



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 20, 2008

To: Parties of Record

RE: Project Name: Smuidrins - Large Lot Subdivision No. 348
Application: Large Lot Subdivision
File Number: LIS#08 59504

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 NOVEMBER 27TH & 28TH, 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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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: John Smuidrins, 3928 SW Orchard, Seattle, WA 98579
Walczyk Land Surveying, 18221 Melon CT SW, Rochester, WA 98579

Interested Parties:
(None)



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Larry Keeton, Director

November 19, 2008

John Smuidrins
3928 SW Orchard
Seattle, WA 98579

Large Lot Subdivision No. 348, LIS No. 08 59504
Tax Account No. 242402-2-005-1001

Dear Mr. Smuidrins:

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 September 19, 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. The appropriate reference to the Large Lot Subdivision is 348.
6. Please delineate all subdivisions adjacent to the proposed Large Lot Subdivision.
7. Per WAC 196-23-010 & 196-23-070, effective 7/1/2008, the surveyor's seal/stamp shall no longer contain an expiration date.
8. There appears to be a discrepancy between the legal description in the Deed and the legal description on the face of the proposed Large Lot; please provide clarification of the legal description.
9. A Road Maintenance Agreement will be required for Lots 1 & 2. 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 with an AFN on the face of the Large Lot map.
10. Provide proof of adequate legal access for the proposed 30' easement off Morgan Marsh Lane W. to an existing developed publicly owned street.
11. Please remove all acreages.
12. All lots shall have easement access of a minimum of 30' in width.
13. All proposed access easements must have the roads constructed per Kitsap County Code 16.52.230c.(1) prior to final recording.
14. All lots shall be labeled numerically.

FIRE MARSHAL

15. Fire apparatus access roads are required and must be maintained. Any proposed revision to these roads must be submitted to, reviewed and approved by the Kitsap County Fire Marshal's Office. Access roads shall comply with the following:
 - a. Unobstructed width of 20 feet and height of 13 feet 6 inches.
 - b. Shall be designed and maintained to support a 60,000 pound fire apparatus and be provided with an all weather driving surface.
 - c. Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 - d. Inside turning radius shall be a minimum of 25 feet.
 - e. Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility.

16. Water line size and location and the location of fire hydrants must be shown on SDAP plans. A letter of water availability indicating available fire flow from the water purveyor is required to be submitted to the Kitsap County Fire Marshal's office prior to final SDAP or the approval of any building permits.
17. Fire flow in the amount of 500 gpm @ 20 psi for a minimum of 30 minutes is required for the project. One and two family dwellings 5000 square feet or greater are also required to provide water for fire protection in the amount of 500 gpm. However, they may use fire protection credits as listed in Table B103.3 to meet fire flow requirements, provided the total fire protection credits equal or exceed 500 gpm. **EXCEPTIONS:** 1. In areas where full fire flow is impractical, a residential sprinkler system may be substituted. 2. Permits for single family dwellings, manufactured, mobile and modular dwellings on an existing lot less than 5000 square feet.

STORMWATER

18. Prior to final, an access road to serve all lots must be built.
19. The total amount of new impervious area created with the construction of the road and other associated improvements 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 new road from the total impervious area allowed for the project, and dividing the remaining allowable impervious area between the lots created.
20. The following conditions shall be added to the face of the Final Large Lot:

Total Site Area	35 Acres 5%
Allowable Impervious Area	76,230 SF
Impervious area for new access road	641 x ?
Remaining Allowed Impervious Area	
Available Impervious Area for Lot 1	
Available Impervious Area for Lot 2	
Available Impervious Area for Lot 3	

21. The following conditions shall be added to the face of the Final Large Lot:
 - a. If the impervious area is greater than the amount indicated for the lots in the chart below, an engineered plan will be required for that lot.
 - b. 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.

ENVIRONMENTAL

22. If access via the easement road from Morgan Marsh Lane is approved, an Hydraulic Project Approval from the Washington Department of Fish and Wildlife will be required for the stream identified along the westerly boundary per the Forest Practices Application # 2411286. At the time of Final Approval, the non-fish seasonal stream will need to show a 50 ft buffer, with a 15 ft building setback line shown on the face of the plat.
23. Access from the existing developed portion of the parcel to the northeast is not encumbered by this Non-fish seasonal stream, we encourage this access to the new parcels to eliminate critical area issues.

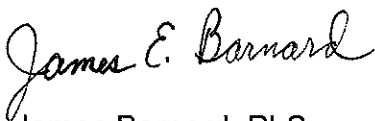
Preliminary approval of this Large Lot Subdivision will expire three (3) years from the date of this letter. However, upon written request to the Department of Community Development by the original applicant and the current owner(s) of the subject property, at least thirty (30) days prior to expiration, 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, **Bill Noerenberg** for **Stormwater** issues, and **Steve Heacock** for **Environmental** 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/ to view the new fee schedule.

Sincerely,



James Barnard, PLS
Development Engineering
Department of Community Development

cc: David P. Walczyk, PLS, Walczyk Land Surveying, Inc.