



# KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

## Administrative Staff Report

**Report Date:** March 31, 2026

**Application Submittal Date:** June 16, 2025

**Application Complete Date:** August 12, 2025

**Project Name:** The Outlook at Seabeck P LL for 22-lot Subdivision

**Type of Application:** Preliminary Large Lot

**Permit Number:** 25-02231

### Project Location

**\*\*NO SITUS ADDRESS \*\***

Seabeck, WA 98380

Commissioner District #3

### Assessor's Account #

222501-2-035-1007

### Applicant/Owner of Record

Johnson & Holmes 3 LLC

3599 NW Carlton St

Silverdale, WA 98383

### Decision Summary

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

### VICINITY MAP



### 1. Background

The Johnson & Holmes 3 LLC property is a heavily-wooded 151.51-acre site in the Seabeck neighborhood. The site contains nine existing undeveloped parcels created through a boundary line adjustment in 2023. The project had a timber harvest permit in 2024, as well as a site development activity permit for a private street in 2025.

The proposal includes a 22-lot large lot subdivision with the construction of a private street, extension of KPUD water and installation of power and communications. The average lot size is 220,751 sf. (5.07 acre) and range from 217,800 sf. (5.00 acre) to 238,627 sf. (5.48 acre). Stormwater mitigation will be provided by full dispersion on the site for both the private street and individual lot dispersion. The storm system includes native vegetation protection easements set aside to disperse stormwater runoff. Domestic water and fire flow will be provided by Kitsap County Public Utility District #1,

with connection to an existing 8-inch ductile water main in County Road 155. The sanitary service will be provided by septic drainfields located on the individual lots.

## **2. Project Request**

Applicant seeks approval of a Preliminary Large Lot Subdivision to subdivide a 111.67-acre parcel into 22 five-acre 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 August 15, 2025. The SEPA appeal period expired August 29, 2025.

A SEPA DNS was issued March 5, 2025. The appeal period closed March 19, 2026. No appeals were filed; therefore the SEPA determination is final. This DNS is issued after using the optional DNS process in WAC 197-11-355.

The Department received five public comments from neighbors who had questions about the project and input about 1) mail box and garbage can space, 2) tree retention, 3) proper sizing, traffic congestion and road maintenance of Quiet Waters Way, 4) water runoff, 5) well water sufficiency, and 6) wildlife displacement.

1. The project is conditioned to follow the recommendations of the associated geotechnical report per KCC Title 19.400.
2. The proposal is conditioned to follow the recommendations of the Critical Area Report, per KCC 19.200 (wetland protection) and KCC 19.300 (stream protection) to assure no net loss of ecological functions.
3. The proposal is conditioned with to install a 25-foot Native Vegetation Buffer (NVB) on the perimeter of the subdivision, except in the northwest portion wherein the buffer extends offsite. This requires installation and permanent maintenance of specified native vegetation.

**4. Physical Characteristics**

The 111.67 acre parcel, currently undeveloped, is heavily wooded and hosts the following critical areas:

- A Category IV Wetland
- A Type F stream (Little Beef Creek)
- A Type N stream
- An old landslide in an area of High Landslide Hazard
- Areas with Moderate to High Landslide Hazard
- Areas with Moderate to High Erosion Hazard

A ridge extends from the southwest to the northeast, with a gentle slope down to northwest and a steep decline to the southeast. Kitsap County GIS associates the steep declines to the east with the high erosion hazards and landslide designations, which lead down to a fish bearing stream.

**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	5 acres
Maximum Lot Size	NA	5.48 acres
Minimum Lot Width	140 ft	140 ft
Minimum Lot Depth	140 ft	1,647 ft
Maximum Height	35 ft	NA
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Applicable footnotes: None

**Table 2 - Setback for Zoning District**

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

**Table 3 - Surrounding Land Use and Zoning**

Surrounding Property	Land Use	Zoning
North	Single-family Residential	Rural Protection (RP)

		Rural Residential (RR)
South	Single-family Residential	Rural Protection (RP)
East	Single-family Residential	Rural Protection (RP)
West	Single-family Residential	Rural Protection (RP) 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	Central Kitsap Fire & Rescue
School	Central Kitsap School District #402

**5. Access**

Seabeck Hwy NW, a county maintained right of way, provides direct access to NW Quiet Waters Way, a privately maintained easement. NW Quite Waters Way provides direct access to the project site.

**6. Site Design**

The subdivision will create deep, narrow lots that orient diagonally from northwest to southeast. A private road bisects the subdivision and provides internal access to 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>
Critical Areas Report	October 13, 2025
Preliminary Plat Map & Landscape Plan	February 3, 2026
Project Narrative	April 29, 2025
Director's Email re: Native Vegetation Buffer	January 30, 2026
Timber Management & Stormwater Plan	November 25, 2025
Abbreviated SDAP Plans	September 4, 2025
Geotechnical Engineering Report	November 21, 2025
SEPA Checklist	June 16, 2025
Sewer Availability Letter	March 6, 2025
Water Availability Letter	March 10, 2025
Stormwater Worksheet	May 1, 2025
Submission Document	June 20, 2025
Waste Management Letter	November 7, 2025
Soil Logs	February 5, 2026
Application Submission	June 20, 2025

## 9. Public Outreach and Comments

The Department received comments in response to the SEPA DNS, which are addressed in the analysis of the staff report.

## 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: The preliminary large lot subdivision meets the code or has Director approval to use an existing easement as access.*

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. 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 or has Director approval to use an existing easement as access. 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 or has Director approval for a native vegetation buffer adjustment. The project is conditioned to plant in the Native Vegetation Buffer (NVB) with two rows of Hemlock, leader pruned to establish a hedge, and one row of evergreen huckleberry.*

**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. Future signage shall comply with KCC 17.510 ‘Sign Code’.

**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). The Native Vegetation Buffer (NVB) identified in Table 6 – Landscaping Table shall include two rows of Hemlock, leader pruned, and one row of evergreen huckleberry.

**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**

Applicant proposes a 22 lot subdivision an approximate 111.67 acre parcel. The parcel was harvested for timber in 2024 and 2025. Potable water is proposed to be provided by a shared well; sanitary sewage disposal is proposed to be provided by new onsite septic systems. Adequate vehicular access is proposed via Quiet Waters Way. The parcel contains the following mapped critical areas: moderate and high erosion hazards, moderate landslide hazards, wetlands, and a stream. The proposed stormwater facilities include full dispersion for stormwater quantity control; full dispersion and for stormwater quality control. The proposed development includes the construction of a road, 22 homes, and associated utilities.

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 Preliminary Drainage Report and Preliminary Engineering Plans accepted for review in the 1<sup>st</sup> cycle submittals documents, accepted for review on 8/12/25, and as revised by additional materials accepted for review 2<sup>nd</sup> cycle submittals documents, accepted for review on 11/12/25, and 3<sup>rd</sup> cycle submittals documents, accepted for review on 2/17/26 to Kitsap County Development Engineering.

**i. Environmental**

A geotechnical analysis was conducted by Earth Solutions NW, LLC in November 2024 and provided recommendations for the soils.

A critical areas assessment was conducted by Ecological Land Services in December 2024 noting the delineation of the critical areas associated with this project. This report was revised October 2025 to reflect Kitsap County’s new critical areas ordinance updates.

These reports identified the following critical areas:

- A Category IV Wetland with a 50-foot buffer
- A Type F stream (Little Beef Creek) with a 200-foot buffer
- A Type N stream with a 100-foot buffer
- An old landslide in an area of High Landslide Hazard
- Areas with Moderate to High Landslide Hazard

- Areas with Moderate to High Erosion Hazard

Earth Solutions NW, LLC reviewed an area of High Erosion Hazard shown in the NW corner of the community on Kitsap Parcel Search. The report states the area is a Moderate Erosion Hazard due to slopes of 20 – 25%, glacial till type soils, and existing natural vegetation and ground cover reducing the area from high to moderate erosion hazard.

**j. Access, Traffic and Roads**

Access is provided via Sebeck Highway and an existing private easement road, NW Quiet Waters Way. Due to the size of the subdivision no traffic analysis was required. A private road is being constructed to provide internal access to the subdivision.

**k. Fire Safety**

No comment at this time.

**l. Solid Waste**

Waste Management will service curbside totes throughout the proposed subdivision.

**m. Water/Sewer**

Applicant provided documentation showing sewer and water availability.

**n. Kitsap Public Health District**

Applicant provided documentation showing sewer and water availability.

**11. Review Authority**

The Director has review authority for this Administrative Conditional Use Permit application under KCC, Sections 17.540.020 and 21.04.100. The Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit.

**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 recommends that the Preliminary Large Lot Subdivision request for Outlook at Seabeck be **approved**, subject to the following conditions:

#### a. Planning/Zoning

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 short subdivision: Building permits issued on a lot in this preliminary short 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 25-02231. 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.
  6. 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).
  7. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 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.

**b. Development Engineering**

8. 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.
9. 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.
10. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12 and as such will require a Full Drainage Site Development Activity Permit (SDAP) from Development Engineering.
11. 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; AND the extent of drainage improvements to be installed during the various phases.
12. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the SDAP (or Building Permit if no SDAP required) application is deemed fully complete. 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 Code in effect at the time of SDAP application, or Building Permit if an SDAP is not required.
13. Any project that includes off site improvements that create additional hard surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with Kitsap County Code Title 12.
  14. 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/>. This permit is required prior to issuance of the SDAP.
  15. 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. This Plat is subject to all elements of the Declaration of Covenants Conditions and Restrictions (CC&R's) recorded under Auditor File Number [#####]
    - e. 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.
  16. 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.
  17. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before requesting final inspection for the SDAP (or for the Building Permit if an SDAP is not required) for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed

by law.

18. Prior to recording the Final Plat, all work associated with the required Site Development Activity Permit shall be completed, including approval of all required inspections, and submittal of all engineer's certifications or other documentation required by the Site Development Activity Permit.
19. 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.

**c. Environmental**

20. Subject to the Geotechnical report prepared by Earth Solutions NW, LLC and dated November 21, 2024.
21. Subject to critical areas assessment prepared by Ecological Land Services, dated October 2025.
22. 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.
23. Permit approval subject to no removal of trees or vegetation on the parcel. Please contact Kitsap County Department of Community Development before any clearing (360)337-5777.
24. A building setback shall be maintained from the toe of the slope to 100 feet beyond the top of the slope in the high landslide hazard area and 25 feet from the top of slope in the moderate landslide hazard area as depicted on the approved plat.
25. There shall be no clearing of vegetation or grading in the buffer area, as is depicted on the approved plat. Prior to any clearing or development, please contact Development Services and Engineering Environmental staff at (360)337-5777 to confirm buffer boundaries.
26. A 50-foot native vegetation buffer must be maintained along the delineated Category IV wetland boundary as depicted on the approved plat. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer.
27. A 200-foot native vegetation buffer shall be retained along the perimeter of the Type F stream as depicted on the approved plat. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer.
28. A 100-foot native vegetation buffer shall be retained along the perimeter of the Type N stream as depicted on the approved plat. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer.
29. Native vegetation buffer shall be planted with two offset rows of Hemlock that will be leader pruned annually and a third planted row of evergreen huckleberry. The face of the plat shall indicate that the Hemlocks must be leader pruned in perpetuity to achieve buffer screening intent.

30. On the face of the plat, identify the 25 foot native vegetation perimeter buffer easements and the responsible party for maintenance and pruning.
31. Prior to final large lot subdivision approval, the common boundary between the STREAMS and WETLAND buffers and the adjacent land shall be permanently identified with critical area buffer signs and split rail fencing. Critical Area Ordinance (CAO) signs shall be placed along the designated boundary spaced approximately 50-feet apart, visual from sign to sign. Signs must be attached to existing trees with diameter breast height greater than 4 inches, 4x4 posts, or metal posts.

**d. Traffic and Roads**

32. Proof of rights of use of the easement shown as providing access to the subject property shall be submitted with the Final Plat application materials.
33. 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.
34. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval.
35. At building permit application, submit Kitsap County Public Works Form 1601 for issuance of a concurrency certificate, as required by Kitsap County Code 20.04.030, Transportation Concurrency.
36. Prior to recording the Final Plat, vehicular access shall be constructed to provide access to all proposed lots.
37. The interior roads of the proposed plat shall be designed and constructed in accordance with Fire Marshal standards for emergency vehicular access.
38. The hammerhead shall be designed to accommodate a SU design vehicle. The wheel path of the design vehicle shall remain within the paved area for all required movements.
39. 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 SDAP acceptance or Building Permit approval, if a SDAP is not required.
40. 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.
41. 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 a further review by Kitsap County Development Services and Engineering. All improvements necessary to bring said road to the then current Kitsap County standards shall be done, 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.

**e. Fire Safety**

No conditions at this time.

**f. Solid Waste**

42. 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 [pnwcmervices@wm.com](mailto:pnwcmervices@wm.com) or 1-800-592-9995; their website is <http://wmnorthwest.com/kitsap/index.html>

**g. Kitsap Public Health District**

No conditions at this time

**Report prepared by:**

**Kate Millward**

March 31, 2026

---

Staff Planner / Project Lead

---

Date

**Report approved by:**

**Darren Gurnee**

3/31/2026

---

Department Manager / Supervisor

---

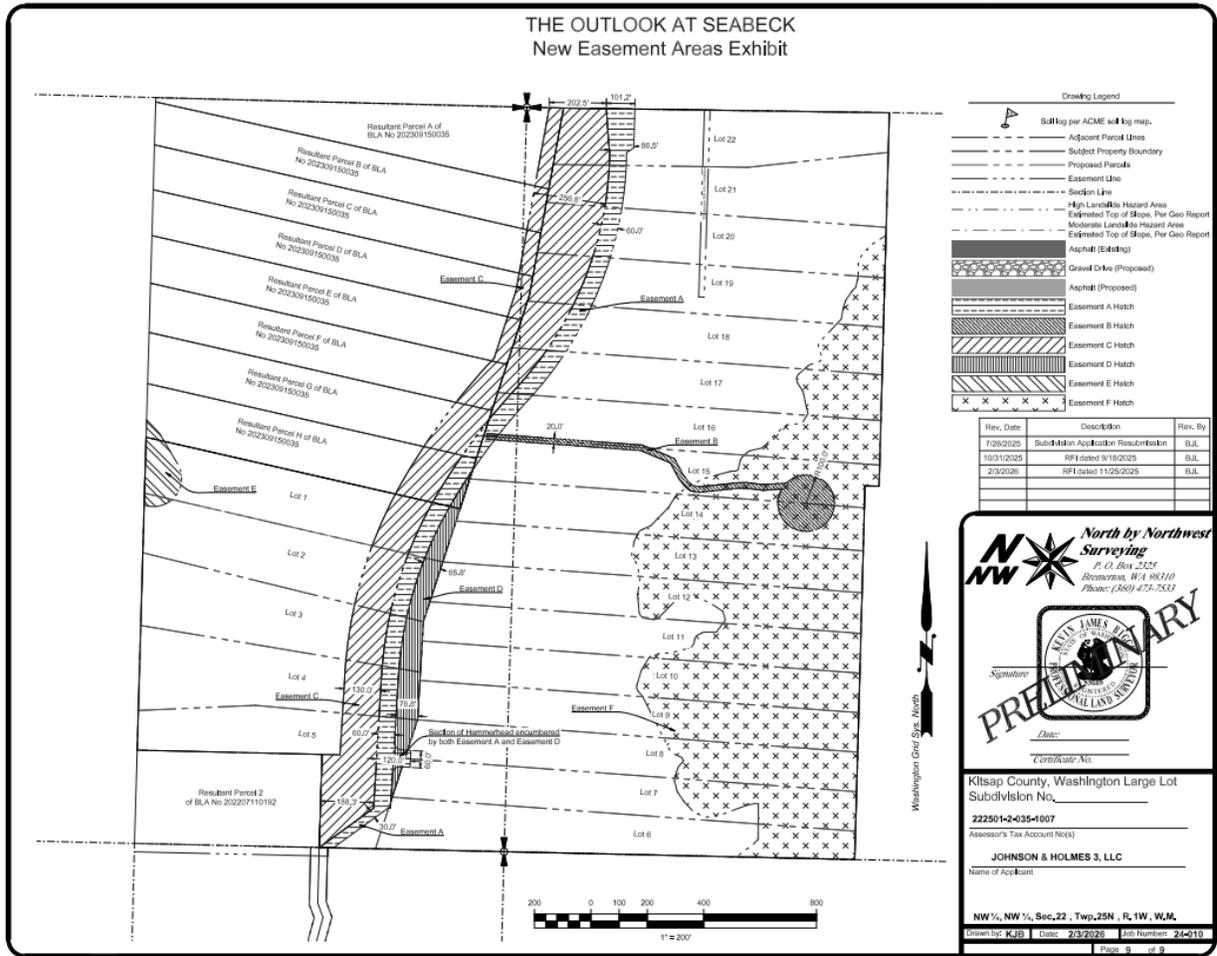
Date

**Attachments:**

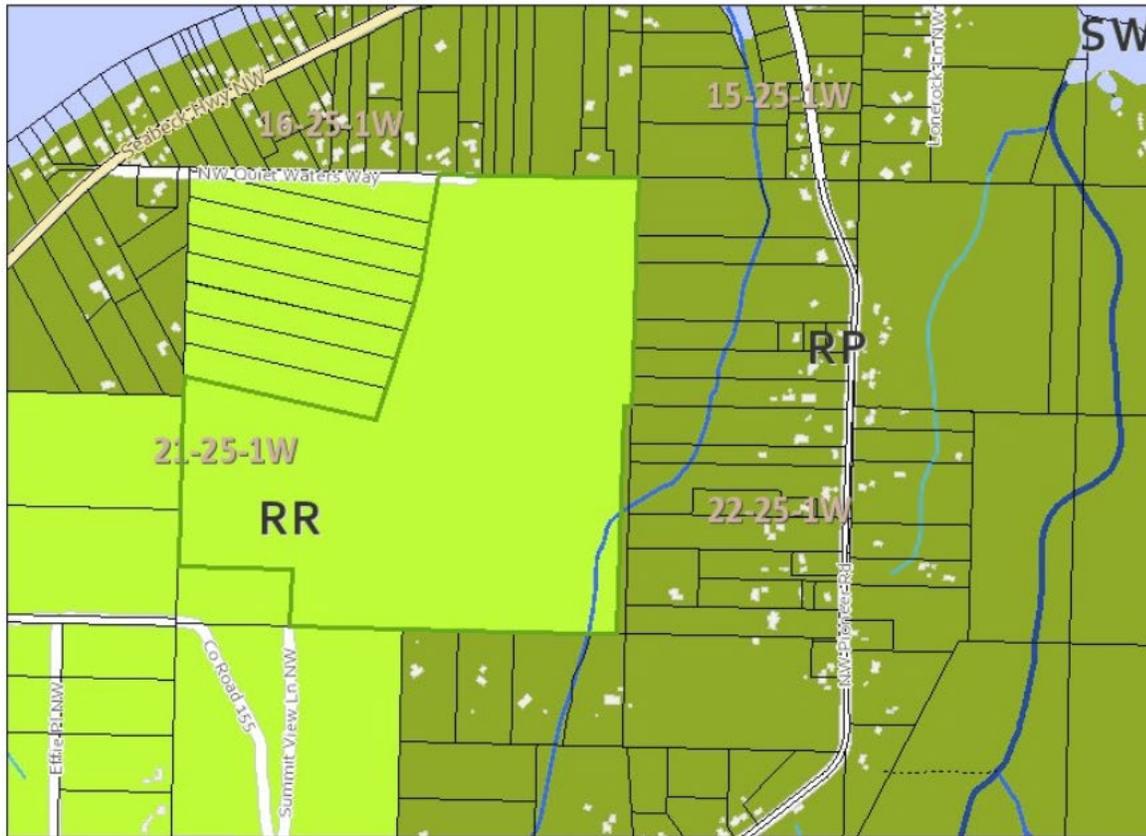
- Attachment A – Site Plan
- Attachment B – Zoning
- Attachment C – Critical Areas
- Attachment D – LIDAR Map

CC: Kevin Biggs, [Permits@NXNWSurveying.com](mailto:Permits@NXNWSurveying.com)  
Zach Gustafson, [ZachG@garrettehomes.com](mailto:ZachG@garrettehomes.com)  
Shaun Prestridge, [shaunp@buildgch.com](mailto:shaunp@buildgch.com)  
Deb Purcell, [debra.p@jwigroup.com](mailto:debra.p@jwigroup.com)  
NORTH BY NORTHWEST SURVEYING, [permits@nxnwsurveying.com](mailto:permits@nxnwsurveying.com)  
Interested Parties:  
Marc Jones, [marineoil@aol.com](mailto:marineoil@aol.com)  
Matt Thompson, [tmatt363@gmail.com](mailto:tmatt363@gmail.com)  
Cindijo Mitchell, [5inasanddollar@gmail.com](mailto:5inasanddollar@gmail.com)  
Stacey Urner, [staceyurner@gmail.com](mailto:staceyurner@gmail.com)  
Lindsey Anderson, [lindseya62@gmail.com](mailto:lindseya62@gmail.com)  
Jan Wainscott, [janwainscott@att.net](mailto:janwainscott@att.net)  
Brian Wainscott, [wainscott@protonmail.com](mailto:wainscott@protonmail.com)  
Adam Gilbertson, [adamgilbertson@yahoo.com](mailto:adamgilbertson@yahoo.com)  
Kitsap County Health District, MS-30  
Kitsap County Public Works Dept., MS-26  
DCD Staff Planner: Kate Millward

Site Plan



**Attachment B – Zoning**



\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 833 feet

**Legend**

**Kitsap County Zoning Designations**

- RURAL**
- RR - Rural Residential (1 DU/5 Ac)
- Mineral Resource/Rural Residential
- RP - Rural Protection (1 DU/10 Ac)
- Mineral Resource/Rural Protection
- RW - Rural Wooded (1 DU/20 Ac)
- Mineral Resource/Rural Wooded
- FRL - Forest Resource Lands (1 DU/40 Ac)

- Mineral Resource/For... Resource Lands**
- COMMERCIAL**
- BC - Business Center
- BP - Business Park
- IND - Industrial
- Mineral Resource/Ind...
- Commercial (19-80 DU/Ac)
- Regional Center (19 DU/Ac - No Max)
- NC - Neighborhood Commercial (10-30 DU/Ac)
- Mineral Resource/Nei... Commercial
- Low Intensity Commercial (10-30 DU/Ac)
- RCO - Rural Commercial
- REC - Rural Employment Center
- RI - Rural Industrial
- Mineral Resource/Rural Industrial
- TTEC - Twelve Trees Employment Center
- Mineral Resource/Tw... Trees Employment Center
- URBAN**
- Greenbelt (1-4 DU/Ac)

- UCR - Urban Cluster Residential (5-9 DU/Ac)
- UR - Urban Restricted (1-5 DU/Ac)
- Mineral Resource/Ur... Restricted
- UL - Urban Low Residential (5-9 DU/Ac)
- Mineral Resource/Ur... Low Residential
- Urban Medium Residential (10-30 DU/Ac)
- Urban High Residential (10-80 DU/Ac)
- Urban Village Center (min 10 DU/Ac)
- KEYPORT VILLAGE**
- KVC - Keyport Village Commercial
- KVLR - Keyport Village Low Residential
- KVR - Keyport Village Residential
- MANCHESTER VILLAGE**
- MVC - Manchester Village Commercial
- MVLR - Manchester Village Low Residential
- MVR - Manchester Village Residential
- RURAL HISTORIC TOWN**
- RHTC - Rural Historic Town Commercial
- RHTR - Rural Historic Town Residential
- RHTW - Rural Historic Town Waterfront
- SUQUAMISH VILLAGE**
- SVC - Suquamish Village Commercial
- SVLR - Suquamish Village Low Residential
- SVR - Suquamish Village Residential
- OTHER**
- Park

- CITY - Incorporated City**
- ML - Military
- P - Park (Kitsap County)
- T - Tribal Land
- Lake
- Salt Water
- INDUSTRIAL**
- LI - Light Industrial
- CITY OF POULSBORO**
- RL - Residential Low

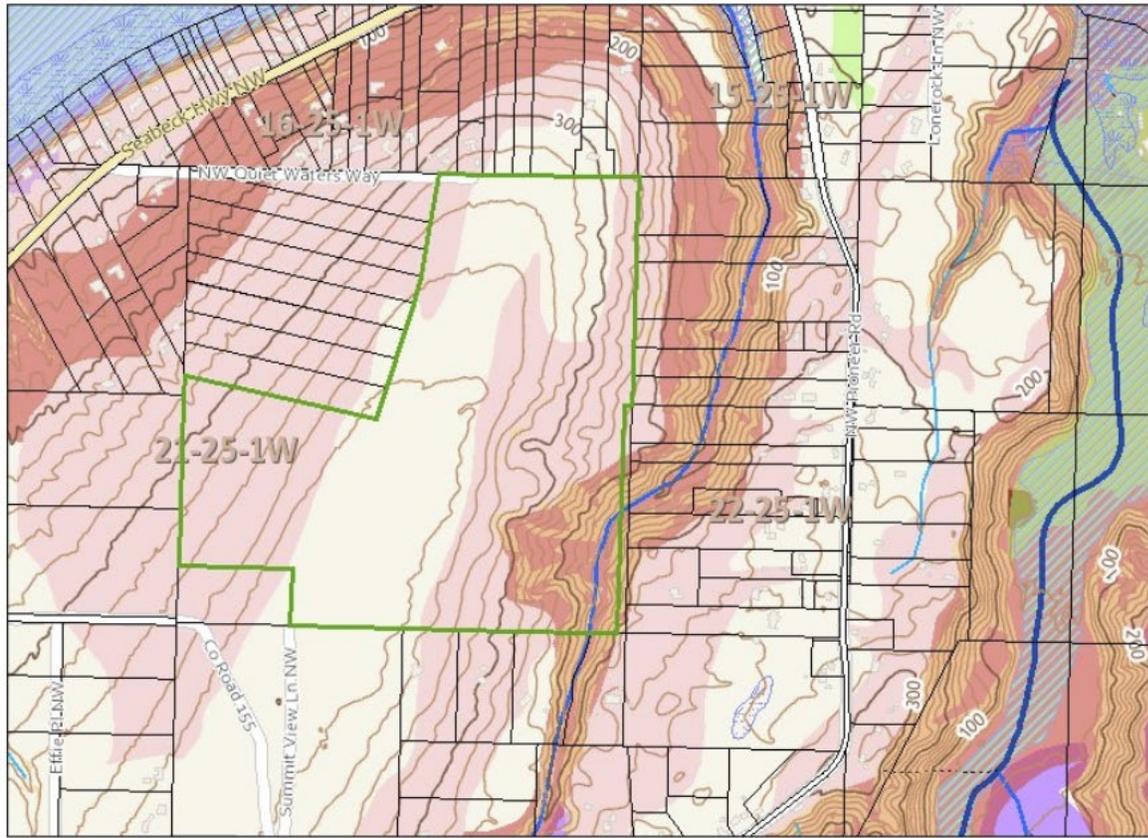
**Comments** Parcel No: 222501-2-035-1007 TaxPayer: JOHNSON & HOLMES 3 LLC Site Address: NO ADDRESS FOUND

Kitsap Co. Parcel Search Application



Printed March 24, 2026

**Attachment C – Critical Areas**

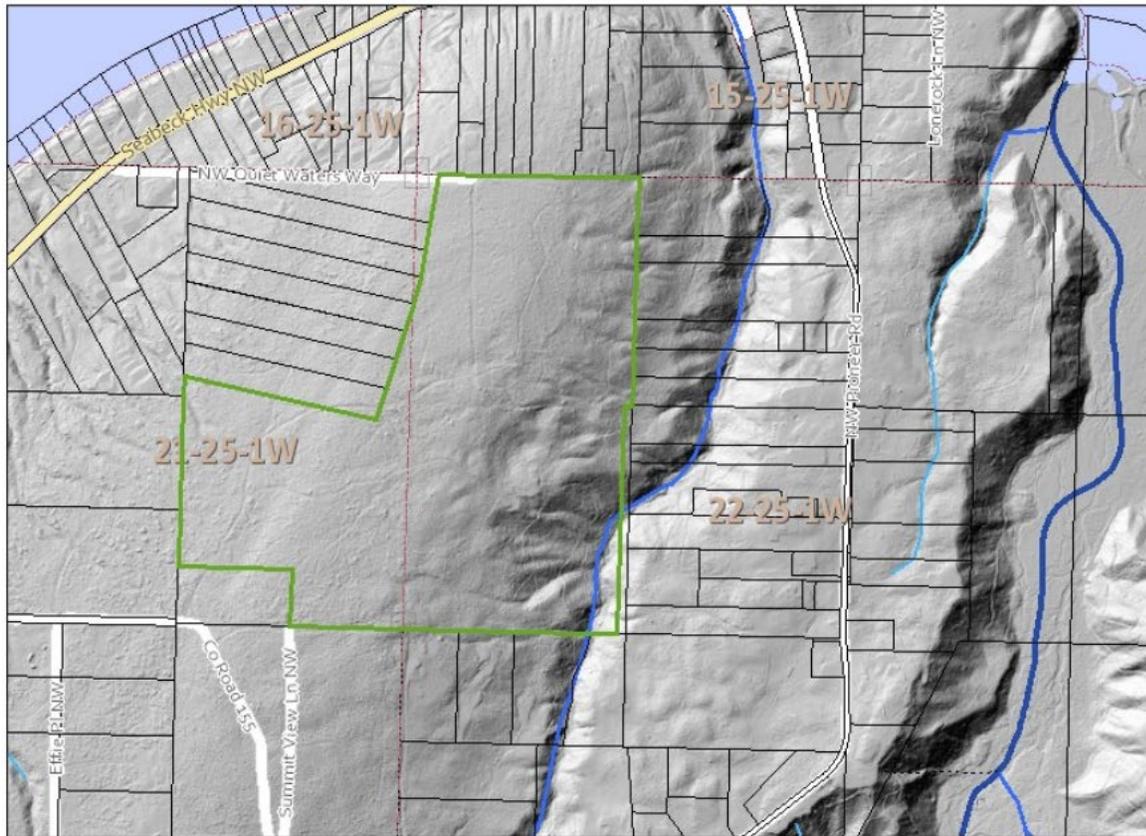


\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 833 feet

**Legend**

<ul style="list-style-type: none"> <li>□ Tax Parcels Outlines</li> <li>■ Building Footprints</li> </ul>	<ul style="list-style-type: none"> <li>× × No Channel as depicted by DNR</li> </ul>	<p><b>Hydric Soils</b></p> <ul style="list-style-type: none"> <li>■ Potential Wetlands</li> </ul>	<p><b>Seismic Moderate Hazard Area</b></p> <ul style="list-style-type: none"> <li>■ Moderate</li> </ul>
<p><b>Watercourse - DNR and Wildfish Conservancy</b></p> <ul style="list-style-type: none"> <li>(S) Designated Shoreline of the State</li> <li>(F) Fish Habitat</li> <li>(N) Non-fish Habitat</li> <li>(U) Unknown, unmodeled hydrographic feature</li> </ul>	<p><b>Waterbodies</b></p> <ul style="list-style-type: none"> <li>■ Includes DNR NWI and Surveyed Wetlands</li> <li>■ DNR NW Surveyed Wetlands</li> </ul>	<p><b>Seismic High Hazard Area</b></p> <ul style="list-style-type: none"> <li>■ High</li> </ul>	
	<p><b>FEMA Flood Hazard Areas</b></p> <ul style="list-style-type: none"> <li>■ 100 Year Floodplain</li> <li>■ Storm Induced Velocity Wave Hazard</li> </ul>	<p><b>Landslide Hazard areas</b></p> <ul style="list-style-type: none"> <li>■ High</li> <li>■ Moderate</li> </ul>	<p><b>Erosion Hazard Area</b></p> <ul style="list-style-type: none"> <li>■ High</li> <li>■ Moderate</li> </ul>

**Attachment D – LIDAR Map**



\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 833 feet

**Legend**

- Tax Parcels Outlines
  - Military Area
  - City Area
  - Reservation Area
  - Urban Growth Area
  - Urban Growth Area
- Watercourse - DNR and Wildfish Conservancy**
- (S) Designated Shoreline of the State
  - (F) Fish Habitat
  - (N) Non-fish Habitat
  - (U) Unknown, unmodeled hydrographic feature
  - ... No Channel as depicted by DNR

**Comments** Parcel No: 222501-2-035-1007 TaxPayer: JOHNSON & HOLMES 3 LLC Site Address: NO ADDRESS FOUND

Kitsap Co. Parcel Search Application



Printed March 24, 2026