



## Notice of Administrative Decision

**Date:** 05/13/2019

**To:** Ghyrn Hobson, [ghyrnd122@outlook.com](mailto:ghyrnd122@outlook.com)  
Trish Walton, [twalton@nloslon.com](mailto:twalton@nloslon.com)  
Interested Parties and Parties of Record

**RE:** **Permit Number:** 18-04627  
**Project Name:** LL #413 - Harbor Rentals LLC - 2 Lots into for Residential  
**Type of Application:** Preliminary Large Lot (P-LL)

**THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER ON OR BEFORE 14 DAYS FROM THE DATE OF DECISION PER KITSAP COUNTY CODE 21.04.290.**

The written appeal shall be made on, or attached to, an appeal form found on DCD's website: <https://www.cognitofrms.com/KitsapCounty1/AppealObjectionOfAnAdministrativeDecision>.

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file is available for review at the Department of Community Development; if you wish to view the case file or have other questions, please contact [help@kitsap1.com](mailto:help@kitsap1.com) or (360) 337-5777. Please note DCD is open Monday to Thursday from 8:00am to 4:00pm and on Friday from 9:00am to 1:00pm except holidays.

**CC:** Applicant/Owner: HARBOR RENTALS LLC, Ghyrn Hobson, [Ghyrnd122@outlook.com](mailto:Ghyrnd122@outlook.com)  
Surveyor: NL Olson & Associates Inc., [nloslon2@nloslon.com](mailto:nloslon2@nloslon.com)  
Health District  
Public Works  
Parks  
Navy  
DSE  
Kitsap Transit  
South Kitsap Fire District  
South Kitsap School District  
Puget Sound Energy  
Water Purveyor  
Sewer Purveyor

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Point No Point Treaty Council  
Suquamish Tribe  
Port Gamble S'Klallam Tribe  
WA Dept of Fish & Wildlife  
WA State Dept of Ecology-SEPA  
WA State Dept of Ecology-Wetland Review  
WA State Dept of Transportation

Interested Parties:

None

DCD Staff Planner: Peggy Bakalarski, [pbakalar@co.kitsap.wa.us](mailto:pbakalar@co.kitsap.wa.us)



## Kitsap County Department of Community Development

May 13, 2019

Harbor Rentals LLC  
PO Box 594  
Manchester, WA 98353-0594

**Ghyrnd122@outlook.com**

RE: Large Lot Subdivision # 413 (Hobson)  
Permit No. 18-04627  
Tax Account No. 332402-1-005-2000

Dear Ghyrn:

This is to inform you that the above-referenced large lot subdivision has been granted **preliminary** approval.

This decision is in compliance with Kitsap County Code 21.04 Land Use and Development Procedures. All applicable criteria have been met for preliminary large lot subdivision in accordance with Kitsap County Code Title 16.52 large lot subdivision.

The Department has further determined that the land segregation as it is presented in the preliminary large lot subdivision, received 12.5.18 by the Department of Community Development, conforms or will conform subject to conditions set forth in this letter, to the following:

1. Kitsap County Code Title 17 Zoning;
2. Kitsap County Code Title 12 Storm Water Drainage;
3. Kitsap County Comprehensive Plan and subarea plans;
4. Kitsap County Critical Areas Ordinance;
5. And all other elements of the Kitsap County Code that pertain to this land segregation.

Approval is subject to the following conditions:

### **LAND USE**

1. Adhere to all elements and requirements set forth in Kitsap County Code 16.52.
2. The following condition shall be added to the face of the final large lot subdivision: Building permits issued on a lot in this large lot subdivision may be subject to impact fees pursuant to Kitsap County Code.
3. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.

4. The decision set forth herein is based upon representations made and exhibits contained in the project application (18-04627). Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
5. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.

**SURVEY**

1. At the time of submittal of the final large lot subdivision a title certificate, current to within 30 days, is required. Please note or delineate on the face of the final large lot subdivision all pertinent special exception items in Schedule “B” of the title certificate.
2. A final large lot subdivision shall be prepared by a licensed Land Surveyor in compliance with Kitsap County Code Title 16.

**STORMWATER**

1. Approval of the preliminary large lot subdivision 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.
2. The available impervious area for each lot shall be determined by dividing the allowable impervious area between the lots created. Information shall be provided in a table as shown below.

Total Site Area	
Allowable Impervious Area (10,000 sf or 5% of parcel area, whichever is greater)	
Available Impervious Area, Lot 1	
Available Impervious Area, Lot 2	

3. The following conditions shall be added to the face of the final large lot subdivision:
  - a. If any proposed impervious area exceeds the allowable square footage as designated per the table then an engineered Site Development Activity Permit (SDAP) will be required for that lot.

- b. At the time of Building Permit Application and/or any additional road construction or site work, the property owner shall comply with Kitsap County Code Title 12 effective at the time the Preliminary Large Lot Subdivision application was deemed complete, December 5, 2018. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of building permit application.
4. If the project proposal is modified from that shown on the submitted preliminary large lot subdivision dated September 20, 2018, Development Services and Engineering will require additional review and potentially new conditions.
5. Prior to recording the final large lot subdivision, soil amendment is required over all disturbed areas within Tracts that are not covered by hard surface; provided, that in the event completion of a Recreational Tract has been bonded, soil amendment shall be completed prior to expiration of the bond covering that work.
6. The following condition shall be added to the face of the final large lot subdivision: At the time of submittal of a building permit for any lot within this plat, soil amendment is required for all disturbed areas not covered by hard surface.

#### **TRAFFIC**

1. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.
2. The property owners within the large lot subdivision 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 large lot subdivision map. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
3. At the time of submittal of a Building Permit Application, 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. Existing approaches may need to be improved to meet current standards.
4. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the building permit. The need for and scope of bonding will be determined at that time.

18-04627 Harbor Rentals LLC – Preliminary Large Lot Approval  
May 13, 2019

Preliminary approval of this large lot 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 may be granted.

Preparation of the final large lot subdivision shall be done in accordance with Kitsap County Code 16.52. All applicable conditions of preliminary approval must be addressed with the submittal of final large lot subdivision application. Submittals that do not address all conditions will be considered incomplete and returned without review. All of the above relevant conditions and any/all building setbacks and buffers established as conditions of approval must appear on the final large lot subdivision.

If you have any questions or comments regarding this letter, please feel free to contact **Peggy Bakalarski** for Survey matters; **Candy Vickery** for Stormwater and Traffic matters; **Katharine Shaffer** for Land Use matters; all of whom can be reached at (360) 337-5777

Sincerely,



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Peggy Bakalarski, Project Lead



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Shawn Alire, Development Services and Engineering Supervisor

Cc: **NLolson2@nlolson.com**  
**Twalton@nlolson.com**