



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: 04/14/2026

To:

HANSVILLE COMMUNITY CHURCH, audiewjr@msn.com
O'Malley, Ian, ian@dcsurveyors.com

RE: Permit Number: 25-00534

Project Name: HANSVILLE COMMUNITY CHURCH - Preliminary Large Lot #457

Type of Application: P LL

The Kitsap County Department of Community Development has **APPROVED** the land use application for 25-00534 HANSVILLE COMMUNITY CHURCH – P LL, **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:

Wallace, Audie, audiewjr@msn.com
COASTAL SOLUTIONS LLC, rob@coastalsolns.com
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

25-00534 HANSVILLE COMMUNITY CHURCH - Preliminary Large Lot #457
04/14/2026

Suquamish Tribe
WA Dept of Fish & Wildlife
WA Dept of Natural Resources
WA State Dept of Transportation
DCD Staff Planner: Kate Millward
Interested Parties:
CORDIANO, ANGELA, acordiano@me.com



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Administrative Staff Report

Report Date: April 8, 2026

Application Submittal Date: February 12, 2025

Application Complete Date: June 9, 2025

Project Name: Hansville Community Church P LL

Type of Application: Preliminary Large Lot

Permit Number: 25-00534

Project Location

35940 Hansville Rd NE
Hansville, WA 98346
Commissioner District #1

Assessor's Account

272802-3-003-2002

Applicant/Owner of Record

Hansville Community Church
7543 NE Twin Spits Rd
Hansville, WA 98340

Decision Summary

Approved subject to conditions listed under section 13 of this report.

VICINITY MAP



1. Background

The project site includes a 19.81 acre parcel in the Rural Residential zoning designation near Hansville, WA. The parcel will be subdivided into four lots. The applicant intends to develop two lots for Hansville Community Church's new church and parking lot, and sell two lots for single-family residential development. Three lots will be accessed via an easement from Hansville Rd. All lots will be served by onsite septic and PUD #1 water. A monopine stealth tower based wireless communication facility will exist on lot 1.

2. Project Request

Applicant seeks approval of a Preliminary Large Lot Subdivision to subdivide a 19.81-acre parcel, and associated right of way, into four lots.

3. SEPA (State Environmental Policy Act)

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law requiring the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of “major” environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the permit record as it was issued, since it cannot be changed by the deciding authority.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA comment period previously occurred concurrent with the Notice of Application dated July 1, 2025. The SEPA appeal period expired July 15, 2025.

The project is SEPA exempt.

4. Physical Characteristics

The parcel is generally rectangular in shape and oriented east-west. It’s generally flat and mostly wooded with clearing in the western-most quarter. The northwest corner of the parcel is bisected by Hansville Rd NE.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Residential Zone: Rural Residential	Standard	Proposed
Minimum Density	NA	1 d/u per 5 acres
Maximum Density	1 d/u per 5 acres	
Minimum Lot Size	5 acres	4.86 acre lot and right of way = 5 acres
Maximum Lot Size	NA	5 acres
Minimum Lot Width	140’	324’
Minimum Lot Depth	140’	538’
Maximum Height	35 feet	NA
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Applicable footnotes: None

Staff Response: A rural parcel adjacent to Kitsap County right of way can include the area of the right of way in the size of the parcel. This allows the subdivision into 4 lots since the original parcel equals or exceeds 20 acres.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front	50' minimum	50' minimum
Side	20' minimum, 5' for accessory structures	20' minimum, 5' for accessory structures
Side	20' minimum, 5' for accessory structures	20' minimum, 5' for accessory structures
Rear	20' minimum, 5' for accessory structures	20' minimum, 5' for accessory structures

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family Residential	Rural Residential (RR)
South	Single-family Residential	Rural Residential (RR)
East	Single-family Residential	Rural Residential (RR)
West	Single-family Residential	Rural Residential (RR)

Table 4 - Public Utilities and Services

	Provider
Water	Kitsap PUD #1
Power	Puget Sound Energy
Sewer	NA
Police	Kitsap County Sheriff
Fire	North Kitsap Fire & Rescue
School	North Kitsap School District #402

5. Access

Access to the new parcels will be through a 40-foot easement off Hansville Rd NE.

6. Site Design

The subdivision will create generally rectangular lots oriented north-south with an access and utilities easement across the north ends of the lots.

7. Policies and Regulations Applicable to the Subject Proposal

The Growth Management Act of the State of Washington, RCW 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an

opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, adopted December 2024.

The following Comprehensive Plan goals and policies are most relevant to this application:

Land Use Policy 17.1. Permit residential uses in rural areas in a variety of rural lot sizes consistent with the rural character of the surrounding area.

Land Use Policy 17.4. Accommodate appropriate rural uses not characterized by urban growth.

Environment Policy 1.1. Manage development to protect habitats and ecological processes.

Environment Policy 1.2. Consider the functions and processes of the natural environment in project planning and review.

The County’s development regulations are contained within the Kitsap County Code. The following development regulations are most relevant to this application:

Code Reference	Subject
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 16	Land Division and Development
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Chapter 21.04	Land Use and Development Procedures

8. Documents Consulted in the Analysis

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Preliminary Plat Map	December 22, 2025
Geotech Report	June 27, 2024
Project Narrative	Feb 18, 2025
SEPA Checklist	June 2, 2023
Water Availability Letter	July 13, 2023
Permit Submission	February 18, 2025
Landscape Plan Waiver	February 18, 2025
Sewer Letter Waiver	February 18, 2025
Stormwater & Drainage Waiver	February 18, 2025
Water Availability Waiver	February 18, 2025

9. Public Outreach and Comments

The Department received no comments in response to the NOA.

10. Analysis

a. Planning/Zoning

16.04.080

A. The proposed land segregation shall comply with the applicable provisions of the Kitsap County Comprehensive Plan and Kitsap County Code.

B. Adequacy of Access. Each lot within a land segregation shall have approved access to a street conforming to county road or access standards, unless an alternative standard has been approved by the director. To assure safe and adequate access, the director:

1. Shall require a developer to dedicate, establish, or deed right-of-way to the county for road purposes as a condition of approval of a land segregation, when to do so is reasonably necessary as a direct result of a proposed land segregation, for improvement, use or maintenance of the road system serving the development;
2. Shall determine if road connectivity between the land segregation and adjacent properties is required. In cases where the dedication, establishment, or deeding of additional right-of-way cannot be reasonably required as a direct result of the proposed development but such right-of-way is necessary for future expansion of the public road system, the director shall require reservation of the area needed for right-of-way for future conveyance to the county. Building setbacks and all other zoning code requirements will be established with respect to the reservation line rather than the deeded, established, or dedicated right-of-way line. The area reserved for right-of-way may be donated to the county or will be purchased by the county through a county road project;
3. Shall be satisfied that the applicant has demonstrated sufficient access rights for the entire access route, where access to the segregation is gained via private easements;
4. Shall require that newly established easements for access purposes not be contiguous to an existing access easement, unless there is no other feasible access point as determined by the director;
5. Shall require that off-site improvements be made to public or private streets, if needed to provide adequate access from the land segregation to a road acceptable to the director;
6. May approve private streets, and may require that adequate provision is made for access to the private street to accommodate future segregations, where the county finds the following:
 - a. Vacant or underutilized land abuts the proposed land segregation or development; and

- b. The location of said access easement is reasonable based upon the design needs for future streets; and
 - c. The establishment of said easement will further the extension of the street system within the urban growth area; and
 - d. The extension of the street system is reasonably foreseeable; and
 - e. The establishment of said easement furthers the goals and policies of the Comprehensive Plan;
7. May limit direct access to certain streets and require on-site public or private streets in lieu of individual driveways, in accordance with the county road standards.

Staff Comment: An access and utility easement is proposed on the northern edge of the subdivision and provides direct access to the lots. The preliminary large lot subdivision meets the code.

- C. Safe Walking Conditions. The applicant shall be required to provide information regarding pedestrian needs generated by the proposed land segregation. Where deemed necessary by the department, safe walkways shall be required.
1. School Children. In cases where a school is located within one mile of a land segregation and/or where it is likely the children will walk to school, safe walkways shall be required along roads interior to the land segregation and along existing roads fronting the site.
 2. Pedestrian Safety. Any land segregation within a UGA shall provide sidewalks along existing public roads fronting the subject property(ies). Residential segregations creating more than four lots in UGAs shall provide sidewalks internal to the segregation.
 3. When sidewalks are required, they shall be constructed to comply with all applicable standards, including but not limited to county road standards and shall apply the federal Americans with Disabilities Act (ADA) standards for sidewalk ramps at all intersections, pedestrian crossings and transit stops.
 4. When reasonably necessary for public convenience, pedestrian ways may be required to connect to cul-de-sacs or to pass through unusually long or oddly shaped blocks.
- D. Lot Configuration. The side lines of lots, as far as practicable, should run at right angles to the street upon which the lots face.
- E. Homeowners' Associations. Land segregations of five or more lots within a UGA that propose roads and/or stormwater facilities to be privately maintained shall form a homeowners' association, registered with the state of Washington. Conditions, covenants and restrictions (CCR) document shall address, at a minimum, ownership of and maintenance responsibilities for any private roads and any private stormwater facilities. In rural zones where private roads and/or stormwater facilities are proposed, road and storm facility maintenance agreements may suffice.

Staff Comment: The project exists outside of an Urban Growth Area. These provisions do not apply.

16.24.050 A-C

A. Access.

1. General.

- a. When accessing paved county right-of-way, the project approach shall be paved, per Chapter 4 of the Kitsap County Road Standards, as now or hereafter amended.
- b. Appropriate drainage facilities to mitigate construction of roads shall be provided and constructed in accordance with Title 12, Storm Water Drainage, as now or hereafter amended.
- c. When accessing WSDOT right-of-way, the project approach shall meet WSDOT standards and WSDOT storm water requirements shall apply.

2. Private Roads.

- a. The width of an access easement shall be a minimum of twenty feet when serving up to two lots and a minimum of thirty feet when serving three or more lots, unless a waiver is requested and granted. Waivers may be granted for existing easements leading to the proposed land segregation that are less than the required width. In such cases, the waiver request will be reviewed by the fire marshal's office for safety issues and by the director for adequacy of design.
- b. Access roads shall be cleared, grubbed, graded and surfaced. The driving surface may be graveled, paved or use LID surfacing techniques. The driving surface may be graveled or paved; when paved, permeable pavement shall be used where feasible, in accordance with the Kitsap County Stormwater Design Manual.

3. Public Rights-of-Way.

- a. For land segregations proposing more than four lots, dedication of right-of-way shall be required when a proposed road meets the criteria for classification as an arterial, collector or sub-collector and shall be constructed in compliance with Kitsap County Road Standards.
- b. For any land segregation that proposes to connect to an existing county right-of-way and will either impact the level of service, safety, or operational efficiency thereof or is otherwise required to improve the existing right-of-way, one of the following will be required:
 - i. The property owner must construct the improvements necessary to mitigate the impacts of the land segregation in accordance with the Kitsap County Road Standards; or
 - ii. The property owner must pay its proportionate share of the necessary improvements prior to recording of the final plat. This option is

only applicable if the improvements are identified in the county's Transportation Improvement Plan; or

iii. The property owner must execute a legally binding agreement, in a form acceptable to the director, in which the property owner agrees to participate without protest in any local improvement district, local utility improvement district, road improvement district, transportation benefit district, or other similar entity formed for the construction of improvements that include those necessitated by the land segregation, and further agrees to sign any petition for the formation thereof and payment of subsequent fees or charges. Such agreement may be signed by the director on behalf of Kitsap County, must be recorded with the auditor and must be binding on all heirs, assigns, transferees, donees and successors in interest. Nothing in this section shall be construed to limit the ability of the property owner to challenge the amount of any assessment.

Staff Comment: The preliminary large lot subdivision meets the code. The project is conditioned to acquire the appropriate permits for grading, drainage, and road development as necessary

B. Nonmotorized Facilities.

1. Nonmotorized Trail Requirements. All development must be consistent with the Kitsap County Greenways, Bicycle Lane and Mosquito Fleet Trail Plan (Mosquito Fleet Trail Plan), as adopted. Where required by the Mosquito Fleet Trail Plan, a nonmotorized trail shall be provided. The trail shall be designed and built to the Mosquito Fleet Trail Plan standards for the required trail.
2. Multipurpose Facilities. Where required by the county's Mosquito Fleet Trail Plan, multipurpose facilities, including but not limited to bicycle lanes, shall be provided. All bicycle lanes shall be a minimum of five feet wide and constructed to WSDOT standards at locations required by the Mosquito Fleet Trail Plan.

Staff Comment: The project site is not part of the Non-motorized Trail Plan nor the Mosquito Fleet Trail Plan. Does not apply.

C. Fire Protection. Fire protection including fire hydrants, water supplies for firefighting and emergency vehicle access shall be provided in accordance with Title 14, the Kitsap County Building and Fire Code and other applicable ordinances.

Staff Comment: The preliminary large lot subdivision meets the code per Fire Department review and approval.

16.52.020

Preliminary large lot subdivisions are classified as Type II applications under Chapter 21.04. The director shall review the application to ascertain if it conforms to the following requirements:

- A. Chapter 16.04, General Provisions;
- B. Chapter 16.24, Land Segregation Standards;
- C. The preliminary large lot plat shall consist of the following:
 - 1. Maps drawn on a minimum eighteen-inch-by-twenty-four-inch paper, to scale no less than one inch to one hundred feet, which scale shall be shown on the drawing, both graphically and textually;
 - 2. Map signed and sealed by a surveyor registered in the state of Washington;
 - 3. North point;
 - 4. Lots labeled numerically;
 - 5. The location of existing structures;
 - 6. The location of existing road approaches;
 - 7. The location of all existing and proposed roads, rights-of-way, and easements, labeling each of the foregoing by width;
 - 8. The location of all other existing and proposed easements appurtenant to the property, labeled with dimensions;
 - 9. The location of all property to be dedicated;
 - 10. A minimum twenty-five-foot-wide native vegetation buffer around the perimeter of the large lot subdivision;
 - 11. The location of all water bodies (including but not limited to lakes, ponds, saltwater shorelines, streams, and wetlands), their associated buffers and construction setbacks, and mapped flood hazard areas;
 - 12. The location of geologically hazardous areas and their associated buffers and construction setbacks. Delineate all slopes thirty percent in grade or greater and all slopes from fifteen percent to thirty percent in grade where they are rated as areas of "moderate" or "high" geologic hazard pursuant to Section 19.400.410;
 - 13. The location of existing on-site sewage systems, and wells with their protective well radii within, contiguous to and adjacent to the proposal; and
 - 14. The location of soil log holes, together with data regarding soil type and depth, if the large lot subdivision is not required to connect to public sewer;

Staff Comment: The preliminary large lot subdivision is being processed as a Type II permit and meets the code.

- D. The proposed streets shall align and be coordinated with streets serving adjacent properties;
- E. The proposed streets shall be adequate to accommodate anticipated traffic;

F. If road or pedestrian connectivity between the large lot subdivision and adjacent properties is required, all ingress/egress accesses shall be dedicated to the public and developed consistent with Kitsap County Road Standards or applicable access standards;

G. If the required native vegetation buffer, as it exists, is void of native vegetation, plantings of native species will be required to create or recreate the buffer. This requirement may be modified by the director to be compatible with the surrounding area, upon submittal with the preliminary application of narrative and photographic documentation of existing conditions;

H. The Kitsap public health district shall recommend approval or denial. Said recommendation shall be in writing and shall address conformity with current regulations regarding domestic water supply.

Staff Comment: The preliminary large lot subdivision meets the code and includes a 25 ft native vegetation buffer.

b. Lighting

No lighting analysis done in this review

c. Off-Street Parking

No parking analysis done in this review

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
NA	NA	NA	NA
Total			NA

d. Signage

Not reviewed under this proposal

e. Landscaping

A final landscape plan shall be submitted with the Site Development Activity Permit application. The landscape plan shall comply with Kitsap County Code (KCC) 17.500 and KCC 16.24.040(F).

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site		More than 15%
Required Buffer(s) 17.500.025		

North	Native Vegetation Buffer	Native Vegetation Buffer
South	Native Vegetation Buffer	Native Vegetation Buffer
East	Native Vegetation Buffer	Native Vegetation Buffer
West	Native Vegetation Buffer	Native Vegetation Buffer
Street Trees	NA	NA

f. Frontage Improvements

None required under this proposal

g. Design Districts/Requirements

Proposal is not within a design district.

h. Development Engineering/Stormwater

Applicants propose a Large Lot Subdivision on an approximate 19.8-acre parcel into four lots. One parcel to develop a future church, and a single SFR on each of the remaining three parcels. All lots will be approximately 5 acres in size. The current parcel condition is gently rolling and descending to the southeast. Potable water is proposed to be provided by local PUD. Sanitary sewage disposal will be individual Septic per lot. Adequate vehicular access is proposed by developing an access road to access all lots on an existing 30' wide access/utility easement. A High Erosion Hazard area exists on the Southeast corner with slopes of 15% or greater. Driveway dispersion into existing vegetated area is proposed for the Preliminary Large Lot subdivision permit. Individual lots will propose stormwater mitigation at Building permit.

Development Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Survey Plan accepted for review August 8th, 2025, to Kitsap County Development Engineering. Development Engineering accepts the concepts contained in this preliminary submittal.

i. Environmental

There are no critical areas in this parcel.

j. Access, Traffic and Roads

Discussed above.

k. Fire Safety

No comment at this time.

l. Solid Waste

No comment at this time.

m. Water/Sewer

Applicant provided documentation showing water availability

n. Kitsap Public Health District

No comment at this time

11. Review Authority

The Director has review authority for this Preliminary Large Lot subdivision application under KCC, Sections 21.04.100. The Director may approve, approve with conditions, or deny a Preliminary Large Lot Subdivision.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

13. Decision

Pursuant to KCC 16.04.020, Required Written Findings and Determinations, the Director shall inquire into the public use and interest proposed to be served by the establishment of the large lot subdivision. A proposed preliminary Large Lot subdivision shall not be approved unless the Director makes written findings that:

1. Appropriate provisions are made for the public health, safety and general welfare in accordance with standards established by the state and county to prevent the overcrowding of land; to lessen congestion in the streets and highways; to promote effective use of land; to promote safe and convenient travel by the public on streets and highways; to provide for adequate light and air; to promote the protection of the environment; to facilitate adequate provision for water, sewerage, parks and recreation areas, open space areas, sidewalks, nonmotorized trails, sites for schools and school grounds and other public facilities and services; to provide for proper ingress and egress; to provide

for the expeditious review and approval of proposed land segregations which conform to zoning standards and local plans and policies; to adequately provide for the housing and commercial needs of the citizens of the county; and

2. Require uniformity of land segregations and conveyancing by accurate legal description.

3. To carry out the goals and policies of the Kitsap County Comprehensive Plan, the Countywide Planning Policies and the laws of the state of Washington relating to land division. and interest will be served by such subdivision;

Based upon the analysis above and the decision criteria found in KCC 21.04.070, the Department of Community Development **approves** the Preliminary Large Lot Subdivision request , subject to the following conditions:

a. Planning/Zoning

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.
3. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval.
4. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
5. The decision set forth herein is based upon representations made and exhibits contained in the project application. 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.
6. 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.
7. Pursuant to KCC 16.48.020.G if the required native vegetation buffer, as it exists is void of native, plantings of native species will be required to create or recreate the buffer.

8. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
9. A notice to title shall be recorded for lot 1 and a note added to the face of the final plat that states "A tower based wireless communication facility (WCF) exists on lot 1. Per KCC 17.530.060 A.6, residential uses are not allowed on the same lot as a tower based WCF. If KCC changes to allow residential uses, development of a residential use on lot 1 must comply with said new regulations.

b. Development Engineering

10. 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.
11. 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.
12. 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.

c. Environmental

None

d. Traffic and Roads

13. Prior to recording the Final Plat, vehicular access shall be constructed to provide access to all proposed lots.
14. The interior roads of the proposed plat shall be designed and constructed in accordance with Fire Marshal standards for emergency vehicular access.
15. The following shall appear on the face of the Final Plat, under the heading Conditions:
 - a. All interior roads shall remain private. Should the applicant or his successors or assigns choose to dedicate these roads to Kitsap County, it shall be subject to further review by Kitsap County Development Engineering. All improvements necessary to bring said road to the current Kitsap County standards shall be made, at no expense to the County, prior to being accepted into the Kitsap County Road system for maintenance.
 - b. All lots shall access from interior roads only.
 - c. 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 law areas.

- d. Road approach permits shall be obtained prior to commencement of work on an individual lot.
16. The Site Development Activity Permit (or Building Permit, if an SDAP is not required) shall include plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county or state rights-of-way. Approaches to county rights of way shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Approaches to state rights of way shall be designed in accordance with current WSDOT standards. Existing approaches may need to be improved to meet current standards.
 17. 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 SDAP process, or Building Permit process, if a SDAP is not required. The need for and scope of bonding will be determined at that time.
 - a. **Fire Safety**
No conditions at this time
 - b. **Solid Waste**
 18. Prior to SDAP approval, applicant shall provide documentation from the solid waste/recycling service provider that their requirements for this project have been met. Waste Management Northwest can be reached at pnwcmsservices@wm.com or 1-800-592-9995; their website is <http://wmnorthwest.com/kitsap/index.html>
 19. For commercial permits with dumpsters, Solid Waste enclosures shall be covered and placed on an impervious surface. Enclosures shall be sloped to drain into a dead-end sump.
 - a. **Kitsap Public Health District**
 20. A Developer's Agreement letter from an approved water system is required for final large lot approval.

Report prepared by:

Kate Millward

April 8, 2026

Name, Staff Planner / Project Lead

Date

Report approved by:

Darren Gurnee

4/8/2026

Name, Department Manager / Supervisor

Date

Attachments:

Attachment A – Preliminary Plat

Attachment B – Zoning

Attachment C – Critical Areas Map

CC:

HANSVILLE COMMUNITY CHURCH, audiewjr@msn.com

Audie Wallace, audiewjr@msn.com

Ian O'Malley, ian@dcsurveyors.com

Coastal Solutions, rob@coastalsolns.com

Interested Parties:

Angela Cordiano, acordiano@me.com

Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26

DCD Staff Planner: Kate Millward

Zoning



Critical Areas

