



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

August 3, 2010

To: Interested Parties and Parties of Record

RE: Project Name: Corrigan Critical Area Buffer Reduction
Application: Critical Area Buffer Reduction
File Number: LIS# 10 89260

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 AUGUST 17, 2010.

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 as a matter of fact or law, and the evidence relied upon to prove the error

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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 Steve Heacock at (360) 337-5777.

Sincerely,



Karen Ashcraft
Clerk of the Examiner

C: Michael & Moira Corrigan, 7828 Tolt Highlands, Carnation, WA 98104

Interested Parties:
(None)



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August 3, 2010

NOTICE OF DECISION

This is a public notice of an administrative Type II decision for the Corrigan stream buffer reduction request. A public comment period previously occurred, ending on July 29, 2010. We received no public comments regarding this proposal.

Planning File Number: 10 89260

Assessor's Number: 312402-2-012-1003

Owner:

**Michael and Moira Corrigan
7828 Tolt Highlands
Carnation, WA 98104**

Physical Characteristics:

The 21.22-acre parcel is an undeveloped parcel located on the shoreline of Ludwig Lake. The parcel consists of medium bank waterfront on the southeast, with a moderate sloping depression and associated seasonal stream running through the site from north to south. The stream is classified as "F", or fish bearing. The requested buffer reduction is on the portion of the site south of the stream and is the minimum necessary to accommodate the proposed residence, well and septic drainfield.

Decision:

Pursuant to Kitsap County Code Section 19.300.315.A.4, the applicant has requested a 50 percent reduction to the normally required 150 foot vegetation buffer adjacent to the type F stream. The building conceptual plan proposes a minimized footprint, while still allowing a reasonably sized residence on the parcel. Due to site constraints from septic drainfield setback requirements, the implementation of the current 150 foot stream buffer would fully encroach into the proposed footprint of the residence, thus depriving the landowner use of the property for a single family residence. The buffer reduction request is approved, with the following requirements to minimize impacts to the stream:

1. Buffer signage shall be installed along the perimeter of the minimum 75-foot stream buffer. Buffer signs shall be placed at 50 foot intervals and attached to existing trees or mounted onto wooden posts. Buffer signs are available from the Department of Community Development.
2. A Road Approach Permit and a Site Development Activity Permit (SDAP) have been applied for and are required prior to approval of any residential SFR proposal.

Any appeals of the decision regarding this application shall be filed with the Department of Community Development within 14 days of the date of this decision. APPEALS MUST BE SUBMITTED BY AUGUST 17, 2010, 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 10 a.m. and 4:15 p.m. Monday through Thursday, except holidays.

Review Authority: Kitsap County Environmental Programs Division

Distribution:

Applicant

Representative

Interested parties

- Kitsap County Health District, MS-30
- Kitsap County Public Works Dept., MS-26
- DCD Staff: Steve Heacock, Environmental Planner
- Shawn Alire, Development Engineering
- Hearing Examiner
- Clerk of Hearing Examiner
- Interested parties Roster