



## Staff Report and Administrative Decision

Report Date: July 3, 2017

Application Complete Date: May 22, 2017

Application Submittal Date: May 22, 2017

To: Nathan's Glen Three LLC, [levi@jwjgroup.com](mailto:levi@jwjgroup.com)  
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Team 4 Engineering, [kyle@team4eng.com](mailto:kyle@team4eng.com)  
Interested Parties and Parties of Record:

Mark & Megan Pulkkinen  
Kenneth & Donna Puryear  
Francis G. Maeirt  
Michael & Joyce Peterson  
Helen Rohrer  
David M. & Susan E. Tufts  
Sheldon & Heather Rath  
Garcia & Linda Fenton  
Robert T. Fessler  
Gary & Lorna Woodward  
Esther Hawkins

RE: Permit Number: 17 02002  
Project Name: Settler's Field Preliminary Plat Amendment Minor  
Type of Application: Preliminary Plat Amendment Minor

### Decision Summary:

Request approved subject to 69 conditions.

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

The written appeal shall be made on, or attached to, an appeal form found on the Department of Community Development's (DCD's) website:

<http://www.kitsapgov.com/dcd/forms/DocumentLibrary/applications/Appeals.pdf>.

### Project Summary:

The applicant has submitted a minor plat amendment to change the interior roads from public to private roads and reduce the number of on-street parking from 45 to 33 spaces.

The minor amendment proposal covers 14.05 acres, the same area as the original preliminary plat/performance based development (PBD), but due to a boundary line adjustment only 3 parcels are subject to the amendment rather than the original 4 parcels. The minor size difference from the original 14.04 acres to the amendment 14.05 acres is due

to the Assessor's rounding of lot area. The current plat/PBD proposal is for 55 lots to be developed with 30 detached single-family residences and 24 attached townhouse units, and 1 existing residence for a total of 55 dwelling units. The attached housing would be 12, zero lot line, 2-unit attached single-family residences.

The original proposal was to subdivide 4 existing parcels totaling 14.04 acres into 57 lots, which would include 33 detached single-family residential lots and 24 attached townhouse units. The attached housing was for 12, zero-lot line, 2-unit attached single-family residential lots. The site plan of record showed public roads and 37 on-street parking spaces. The project also showed a sport court recreational facility located above the stormwater detention vault and a walking path or trail along with a picnic area and benches within a portion of the designated open space. The project would be served by public water and sewer.

The Hearing Examiner approved the original request for Settler's Field Preliminary Plat/Performance Based Development and Conditional Use Permit, permit number 05 28314, subject to 67 conditions; the Notice of Decision was issued August 21, 2007.

**Project Location:**

6700 Stampede Boulevard NW  
Bremerton, Washington  
Central Kitsap County

**Assessor's Account #:**

272501-4-046-2003 4.20 acres  
272501-4-048-2001 0.46 acres  
272501-4-049-2000 9.39 acres

**Applicant/Owner of Record:**

Nathan's Glen Three LLC/Nathan Glen Properties LLC  
c/o Levi Holmes  
3599 NW Carlton Street, Suite 201  
Silverdale, WA 98383



**Owners of Record:**

Michael A. Shea  
PO Box 514  
Tracyton, WA 98393-0514

Stampeed LLC  
5819 NE Minder Road  
Poulsbo, WA 98370

**SEPA (State Environmental Policy Act):**

The proposed minor amendment to the preliminary plat under Permit 05 28314 Settler's Field Preliminary Plat/Performance Based Development (PBD) and Conditional Use Permit (CUP) falls within the original threshold SEPA determination, which was a Mitigated Determination of Nonsignificance (MDNS) issued November 14, 2006. The SEPA Coordinator determined the minor amendment to Settler's Field Preliminary Plat/PBD and CUP does not require a SEPA addendum.

**Regulations Applicable to the Subject Proposal:**

Kitsap County Code (KCC)  
Title 16 Land Division and Development  
Title 17 Zoning  
Chapter 21.04 Land Use and Development Procedures

**Documents Consulted in the Analysis:**

**Applicant submittals:**

<u>Document</u>	<u>Dated or date stamped</u>
Environmental (SEPA) Checklist	May 22, 2017
Preliminary Land Division Amendments	May 22, 2017
Project Narrative	May 22, 2017
Site Plan	May 22, 2017

**Staff communication:**

<u>Document</u>	<u>Dated or date stamped</u>
Vickery Memo, DSE	June 8, 2017

**Public comments:**

No public comments received to date.

**Analysis:**

Amendments to approved preliminary subdivisions are governed by Kitsap County Code (KCC) Title 16. The code criteria is outlined in italics with the findings following each element.

*KCC 16.40.040(B) Minor Amendment. (2) A proposed minor subdivision amendment may be approved if the director makes written findings that all of the following are satisfied. If one or more are not satisfied, the application must proceed as a major amendment.*

*a. The proposal does not result in significant impacts to the subdivision or the surrounding property. Impacts may include, but are not limited to, storm water, traffic, open space, landscaping, screening, on-street or set-aside parking, or noise;*

The proposed change from public to private roads is not expected to have any significant impact to the subdivision or surrounding properties. The subdivision's private roads will meet the same safety related requirements as public roads.

Although there is a reduction in the number of on-street or set-aside parking, the 33 parking spaces exceeds the code requirement of 28 on-street or set-aside parking spaces. Therefore, the on-street or set-aside parking will have no significant impact to the subdivision or surrounding properties.

*b. The proposal satisfies the applicable general requirements of this title;*

The proposed changes fall within the scope of the original subdivision/performance based development and conditional use permit. Although there will be 2 less dwelling units, the

project still meets and exceeds the minimum density requirement of the Urban Restricted (UR) zone.

The proposed amendment has not changed any performance based development or conditional use permit elements, standards or requirements. The project originally and currently complies with the required performance based development and conditional use permit criteria, standards and requirements.

*c. The proposal does not result in a change of use;*

There is no change of use proposed. The combination of detached single-family residences and attached residences are still proposed. Due to site limitations, there will be 2 less detached single-family residences than originally approved, but the same number of attached single-family residences.

*d. The proposal falls within the scope of the original approval and complies with the intent of the conditions originally imposed;*

The proposed amendment falls within the scope of the original approval. However, a few Hearing Examiner (HE) conditions will need to be modified and 1 deleted to address the change from public to private roads and the reduction in the number of on-street or set-aside parking spaces. As a result of the proposed amendment, additional conditions are required and are listed at the end of the staff report. Other HE conditions require modification and are listed after the ones related to the roads and parking. Condition 8 has been modified to provide current contact information, Condition 30 has been modified because lot numbers have changed, and Condition 64 has been modified as a result of the allowances in state law and this amendment.

HE Condition 12

The interior roads of the proposed plat shall be built to County standards for local access road or an approved higher standard and publicly maintained and the right-of-way dedicated to Kitsap County as proposed.

Condition 12  
Deleted.

HE Condition 13

Vertical curves shall meet AASHTO sight distance requirements for a 25 mph posted speed.

Condition 13  
No change.

HE Condition 14

Horizontal curves for public roads shall have minimum centerline radii as outlined in the Kitsap County Road Standards unless a technical deviation is granted.

Condition 14  
Modified.

Horizontal curves for shall have minimum centerline radii as outlined in the Kitsap County Road Standards unless a technical deviation is granted.

HE Condition 19

The approach to Stampede Blvd. shall be designed in accordance with Kitsap County Road Standards, with minimum return radii of 35 feet. The approach grade shall not exceed 5% from the flow line to twenty feet beyond the right-of-way line. Note the design vehicle on the final plans.

Condition 19

No change.

HE Condition 22, modified for clarification, refer to item k below.

HE Condition 23

The developer's engineer shall certify that there is adequate entering sight distance at the intersection of Site Access and Stampede Blvd. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.

Condition 23

No change.

HE Condition 55

A minimum of 45 on-street parking spaces for plat guests and/or visitors shall be provided.

Condition 55

Modified.

A minimum of 33 on-street parking spaces for plat guests and/or visitors shall be provided as depicted on the site plan.

HE Condition 8

The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) permit from the State Department of Ecology. More information about this permit can be found at: <http://www.ecy.wa.gov/programs/sea/pac/index.html> or by calling Charles Gilman at (360) 407-7451, email [chgi461@ecy.wa.gov](mailto:chgi461@ecy.wa.gov). This permit is required prior to issuance of the SDAP.

Condition 8

Modified.

The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) 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/> or by calling Josh Klimek at 360-407-7451, email [joshklimek@ecy.wa.gov](mailto:joshklimek@ecy.wa.gov). This permit is required prior to issuance of the SDAP.

Condition 30

The existing driveway for proposed Lot 56 must be relocated prior to final plat recording to preclude encroachments.

Condition 30

Modified.

The existing driveway for proposed Lot 55 must be relocated prior to final plat recording to preclude encroachments.

Condition 64

If the preliminary plat is approved, the property owner shall submit a final plat within five years of the preliminary plat approval. The submission shall meet all the legal requirements and conditions of approval.

Condition 64

Modified.

The property owner shall submit a final plat within five years of the preliminary plat amendment decision. The submission shall meet all the legal requirements and conditions of approval.

*e. The proposal does not change the perimeter boundary of the original plat, or the boundary of any phases within the original plat;*

The minor amendment proposal covers the same perimeter boundary and area of 14.05 acres as the original preliminary plat/performance based development (PBD), but due to a boundary line adjustment only 3 parcels are subject to the amendment rather than the original 4 parcels. The slight difference in lot area from 14.04 acres indicated in the original application versus 14.05 in the current proposal is a result of number rounding.

f. The proposal does not increase residential density by greater than ten percent, provided the density requirements of the zone are maintained;

The minor amendment proposal is for 2 less lots for a total of 55 lots/dwelling units rather than the original approval of 57 lots/dwelling units. The project still meets and exceeds the minimum density requirement and doesn't exceed the maximum density of the Urban Restricted (UR) zone.

g. The proposal does not increase the intensity of housing types; for example, from detached single-family to attached one- and two-family dwellings;

The amendment proposal has the same housing types as originally proposed and approved by the Hearing Examiner, detached and 2-unit attached single-family residences. The same number of attached dwellings are proposed, 12, 2-unit attached single-family residences (townhomes) for a total of 24 dwelling units. There are 2 less detached single-family residences; originally there were 57 detached single-family residences approved by the Hearing Examiner and the current proposal is for 55 detached single-family residences.

h. The proposal does not reduce the designated perimeter buffers, recreation or open space areas by more than ten percent;

There is no change or only a slight change, no more than 1/100<sup>th</sup> of an acre, in area for critical areas buffers, the recreational facility, common open space and recreational open space. Any change is a result of a small lot line adjustment and would only affect several hundred square feet and would be well below the 10 percent threshold.

i. The proposal does not reduce or increase the number of access points or significantly alter the location of access points;

Only 1 access point was proposed originally and the amendment does not change the number of access points. The location may have shifted to the south slightly from the original, but no more than 10 feet.

j. The proposal does not reduce required setbacks; and

There is no change in setback requirements from that required in the original approval. The standard required zoning front setback is 20 feet, side setback is 5 feet and rear setback is 5 feet. The performance based development provides for a zero side setback between the attached housing units.

k. The proposal does not reduce any street frontage improvements (e.g., sidewalks, curb/gutter, and bicycle lanes).

The amendment does not propose any change to street frontage improvements. To clarify the curb/gutter requirement, which is a vertical curb, Hearing Examiner condition 22 needs to be modified to "Improvements along the entire site frontage shall consist of vertical curb, gutter, and sidewalk on the east side of Stampede Blvd."

**Findings of the Hearing Examiner and Department of Community Development:**

1. The Director has review authority for this Preliminary Subdivision – Minor Amendment application under the KCC 21.04.100.

2. The findings of the Hearing Examiner still substantially apply. Therefore, the Hearing Examiner's findings are applicable and incorporated into this decision, except to modify the findings for the ownership changes, which are listed on the first page of this document, for the change in the number of detached single-family residences (SFRs) to 31 SFRs along with the original 24 attached SFRs for a total of 55 lots, for the change to internal private roads, and for the change to 33 parking spaces along the side of internal plat roads.

3. It is appropriate to modify some Hearing Examiner conditions and add new conditions based on the proposed amendment.

**Decision:**

The Department of Community Development reviewed the requested preliminary subdivision – minor amendment in accordance with KCC 16.40.040(B) and verified compliance with performance based development standards and requirements at KCC 17.425.040 and conditional use permit standards and requirements at KCC 17.325.030(G) and 17.420.030 in effect during the original project review and approves the minor amendment request to change from public roads to private roads and to reduce the number of on-street parking

spaces from 45 to 33 spaces for Settler's Field Preliminary Plat Amendment Minor, subject to the 69 conditions listed below.

1. 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.
2. Approval of the preliminary plat shall not be construed to mean approval of the total number of lots or configuration of the lots and tracts. These parameters may be required to be altered for the final design to meet all requirements of Kitsap County Code Titles 11 and 12.
3. Impervious area allowed per lot shall be indicated on the face of the final plat.
4. The information provided demonstrates this proposal is a *Major Development* as defined in Kitsap County Code Title 12, and as such will require a Site Development Activity Permit (SDAP) from Development Engineering.
5. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 or as amended at the time of SDAP application. 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 SDAP application.
6. The bioswale shall be sized to provide treatment of the post-developed peak flow rate from the 6-month, 24-hour storm event per KCSDM Section 6.2.
7. Any project that includes off site improvements that create additional impervious surface such as lane widening, sidewalk or shoulder installation or intersection channelization will be required to provide stormwater mitigation in accordance with Kitsap County Code Title 12 or as amended at the time of SDAP application.
8. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) 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/> or by calling Josh Klimek at 360-407-7451, email [joshklimek@ecy.wa.gov](mailto:joshklimek@ecy.wa.gov). This permit is required prior to issuance of the SDAP.
9. This project includes the construction of a detention vault, which requires a building permit issued by the Department of Community Development. A Structural Engineer, registered in the State of Washington, shall prepare the construction drawings. In addition, a geotechnical engineering analysis of the vault design is required. That analysis will be prepared by a Civil Engineer licensed in the State of Washington, knowledgeable in the practice of soils engineering and mechanics. The analysis will address the effects of groundwater infiltration, seepage, potential slip planes, and changes in soil bearing strength. The proposed facilities will be designed following the recommendations of the geotechnical analysis.
10. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits 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.

11. Road shall not exceed 12% grade.
12. Deleted.
13. Vertical curves shall meet AASHTO sight distance requirements for a 25 mph posted speed.
14. Horizontal curves for shall have minimum centerline radii as outlined in the Kitsap County Road Standards unless a technical deviation is granted.
15. Submit a Road Approach Permit Application and plans for construction of the road approach between the edge of existing pavement and the right- of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Please denote the design vehicle on the plan set. Existing approaches may need to be improved to meet current standards.
16. Construction of handicap access facilities within existing or proposed County right-of-way shall conform to the requirements of the Americans with Disabilities Act.
17. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
18. 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 lawn areas. A note to this effect shall appear on the face of the final plat map and the accepted construction plans. In addition, Development Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
19. The approach to Stampede Blvd. shall be designed in accordance with Kitsap County Road Standards, with minimum return radii of 35 feet. The approach grade shall not exceed 5% from the flow line to twenty feet beyond the right-of-way line. Note the design vehicle on the final plans.
20. Provide wheelchair ramps on both sides of the site approach. Include on the plan set curb ramp details that meet the requirements of the Americans with Disabilities Act per WSDOT Standard Plan F-3 cement concrete sidewalk and approach details.

21. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
22. Improvements along the entire site frontage shall consist of vertical curb, gutter, and sidewalk on the east side of Stampede Blvd.
23. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of Site Access and Stampede Blvd. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
24. The gravel road to be relocated on the adjacent parcels to the north shall be evaluated for stormwater mitigation requirements as part of the overall project. New impervious surfaces associated with roadway relocation shall be mitigated in accordance with Kitsap County Code Title 12 or as amended at the time of SDAP application.
25. The final plat map shall be prepared in compliance with Kitsap County Code Title 16.16.
26. The 10 feet for utility easement shall be provided on each side of all streets on the face of the final plat.
27. Protective Covenants, Conditions and Restrictions (CC&Rs) shall be established, reviewed, approved and recorded with the final plat. The CC&Rs must ensure the perpetual maintenance of storm drainage facilities, recreational facilities and common open space.
28. Private road tracts, access tracts, recreational areas, common open space and stormwater management areas shall be labeled as separate tracts. Ownership and maintenance of all tracts will be addressed on the face of the plat as well as in the CC&Rs.
29. A short subdivision amendment must be recorded to extinguish the ingress, egress and utility easement across the north 30 feet of lots B, C & D of Short Plat No. 662R-1. The owner of lot A must be signatory to the amendment.
30. The existing driveway for proposed Lot 55 must be relocated prior to final plat recording to preclude encroachments.
31. Prior to recording the final plat, rectify the driveway encroachment along the northern boundary of the proposed preliminary plat.
32. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plan, profiles, and specifications designed in accordance with KCPW - Wastewater Division Standards and Regulations.
33. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the service provider's solid waste/recycling storage requirements for the proposed activity. Indicate method of waste disposal on the final plans.

34. Retaining walls shall meet setback requirements of KCSDM 4.7.5.
35. All retaining walls greater than 4-feet shall require a building permit.
36. A 3 foot clear space shall be maintained around the circumference of fire hydrants.
37. Water is to be provided by the City of Bremerton.
38. A Sewered Building Clearance is required for each lot prior to issuance of the building permit.
39. Sewerage is to be provided by Kitsap County.
40. The septic tank for the existing house must be properly abandoned. A pump receipt and a tank abandonment form must be submitted to the Health District.
41. The water main must be extended and replaced
42. Trails shall be limited to pedestrian use. Trail width shall not exceed five feet unless there is a demonstrated need, subject to review and approval by the department. Trails shall be constructed with pervious materials unless otherwise approved by DCD environmental staff.
43. The trail within Tract D shall be boardwalked in the area of the wetland crossing plus 5 feet on each end. The boardwalk shall be constructed to minimize impacts to the wetland and its function.
44. Tracts D, E and F are open space tracts. The tracts shall be labeled as non-clearing native vegetation buffer. Tree removal is prohibited for the location of the trail. Limited clearing shall be allowed within Tract D for installation of the bioswale and Tract E for installation of the trail. Within Tract D, only the bioswale and areas outside the 100-foot wetland buffer may be hydroseeded with grass. Disturbed buffer areas shall be replanted with native vegetation.
45. Planting enhancement along the trail may be required, but the removal of large stand or individual native vegetation materials must be avoided to the greatest extent possible.
46. Trees and/or vegetation within Tracts D, E and/or F considered hazardous shall be evaluated by DCD staff and/or a certified arborist and DCD shall grant approval prior to removal of any vegetation. Replanting of removed vegetation may be required. This requirement shall be included in the CC&Rs filed with the plat.
47. The picnic tables shall be relocated outside the required wetland buffer area to an appropriate location in Tract D.
48. The trail, picnic area and bench locations shall be staked out and evaluated and approved by DCD environmental staff prior to final design and location.

49. A split rail fence, as depicted on Exhibit 83, sheet L2, shall be installed along the outer wetland buffer edge prior to final SDAP construction approval.
50. Construction limits shall incorporate tree protection area criteria designed to protect each tree or tree stand along the outer edge of wetland buffers in Tract D. Tree protection areas shall be added and clearly labeled on all applicable site development and construction drawings, submitted to the department.
51. Disturbances to wetland buffers through the construction of the bioswale in Tract D must be quantified and a restoration plan provided prior to final SDAP construction approval. Financial surety for the performance and maintenance of these restored areas will be required a 150% of the estimated cost.
52. Each lot and all development within the plat shall comply with the Urban Restricted Zone requirements outlined in *Kitsap County Code* 17.325 except as modified by the PBD. This note shall appear on the face of the final plat map and shall be included in the Covenants, Conditions and Restrictions (CC&Rs) filed with the plat.
53. Maximum overall lot coverage by impervious surface shall not exceed fifty percent. The applicant must designate the specific amount of impervious coverage for each lot and note said amount on the final plat. This requirement shall be included in the CC&Rs filed with the plat.
54. Any Covenants, Conditions and Restrictions (CC&Rs) placed on the plat shall not be in conflict with the *Kitsap County Code* or County regulations.
55. A minimum of 33 on-street parking spaces for plat guests and/or visitors shall be provided as depicted on the site plan.
56. The recreational amenities (sport court, picnic area and trail) shall be maintained and be in good working order by the lot owners within the plat and/or the plat's Home Owner's Association.
57. A final landscaping plan shall be required prior to construction plan approval (Site Development Activity Permit (SDAP)). The plan shall include the final design of the sport court (Tract C), picnic area (Tract D) and trail (Tracts D and E). Benches shall be provided adjacent to the trail and sport court and be detailed on the plan. The landscape plan shall conform to the requirements of *Kitsap County Code* 17.385.
58. Street trees shall be provided at a minimum interval of 15 feet and a maximum of 30 feet.
59. Street trees shall be 2½ to 3 inch caliper.
60. Installation of the sport court, picnic area, trail and perimeter fence along the north and south property line in the areas of development will be required prior to final SDAP construction approval.


61. Landscaping shall be installed and maintained in conformance with the requirements of *Kitsap County Code* 17.385. The planting of street trees, the entry landscape and plantings within the open space shall be installed and inspected prior to final plat approval.
62. To ensure survivability of the required landscaping, a bond for a two year period shall be required prior to final Site Development Activity Permit (SDAP) construction approval. The bond shall be 75% of the planting and installation cost. A bid for the landscaping and installation cost shall be provided prior to final SDAP approval.
63. Signage shall comply with *Kitsap County Code* 17.445, in effect at the time of a complete sign permit application, and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
64. The property owner shall submit a final plat within five years of the preliminary plat amendment decision. The submission shall meet all the legal requirements and conditions of approval.
65. The solid board fence along the south property line shall extend east to the west edge of the wetland buffer setback.
66. The decision set forth herein is based upon representations made and exhibits, including plans and proposals submitted at the hearing conducted by the hearing examiner. Any substantial change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to the approval of the hearing examiner and may require further and additional hearings.
67. 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 precedent 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.
68. The following note shall appear on the face of the final plat map: All interior roads shall remain private.
69. Prior to completion of this permit with the Department of Community Development, the Applicant shall apply for and satisfy all conditions of a Right-of-Way Permit through the Department of Public Works for any and all work performed in the county Right-of-Way associated with this project. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit. Plan and Profile sheets needed for review of utility connections and frontage improvements.

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

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

  
\_\_\_\_\_  
Meg Sands, Planner and Project Lead

3 July 2017  
Date

  
\_\_\_\_\_  
Scott Diener, Development Services and  
Engineering Manager

7.3.17  
Date

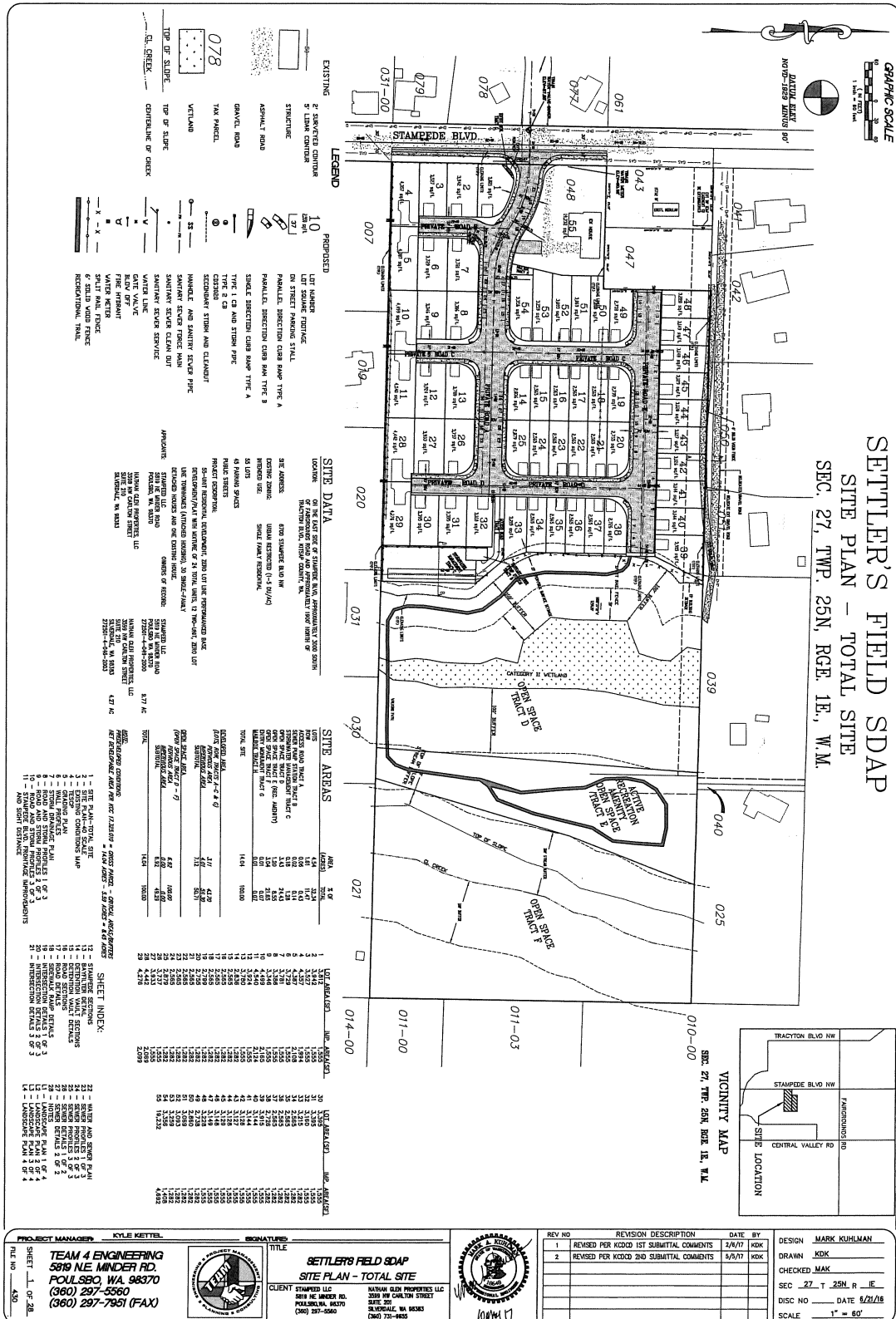
C: Nathan's Glen Three LLC, [levi@jwjgroup.com](mailto:levi@jwjgroup.com)  
Stampeed LLC, [mark@team4eng.com](mailto:mark@team4eng.com)  
Michael A. Shea, [michaelshea22@comcast.net](mailto:michaelshea22@comcast.net)  
Team 4 Engineering, [kyle@team4eng.com](mailto:kyle@team4eng.com)

Interested Parties:

Mark & Megan Pulkkinen  
Kenneth & Donna Puryear  
Francis G. Maeirt  
Michael & Joyce Peterson  
Helen Rohrer  
David M. & Susan E. Tufts  
Sheldon & Heather Rath  
Garcia & Linda Fenton  
Robert T. Fessler  
Gary & Lorna Woodward  
Esther Hawkins

Kitsap County Health District, MS-30  
Kitsap County Public Works Dept., MS-26  
DCD Staff Planner: Meg Sands  
DCD File 17 02002  
DCD File 16 03036





Site Plan