



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 14, 2009

To: Interested Parties and Parties of Record

RE: Project Name: Eckmann Critical Area Buffer Reduction Request
Application: Critical Area Variance Buffer Reduction
File Number: LIS#09 80816

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 28, 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

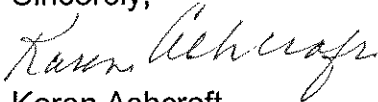
Notice of Administrative Decision – Eckmann – Critical Area Variance Buffer
Reduction Request
October 14, 2009
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as a matter of fact or law, and the evidence relied upon to prove the error.

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 Christina Kereki at (360) 337-5777.

Sincerely,



Karen Ashcraft
Clerk of the Examiner

C: Thomas R Eckmann, 6069 Watauga Beach DR E, Port Orchard, WA
98366

Interested Parties:

Sue Zimbrick, 6059 Watauga Beach DR E, Port Orchard, WA 98366



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October 14, 2009

NOTICE OF DECISION FOR CRITICAL AREA BUFFER REDUCTION REQUEST

This is a Notice of Decision to **approve** a critical area buffer reduction request, a type II administrative decision pursuant to Section 21.04 of the Kitsap County Code. Included in this notice are a summary of the proposal, identification of permits that are required, and conditions of approval. The contact person for this application is Christina Kereki and may be reached at (360) 337-5777.

Planning File Number: 09 80816

Assessor's Number: 4664-000-014-0003

Applicant / Owner:

Thomas R. Eckmann
6069 Watauga Beach Dr E.
Port Orchard, WA 98366

Site Description:

The 0.50-acre parcel is located at 6069 Watauga Beach Drive East, Port Orchard on the south shore of Rich Passage. The nearest road intersection is Watauga Beach Drive East and Point Glover Lane East. The existing residence is located approximately 60 to 67 feet from the shoreline. The parcel has gentle topography that slopes to a 10-foot bank at the shoreline. The subject parcel is zoned RR (Rural Residential), and has a minimum density of 1 dwelling unit per 5 acres. The shoreline environmental designation of the parcel is semi-rural.

Type of Application and Description of Proposed Project:

The application is for a type II administrative buffer reduction from the required 100-foot shoreline buffer intended to protect the ecological integrity of the shoreline. The request is for a 50 percent buffer reduction to a minimum of 50-foot buffer plus a 7.5-foot building setback in order to allow for the construction of an addition to a single-family residence. The proposal includes a 731 square foot addition to the east side of the existing residence. The buffer reduction request is made pursuant to Kitsap County Code Section 19.300.315.A.3. A Habitat Management Plan that consists of enhancing the shoreline buffer by removing invasive, non-native vegetation and planting native trees and shrubs has been prepared.

Conditions of approval:

1. A minimum 50-foot shoreline buffer plus 7.5-foot building setback shall be maintained from the ordinary high water mark landwards. The addition shall be constructed behind the view-line as shown on the revised site plan.
2. A final planting plan shall be submitted for Kitsap County DCD review prior to building permit approval of the single family residence. The plan shall include the proposed environmental mitigation actions as described in the HMP prepared by BioResources, LLC., July 22, 2009.

These actions include:

- a) Maintain existing native vegetation within the 50-foot shoreline buffer.
 - b) Remove invasive, non-native vegetation along the entire shoreline buffer with hand tools, and **without** the use of herbicides.
 - c) Plant at least 15 trees and 25 shrubs within the 1500 square foot area on the west side of shoreline buffer. At least three different tree species and four shrub species shall be installed, from the consultant's recommended species. Please submit design plans (location, type and numbers of plants) with the building permit.
3. No additional rock or debris shall be added to the existing rip-rap retaining wall/ bulkhead at the shoreline. If improvements to the structure are desired the applicant must follow permitting procedures of the Department.

Appeals: Any interested person may appeal the decision regarding this application within 14 days following the issuance of the decision. **APPEALS MUST BE SUBMITTED BY October 28, 2009, WITH A \$500 APPEAL FEE.** Specific appeal procedures are found in the Kitsap County Land Use and Development Procedures Ordinance. This ordinance may be obtained from the Department of Community Development and is available at local libraries and on the Internet at www.kitsapgov.com.

Examination of File and Staff Contact: The application file may be examined at the Department of Community Development, 619 Division Street, Port Orchard, Washington, between the hours of 8:15 a.m. and 4:15 p.m. Monday through Friday, except holidays. The staff person assigned to this project is Christina Kereki and may be contacted at (360) 337-5777.

Review Authority: Kitsap County DCD, Environmental Programs

Distribution:

- Owner: Thomas R. Eckmann 6069 Watauga Beach Dr E., Port Orchard WA 98366
- DCD, Karen Ashcraft
- File Copy
- Washington State Department of Fish and Wildlife Attn : Chris Waldbillig
- Suquamish Tribe
- Interested party: Sue Zimbrick 6059 Watauga Beach Dr E, Port Orchard WA 98366