



## 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 8, 2008

To: Parties of Record

RE: Project Name: McMahan Large Lot Subdivision No. 340  
Application: Large Lot Subdivision  
File Number: LIS#08 52264

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 22, 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

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October 8, 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: Jeremy C McMahan, PO Box 616, Olalla, WA 98359  
Gregory A Boeh, NL Olson & Assoc., Inc., PO Box 637, Port Orchard, WA  
98366

Interested Parties:  
(None)



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Larry Keeton, Director

October 2, 2008

Jeremy C. McMahan  
P. O. Box 616  
Olalla, WA 98359

**Large Lot Subdivision No. 340, LIS No. 08 52264**  
**Tax Account No. 332302-2-003-2001**

Dear Mr. McMahan:

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 March 21, 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 appropriate reference to the Large Lot Subdivision is 340.
6. Please remove all square footages and acreages.

#### LAND USE

7. The 25-foot perimeter buffer shall be labeled as a 25-foot non-clearing native vegetation buffer.
8. Please add the following note to the face of the Large Lot: "All non-clearing native vegetation buffers shall be maintained as depicted on the plat. No cutting or clearing shall occur within the perimeter buffer, except the minimum vegetation needed to be removed for driveway access. Hazardous trees within the buffers may be removed upon review and approval of Kitsap County. Replanting of removed trees may be required."

#### FIRE MARSHAL

9. Fire flow for one and two family dwellings shall be 500 gpm @ 20 psi for a minimum of 30 minutes, based on Type V-B construction less than 5000 square feet. One and two family dwellings more than 5000 square feet or where fire flow or water supply is inadequate, developer shall provide an alternative for fire fighting purposes. A letter of water availability indicating fire flow from the water purveyor shall be submitted to the Kitsap County Fire Marshal prior to final SDAP and approval of any building permits. Water lines and hydrants must be shown on SDAP plans.

#### STORMWATER

10. The impervious area available to each lot shall be indicated on the face of the Large Lot Subdivision. This parcel is outside the census area and is allowed 21,780 sqft of new impervious. Impervious area for each lot shall be determined by dividing the allowable impervious area between the two lots being created. Information shall be provided in the table as shown below. If a lot exceeds the amount of impervious area indicated, an engineered plan will be required for that lot.

Total Site Area	10 Acres
Allowable Impervious Area	21,780 SF
Available Impervious Area for Lot 1	
Available Impervious Area for Lot 2	

11. 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.

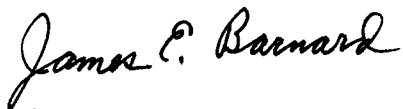
Preliminary approval of this Large Lot Subdivision will expire three (3) years from the date of this letter. However, upon written request to the Department of Community Development by the original applicant and the current owner(s) of the subject property, at least thirty (30) days prior to expiration, 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, **Meg Sands** for **Land Use** 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: Gregory A. Boeh, PLS, N. L. Olson & Associates, Inc.