



## 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/)

Larry Keeton, Director

### NOTICE OF ADMINISTRATIVE DECISION

October 2, 2008

To: Parties of Record

RE: Project Name: Cascade Evergreen Schleheuber Large Lot  
Subdivision No. 341  
Application: Large Lot Subdivision  
File Number: LIS#08 51605

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 OCTOBER 16, 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

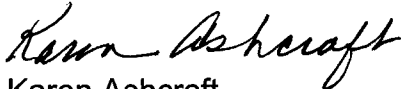
Notice of Administrative Decision – Cascade Evergreen Schleheuber - Large Lot  
Subdivision #341  
October 2, 2008  
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as a matter of fact or law, and the evidence relied upon to prove the error.

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: Cascade Evergreen Schleheuber, c/o Ron Ross, JR, 16169 Bay Ridge  
DR NW, Poulsbo, WA 98370  
Steve Ottmar, AES Consultants Inc., PO Box 930, Silverdale, WA 98383

Interested Parties:  
(None)



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Larry Keeton, Director

October 1, 2008

Cascade Evergreen Schleheuber  
c/o: Ron Ross Jr.  
16169 Bay Ridge Drive NW  
Poulsbo, WA 98370

**Large Lot Subdivision No. 341, LIS No. 08 51605**  
**Tax Account No. 212501-3-029-1004, 212501-3-007-1000**

Dear Mr. Ross:

This is to inform you that the subject large lot 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 Large Lot Subdivision in accordance with Kitsap County Code Title 16.52 Large Lot Subdivisions.

The Department has further determined that the subdivision as it is presented in the Preliminary Large Lot Plat, received February 22, 2008 by the Department of Community Development, conforms (or will conform, subject to 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 sub-area 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:

### SURVEY

1. Provide a Final Large Lot Subdivision application and map prepared in compliance with Kitsap County Code Title 16.52
2. At the time of submittal of the Final Large Lot Subdivision, a title certificate current within 30 days is required. Please note or delineate all pertinent special exception items in schedule "B" of the title certificate.

3. 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.
4. Please add the following note to the face of the Large Lot: All building permits issued on these lots may be subject to impact fees pursuant to Kitsap County Code.
5. The 40 foot easement leading north requires a Road Maintenance Agreement and must be recorded with a referenced AFN. on the mylar.
6. The appropriate reference to the Large Lot Subdivision is 341.
7. At Final, please delineate all subdivisions adjacent to the Large Lot Subdivision.
8. All access easements must be constructed prior to final recording.
9. Please add the following note to the face of the Large Lot: Access to Lots 7, 8, 17 and 18 shall be limited to the proposed 40 foot easement.
10. At Final, please dimension the easement in the NW portion of proposed Lot 12.
11. Please remove all square footages and acreages.
12. Delineate access easements from the county right of way to the site and label with appropriate recording number.

### ENVIRONMENTAL

13. Permit approval subject to CC Consulting summary. We concur with the assessment. The stream location and buffer will need to be field surveyed and included on the face of the plat prior to Final Large Lot approval.

### FIRE MARSHAL

14. Fire department access roads and fire flow are required for dwellings here and after constructed on lots created by this land division.  
Fire department access roads shall be a minimum of 20 feet unobstructed width, shall extend to within 150 feet of all portions of buildings and exterior walls of the first floor, must be designed and maintained to support a 60,000 pound apparatus and provide an all weather driving surface. Grade must not exceed 12% unless a fire suppression system is installed. Dead end access roads that exceed 150 feet are to be provided with an approved turnaround.  
Fire flow is based on one and two family dwellings less than 3,600 square feet with Type V-B construction. Amount of 500 gpm @ 20 psi for a minimum of 30 minutes A letter of water availability indicating fire flow from the water purveyor is required prior to final of SDAP and approval of any building permits. Water lines and hydrants must be shown on SDAP plans.

STORMWATER

15. Prior to Final Approval, the access road to serve all lots must be built. If road construction moves or imports more than 150 yards of material, a Site Development Activity Permit will be required.
16. The total amount of new impervious area created with the construction of the road and other associated improvements shall be indicated on the face of the Large Lot Subdivision. The remaining impervious area available to each lot shall be indicated on the face of the Large Lot Subdivision. The available impervious area for each lot shall be determined by subtracting the total impervious area created by the impervious surfaces from the total impervious area allowed for the project, and dividing the remaining allowable impervious area by the number of lots created. Information shall be provided in a table as shown here. **If a lot exceeds the amount of impervious area listed below then an Engineered Site Development Activity Permit will be required for that lot.**

Total Site Area	60 Acres
Allowable Impervious Area	130,680 SF
Impervious area for new access road	
Remaining Allowed Impervious Area	
Available Impervious Area for Lot 7	
Available Impervious Area for Lot 8	
Available Impervious Area for Lot 9	
Available Impervious Area for Lot 10	
Available Impervious Area for Lot 11	
Available Impervious Area for Lot 12	
Available Impervious Area for Lot 13	
Available Impervious Area for Lot 14	
Available Impervious Area for Lot 15	
Available Impervious Area for Lot 16	
Available Impervious Area for Lot 17	
Available Impervious Area for Lot 18	

17. The following conditions shall be added to the face of the Final Large Lot:  
 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 - Storm Water Drainage or as amended. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.

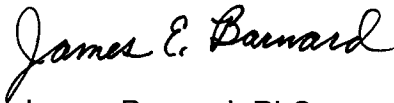
Preliminary approval of this Large Lot Subdivision will expire three (3) years from the date of this letter. However, upon written request to the Department of Community Development by the original applicant and the current owner(s) of the subject property, at least thirty (30) days prior to expiration, a six (6) month extension may 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 or comments regarding this letter or redline prints, please feel free to contact **Randy Romo** for **Survey** issues, **Steve Heacock** for **Environmental** issues, **Jackie Blackwood** for **Fire Marshal** issues, and **Bill Noerenberg** for **Stormwater** issues at (360) 337-7181.

**Please note that effective February 1, 2008, there is a fee associated with the Final Large Lot Subdivision, payable at the time of submittal. Please refer to our website at [www.kitsapgov.com/dcd/](http://www.kitsapgov.com/dcd/) to view the new fee schedule.**

Sincerely,



James Barnard, PLS  
Development Engineering  
Department of Community Development

cc: Steve Ottmar PLS, AES Consultants, Inc.