



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: 04/17/2026

To:

ABRAMS KEVIN G & HEIDI J, heidiabrams7@gmail.com
Kevin Abrams with EDGE WEST LLC, kevin@edgewestllc.com

RE:

Permit Number: 25-03916

Project Name: ABRAMS - Preliminary Large Lot to Divide Parcel into 2 Five Acre Lots (P LL #458) (2x6)

Type of Application: P LL

The Kitsap County Department of Community Development has **APPROVED** the land use application for 25-03916 ABRAMS - Preliminary Large Lot to Divide Parcel into 2 Five Acre Lots (P LL #458) (2x6) – 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:

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

25-03916, ABRAMS - Preliminary Large Lot to Divide Parcel into 2 Five Acre Lots (P LL #458) (2x6)

4/17/2026

Squaxin Island Tribe
Suquamish Tribe
WA Dept of Fish & Wildlife
WA Dept of Natural Resources
WA State Dept of Transportation
WA State Dept of Ecology-SEPA
USACE
Parks
Navy
North Kitsap Fire District
North Kitsap School District
Puget Sound Energy
Water Purveyor - PUD 1
WA Dept of Transportation/Aviation
WA State Dept of Ecology-Wetland Review
Kingston CAC
Suquamish CAC
WA Department of Health
DCD Staff Planner: Chelsea Nitsch
Abrams, Dylan, dylantabrams@gmail.com
PENINSULA LAND SURVEY, KRISTY@PENINSULAPLS.COM
Interested Parties:
Galbraith, Katie, kjg101312@gmail.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 13, 2026

Application Submittal Date: October 16, 2025

Application Complete Date: December 18, 2025

Project Name: ABRAMS - Preliminary Large Lot to Divide Parcel into 2 Five Acre Lots (P LL #458)

Type of Application: Preliminary Large Lot (P LL) Subdivision

Permit Number: 25-03916

Project Location

2464 NW RUDE RD

Poulsbo, WA 98370

Commissioner District #1

Assessor's Account

092601-4-016-2000

Applicant/Owner of Record

Kevin G. & Heidi J. Abrams

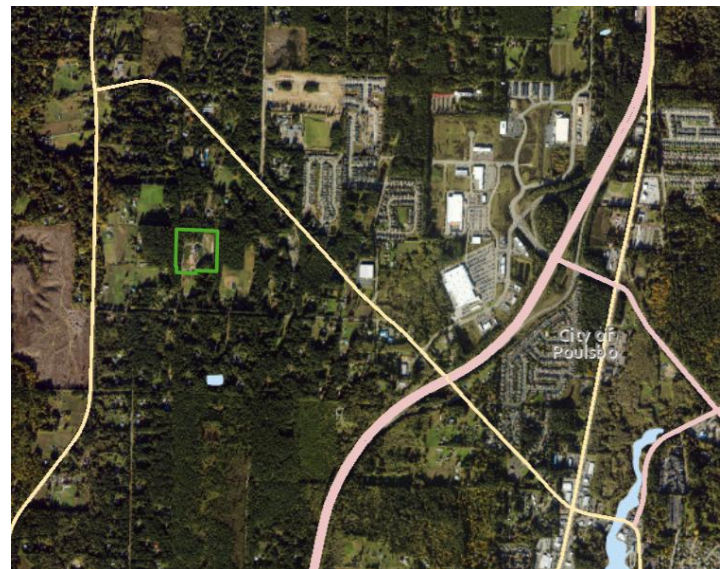
PO BOX 400

POULSBO, WA 98370

Decision Summary

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

VICINITY MAP



1. Background

The 10-acre project site exists directly west of the City of Poulsbo in the Rural Residential zoning designation. The applicant proposes to subdivide the parcel into two lots. Lot 1 hosts an existing residential home, and Lot 2 will remain vacant. A recorded private access and utilities easement and connects directly to; NW Rude Rd, a County maintained right of way. A stormwater pond serves the existing parcel and will be enclosed within an easement upon the final plat recording. A proposal for a subdivision into less than 4 residential units outside UGA requires a Type II decision rendered by the Department of Community Development (Department).

2. Project Request

The applicant seeks approval to subdivide one 10-acre parcel into two 5.00-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 that requires 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 hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to KCC 18.04.090 and WAC 197-11-800 Flexible thresholds for categorical exemption for minor new construction, this project was found to be SEPA exempt.

The Department did not receive any public comments for this proposal.

4. Physical Characteristics

The size of the site is a gently sloping rural residential 10-acre parcel. The proposed Lot 1 (5.00 acres) has an existing single-family residence. The proposed Lot 2 (5.00 acres) is largely undeveloped and will contain the stormwater pond within the parcel bounds. No mapped critical areas exist within 300 feet of the parcel.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Residential Zone: Rural Residential	Standard	Proposed
Minimum Density	NA	1 du/5 acres
Maximum Density	1 du/5 acres	
Minimum Lot Size	5 acres	5 acres
Maximum Lot Size	NA	5 acres
Minimum Lot Width	140 ft	176 ft
Minimum Lot Depth	140 ft	187 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 (South)	50 ft minimum	50 ft minimum
Side (West)	20 ft minimum, 5 ft for accessory structures	20 ft minimum, 5 ft for accessory structures
Side (East)	20 ft minimum, 5 ft for accessory structures	20 ft minimum, 5 ft for accessory structures
Rear (North)	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 Residences	Rural Residential (RR)
South	Place of Worship (Church)	Rural Residential (RR)
East	Single Family Residences	Rural Residential (RR)
West	Single Family Residences	Rural Residential (RR)

Table 4 - Public Utilities and Services

	Provider
Water	Kitsap PUD #1
Power	Puget Sound Energy
Sewer	Septic
Police	Kitsap County Sheriff
Fire	North Kitsap Fire & Rescue
School	North Kitsap School District #400

5. Access

The parcels will be accessed by an existing private driveway. The approach location will remain unchanged and will be shared by both Lot 1 and Lot 2. The driveway runs along the recorded private access and utilities easements and connects directly to NW Rude Rd, a County maintained right of way.

6. Site Design

Lot 1 will be square shaped in the northwest corner and Lot 2 will be configured in an “L” shape to the south and east of Lot 1. The division maintains rural residential character and relies on existing driveway access and utilities previously installed.

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 Goal 17. *Rural character Protect Kitsap County’s unique rural character.*

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 Goal 3: *Protect aquifers and surface waters to ensure that water quality and quantity are maintained or improved.*

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 Large Lot Subdivision Site Plans	February 10, 2026
After BLA Map	December 3, 2025
Before BLA Map	December 3, 2025
BLA Recorded	December 3, 2025
BLA Survey Recorded	December 3, 2025
Concurrency Test	October 17, 2025
KPUD Fire Flow Hydrant	October 17, 2025
Landscape Plan Waiver	October 17, 2025
PREP Report	October 17, 2025
Project Narrative	October 17, 2025

SDAP 04-16358 Permit Application	December 3, 2025
SDAP 04-16358 Permit Conditions	December 3, 2025
SDAP 04-16358 Record Drawing Map	December 3, 2025
SEPA Checklist	October 17, 2025
Sewer Availability Waiver	October 17, 2025
Storm Drainage Covenant	December 3, 2025
Stormwater Onsite System Existing	October 17, 2025
Tree Canopy Waiver	October 17, 2025
Water Availability Letter	October 17, 2025

9. Public Outreach and Comments

No comments were received.

10. Analysis

a. Planning/Zoning

KCC 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 existing access and utility easement extends south from Lot 1, through Lot 2, south through an adjacent parcel, and connects to NW Rude Rd., a County maintained right of way. 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.

KCC 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:

An existing access and utility easement extends south from Lot 1, through Lot 2, south through an adjacent parcel, and connects to NW Rude Rd., a County maintained right of way. 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.

KCC 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 the maps comply with 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: An existing access and utility easement extends south from Lot 1, through Lot 2, south through an adjacent parcel, and connects to NW Rude Rd., a County maintained right of way. The preliminary large lot subdivision aligns with adjacent streets and includes a 25 ft Native Vegetation Buffer; therefore, the project meets the code.

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

KCC 17.500.027

The director may require different buffer types depending on the proposed use of the site and adjacent zones and/or uses. Vegetation-based LID BMPs may be utilized within buffers as long as the primary purpose of the landscaping or screening buffer is not compromised. These types of buffers shall include:

B. Solid Screening Buffer. This type of landscaping is intended to provide a solid sight barrier between totally separate and incompatible land uses such as residential and commercial or industrial uses. It is also intended to provide a sight barrier around outdoor storage yards, service yards, trash receptacles, mechanical and electrical equipment, etc.

3. Required around the perimeter of storm drainage facilities, with the exception of vegetation-based LID BMPs, to provide sight-obscuring screening from adjacent properties and/or roadways, and consist of:

- a. A row of large shrubs and ground cover; and/or
- b. A row of evergreen trees planted ten feet on center and ground cover; and/or
- c. An evergreen vegetation buffer sufficient to provide screening; and/or
- d. Existing screening vegetation, where feasible and appropriate.

Staff Comment: KCC 17.500.027 B.3 requires a solid screen buffer to screen stormwater facilities. 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	NA	NA
Required Buffer(s) 17.500.025		
North	NA	NA
South	NA	NA
East	NA	NA
West	NA	NA
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

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 12/18/2025, and as revised by additional materials accepted for review 02/27/2026 to Kitsap County Development Engineering.

i. Environmental

No critical areas or buffer exist on the project site.

j. Access, Traffic and Roads

Discussed above.

k. Fire Safety

Fire hydrant on site and fire flow letter provided. Hydrant must remain in service in perpetuity.

l. Solid Waste

The two lots will be served by individual waste bins.

m. Water/Sewer

Site is outside the service area for KCPW Sewer Utility Division. Water availability documentation was provided by the applicant.

n. Kitsap Public Health District

For final large lot approval, the drainfield easement AF #200309090454 must be extinguished and soils information for the proposed lot must be submitted by a licensed septic designer or professional engineer. This includes soil logs per 16.52.020 C.14.

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 this 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 Abrams 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 25-03916. 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.
8. KCC 17.500.027 B.3 requires a solid screen buffer to screen stormwater facilities. The applicant shall upload an addendum to the previously approved Site Development Activity Permit (SDAP) (04-16358) with a detailed planting plan that complies with KCC Section 17.500.030.
9. A minimum twenty-five-foot-wide native vegetation buffer shall exist around the perimeter of the large lot subdivision.
10. The applicant shall record a Final large lot subdivision that complies with KCC 16.52.040. At any time within five years following a notice of decision for preliminary approval, the subdivider may submit a final large lot subdivision application to the director that is consistent with the approved preliminary large lot subdivision.

b. Development Engineering

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.
13. The information provided demonstrates this proposal is a Small Project as defined in Kitsap County Code Title 12, and as such will require a Grading Site Development Activity Permit (SDAP) from Development Services and Engineering for construction of the access road.
14. 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.
15. Any project that includes offsite 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.
16. 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.
17. 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.
18. Prior to recording the Final Plat, soil amendment is required over all disturbed areas within Tracts that are not covered by hard surface; provided, that in the

event completion of a Recreational Tract has been bonded, soil amendment shall be completed prior to expiration of the bond covering that work.

19. 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.
20. 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.
21. Prior to recording the Final Plat, vehicular access shall be constructed to provide access to all proposed lots.
22. The interior roads of the proposed plat shall be designed and constructed in accordance with Fire Marshal standards for emergency vehicular access.
23. 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.
24. 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 an SDAP is not required.
25. 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.

c. Environmental

26. 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.
27. On the face of the plat, identify the stormwater facility solid screen buffer easements and the party responsible for maintenance and pruning.

d. Traffic and Roads

28. 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.
29. A Final Short/Large Lot/Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
 30. 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.
 31. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval.

e. Fire Safety

32. Fire hydrant must be operational prior to any combustible being brought onsite.

Report prepared by:

Chelsea Nitsch

April 13, 2026

Chelsea Nitsch, Staff Planner / Project Lead

Date

Report approved by:

Darren Gurnee

4/13/2026

Darren Gurnee, Current and Environmental Planning Supervisor

Date

Attachments:

Attachment A – Site Plan

Attachment B – Zoning

Attachment C – Critical Areas

Attachment D – LIDAR Map

CC: Applicant/Owner email: Abrams, Kevin G & Heidi J, heidiabrams7@gmail.com

Portal Access Contacts:

Kevin Abrams with EDGE WEST LLC, kevin@edgewestllc.com

Dylan Abrams, dylantabrams@gmail.com

Surveyor: Peninsula Land Survey, KRISTY@PENINSULAPLS.COM

Interested Parties:

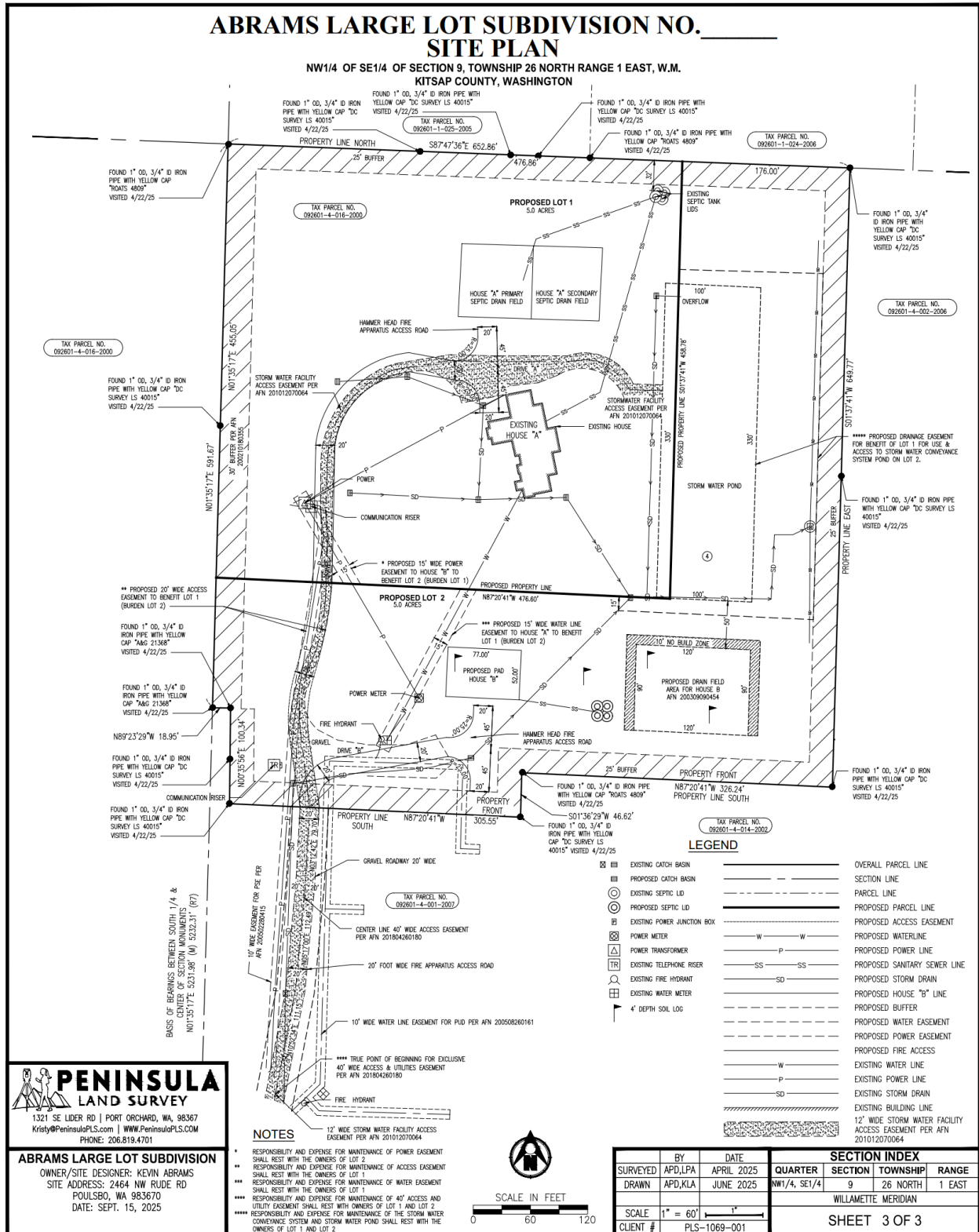
Galbraith, Katie kjg101312@gmail.com

Kitsap County Health District, MS-30

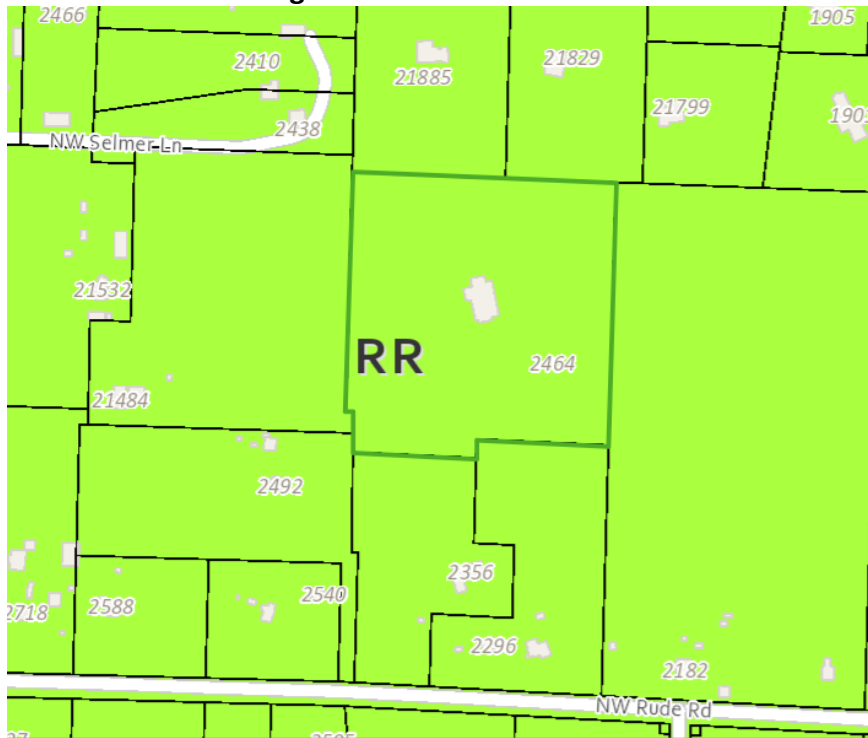
Kitsap County Public Works Dept., MS-26

DCD Staff Planner: Chelsea Nitsch

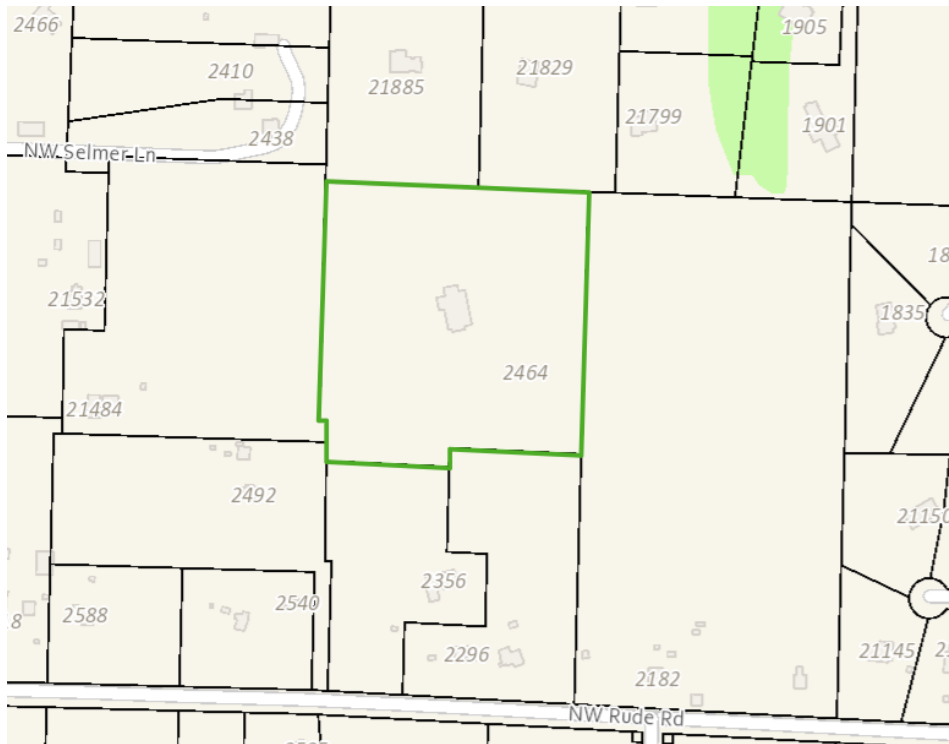
**Attachment A -
Site Plan**



Attachment B - Zoning



Attachment C - Critical Areas



Attachment D - LIDAR Map

