



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 5, 2008

To: Interested Parties and Parties of Record

RE: Project Name: Poiema Properties, LLC Short Subdivision #7368
Application: Short Subdivision
File Number: LIS#08 53384 (252501-3-006-2005)

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 NOVEMBER 21, 2008. PLEASE NOTE: THE COURTHOUSE WILL BE CLOSED ON NOVEMBER 11, 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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#7368

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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: Poiema Properties, LLC, Attn: Bill Bakker, PO Box 2788, Bremerton, WA
98310
AES Consultants, Inc., PO Box 930, Silverdale, WA 98383

Interested Parties:
(None)



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Larry Keeton, Director

November 5, 2008

Poiema Properties, LLC
Attn: Bill Bakker
PO BOX 2788
Bremerton, WA 98310

Short Subdivision No. 7368
LIS No. 08 53384
Tax Account No. 252501-3-006-2005

Dear Mr. Bakker:

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 June 5, 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. Please add the following condition to the face of the final short subdivision: Three dwelling units is the maximum number of units allowed for Short Subdivision #7368. Currently, Lot B is developed with a single family residence (SFR). As long as Lot B remains developed with a SFR, Lot A

may be developed with a duplex. If Lot B is converted to a duplex prior to the development of Lot A, Lot A may only be developed with a SFR.

SURVEY

4. 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
5. 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.

STORMWATER

6. Please add the following condition to the face of the Final Short Plat: If the impervious area for each lot is greater than the amount indicated in the chart, an engineered plan will be required for that lot.
7. 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.

Total Parcel Area	.34 acres
Allowable Impervious Area	5,000 sqft
Available Impervious Area Lot A	
Available Impervious Area Lot B	

HEALTH DISTRICT

8. The existing house on Lot B shall connect to public sewer. The septic tank shall be abandoned and proof of such abandonment provided to the Health prior to Final Short Subdivision approval.
9. Provide a Binding Water Availability Letter for all proposed and existing hook-ups with submittal of the Final Short Subdivision.
10. Prior to the issuance of a building permit, a Building Clearance for Sewered Properties shall be provided.

WASTEWATER

11. Sewer easement shown on preliminary short plat does not need to be 15-foot wide since it will only serve a sewer side service for Lot A. A 10-foot wide easement is sufficient for this purpose.

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.

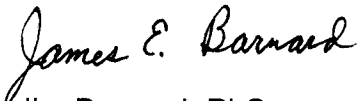
Preparation of the final Short Subdivision shall be done in accordance with Kitsap County Code 16.48. All applicable conditions of preliminary approval must be addressed prior to submitting the Final Short Subdivision application. Submittals that do not address all comments will be considered incomplete 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, all of whom can be reached at (360) 337-7181. Please contact Nathan Holburn or John Kiess at (360) 337-5285 for Health District matters. Contact Stella Vakarcs at (360) 337-5777 for Wastewater 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: AES Consultants, Inc.
File