



## 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 16, 2008

To: Parties of Record

RE: Project Name: AI's Landscaping Large Lot Subdivision No. 343  
Application: Large Lot Subdivision  
File Number: LIS#08 52022

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 30, 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 – McMahan Large Lot Subdivision 343  
October 16, 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: Michael J & Terri L Dumont, Al's Landscaping, PO Box 1715, Silverdale,  
WA 98383  
Steve Ottmar PLS, AES Consultants, Inc., PO Box 930, Silverdale, WA  
98383

Interested Parties:  
(None)



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Larry Keeton, Director

October 15, 2008

Michael J. and Terri L. Dumont  
Al's Landscaping  
P. O. Box 1715  
Silverdale, WA 98383

**Large Lot Subdivision No. 343, LIS No. 08 52022**  
**Tax Account No. 132301-2-008-1003**

Dear Mr. & Mrs. Dumont:

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 April 16, 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. All easements must be labeled with bearings, distances and widths.
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. A Road Maintenance Agreement (RMA) will be required. This may be in the form of a note on the face of the Large Lot 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 Large Lot map. RMA to advise possible future membership with neighboring parcels that use the same easement.
6. The appropriate reference to the Large Lot Subdivision is 343.
7. Please add the following note to the face of the Large Lot: Access to all lots shall be limited to the proposed easement.
8. Prior to Final Application submittal, please provide an approved road name by the Department of Community Development Addressing Technician.
9. The access easement surface must be constructed to a minimum width of 20 feet prior to final recording.
10. Please review and revise all cross hatching; cross hatching must not interfere with drafting detail or text.
11. Please review and revise item #2 in the Notice Block with the appropriate reference.
12. Please remove all acreages and square footages.
13. The easement will serve more than 15 parcels. Therefore, the easement must be a minimum of fifty feet in width.
14. At final, please review and revise spelling errors in the Procedures & Equipment statement.
15. Please add the following note to the face of the Large Lot: Notice to all lot owners and their assigns. "This Large Lot Subdivision is located adjacent to or in close proximity to flight paths of Bremerton National Airport and may experience impacts on the property from a variety of aviation activities. Such activities may include but are not limited to noise, vibration, chemical, odors, hours of operation, low overhead flights and other associated activities." Current and future property owners are also notified that the Federal Aviation Administration (FA) establishes standards and notification requirements for potential height hazards that may be caused by structures, buildings, trees and other objects affecting navigable airspace through 14 CFR Federal Aviation Regulations (FAR) Part 77 Civil Aviation Imaginary Surfaces. Any question on establishing height hazards or obstructions should be directed to Kitsap County, the Port of Bremerton or the FAA.

FIRE MARSHAL

16. Twenty foot wide unobstructed access road designed to support a 60,000 pound apparatus, approved turnaround for access roads exceeding 150 feet in length is required. Information is needed to determine fire flow, water and hydrants.

STORMWATER

17. Prior to final, the easement road with a 20 foot minimum width shall be built to serve all lots. The easement must be graveled or paved and extend to the south line of parcel four. If moving over 150 yards of material a Site Development Activity permit will be required.
18. The total amount of new impervious area created with the construction of the road along the west line of proposed subdivision 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	20 Acres
Allowable Impervious Area	43,560 SF
Impervious area for new access road	
Remaining Allowed Impervious Area	
Available Impervious Area for Lot 1	
Available Impervious Area for Lot 2	
Available Impervious Area for Lot 3	
Available Impervious Area for Lot 4	

19. 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.

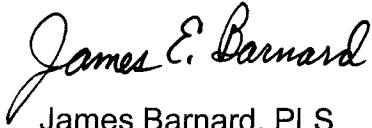
Preliminary approval of this Large Lot Subdivision will expire three (3) years from the date of this letter. However, upon written request to the Department of Community Development by the original applicant and the current owner(s) of the subject property, at least thirty (30) days prior to expiration, 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, **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.