



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

October 20, 2009

To: Interested Parties and Parties of Record

RE: Project Name: Holtz Short Subdivision #7387
Application: Shore Subdivision
File Number: LIS#09 79373

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 4, 2009.

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 – Holtz – Short Subdivision #7387
October 20, 2009
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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 Thursday, except holidays, from 10:00 a.m. to 3:45 p.m. by appointment only. You may make an appointment by calling me at (360) 337-4487.

If you have questions, please contact me at (360) 337-4487 or Candy Mursell at (360) 337-5777.

Sincerely,



Karen Ashcraft
Clerk of the Examiner

C Don Holtz, 1542 Madrona Point DR, Bremerton, WA 98312
AES Consultants, Inc., PO Box 930, Silverdale, WA 98383

Interested Parties:
(None)



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Larry Keeton, Director

October 14, 2009

Don Holtz
1542 Madrona Pt. Dr.
Bremerton, WA 98312

Short Subdivision No. 7387
LIS No. 09 79373
Tax Account No. 162501-4-003-2007 & 162501-4-017-2001

Dear Mr. Holtz:

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 July 15, 2009 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. The following condition shall be added to the face of the Final Short Plat: For future Building Permit review, garages require a minimum 20-foot front setback and habitable areas require a minimum 10-foot front setback from the property line along Fredrickson Road NW.

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. A 10-foot wide utility easement is required within the lots and abutting the right-of-way of Fredrickson Road NW; said easement shall be delineated on the Final Short Plat map.

STORMWATER

6. Summary of Stormwater and Roadway Features: The applicant proposes to subdivide .88

acres into 6 lots. Each lot will have access to Fredrickson Rd NW. Permeable pavement, a Low Impact Development (LID) technique, is proposed to mitigate stormwater quantity and quality for each individual driveway. Rooftop runoff will be directed to individual infiltration pits for each lot.

7. Development Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. A site evaluation was conducted on July 30, 2009. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans stamped received July 16, 2009 to Kitsap County Development Engineering. Development Engineering accepts the concepts contained in this preliminary submittal and requires the following conditions as an element of the land use approval:
8. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.
9. Approval of the preliminary short plat shall not be construed to mean approval of the total number of lots or configuration of the lots and tracts. These parameters may be required to be revised for the final design to meet all requirements of Kitsap County Code Titles 11 and 12.
10. The information provided demonstrates this proposal is a *Major Development* as defined in **Kitsap County Code Title 12**, and as such will require a Site Development Activity Permit (**SDAP**) from Development Engineering.
11. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with **Kitsap County Code Title 12**. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
12. Any project that includes off site improvements that create additional impervious surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with **Kitsap County Code Title 12**.
13. The design of the infiltration facilities will be according to Section 5.3.5 of the Kitsap County Stormwater Design Manual. Soils exploration shall be performed at the proposed location of the facilities before final design to determine the infiltration rate and depth to seasonal high ground water table and/or impermeable layer. The soil report shall include Particle-Size Analysis performed by ASTM Test Method D-422-63, soil log elevation, and location. The storage volume of the facility shall be adjusted to reflect the true infiltration rates with a safety factor of two applied. A Soils Engineer shall prepare the above information.
14. The infiltration facilities shall remain off line until the drainage areas are stabilized and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities.
15. All lots shall use individual on-site infiltration systems. Before the issuance of building permits and/or occupancy permits, the property owner shall submit to the Department of Community Development for review, a sketch showing the design and location of a stormwater infiltration facility for the distribution of surface water runoff. Maintenance of these systems will be the responsibility of the homeowner.
16. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
17. Kitsap County will not be responsible for any damage to any private roads, tracts, and/or easement areas that may occur during routine maintenance activities and that in Kitsap

County's judgment occur, in whole or in part, because of any construction materials or techniques, or any maintenance materials or techniques. This includes, but is not limited to, damage to pavement or vegetated areas caused by maintenance trucks.

18. The impervious area per lot accounted for in the overall drainage facilities installed shall be indicated on the face of the final plat. Additional impervious surfaces created on an individual lot beyond the amount accounted for in the overall drainage facilities shall be mitigated in accordance with Kitsap County Code Title 12.

TRAFFIC AND ROADS

19. At Building Permit application, submit (KCPW Form 1601) for issuance of a Concurrency Certificate, as required by KCC Section 20.04.030 Transportation Concurrency.
20. Wheelchair sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
21. The property owners shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the face of the final plat map and the accepted construction plans. In addition, Development Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
22. Provide surveyed cross-sections at 50-foot intervals on Fredrickson Rd NW. The cross-sections should show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
23. Submit plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Please denote the design vehicle on the plan set if different than the Kitsap County design vehicle. Existing approaches may need to be improved to meet current standards.
24. Private driveway approaches to existing County roads shall be reviewed and approved by Development Engineering.
25. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
26. Road frontage improvements consisting of curb, gutter and sidewalk shall be constructed along the east property line fronting Fredrickson Rd NW. Frontage improvements shall meet KCRS and address associated stormwater mitigation improvements.
27. Any work within the County right-of-way shall require a permit to perform work on County right-of-way and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time.

WASTEWATER

28. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer."

OTHER

29. Construction of rock walls or other retaining facilities that exceed four feet in height shall require a building permit.
30. Rock and retaining walls shall meet all applicable setback requirements of KCSDM 4.7.5.

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.

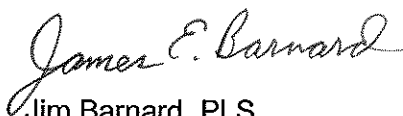
Preparation of the final Short Subdivision shall be done in accordance with Kitsap County Code 16.48. All applicable conditions of preliminary approval must be addressed prior to submitting the Final Short Subdivision application. Submittals that do not address all comments will be considered incomplete 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 Jeff Smith for Land Use matters; Candy Mursell for Survey matters; Shawn Alire for Stormwater and Traffic & Roads matters; Michael Brooks for Wastewater matters, all of whom can be reached at (360) 337-5777.

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.
Interested Parties: Donald S. Reum
File

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