



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: 07/31/2026

To: WILLIAMSON, MATTHEW & PRYDE JAMES, PRYDE DAWN,
forestpryde@yahoo.com

RE: Permit Number: 24-04415

Project Name: LL #456 - WILLIAMSON/PRYD - Preliminary Large 4 Lot Subdivision

Type of Application: P LL

The Kitsap County Department of Community Development has **APPROVED** the land use application for **PLL #456 - WILLIAMSON/PRYD - Preliminary Large 4 Lot Subdivision**, 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:

Applicant/Owner: Matthew Williamson & James & Dawn Pryde –
forestpryde@yahoo.com

Engineer: Wnek Engineering – mike@wnkeng.com

Surveyor: AES Consultants, Inc. – gaes@bainbridge.net

Biologist – Marine Surveys and Assessments -

msa@marinesurveyandassessments.com

Point No Point Treaty Council

Suquamish Tribe

Skokomish Tribe

Port Gamble S'Klallam Tribe

Squaxin Island Tribe

Puyallup Tribe 619 Division Street MS-36 Port Orchard, WA 98366-4682
(360) 337-5777 | www.kitsap.gov/dcd

24-04415 LL #456 - WILLIAMSON/PRYD - Preliminary Large 4 Lot Subdivision
07/31/2026

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 Transportation
Health District
Public Works
Parks
Navy
DE & PEP
North Kitsap Fire District
North Kitsap School District
Puget Sound Energy
Water Purveyor - PUD #1
WA State Dept of Ecology-Wetland Review
Puget Sound Clean Air Agency
Kingston CAC
Assessor's Office
Kitsap Sun
WA Department of Health
DCD Staff Planner: Keith Hafner, KHafner@kitsap.gov
Interested Parties: Tom Washington,
mwtw5654@gmail.com
Heidi & Kevin Stigile, stigilekw@gmail.com
Shawn Liden, shawn@lidenlanddev.com
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Brady Green, R6CSplanning@dfw.wa.gov



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Administrative Staff Report

Report Date: July 27, 2026

Application Submittal Date: September 30, 2024

Application Complete Date: December 17, 2024

Project Name: WILLIAMSON/PRYDE - Preliminary Large 4 Lot Subdivision LL #456

Type of Application: Preliminary Large Lot

Permit Number: 24-04415

Project Location

23213 RHODODENDRON LN NW
POULSBO WA 98370
Commissioner District #1

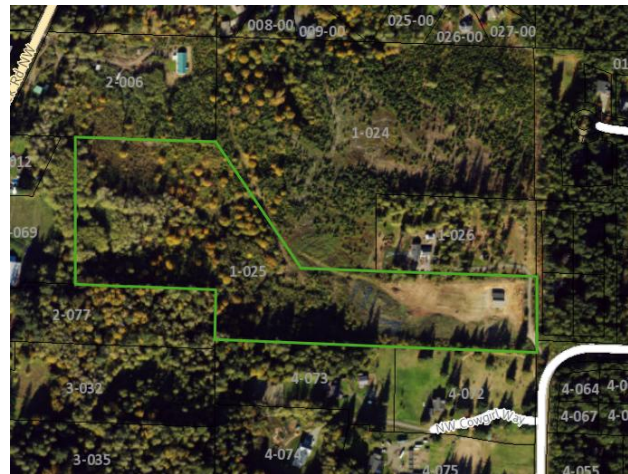
VICINITY MAP

Assessor's Account

042601-1-025-2000

Applicant/Owner of Record

WILLIAMSON, MATTHEW & PRYDE JAMES,
PRYDE DAWN
9630 NE Lafayette Ave
Bainbridge Island, WA 98110



Decision Summary

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

1. Background

The project site includes a 20.12-acre parcel in the Rural Residential zoning designation near Poulsbo, WA. The applicant proposes a 3-lot, Large Lot subdivision, two lots at 5 acres, one lot at 10 acres due to critical areas and buffers. A two-lane access road will be constructed to provide access to all 3 lots. Access is from Rhododendron Lane NW via an existing driveway which will be widened for 350 feet to meet fire lane requirements. An additional 950 feet of new road will be constructed for lot access. An emergency vehicle turnaround (residential) is provided within 150 feet of the end of the road. All lots will be served by onsite septic and KPUD #1 water.

2. Project Request

The applicants seeks approval of a Preliminary Large Lot Subdivision of a 20.12-acre parcel and associated right of way, into 3 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 197-11-340(2), a determination of non-significance was issued on June 10, 2026. An environmental impact statement (EIS) is not required under RCW 3.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency for consistency with KCC Title 17 Zoning, Title 19 Critical Areas, Title 22 Shoreline Master Program and Title 12 Stormwater. This information is available to the public on request.

The SEPA appeal period expired July 15, 2025. No comments were received.

4. Physical Characteristics

The irregularly shaped parcel is orientated east-west and was previously cleared of timber under permit 21-02619 with small trees and brush remaining. The Western portion of the parcel contains slopes ranging between 20% and 40%, a type NP Stream and wetland. There is an existing agricultural Barn permit 23-00887 located on the easternmost proposed lot.

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	10 acres
Minimum Lot Width	140 ft	287 ft
Minimum Lot Depth	140 ft	538 ft
Maximum Height	35 feet	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 Residential (RR)
South	Single-family Residential	Rural Residential (RR)
East	Single-family Residential	Rural Residential (RR)
West	Single-family Residential	Rural Residential (RR)

Table 4 - Public Utilities and Services

	Provider
Water	Kitsap PUD #1
Power	Puget Sound Energy
Sewer	NA
Police	Kitsap County Sheriff
Fire	North Kitsap Fire & Rescue #18
School	North Kitsap School District #400

5. Access

A 40-foot easement on the northern edge of the lots provide direct access to Rhododendron Lane NE.

6. Site Design

A native vegetation easements surrounds the project site. The subdivision will create generally rectangular lots oriented East-West with an access and utilities easement across the north ends of the lots.

7. Policies and Regulations Applicable to the Subject Proposal

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

Kitsap County Comprehensive Plan, adopted June 2016. Project Vested December 17, 2024 and is subject to the previous Comprehensive Plan.

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

Land Use Goal 13. Protect Kitsap County's unique rural character.

Land Use Policy 51. Permit residential uses in rural areas consistent with the planned rural character of the surrounding area.

Land Use Policy 55. Encourage development practices and design standards for the rural area, such as minimizing changes in grade from pre-development site conditions in order to maximize native vegetation retention.

Environment Policy 13. Use the best scientific information available to direct how functions and values of critical areas are preserved or enhanced.

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

Applicant Submittals

Preliminary Plat Map Revised

Dated or date stamped

May 12, 2026

Williamson Wetland Addendum 12.15.2025	December 24, 2025
SWPPP Stormwater Pollution Prevention Plan Narrative	September 18, 2025
Plat Map 12.19.25	December 24, 2025
24-04415 Lot Closure 8-04-25	September 18, 2025
24-04415 Plat Map 8-04-25	September 18, 2025
24-04604 Drainage SWPPP Grading Site plans 071725	September 18, 2025
24-04604 Environmental Checklist 041725	September 18, 2025
24-04604 Post Construction Soil Quality & Depth Worksheet	September 18, 2025
24-04604 Project Narrative 071725	September 18, 2025
24-04604 S Drainage Report 071725	September 18, 2025
24-04604 S Geologic Assessment Report 071725	September 18, 2025
24-04604 Site Assessment Planning Packet 071725	September 18, 2025
24-04604 Soils Report 071725	September 18, 2025
24-04604 Stormwater Worksheet 071725	September 18, 2025
24-04604 SWPPP Stormwater Pollution Prevention Plan Narrative	September 18, 2025
7333- Lot Closures	October 3, 2024
Environmental Checklist -Pryde-Williamson LL (24-11-5)	November 11, 2024
Geologic Assessment Report – Pryde	October 3, 2024
Large Lot Subdivision Survey Map	October 3, 2024
Narration Letter	October 3, 2024
Post-Construction Soil Quality & Depth Worksheet	October 3, 2024
Site Assessment Planning Packet	October 3, 2024
Site+Grading+Drainage+SWPPP Plans – Pryde	October 3, 2024
Soils Report	October 3, 2024
Stormwater Infeasibility and Best Management Practices	October 3, 2024
Stormwater O&M Manual – Pryde	October 3, 2024
Stormwater Worksheet – Pryde	October 3, 2024
SWPPP – Stormwater Pollution Prevention Plan Narrative	October 3, 2024
Wetland Assessment – Pryde	October 3, 2024
Stormwater Conditions Memo	June 6, 2026

9. Public Outreach and Comments

One comment was received with the associated SDAP 24-04604 with concerns regarding access at a 90 degree intersection. The permit must comply with Kitsap County Code for all development, including proper design and construction of access.

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.

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

C. Safe Walking Conditions.

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

16.24.050 A-C

A. Access.

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

B. Nonmotorized Facilities.

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.

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;

Staff Comment: The preliminary large lot subdivision is being processed as a Type II permit and meets the code, meets the requirements in General Provisions and Land Segregation Standards for Rural Subdivisions. This includes providing sufficient access, recognizing and protecting critical areas, and providing a 25 ft native vegetation buffer.

b. Lighting

No lighting analysis done in this review

c. Off-Street Parking

No parking analysis done in this review

Table 5 - Parking Table

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

d. Signage

Not reviewed under this proposal

e. Landscaping

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

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site		More than 15%
Required Buffer(s) 17.500.025		
North	Native Vegetation Buffer	Native Vegetation Buffer
South	Native Vegetation Buffer	Native Vegetation Buffer
East	Native Vegetation Buffer	Existing Easement road for neighboring northern parcel
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

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

i. Environmental

The project parcel is classified as a 'Moderate' erosion hazard due to the soil type and sloping terrain. The project does *not* qualify as a landslide or seismic hazard. The applicants provided a Geotechnical report from WNEK Engineering dated December 22, 2023, updated July 17, 2025. This geologic assessment report satisfies the intent of the Kitsap County critical areas ordinance for geologically hazardous areas, KCC 19.400.440, for this proposed project and is provided to comply with KCC 19.400.440.D.2 "Geologic Report". A full geotechnical engineering investigation is not warranted.

The parcel contains 2 wetlands, both a Type IV with a 40-ft buffer and Type III with a 110-ft Buffer. In addition, there is a Type NP stream with a 50-ft buffer. All buffers and building setbacks of 15-ft are noted on the survey and conditioned through wetland reports from Marine Surveys & Assessments dated December 20, 2020, and updated by Three Cedars Environmental dated December 15, 2025.

The final recorded subdivision must place all critical areas with the associated buffers and setbacks in a separate easement or tract.

j. Access, Traffic and Roads

Discussed above.

k. Fire Safety

No comment at this time.

l. Solid Waste

No comment at this time.

m. Water/Sewer

Applicant provided documentation showing water availability

n. Kitsap Public Health District

No comment at this time.

11. Review Authority

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

12. Findings

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code

and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.

3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

13. Decision

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

1. Appropriate provisions are made for the public health, safety and general welfare in accordance with standards established by the state and county to prevent the overcrowding of land; to lessen congestion in the streets and highways; to promote effective use of land; to promote safe and convenient travel by the public on streets and highways; to provide for adequate light and air; to promote the protection of the environment; to facilitate adequate provision for water, sewerage, parks and recreation areas, open space areas, sidewalks, nonmotorized trails, sites for schools and school grounds and other public facilities and services; to provide for proper ingress and egress; to provide for the expeditious review and approval of proposed land segregations which conform to zoning standards and local plans and policies; to adequately provide for the housing and commercial needs of the citizens of the county; and
2. Require uniformity of land segregations and conveyancing by accurate legal description.
3. To carry out the goals and policies of the Kitsap County Comprehensive Plan, the Countywide Planning Policies and the laws of the state of Washington relating to land division. and interest will be served by such subdivision;

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

a. Planning/Zoning

1. A Final Short/Large Lot/Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.

2. A Road Maintenance Agreement will be required for the access easements shown on the face of the plat. This may be in the form of a note on the face of the Final Plat that addresses ownership and maintenance responsibilities of the access easement, or in the form of a Road Maintenance Agreement document to be recorded separately and referenced on the face of the Final Plat.
3. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval.
4. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
5. The decision set forth herein is based upon representations made and exhibits contained in the project application. Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
6. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
7. Add the following notes to face of the final plat:
 - a. 25-foot native vegetation buffer shall remain undisturbed.
 - b. zoning setbacks for each parcel:
 - i. Front: 50 feet
 - ii. Side and Rear: 20 feet, 5 feet for accessory structures.
8. A Kitsap County Timber Harvest Permit will be required if greater than 5000 board feet of merchantable timber is harvested for the proposal in addition to the original conversion permit
9. 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
10. Adhere to all elements and requirements set forth in Kitsap County Code 16.52
11. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy

b. Development Engineering

12. 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.
13. 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.

14. 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.
15. 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.
16. 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.
17. 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.
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. 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. There shall be no clearing of vegetation or grading in the buffer area, as is depicted on the approved site plan. Prior to any clearing or development, please contact Development Services and Engineering Environmental staff at (360)337-5777 to confirm buffer boundaries
22. 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.

c. Environmental

23. Shall follow recommendations from Marine Surveys & Assessments dated December 20, 2020, and updated by Three Cedars Environmental report dated December 15, 2025.
24. Permit approval subject to chapter 19.300.315 of Kitsap County Code, which states that buffers or setbacks 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.
25. A 50-foot native vegetation buffer shall be retained along the perimeter of the stream as depicted on the approved site plan. In addition, a building of 15 feet is required from the edge of the buffer.
26. Wetlands and streams with the associated buffers shall be dedicated as an easement or covenant encumbering the wetland and stream and the associated wetland buffer. Such dedication, easement or covenant shall be recorded together with the land division and represented on the final plat, short plat or binding site plan, and title.
27. Prior to any land disturbing activities, the common boundary between the STREAM/WETLAND buffer and the adjacent land shall be permanently identified with critical area buffer signs. A total of 50 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. Alternative methods include 4x4 posts, metal posts or split rail fencing. Signs may be requested with any inspection prior to final, but not at final inspection. The consulting habitat biologist shall place the signs.
28. Danger Trees- Minor pruning, removal, or elimination of danger trees in the buffer may be allowed, subject to approval by the Department. (360)337-5777

29. Bald Eagles- This permit is conditioned for compliance with the Federal Bald and Golden Eagle Protection Act and the National Bald Eagle Management Guidelines. The applicant is responsible for following all federal setbacks, construction windows and obtaining any federal permits as necessary through the US Fish and Wildlife Service.
30. The decision set forth herein is based upon representations made and exhibits contained in the project application (24-04415). 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.
31. Pursuant to KCC 16.48.020.G if the required native vegetation buffer, as it exists is void of native, plantings of native species will be required to create or recreate the buffer.

d. Traffic and Roads

32. Prior to recording the Final Plat, vehicular access shall be constructed to provide access to all proposed lots.
33. The interior roads of the proposed plat shall be designed and constructed in accordance with Fire Marshal standards for emergency vehicular access.
34. The following shall appear on the face of the Final Plat, under the heading Conditions:
 - All interior roads shall remain private. Should the applicant or his successors or assigns choose to dedicate these roads to Kitsap County, it shall be subject to further review by Kitsap County Development Engineering. All improvements necessary to bring said road to the current Kitsap County standards shall be made, at no expense to the County, prior to being accepted into the Kitsap County Road system for maintenance.
 - All lots shall access from interior roads only.
 - The property owners within the plat shall be responsible for maintenance of all landscaping within the existing and proposed right of way including any structures other than roadway, storm drainage facilities and traffic signage. Maintenance shall include, but not be limited to, mowing of law areas.
 - Road approach permits shall be obtained prior to commencement of work on an individual lot.
35. 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.
36. 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.
37. 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.
38. Roads to all lots will be constructed in accordance with KCC 14.04.730

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. The hammerhead shall be designed to accommodate a SU design vehicle. The dumpster enclosure shall not be considered as part of the hammerhead. The wheel path of the design vehicle shall remain within the paved area for all required movements
41. The property owners 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 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.

e. Fire Safety

42. All dwelling structure will have automatic fire sprinkler systems installing in accordance with NFPA 13D to mitigate for fire flow

f. Solid Waste

43. Prior to SDAP approval, applicant shall provide documentation from the solid waste/recycling service provider that their requirements for this project have been met. Waste Management Northwest can be reached at pnwcmsservices@wm.com or 1-800-592-9995; their website is <http://wmnorthwest.com/kitsap/index.html>

g. Kitsap Public Health District

44. A Developer's Agreement letter from an approved water system is required for final large lot approval.

Report prepared by:

Keith Hafner

Keith Hafner, Planner 1

July 10, 2026

Date

Report approved by:

Darren Gurnee

Darren Gurnee, Planning Manager

07/03/2024

Date

Attachments:

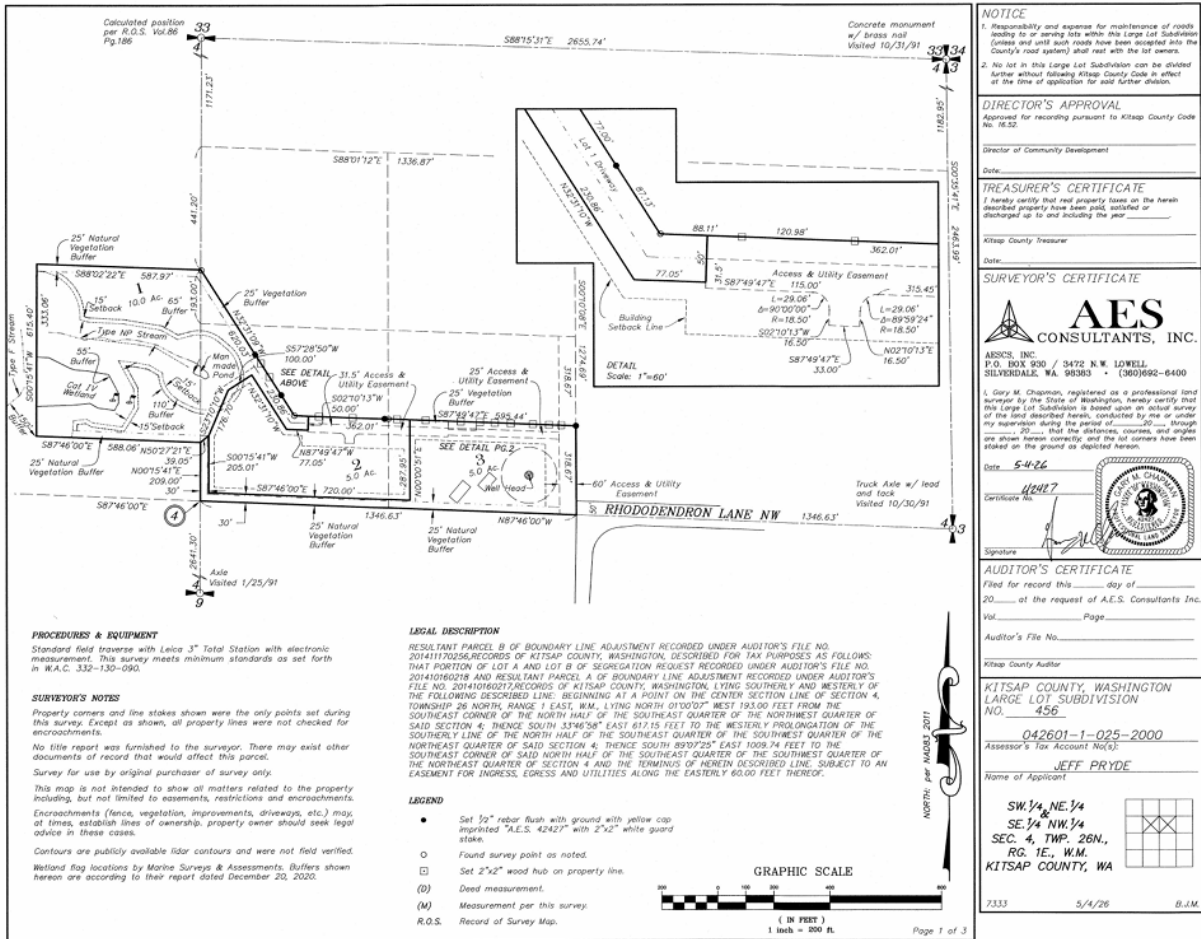
Attachment A – Preliminary Plat

Attachment B – Zoning

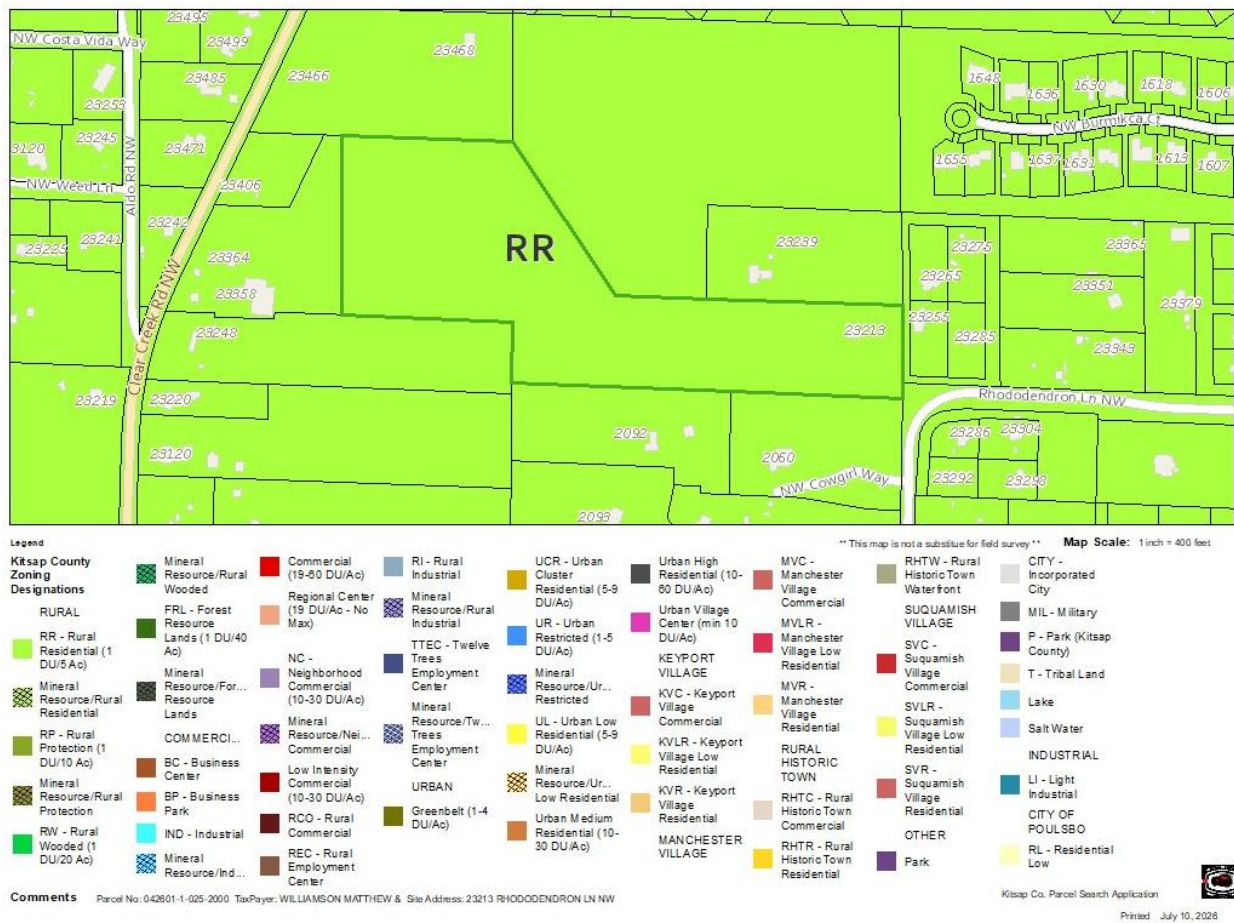
Attachment C – Critical Areas Map

CC: Mathew Williamson, James Pryde, Dawn Pryde, forstpryde@yahoo.com
Gary Chapman, gcaes@bainbridge.net
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Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Keith Hafner

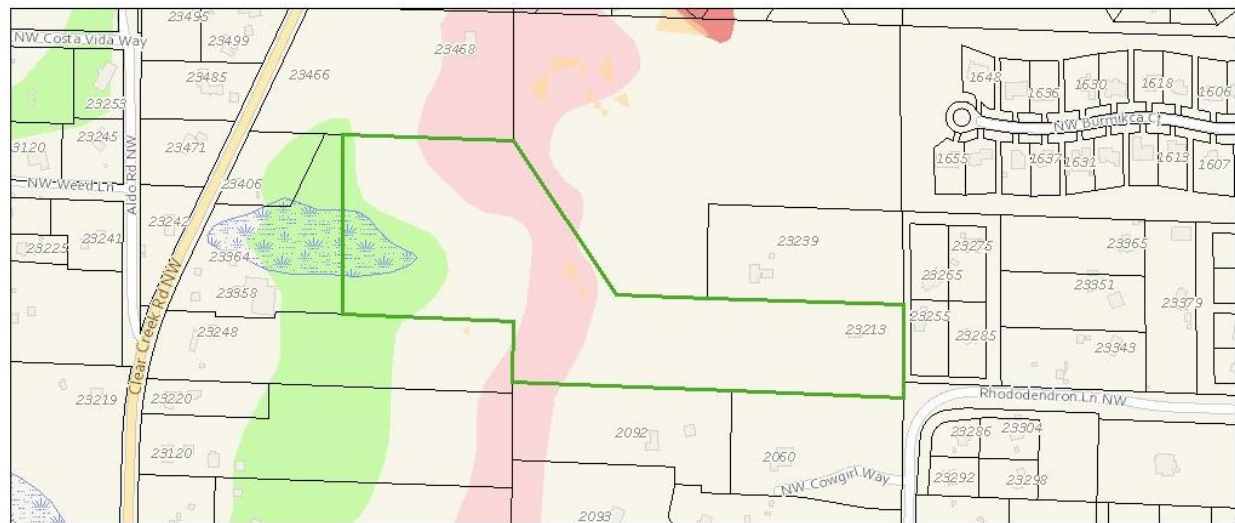
Site Plan



Zoning



Critical Areas



Legend

- | | | | | |
|---|---|---|---|--|
| <ul style="list-style-type: none">Tax Parcels OutlinesBuilding Footprints | <ul style="list-style-type: none">(U) Unknown, unmodeled hydrographic featureNo Channel as depicted by DNR | FEMA Flood Hazard Areas <ul style="list-style-type: none">100 Year FloodplainStorm Induced Velocity Wave Hazard | Landslide Hazard areas <ul style="list-style-type: none">HighModerate | Seismic Moderate Hazard Area <ul style="list-style-type: none">Moderate |
| Watercourse - DNR and Wildfish Conservancy <ul style="list-style-type: none">(S) Designated Shoreline of the State(F) Fish Habitat(N) Non-fish Habitat | Waterbodies <ul style="list-style-type: none">Includes DNR NWI and Surveyed WetlandsDNR NWM Surveyed Wetlands | Hydric Soils <ul style="list-style-type: none">Potential Wetlands | Erosion Hazard Area <ul style="list-style-type: none">HighModerate | |
| | | Seismic High Hazard Area <ul style="list-style-type: none">High | | |

** This map is not a substitute for field survey **

Map Scale: 1 inch = 400 feet

Comments Parcel No: 042801-1-025-2000 TaxPayer: WILLIAMSON MATTHEW & Site Address: 23213 RHODODENDRON LN NW

Kisap Co. Parcel Search Application



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