



Rafe Wysham
Director

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

To enable the development of quality, affordable, structurally safe and environmentally sound communities.

Notice of Administrative Decision

Date: 02/21/2025

To: Lee & Brooke Trunnell, trunnells1980@gmail.com

Authorized Agents: Susan Venard @ Map-Limited *, suev@map-limited.com ; Mark Eisses with MAP LIMITED, marke@map-limited.com

Engineer: COASTAL SOLUTIONS LLC - Attn: Rob Cousins *, rob@coastalsolns.com

Surveyor: ADAMS, GOLDSWORTHY, OAK LAND SURVEYING LLC, gavin@agols.com

Interested Parties: Joseph Falcone, j.falcone@mac.com ; Leroy R Reno, rreno777@gmail.com

RE:

Permit Number: 24-02166

Project Name: Trunnell - Preliminary 3 Large Lot Subdivision LL# 454

Type of Application: P LL

The Kitsap County Department of Community Development has **APPROVED** the land use application for **24-02166 Trunnell Preliminary Large Lot**, **subject to the conditions outlined in this Notice and included Staff Report.**

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY 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 titled: *'Appeal/Objection of an Administrative Decision'* found on DCD's website, through the Online Permit Application Portal: <https://app.oncamino.com/kitsapcounty/login>.

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 by contacting the Department of Community Development; if you wish to view the case file or have other questions, please contact help@kitsap1.com or (360) 337-5777.

CC:

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24-02166, Trunnell - Preliminary 3 Large Lot Subdivision LL# 454
February 21, 2025

Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
Dept of Archaeological Historic Preservation
Point No Point Treaty Council
Port Gamble S'Klallam Tribe
Puyallup Tribe
Skokomish Tribe
Squaxin Island Tribe
Suquamish Tribe
WA Dept of Fish & Wildlife
WA Dept of Natural Resources
WA State Dept of Transportation
DCD Staff Planner: Peggy Bakalarski, Pbakalar@kitsap.gov
Notice of Application contacts:
Kitsap Transit
North Kitsap Fire District
North Kitsap School District
Puget Sound Energy
Water Purveyor - PUBLIC UTILITY DIST NO 1



Kitsap County Department of Community Development

February 14, 2025

Lee & Brooke Trunnell
553 NW Past Drive
Poulsbo, WA 98370

RE: Large Lot Subdivision #454
Permit No. 24-02166
Tax Account No. 342701-4-013-2001

Dear Applicant:

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 05/23/2024 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 (24-02166). 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. A Final Short/Large Lot/Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
2. A Road Maintenance Agreement will be required for the access easements shown on the face of the plat. This may be in the form of a note on the face of the Final Plat that addresses ownership and maintenance responsibilities of the access easement, or in the form of a Road Maintenance Agreement document to be recorded separately and referenced on the face of the Final Plat.

STORMWATER

1. Building permits submitted for this development shall include construction plans and profiles for all roads, driveways, storm drainage facilities and appurtenances. No construction shall be started prior to said plan acceptance.
2. 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.
3. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Engineering will require additional review and potentially new conditions.
4. Stormwater quantity control, quality treatment, and erosion and sedimentation control, as required for the development, shall be designed in accordance with Kitsap County Code Title 12 effective at the time the Building Permit is deemed fully complete. If development meets the thresholds for engineered drainage design, 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 Building Permit Application.

5. The following shall be added to the face of the Final Plat, under the heading Notes and Restrictions: **a.** Maintenance of roof and yard drains and appurtenances shall be the responsibility of the individual homeowners. **b.** All runoff from roof and yard drains must be directed so as not to adversely affect adjacent properties. **c.** All lots are obligated to accept road drainage at the natural locations after the grading of streets is complete. **d.** No owner or occupant may obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers or storm drains. It is expressly understood that any alteration of the water flow shall be completed only after approval by Kitsap County Department of Community Development.
6. The following condition shall be added to the face of the Final Plat: 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 & ROADS

1. All rights of access for adjoining properties currently in existence shall be preserved. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to final plat.
2. Final plan approval will require documentation of Washington State Department of Transportation (WSDOT) approval for impacts to and any required mitigation on State rights of way. WSDOT point of contact is Andrew Larson who can be reached at (360) 900-9541 or by email andrew.larson@wsdot.wa.gov

ENVIRONMENTAL

1. Subject to the conditions of the Geotechnical report prepared by Coastal Solutions, dated April 1, 2024, associated with this permit and on file at the Department of Community Development.
2. A 110-foot native vegetation buffer must be maintained along the delineated Category III and Category II wetland boundaries as depicted on the approved site. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer.
3. Permit approval subject to chapter 19.150.170 of Kitsap County Code, which states that critical area ordinance (CAO) buffers shall remain undisturbed natural vegetation areas except where the buffer can be enhanced to improve its functional attributes. Refuse shall not be placed in buffers.
4. Monitoring and maintenance of the planted area shall be conducted for five years, and extended, if necessary, 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. Monitoring information shall be summarized in a letter with photographs depicting conditions of the vegetation and overall site. Monitoring reports are due to Kitsap County Department of Community Development Services and Engineering Division annually. If more than 20 percent of the plantings do not survive within

any of the monitoring years, the problem areas shall be replanted and provided with better maintenance practices to ensure higher plant survival. The construction of the permitted project is subject to inspections by the Kitsap County Department of Community Development. Extensions of the monitoring period may be required if original conditions are not met. All maintenance and construction must be done in full compliance with Kitsap County Code (KCC), including the Kitsap County Critical Area Ordinance (Title 19 KCC) and Shoreline Master Program (Title 22 KCC). Any corrections, changes or alterations required by a Kitsap County Development Engineer Inspector shall be made prior to additional inspections. Any assignment of savings, financial surety or other like security for maintenance of the buffer mitigation plan shall only be released if monitoring requirements are satisfied in the final year of the monitoring term.

FIRE MARSHAL

1. The following condition shall be added to the face of the Final Plat: All future residences in this subdivision will be required to have automatic fire sprinkler systems installed.

HEALTH DISTRICT

1. Submission of a Building Site Application for lot 1 and soils information from a licensed septic designer or professional engineer for lot 3 will be required for final large lot subdivision approval.

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; **William Sullivan** for Stormwater and Traffic matters; **Kate Millward** for Land Use/Environmental matters; **Scott Austin** for Fire Marshal matters; all of whom can be reached at (360) 337-5777. Please contact **Christine Bronder** for Health District matters at (360) 337-5285.

Sincerely,

24-02166 Trunnell – Preliminary Large Lot Approval
February 14, 2025

Peggy Bakalarski

02.12.25

Peggy Bakalarski, Project Lead

Date

Cecilia Olsen

Cecilia Olsen, Manager, Development Engineering

2/13/25

Date

Cc: Surveyor: AGO Land Surveying, LLC – Gavin@agols.com
Authorized Agents: Susan Venard @ Map-Limited *,
suev@map-limited.com ; Mark Eisses with MAP
LIMITED, marke@map-limited.com
Interested parties of record:
j.falcone@mac.com
reno777@gmail.com