



## 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

November 21, 2008

To: Interested Parties and Parties of Record

RE: Project Name: Jopp/Burley Olalla Overpass  
Application: Site Development Activity Permit  
File Number: LIS#08 54762

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 DECEMBER 8, 2008. PLEASE NOTE: THE COURTHOUSE WILL BE CLOSED ON NOVEMBER 27 & 28, 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 – Jopp/Burley Olalla Overpass – Site  
Development Activity Permit (SDAP)

November 19, 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 Doug Frick at (360) 337-7181.

Sincerely,



Karen Ashcraft

Clerk of the Examiner

C: Tim Jopp, 1920 SW Pine RD, Port Orchard, WA 98367  
Craig Baldwin, Westsound Engineering, 2175 SW Wilkins DR, Port  
Orchard, WA 98366

Interested Parties:

See Attached



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Larry Keeton, Director

November 19, 2008

Tim Jopp  
1920 SW Pine Road  
Port Orchard, WA 98367

**Re: Jopp/Burley Olalla Overpass, SDAP No. 08 54762  
Acceptance / Conditions**

Dear Mr. Jopp:

We have completed review of the civil construction site plans for the above referenced project. The SDAP has been given preliminary approval but cannot be issued until after the two week appeal period. Should the appeal process alter the project significantly, additional submittals may be required.

The Notice of Administrative Decision is being mailed along with this letter. **Due to procedural requirement the pre-construction meeting cannot be held until after appeal date.**

This permit will expire [6] months from the above date. The owner or agent and contractor must meet with our inspection team at an on-site pre-construction meeting. At this meeting you will receive the permit and a copy of the approved plans. Please contact **INSPECTION LINE** at (360) 337-4633 to schedule a time to meet.

**A. The following items shall be submitted to Development Engineering prior to scheduling the pre-construction meeting:**

1. A copy of the approved NPDES, required for projects with one or more acre of land-disturbing activity. Information regarding the NPDES is available here: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email [jokl461@ecy.wa.gov](mailto:jokl461@ecy.wa.gov).
2. Provide a performance bond for the erosion and sedimentation control facilities for a minimum amount of **\$5,000** referencing **Jopp/Burley Olalla Overpass, SDAP No. 08 54762** on the bond
3. The entire project area shall be video taped, by the Applicant, prior to beginning any physical work at the project location. A copy of the video via CD or DVD media shall be provided to Kitsap County Development Engineering.

**B. The permit is issued with the following conditions:**

1. All construction shall conform to the Accepted Plans. Major deviations must have a design revision submitted for review and acceptance.

2. This permit is issued for the excavation and embankment and associated storm water controls. The cumulative addition of 5,000 square feet or more of impervious surfaces will require an SDAP and engineered drainage design in accordance with Title 12 of the Kitsap County Code.
3. Prior to the commencement of clearing and grading activities, the following must be completed to the satisfaction of Kitsap County:
  - a. Temporary silt and erosion control facilities shall be installed prior to clearing and grading. The facilities indicated on the plans are considered to be adequate basic requirements for the anticipated site conditions. Routine inspection and maintenance is required and additional facilities may be required depending on site and weather conditions; and
  - b. Grading limits must be clearly and visibly identified using staking and/or flagging. Under no circumstances may areas beyond the construction boundaries be disturbed without the prior approval of the owners of those properties and without the issuance by Kitsap County of the necessary permits to work within those areas.
4. All grading shall conform to Chapter 4 of the Kitsap County Stormwater Management Design Manual with emphasis on the following requirements:
  - a. Grading shall take place in such a manner so as not to obstruct or otherwise interfere with the natural drainage flows through the site;
  - b. The area receiving fill material shall be prepared by removing vegetation, non-complying fill, topsoil and other unsuitable material and scarifying the surface to provide a bond with the new fill; (*benching if over 3:1 see manual*)
  - c. Fill materials shall not contain organic material such as wood or sod, and rock or similar irreducible material with a maximum dimension greater than 12 inches;
  - d. The fill material shall be placed in relatively thin horizontal layers and be compacted to at least 90% of maximum dry density (95% for driveways and berms);
  - e. Slopes shall be no steeper than 2 horizontal to 1 vertical (2:1); and
  - f. Fills that are proposed to be building sites shall be placed under the direction of a Soils Engineer in accordance with the provisions of the Uniform Building Code.
5. It shall be the responsibility of the applicant to verify the quantity of material placed or excavated. Any material that leaves the site must be taken to a permitted SDAP site if over 150 cubic yards.

6. All cleared areas shall be seeded as soon as possible or receive some other acceptable surface treatment. Temporary slope protection shall be installed and maintained until surface vegetation has become well established. It should be understood that the agreed upon plan for siltation and erosion control is to be considered a minimum requirement, and that it is the applicants responsibility to use whatever means are necessary to control siltation and erosion throughout the span of the project.
  7. Under no circumstances shall grading take place within the road right-of-way without first obtaining the necessary permits to work within the right-of-way. This would include any work altering or in any way affecting the existing roadside drainage system.
  8. Please contact **INSPECTION LINE** of Development Engineering at (360) 337-4633, to schedule inspections as follows:
    - a. After silt and erosion control facilities are in place and prior to the commencement of grading operations;
    - b. For final inspection.
  9. It is the owner's responsibility to inspect, clean and maintain the stormwater conveyance system.
- C. We will recommend final approval and project closeout when the following conditions are met:**
1. Complete to the satisfaction of Development Engineering all work indicated on the plans.
  2. Submittal, by the Project Engineer, of the Operation and Maintenance Manual for privately maintained and/or non-standard stormwater facilities. Demonstrate permanent stabilization and restoration of the project site.
  3. Certification, by the Project Engineer that the soils encountered under any infiltration systems are consistent with the design criteria.
  4. Certification, by the Project Engineer, that all pond side slopes are 2H: 1V or flatter for fenced ponds, and 4H: 1V or flatter for unfenced ponds.
  5. The applicant shall be held solely responsible for any damage to existing roadways along the proposed haul routes. Any necessary repairs shall be completed by the applicant/contractor prior to project completion.
  6. Pay all outstanding fees due to Kitsap County.

Jopp/Burley Olalla Overpass, SDAP No. 08 54762  
November 19, 2008  
Page - 4

Please understand this permit is issued for grading (and associated stormwater management) only. It is not a Building Permit and should not be construed as an approval of the final design with reference to building location, landscaping, etc. Also, the permittees as legal owners of the property covered by this permit shall bear sole responsibility to Kitsap County for the construction undertaken through the granting of this permit.

If we can be of further assistance, please contact **Jeff Rimack** at (360) 337-7181.

Sincerely,



Douglas R. Frick  
Manager, Development Engineering  
Department of Community Development

Cc: Craig T. Baldwin

<b>Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>zip code</b>
Anthony & Connie Bertoncini	1170 SE Irish Ct	Port Orchard	WA	98367
Anthony Thurman	1093 SE St Patrick Ct	Port Orchard	WA	98367
Barbara A. Suppa	1188 SE Irish Ct	Port Orchard	WA	98367
Brian & Kathryn Jackson	1200 SE High Ridge Ct	Port Orchard	WA	98367
Brian & Keri Jo Adams	1322 SE High Ridge Ct	Port Orchard	WA	98367
Bruce & Becky Hageman	10100 Bethel Burley Rd SE	Port Orchard	WA	98367
Chris Fuller	1627 SE Holman Rd	Port Orchard	WA	98367
Cynthia & Jeff Mason	1096 SE St Patrick Ct	Port Orchard	WA	98367
Daryl & Donna Munch	1176 SE Irish Ct	Port Orchard	WA	98367
Dean & Deborah Booth	1243 SE High Ridge Ct	Port Orchard	WA	98367
Doug Schief	1226 SE High Ridge Ct	Port Orchard	WA	98367
Ed & Connie Russell	1194 SE Irish Ct	Port Orchard	WA	98367
Elaine & Russell Higley	1557 SE Dews Lane	Port Orchard	WA	98367
Gene Robertson	1182 SE High Ridge Ct	Port Orchard	WA	98367
Glen Hutchison	1152 SE Irish Ct	Port Orchard	WA	98367
Grace Steiner	10040 Bethel Burley SE	Port Orchard	WA	98367
James & Jill Riley	1182 SE Irish Ct	Port Orchard	WA	98367
James Burn	1193 SE Irish Ct	Port Orchard	WA	98367
Jay Turner	1344 SE High Ridge Ct	Port Orchard	sss	98367
Jill & Roland Arper	1163 SE Irish Ct	Port Orchard	WA	98367
Joe & Joy Novak	1195 SE High Ridge Ct	Port Orchard	WA	98367
John & Peggy Dunlop	1194 SE High Ridge Ct	Port Orchard	WA	98367
John Farafaeoff	1213 SE High Ridge Ct	Port Orchard	WA	98367
John Von Santford	1249 SE High Ridge Ct	Port Orchard	WA	98367
Karen Olson	1201 SE High Ridge Ct	Port Orchard	WA	98367
Kimiko Young	1225 SE High Ridge Ct	Port Orchard	WA	98367
Kristen Abner	1189 SE High Ridge Ct	Port Orchard	WA	98367
Larry & Louisa Holding	1157 SE Irish Ct	Port Orchard	WA	98367
Lea N. Wilson	1175 SE Irish Ct	Port Orchard	WA	98367
Mary Hancock	1158 SE Irish Ct	Port Orchard	WA	98367
Mary Shoefer	1187 SE Irish Ct	Port Orchard	WA	98367
Maurice Chevaliar	PO BOX 1511	Port Orchard	WA	98366
Nancy & Timothy Barry	1300 SE High Ridge Ct	Port Orchard	WA	98367
Natalie Smith	1095 SE St. Patrick Ct	Port Orchard	WA	98367
Pat & Lori Smith	10040 1/2 Bethel Burley Rd SE	Port Orchard	WA	98367
Paul & Diana Smith	1100 SE St. Patrick Ct	Port Orchard	WA	98367
R. L. Alpaugh	1164 SE Irish Ct	Port Orchard	WA	98367
Ranae & Michael Etkorn	1237 SE High Ridge Ct Lot #6	Port Orchard	WA	98367
Ronald L & Maria Murphree	1087 SE St. Patrick Ct	Port Orchard	WA	98367
Shawn & Deanna Buzzell	1207 SE High Ridge Ct	Port Orchard	WA	98367
Susan Saiki	9534 Bethel Burley Rd SE	Port Orchard	WA	98367
Thomas S. Anderson	1199 SE Irish Ct	Port Orchard	WA	98367
Tim G. & Carol J. McCarty	1250 SE High Ridge Ct.	Port Orchard	WA	98367
William Hillis	1088 SE St. Patrick Ct	Port Orchard	WA	98367
Vernon Pontius	8529 Landing Lane	Port Orchard	WA	98367
Rachel V Berry	1231 SE High Ridge CT	Port Orchard	WA	98367
Roland Arper	1163 Irish Ct SE	Port Orchard	WA	98367