



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

September 24, 2008

To: Interested Parties and Parties of Record

RE: Project Name: Heuss Short Subdivision #7365
Application: Short Subdivision
File Number: LIS#08 52481 (042401-2-011-2006)

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 8, 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 – Heuss. - Short Subdivision #7365
September 24, 2008
Page 2

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: Edward & Maureen Heuss, 5420 Kitsap WY, Bremerton, WA 98312
AES Consultants, Inc., PO Box 930, Silverdale, WA 98383

Interested Parties:
(None)



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Larry Keeton, Director

September 16, 2008

Edward and Maureen Heuss
5420 Kitsap Way
Bremerton, WA 98312

Short Subdivision No. 7365
LIS No. 08 52481
Tax Account No. 042401-2-011-2006

Dear Mr. & Mrs. Heuss:

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 April 3, 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.

SURVEY

3. At the time of submittal of the Final Short Subdivision, a title certificate, current to within 30 days, is required. Please note or delineate all pertinent special exception items in schedule "B" of the title certificate.
4. Per Ordinance 345-2005, Short Subdivisions are required to have an Owners' Declaration on the face of the Short Plat map. Provide the Declaration statement, along with space for the signatures of all owners and a Notary Public acknowledgment.
5. Provide a copy of the executed Boundary Line Adjustment document.

STORMWATER

6. The impervious area available to each lot shall be indicated on the face of the Short Plat Subdivision. This parcel is inside the census area and is allowed 5,000 square feet of new impervious area. 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, along with the following note: If a lot exceeds the amount of impervious area indicated, then an engineered plan will be required for that lot at the time of Building Permit Application.

Total Parcel Area	31,927 sqft inside the census area
Allowable Impervious Area	5,000 sqft
Available Impervious Area Lot A	
Available Impervious Area Lot B	

7. 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 – Storm Water 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.

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.

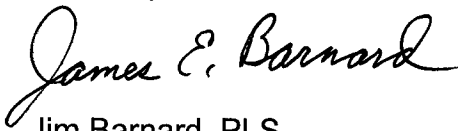
Preparation of the final Short Subdivision shall be done in accordance with Kitsap County Code 16.48. All applicable conditions of preliminary approval must be addressed prior to submitting the Final Short Subdivision application. Submittals that do not address all comments will be considered incomplete 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 Rick McNicholas for Land Use matters; Candy Mursell for Survey matters; or Bill Noerenberg for Stormwater matters, all of whom can be reached at (360) 337-7181.

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: AES Consultants, Inc.
File