and port shall have national Standard Threads
19. If the development is in an area without adequate water supply systems (such as an area with no public supply and served only by wells), Automatic Fire Suppression System may be used if the single-family dwellings are less than 5,000 square feet. If the dwellings are 5,000 square feet or greater, fire protection credits may be provided with alternatives listed in Table B103.3, Kitsap County Building & Fire Code. If the exception or fire protection credits are to be used, a Notice to Title shall be recorded for each affected lot. IFC B105.1

HEALTH DISTRICT

20. Prior to Final Short Subdivision approval, the proposed on-site septic system for Lot A shall be installed. See Building Site Application #403177 for details.

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 could be granted.

Preparation 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. Submittals that do not address all comments will be considered incomplete and returned without review. 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 Meg Sands for Land Use matters; Candy Mursell for Survey matters; Bill Noerenberg for Stormwater matters; Dave Greetham for Environmental matters; and Tina Turner for Fire Marshal matters, all of whom can be reached at (360) 337-7181. Please contact Steven Brown at (360) 337-5285 for Health District matters.

Please note that effective February 1, 2008, there is a fee and a Final Short Subdivision application form associated with the Final Short Subdivision, payable at the time of submittal. Please refer to our website at www.kitsapgov.com/dcd/ to view the new fee schedule.

Please refer to our website at www.kitsapgov.com/dcd/ for status information. This information is no longer available by e-mail and telephone.

Sincerely,



Jim Barnard, PLS
Development Engineering
Department of Community Development

cc: ADA Engineering
Lee E. Kulla
Jim Simpson
File