



## Notice of Administrative Decision

**Date:** 03/19/2024

**To:** Olson Holdings LLC, [bruce.o@aol.com](mailto:bruce.o@aol.com)  
Ottmar, Steve with AES Consultants, [aes@bainbridge.net](mailto:aes@bainbridge.net)  
Interested Parties and Parties of Record

**RE:** **Permit Number:** 21-04227  
**Project Name:** Olson Large Lot Subdivision #433  
**Type of Application:** Preliminary Large Lot (P LL)

The Kitsap County Department of Community Development has **APPROVED** the land use application for **Permit # 21-04227 Olson Large Lot Subdivision #433 – Preliminary Large Lot (P LL)**, subject to the conditions outlined in this Notice and included Staff Report.

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

The written appeal shall be made on, or attached to, an appeal form titled: *'Appeal/Objection of an Administrative Decision'* found on DCD's website, through the Online Permit Application Portal: <https://app.oncamino.com/kitsapcounty/login>.

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

The complete case file is available for review by contacting the Department of Community Development; if you wish to view the case file or have other questions, please contact [help@kitsap1.com](mailto:help@kitsap1.com) or (360) 337-5777.

**CC:** Engineer: Team 4 Engineering, [Jeff@team4eng.com](mailto:Jeff@team4eng.com); [matt@team4eng.com](mailto:matt@team4eng.com)  
Surveyor: AES Consultants, [AES@bainbridge.net](mailto:AES@bainbridge.net)  
Health District  
Public Works  
Parks  
Navy  
Kitsap Transit  
North Kitsap Fire District  
North Kitsap School District  
Puget Sound Energy  
Point No Point Treaty Council  
Suquamish Tribe

21-04227, Olson Large Lot Subdivision #433  
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Skokomish Tribe  
Port Gamble S'Klallam Tribe  
Squaxin Island Tribe  
Puyallup Tribe  
Dept of Archaeological Historic Preservation  
WA Dept of Natural Resources  
WA Dept of Fish & Wildlife  
WA State Dept of Ecology-SEPA  
WA State Dept of Ecology-Wetland Review  
WA State Dept of Transportation  
Interested Parties: HUNTER JEFFEREY VERNE & JONI A,  
[jefferey.hunter@outlook.com](mailto:jefferey.hunter@outlook.com); QUINN KELLY J, [kellyjquinn@me.com](mailto:kellyjquinn@me.com); Periot, Chris,  
[periot@wavecable.com](mailto:periot@wavecable.com)  
Other: Carp, Jonathan, [permits@team4eng.com](mailto:permits@team4eng.com)



## Kitsap County Department of Community Development

March 14, 2024

Olson Holdings LLC  
PO Box 921  
Silverdale, WA 98383

RE: Large Lot Subdivision #433 – Olson Holdings LLC  
Permit No. 21-04227  
Tax Account No. 212501-4-001-1004

Dear Applicant:

This is to inform you that the above-referenced large lot subdivision has been granted **preliminary** approval.

This decision is in compliance with Kitsap County Code 21.04 Land Use and Development Procedures. All applicable criteria have been met for preliminary large lot subdivision in accordance with Kitsap County Code Title 16.52 large lot subdivision.

The Department has further determined that the land segregation as it is presented in the preliminary large lot subdivision, received 09/03/2021 by the Department of Community Development, conforms or will conform subject to conditions set forth in this letter, to the following:

1. Kitsap County Code Title 17 Zoning.
2. Kitsap County Code Title 12 Storm Water Drainage.
3. Kitsap County Comprehensive Plan and subarea plans.
4. Kitsap County Critical Areas Ordinance.
5. And all other elements of the Kitsap County Code that pertain to this land segregation.

Approval is subject to the following conditions:

### **LAND USE**

1. Adhere to all elements and requirements set forth in Kitsap County Code 16.52.
2. The following condition shall be added to the face of the final large lot subdivision: Building permits issued on a lot in this large lot subdivision may be subject to impact fees pursuant to Kitsap County Code.
3. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval.

4. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
5. The decision set forth herein is based upon representations made and exhibits contained in the project application (21-04227). Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
6. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.

### **SURVEY**

1. At the time of submittal of the final large lot subdivision a title certificate, current to within 30 days, is required. Please note or delineate on the face of the Final large lot subdivision all pertinent special exception items in Schedule "B" of the title certificate.
2. A Final Short/Large Lot/Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
3. A Road Maintenance Agreement will be required for the access easements shown on the face of the plat. This may be in the form of a note on the face of the Final Plat that addresses ownership and maintenance responsibilities of the access easement, or in the form of a Road Maintenance Agreement document to be recorded separately and referenced on the face of the Final Plat.

### **STORMWATER**

1. 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 revised for the final design to meet all requirements of Kitsap County Code Titles 11 and 12.
3. 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.

4. 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 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 Code in effect at the time of SDAP application.
5. 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/> 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. Processing time for NPDES permit is a minimum of 37 days.
6. The application indicates that a significant quantity of grading material will be imported to and/or exported from the site. Typically, this means five or more trucks entering/leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan.
7. 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.

### **TRAFFIC & ROADS**

1. Prior to recording the Final Plat, vehicular access shall be constructed to provide access to all proposed lots.
2. County right of way along Pioneer Rd terminates at the southeast property boundary. The existing easement between NW Pioneer Rd and Chalet Ln should be dedicated to the County as public right of way and be brought up to current Kitsap County Road standards for local road.
3. The Site Development Activity Permit shall include plans for construction of the road approach between proposed Road A and the right-of-way line at all intersections with county rights-of-way. Approaches to county rights of way shall be designed in accordance with Figure 4-2 of the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.
4. 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.

5. 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.
6. 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.

### **FIRE MARSHAL**

1. A 20-foot unobstructed access road is required for dwellings here and after constructed on lots created by this land division. Required fire apparatus access roads must be maintained in accordance with IFC 503 amended by Kitsap County. Any proposed revision to these roads must be submitted to, reviewed and approved by the Kitsap County Fire Marshal's Office. Access roads shall comply with the following: **a.** Unobstructed width of 20 feet and height of 13 feet 6 inches. **b.** Shall be designed and maintained to support a 60,000-pound fire apparatus and be provided with an all-weather driving surface. **c.** Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround. **d.** Inside turning radius shall be a minimum of 25 feet. **e.** Road shall not be more than 12% grade.
2. Please include the following on the face of the plat: Fire flow in the amount of 500GPM/30min is required. Fire flow water availability must be confirmed through water purveyor prior to building permit issuance. If fire flow is not available, automatic fire sprinklers as approved by the Kitsap County Fire Marshal shall be installed throughout homes here and after constructed on lots created by this land division.

### **HEALTH DISTRICT**

1. A developer's agreement for a water main extension will be required prior to final large lot.

Preliminary approval of this large lot subdivision will automatically expire five (5) years from the date of this letter. However, upon written request to the Department of Community Development by the original applicant and the current owner(s) of the subject property, at least thirty (30) days prior to expiration, a six (6) month extension may be granted.

21-04227 Preliminary Approval - Olson Holdings LLC  
March 14, 2024

Preparation of the final large lot subdivision shall be done in accordance with Kitsap County Code 16.52. All applicable conditions of preliminary approval must be addressed with the submittal of final large lot subdivision application. Submittals that do not address all conditions will be considered incomplete and returned without review. All of the above relevant conditions and any/all building setbacks and buffers established as conditions of approval must appear on the final large lot subdivision.

If you have any questions or comments regarding this letter, please feel free to contact **Peggy Bakalarski** for Survey matters; **Cecelia Olsen** for Stormwater and Traffic matters; **Katharine Shaffer** for Land Use/Environmental matters; **Tina Turner** for Fire Marshal matters; all of whom can be reached at (360) 337-5777. Please contact **Kimberly Jones** for Health District matters at (360) 337-5285.

Sincerely,



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Peggy Bakalarski, Project Lead

3.13.24

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Date



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Cecilia Olsen, Development Engineering  
Interim Supervisor

3/13/24

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Date

Cc: Surveyor – AES Consultants, Inc. - [Aes@bainbridge.net](mailto:Aes@bainbridge.net)  
Engineer: Team 4 Engineering – [matt@team4eng.com](mailto:matt@team4eng.com); [permits@team4eng.com](mailto:permits@team4eng.com)  
Owner: Olson Holdings LLC – [bruce.o@aol.com](mailto:bruce.o@aol.com)  
Interested parties of record: [Jefferey.hunter@outlook.com](mailto:Jefferey.hunter@outlook.com); [kellyjquinn@me.com](mailto:kellyjquinn@me.com);  
[periot@wavecable.com](mailto:periot@wavecable.com);