



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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Larry Keeton, DIRECTOR

STAFF REPORT

RECOMMENDATION TO THE HEARING EXAMINER

Date: February 7, 2008

Application Date: March 16, 2007

Project: Zachary Hills Preliminary Plat

Type of Application: Preliminary Plat

Request Summary:

The applicant, Bushnell Homes Selbo., is requesting the preliminary approval of a Preliminary Plat subdivision application. The Plat would subdivide a parcel of approximately 3.07 acres of land into 17 lots. The site is zoned Urban Low (UL) and will be served by public sewer and water. Proposed housing types include permitted single family detached. The proposal includes construction of associated streets, sidewalks, street trees, and utilities to serve the lots in the plat.

Decision Summary: Recommend Approval, subject to conditions.

Project Location:

The subject property is located in Silverdale Washington on Selbo Road approximately 270 feet to the west of Kari Lane NW. Commissioner District #3.

Assessor's Account #: 222501-2-082-2007 and 222501-2-083-2006

Applicant and Owner of Record:

Bushnell Homes
PO Box 1087
Tracyton, WA 98393

Project Representative and Engineer:

Michael F. Wenk, P.E., PS
1665 NW Sherwood Drive
Bremerton, WA 98311-8941

State Environmental Policy Act (SEPA) Status:

Pursuant to WAC 197-11-340, a Determination of Nonsignificance was signed by the Responsible Official January 17, 2008.

COMMENTS: The SEPA comment period previously occurred concurrent with the Notice of Application dated October 18, 2007. Site clearing and construction will result in increased stormwater runoff from impervious surfaces. Site development will be conditioned to comply with the Kitsap County stormwater standards (KCC Title 12) to mitigate stormwater quality and quantity impacts. The proposal will result in increased traffic circulation on Selbo Road and it's intersection with Tracyton Boulevard. Site development will be conditioned to comply with the Kitsap County Road standards (KCC Chapter 11.22) as required by the Kitsap County Development Engineering Division.

Site Physical Characteristics:

The subject property parcels are approximately 3-acres in size, currently un-developed except for one single-family residence. The parcels are characterized as forested uplands with vegetation comprised of large second growth Douglas Fir, Bigleaf Maple and other associated species and associated shrub vegetation.

The slope is generally away from the center of the property, which is the high ridge promitory in the center of the site which then climbs in elevation to the back of the property. .

The USDA Soil Conservation Service (SCS) classifies the native soil on the site as typically Alderwood very gravelly sandy loam. The steepest slopes on the site are approximately 24 percent.

Project Description:

The proposed plat will have 17 lots and on-street parking for 9 vehicles. Sidewalks and street trees will be provided on both sides of the Plat roadway. Proposed lots vary in size from .10 acres or 4386 sq feet to .25 acres or 10901 square feet. Public sewer and water are being provided.

Existing Zoning and Comprehensive Plan Designation:

The subject property is designated Urban Low (densities of 4 to 9 dwelling units per acre). The Urban Low (UL) is intended to recognize, maintain, and protect urban low density residential areas and establish urban densities where a full range of community services and facilities are present. The following are other site requirements for the UL Zone.

- Minimum Lot Area = 3,600-square feet
- Minimum Lot Width = 60-feet
- Minimum Lot Depth = 60-feet

- Minimum Density = 4-dwelling unit/acre
- Maximum Density = 9-dwelling units/acre

- Minimum Setbacks = 20-feet front yard
= 5-feet side yard
= 5-feet rear yard

Maximum Building Height = 35 Feet

Surrounding Land Use and Zoning:

The surrounding properties on all sides are zoned Urban Low (UL) at 4-9 dwelling units per acre.

One neighboring parcel to the development has an active private well near the property line. This well is located approx 80' west of lot #5 on plans dated May 14th 2007 (exhibit 29). Health Department regulations provide for a 5' building setback from a private well for sewerer properties.

Public Utilities and Services:

Water: Silverdale Water
Power: Puget Power
Sewer: Kitsap County Wastewater Division
Police: Kitsap County Sheriff
Fire: Fire Protection District No. 1
Schools: Central Kitsap School District

Transportation:

The 17 homes will receive access from Selbo Road NW, which is accessed from Tracyton Boulevard. Public transportation is available at Tracyton Boulevard and Selbo Road NW which is approximately 0.4 mile from the site.

The consulting engineer estimates that the project, for the 17-lots, will produce approximately 170 average daily trips (ATDs).

Stormwater and On-Street Parking:

The project will detain the stormwater generated from the disturbed portions of the site in detention pipes located under the roadway with a controlled release structure that discharges east to the drainage ditch along NW Selbo Road. Water quality for the site will be provided with a proprietary water quality feature. Stormwater will be conveyed using a network of pipes and catchbasins to the detention structures. Stormwater mitigation will be enhanced with lot driveways and all sidewalks constructed of pervious pavement. The proposed roadway will be a public road constructed to a typical urban section with sidewalk on both side of the street and on-street parking in some areas. Frontage improvements along NW Selbo Road will include sidewalk, curb and gutter, and road widening.

Policies and Regulations Applicable to the Subject Proposal:

Kitsap County Code

Stormwater Drainage, Title 12

Preliminary Plat, General Provisions, Title 16.04

Preliminary Plat, Title 16.12

Kitsap County Zoning Code, Title 17, (May 14, 2007)

Section 110 Definitions

Section 330 Urban Low Zone

Section 385 Landscaping
Section 400 Land Use Review
Section 421 Conditional Use Permits
Section 435 Off-Street Parking and Loading
Section 520 Appeals
Section 525 Revocations of Permits or Variances

Kitsap County Critical Areas Ordinance, Title 19, (Adopted May 7, 1998 / Amended August 9, 1999)

Kitsap County Land Use and Development Procedures Title 21, (May 18, 1998)

Kitsap County Comprehensive Plan (December 11th 2006)

Comprehensive Plan Provisions

The following provisions are goals of the Comprehensive Plan addressing the preliminary plat:

Land Use Goals

Policy LU-1

Kitsap County adopts a target of 5-dwelling units per acre as the average density for new development within designated Urban Growth Areas. This average density target is adopted as a means of using land more efficiently, providing services and facilities at lower public cost, encouraging use of public transit, and encouraging more affordable housing.

Policy LU-2

Where densities are expressed as a range on the Comprehensive Plan Land Use Map and/or in the Kitsap County zoning code, the lower end of the density range should be considered as a minimum density for new development within urban residential classifications. All new residential development within the Urban Growth Area should achieve these minimum densities except where lower densities are appropriate to recognize the presence of critical areas including streams, wetlands, fish and wildlife habitat, geologically hazardous areas, flood-prone areas and aquifer recharge areas and to recognize the existence of neighborhoods or subdivisions which have little vacant land and little or no opportunity for infill or redevelopment.

Policy LU-3

Density incentives should be developed and applied in the Urban Growth Area to encourage the provision of affordable housing, significant open space, community amenities, transportation-oriented planning and high quality design.

Surface Water Resources Policies

Policy NS-27

Kitsap County shall consider cumulative impacts of existing and future development on surface water quality and quantity.

Policy NS-28

Kitsap County should minimize and mitigate for impervious surface and loss of natural vegetative cover associated with development. Native vegetative cover provides many benefits, reduces stormwater runoff, provides wildlife habitat and maintains rural character.

Policy NS-32

Kitsap County shall require construction activities to use best management practices to minimize erosion and siltation problems.

Housing

Policy HS-12

Greenbelts, open space and play areas, particularly in areas of higher population concentration, shall be encouraged.

Policy HS-13

Development regulations shall consider minimum standards for on-site outdoor play areas for children, especially in higher densities, as appropriate.

Policy HS-15

Pedestrian-scale and cluster residential neighborhoods in urban areas shall be encouraged.

Transportation

Roadway Aesthetics

The goal and policies of this section address the need to provide landscape enhancement of existing and new roads to support the local character.

Policy T-81

Provide streetscape designs in urbanized areas.

Policy T-83

Retain native vegetation as a priority.

Public Comment:

To date, the County has received approximately 14 letters from interested parties. Most of the letters have been in opposition to the proposal for various reasons summarized below:

- Density is not compatible with the existing neighborhood
- Roadways are not adequate to serve the additional development
- Natural landscaping loss will result in privacy loss
- Greater risk of vandalism and crime
- Risk to private wells adjacent to the proposed development
- Risk of storm water and erosion on neighboring parcels
- Adequate notification beyond the 400' requirement

One letter has requested ensuring that an undeveloped parcel will have sewer and utility access. This is a requirement supported Kitsap County Ordinance No. 113 and this project has been conditioned to supply this connection opportunity. (exhibit 35)

Analysis:

Density

The proposed Preliminary Plat is requesting a minimum lot size 4386 square feet for one lot and up to 10901 SF for the largest lot. Most lots are approximately 6000 SF. Total lots proposed are 17 for the 3.07 acre parcel.

The Urban Low zone requires a minimum lot size of 3600 SF and a minimum density of 4 units per acre. Both requirements have been met.

Sewage Disposal

Public sewer has been proposed for this project with a Binding Sewer Availability letter from Kitsap County. (exhibit 13)

Parks, Playgrounds and Recreation

The applicant has proposed to develop 17 lots.

DCD does not require a park for plats until lot count approaches 30.

Access

The 17 homes will receive access from Selbo Road NW, which is accessed from Tracyton Blvd. Public transportation is available at Tracyton Blvd and Selbo Road NW which is approximately 0.4 mile from the site.

Sidewalks

A five-foot sidewalk is proposed and will be required on both sides of the proposed plat roadway.

Streetscape

Landscaping will be required along the roadways. A curb/gutter, minimum 5-foot planting strip and a minimum 5-foot sidewalk cross-section are required. Street trees shall be provided along all roadways at an average interval of 30 feet coordinated with lot driveways.

A final landscaping plan that complies with KCC 17.385 will be required prior to issuance of the Site Development Activity Permit (SDAP) approval. Installation of the landscaping is required prior to final SDAP approval.

Traffic

The consulting engineer estimates that the project, for the 17-lots, will produce approximately 170 average daily trips (ATDs).

Off-Street and On-Street Parking

Each single-family residence is required to provide two and one half parking spaces. It is required that each lot needs to accommodate two spaces with the balance of spaces being accommodated off-street within the development. A minimum of 9 guest/visitor parking spaces is required for the 17 proposed units. The applicant has demonstrated guest parking for 9 vehicles on the site plan.

Recreational Amenities

A recreation park is not proposed or required.

The Hearing Examiner is required to make finding for the following requirements:

- A. *KCC Section 16.12.080 Hearing - Appropriate facilities and Improvements determinations.* The Hearing Examiner determines whether the proposal includes appropriate provisions for drainage, roads, alleys and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities, school sites and grounds and other public and private facilities and improvements.

The Kitsap County Health District, Public Works, Development Engineering, Planning and Fire District and the Washington State Department of Transportation were involved with the review process. Kitsap County reviewed the preliminary plat to make certain and determined that the development will not be detrimental to the health, safety and welfare of persons residing in this subdivision and or to persons residing near the subdivision.

- B. *KCC Section 16.012.090 Hearing Conformance to Comprehensive Plan determination.* The hearing examiner shall determine if the proposed subdivision conforms to the general purposes of the Comprehensive Plan, and if the public use and interest will apparently be served by the proposal.

The Department has reviewed the preliminary plat and found the project consistent with Comprehensive Plan policies and the implementations regulations in the KCC Title 17 Zoning. The gross density for the plat proposal falls within the range of 4 to 9-dwelling units per gross acre at 5.5 dwelling units per acre, which is consistent with the UL zoning designation.

County Health District:	A checklist dated 6/28/07 recommends approval with conditions.
County Development Engineering/ Public Works	Recommends approval, subject to conditions in a memo dated 2/4/08.
County Fire Prevention Bureau:	Approval is noted in a transmittal dated 6/26/07.
Public Input:	Numerous comments summarized above.

Findings:

Staff has reviewed the Zachary Hills Preliminary Plat application against the requirements in the Kitsap County Code and found the project consistent. The following are findings for the Preliminary Plat Subdivision:

- 1. The Hearing Examiner has review authority for this Preliminary Plat/Performance Based Development (PBD) application per *Kitsap County Code* (KCC) 16.12, 17.425.020 and 21.04.030.

2. The proposed development/use is one permitted within the subject zoning designation and complies with all of the applicable provisions of this Ordinance and all other applicable regulations, including prescribed development/performance standards and all applicable development standards and design guidelines.
3. The proposed development would be harmonious and compatible with existing and future developments within the land use designation and general area.
4. The subject site is physically suitable for the type, density and intensity of the use being proposed.
5. Appropriate provisions have been made for the public health, safety and general welfare for open spaces, drainage ways, streets or roads, alleys and other public right-of-ways, transit stops, potable water supply, sanitary waste, parks and recreation, playgrounds, schools and all other relevant facts, including: sidewalks or other planning features that ensure safe walking conditions for students who walk to and from school.
6. The location, size, design and operating characteristics of the proposed development/use would not be detrimental to the public interest, health, safety, or welfare of the County.
7. The preliminary plat, as conditioned below, incorporates appropriate provisions for the public health, safety, and general welfare, as required by RCW 58.17.110(2) and KCC, Section 16.12.160.

Recommendation:

Based upon the above findings, it is recommended that the Zachary Hills Preliminary Plat/Performance Based Development (PBD) be **approved**, subject to the following conditions:

1. All Building permits on these lots will be subject to impact fees pursuant to Kitsap County Code.
2. A 6' foot tall, 3 rail, 8' section, solid cedar fence shall be constructed along the east and west property lines.
3. Large canopy Street Trees 2-1/2" to 3" caliper, B&B, will be provided along all interior roadways. Quantity of trees will be based on a 30-foot spacing along each roadway curb length per KCC Section 385.010 D. The actual planting spacing may vary tighter or wider to accommodate driveways, but will not exceed 50' in length. Species and planting plan will be subject to approval by DCD planner prior to SDAP approval.
4. Details for all plantings and street trees will be provided to the DCD planner for approval, the details shall show irrigation intent, soil amendments and planting details, and a minimum of 3 inches of bark mulch over all disturbed soils of the root ball planting area. Per KCC Section 385.010 H. I. J., prior to SDAP approval.

5. A forest practice permit shall be required from Kitsap County if more than 5000 Board Feet of marketable timber is removed from the site.
6. Land use approval is limited to the uses proposed by the applicant on the recommended site plan and the SEPA Environmental Checklist dated 9/18/06. Any modifications or expansion of the project will be subject to further review pursuant to the requirements of the appropriate sections of the Kitsap County Code.
7. Pursuant to KCC 21.04, land use approval is valid for a period of up to three (3) years from the decision date.

The Health District has reviewed the above referenced project and recommends preliminary plat approval subject to the following conditions:

8. Water is to be provided by the Silverdale Water District.
9. Sewerage is to be provided by Kitsap County.
10. Any wells or septic tanks that may be found on the property would have to be properly decommissioned.
11. A Building Clearance for Sewered Properties is required from the Health District prior to issuance of each building permit. These lots will each require a binding water availability letter, and sewer letter.

The Fire Marshal's Office has reviewed the above project for fire protection purposes and has no conditions.

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 June 28, 2006. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans stamped received June 12, 2007 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:

GENERAL

21. 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.
22. Approval of the preliminary 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.

STORMWATER

23. 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.
24. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with **Kitsap County Code Title 12** or as amended at the time of SDAP application. 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.
25. Areas of the project site where stormwater flows offsite to the west in the existing condition, but will be directed to the onsite system in the developed condition, shall not be considered as existing onsite flow when determining the allowable release rate for the developed condition.
26. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Engineering for review and approval. The phasing plan shall, as a minimum, address the following items:
 - Time tables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase.
 - The extent of drainage improvements to be installed during the various phases.
27. Kitsap County Code Title 12 classifies all water quality BMPs other than wet ponds/vaults, oil/water separators, and biofilters as experimental. The design engineer shall provide the required information as described in Section 6.6 of the Kitsap County Stormwater Design Manual with the SDAP application in order to gain approval from Development Engineering to use the experimental BMP. This requirement may be waived if the Washington State Department of Ecology (Ecology) has approved the specific BMP and the BMP is being utilized in accordance with the Ecology approval parameters. The water quality BMP shall be sized to provide treatment of the post-developed peak flow rate from the 6-month, 24-hour storm event per the KCSDM Section 6.2.
28. 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** or as amended at the time of SDAP application.
29. The project proponent shall be responsible for installing any necessary off-site downstream drainage improvements. Procurement of any permits or easements necessary to install off-site improvements shall be the responsibility of the project proponent.

30. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information about this permit can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Charles Gilman at (360) 407-7451, email chgi461@ecy.wa.gov. This permit is required prior to issuance of the SDAP.
31. The application indicates that a significant quantity of grading material will be exported from the site. Prior to issuing the SDAP an approved fill site(s) must be identified. Any fill site receiving more than 150 cubic yards of material must obtain an SDAP. Fill sites receiving 5,000 cubic yards or more must have an engineered SDAP.
32. The application indicates that a significant quantity of grading material will be exported from the site. Typically this means five or more trucks leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan.
33. Prior to final SDAP plan acceptance, the design engineer shall provide a design of secondary system(s) serving each lot. Maintenance of these systems will be the responsibility of the homeowner.
34. Upon completion of the storm drainage facilities, the developer will be required to post a two-year maintenance bond for the facility. The developer will be responsible for providing regular and adequate maintenance during this two-year period and supportive maintenance records. At the end of this time, the County will inspect the system and, when the facility is acceptable and 80% of the homes have been completed, the County will take over maintenance and operation of the system. Wording to this effect must appear on the plat and in the covenants before final recording. Areas proposed to be maintained by the County that are not in the right-of-way must be shown as a separate tract/s or drainage easement/s with Kitsap County being designated as the grantee.
35. 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.
36. 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

37. At Building Permit application, submit (KCPW Form 1601) for issuance of a Concurrency Certificate, as required by KCC Section 20.04.030 Transportation Concurrency.
38. Roads shall not exceed 12% grade.
39. The interior roads of the proposed plat shall be designed and constructed in accordance with Kitsap County Code 11.22 and the Kitsap County Road Standards for a local access road or an approved higher standard. Roads shall be publicly maintained and the right-of-way dedicated to Kitsap County as proposed.
40. Vertical curves shall meet AASHTO sight distance requirements for a 25 mph posted speed.
41. Horizontal curves for public roads shall have minimum centerline radii as outlined in the Kitsap County Road Standards unless a technical deviation is granted.
42. All rights of access for adjoining properties currently in existence shall be preserved (and documented on the face of the final plat). Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to **SDAP or final plat acceptance**.
43. All driveways and parking spaces shall be identified in the SDAP submittal.
44. Construction of handicap access facilities within existing or proposed County right-of-way shall conform to the requirements of the Americans with Disabilities Act.
45. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
46. The property owners (within the plat) 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.
47. Provide surveyed cross-sections at 50-foot intervals on (road name). 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.
48. 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.
49. Wheelchair ramps shall be provided on both sides of the site approach. Include on the plan set curb ramp details that meet the requirements of the Americans with Disabilities Act per WSDOT Standard Plan F-40 cement concrete sidewalk and approach details.
 50. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
 51. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of the access road and NW Selbo Road. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
 52. Should a County Road Improvement District (CRID) for the construction of road improvements be formed, which includes this property within the CRID boundary, the owners of this property shall be obligated to participate. A covenant shall be recorded before plat recording, indicating participation in the future CRIDs.
 53. 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.

SURVEY

54. A Final Plat Subdivision prepared by a Professional Land Surveyor in compliance with Kitsap County Code Title 16.16.
55. The widths of rights-of-way shall comply with potential classifications and Kitsap County Road Standards. Ten feet for utility easement shall be provided on each side of the rights-of-way.
56. All potential park areas, common open space, buffers and stormwater management areas shall be labeled as separate tracts. The ownership and maintenance shall be addressed on the face of the final plat as well as in the CCRs.
57. All encumbrances of existing features on proposed parcels 14, 15, 16 and 17 must be rectified with easements on the Final Plat or dealt with in another like

fashion. Building envelopes for said parcels shall not intrude into easements that rectify encroachments.

58. The roadway cross section shall have, at a minimum, eight feet of width for parking lanes and all sidewalks shall be within the right of way limits.

WASTEWATER

59. County Ordinance No. 113 requires easements and sewer lines so others may have access to the Developer's sewer extension lines.

OTHER

60. Construction of rock walls or other retaining facilities that exceed four feet in height shall require a building permit.

61. Rock and retaining walls shall meet all applicable setback requirements of KCSDM 4.7.5.

cc: Bushnell Homes, PO Box 1087 Tracyton, WA 98393-98310
Michael F. Wenk, P.E., PS, 1665 NW Sherwood Drive, Bremerton, WA 98311-8941
Interested Parties
Bremerton-Kitsap County Health District, MS-30
Kitsap County Parks & Recreation Dept., MS-6
Kitsap County Development Engineering / Public Works
DCD Staff Planner Dennis Oost
DCD Code Enforcement
DCD Silverdale Annex
Hearing Examiner
Clerk of Hearing Examiner
DCD File
DCD Building Permit File
DCD Fire Marshall