



## 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

### Re-Issued NOTICE OF ADMINISTRATIVE DECISION

June 21, 2010

To: Interested Parties and Parties of Record

RE: Project Name: Bear Tree Revegetation  
Application: Site Development Activity Permit (SDAP)  
File Number: LIS#10 89444

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 July 6, 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 and ninety dollars (\$590.00)**. 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

Notice of Administrative Decision –Bear Tree Revegetation – Site Development  
Activity Permit (SDAP)

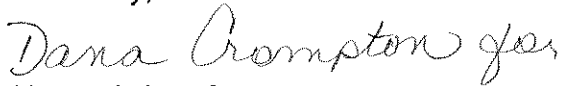
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The complete application file will be available for review at the Department of Community Development, Monday through Thursday, except holidays, from 10:00 a.m. to 3:45 p.m. by appointment only. You may make an appointment by calling me at (360) 337-4487.

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

Sincerely,

A handwritten signature in cursive script that reads "Dana Crompton".

Karen Ashcraft

Clerk of the Examiner

C: Dan Casaus, 3680 Bear Tree Lane, Port Orchard, WA 98366  
Craig Baldwin, P.E., Westsound Engineering, Inc, 217 SW Wilkins Drive,  
Port Orchard, WA 98366

Interested Parties:

(None)



## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682 Larry Keeton, Director  
(360) 337-5777 FAX (360) 337-4925 HOME PAGE - [www.kitsapgov.com/dcd/](http://www.kitsapgov.com/dcd/)

June 21, 2010

Mr. Dan Casaus  
3680 Bear Tree Lane  
Port Orchard, WA 98366

**Re: Bear Tree Revegetation  
Site Development Activity Permit (SDAP) 10 89444  
Acceptance / Conditions**

Dear Mr. Casaus,

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 **July 6, 2010.**

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 **Development Engineering** at (360) 337-5777 to schedule a time to meet.

**A. 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. Permit is for the regarding of slope to a 2' to 1' slope, planting of trees and seeding all exposed soils.
3. It is the applicant's responsibility to prevent silt from leaving the site. Routine inspection is required and silt and erosion control facilities may be required depending on site and weather conditions.
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;

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- 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. Slopes shall be no steeper than 2 horizontal to 1 vertical (2:1).
5. 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.
6. 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.
7. Vegetation planting shall occur as specified in the planting plan produced by West Sound Engineering and received by Kitsap County Department of Community Development on 4/22/10.
8. Planting of native vegetation shall occur within the first appropriate season, dormant season preferred, once the proposed structure has been constructed and approved. Once the planting is complete the applicant must contact Environmental Review Staff (360-337-5777) for a site inspection and as-built approval.
9. Monitoring of the planted area shall be conducted for NUMBER years after DCD staff approves planting. Monitoring includes live and dead vegetation counts and records of all maintenance activities. Maintenance activities can be defined as, but are not limited to, removal practices on invasive or nuisance vegetation and watering schedules. This information shall be summarized in a letter format. Photographs depicting conditions of the vegetation and overall site are required. Monitoring reports are due to Kitsap County DCD Environmental Review by December 31 of each monitoring year.

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10. If more than 20 percent of the plantings do not survive within any of the monitoring years, the problem areas will be replanted, and provided with better maintenance practices to ensure higher plant survival.
11. Please contact **INSPECTION LINE** of Development Engineering at (360) 337-5777, to schedule inspections as follows:
  - a. On Site Pre Con meeting
  - b. After silt and erosion control facilities are in place and prior to the commencement of grading operations;
  - c. After trees have been planted; ( Steve Heacock )
  - d. For final inspection.
12. It is the owner's responsibility to inspect, clean and maintain the stormwater conveyance system.

### **B. 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. Demonstrate permanent stabilization and restoration of the project site.
3. Certification by the project engineer that all work meets the design criteria.
4. Vegetation planting shall occur as specified in the planting plan produced by West Sound Engineering and received by Kitsap County Department of Community Development on 4/22/10.
5. Pay all outstanding fees due to Kitsap County.

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.

**Bear Tree Revegetation**

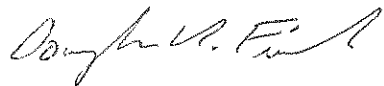
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If we can be of further assistance, please contact **Bill Noerenberg** at (360) 337-5777.

Sincerely,

A handwritten signature in cursive script, appearing to read "Douglas R. Frick".

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

cc: Craig Baldwin P.E.