

**JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
UNIFIED DEVELOPMENT CODE
TYPE I LAND USE PERMIT**

APPLICANT: TIMBERTON VILLAGE HOMEOWNERS
ASSOCIATION (PH I)
PO BOX 65218
PORT LUDLOW WA 983650218

DATE ISSUED: June 30, 2010

DATE EXPIRES:

MLA NUMBER: MLA10-00235

PROJECT PLANNER: David Wayne Johnson

PROJECT DESCRIPTION:

Vegetation Management in Critical Areas - Landslide Hazard Areas

PROJECT LOCATION:

Parcel number 998 800 300, 998 500 301, 998 500 302, 998 500 303, 998 500 304, 998 500 305, 998 500 307, 998 500 308, 998 500 309, 998 500 310, Timberton Village Phase 1, open space tract A, & B, Phase II Open space Tract C & D & E & F, Phase III Tract H & I & J & K, located in Port Ludlow

CONDITIONS:

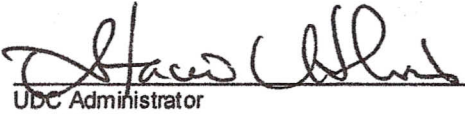
- 1.) A Geotechnical Report was prepared by Stratum Group dated May 6, 2010 and submitted in conjunction with this application. The report addressed the stability of the geologic hazard area. A Special Management Area has been established along the western steep slope boundary of Tract A. Vegetation management within the Special Management Area shall comply with the recommendations of the Geotechnical Report. All other open space tracts were found to be stable with no landslide hazard areas.
- 2.) Landslide Hazard Areas and their associated buffers shall remain naturally vegetated. Should buffer disturbance occur during construction, the Unified Development Code (UDC) Administrator shall require replanting with native vegetation. No alterations shall be made to the Landslide Hazard Area or its associated buffer without prior authorization by the UDC Administrator.
- 3.) The steep slope along the western boundary of Tract A within 85 feet of parcel 998 500 020 (and as indicated in figure 5 of the Geotech Report) shall be consider a Special Management Area or Moderate Landslide Hazard Area. At least one mature tree per 30 feet center shall be left in place and understory vegetation shall not be removed in this area.
- 4.) This permit approval expires upon a change in conditions that would warrant an addendum to the submitted Geotechnical Report prepared by Stratum Group dated May 6, 2010, or a change to the TVHA Vegetation Management Plan that would require review by Jefferson County.

FINDINGS:

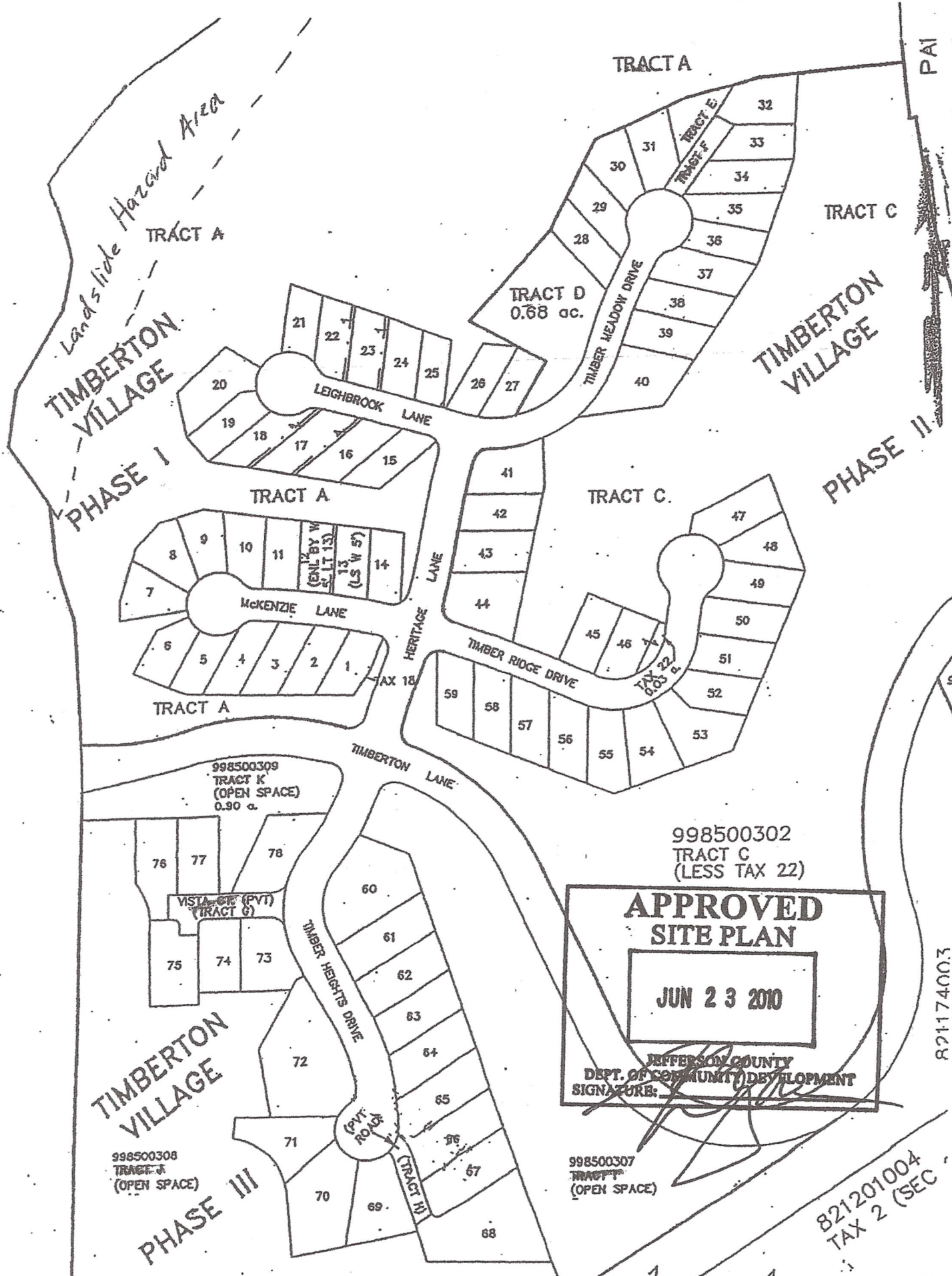
- 1.) The Administrator finds that this application complies with applicable provisions of the Unified Development Code, all other applicable ordinances and regulations, and is consistent with the Jefferson County Comprehensive Plan and Land Use map.
- 2.) The application was reviewed by the Jefferson County Department of Community Development staff on June 23, 2010 for the potential presence of Environmentally Sensitive Areas (ESAs) under the provisions of the Unified Development Code (UDC). After an initial Geographic Information Systems mapping review and an investigative site inspection, the following ESAs were confirmed to be present on the subject property: Type F & Np Stream; Landslide Hazard Area (western boundary of Tract A).
- 3.) Geologically Hazardous Areas in Jefferson County are characterized by slope, soil type, geologic material, and groundwater that may combine to create problems with slope stability, erosion, and water quality during and after construction or during natural events such as earthquakes or severe rainstorms.
- 4.) A Type F & Np Stream (Fish and Wildlife Habitat Conservation Area) has been identified on the subject property. The stream will require a buffer of 150 feet. The buffer shall be measured horizontally from the Ordinary High Water Mark (OHWM). Fish and Wildlife Habitat Areas shall also have Buffers and Building Setbacks established.
- 5.) Stream and Landslide Hazard Buffers are areas that shall be maintained in their natural condition, however, minor pruning or alteration of vegetation may be permitted as long as the function and character of the buffer are not diminished.

APPEALS:

Pursuant to RCW 36.70C, the applicant or any aggrieved party may appeal this final decision to Jefferson County Superior Court within twenty-one (21) calendar days of the date of issuance of this land use decision. For more information related to judicial appeals see JCC 18.40.340.

 6/30/2010

UDC Administrator
MLA10-00235



998500302
TRACT C
(LESS TAX 22)

**APPROVED
SITE PLAN**

JUN 23 2010

JEFFERSON COUNTY
DEPT. OF COMMUNITY DEVELOPMENT
SIGNATURE: *[Signature]*

998500308
TRACT J
(OPEN SPACE)

998500307
TRACT I
(OPEN SPACE)

821201004
TAX 2 (SEC)

821174003

(NW 1/4 20 - 28N - 1E)