



Kitsap County Department of Community Development

Staff Report and Administrative Decision

Report Date: February 28, 2018

Application Complete Date: 12/13/2017

Application Submittal Date: 12/13/2017

To: Fpiper@gmail.com

RE: Permit Number: 17-05178
Project Name: Piper Preliminary Large Lot #403
Type of Application: Preliminary Large Lot

Decision Summary:

Large Lot has been granted **preliminary** approval.

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 DCD's website:
<http://www.kitsapgov.com/dcd/forms/DocumentLibrary/applications/Appeals.pdf>.

**RE: Large Lot Subdivision # 403 (Piper)
Permit No. 17-05178
Tax Account No. 092601-3-009-2001**

Dear Mr. Piper:

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 Plat, received 12/13/2017 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.

17-05178, Preliminary Large Lot Approval
February 28, 2018

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 Plat: Building permits issued on a lot in this Large Lot 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 (17-05178). 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.

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 Plat 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.

STORMWATER

1. 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.
2. 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 Preliminary Large Lot Subdivision application was deemed complete, December 13, 2017.
3. The available impervious area for each lot shall be determined by dividing the allowable impervious area between the lots created. Information shall be

17-05178, Preliminary Large Lot Approval
February 28, 2018

provided in a table as shown below.

Allowable Impervious Surface	5,000 Square Feet
Available Impervious Surface Lot 1	
Available Impervious Surface Lot 2	

4. The following conditions shall be added to the face of the Final Large Lot Plat:
 - a. At the time of Building Permit Application and/or any additional road construction or site work, the property owner shall comply with Kitsap County Code Title 12 effective at the time the Preliminary Large Lot Subdivision Application was deemed complete, December 13, 2017. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.
 - b. If any proposed impervious area exceeds the allowable square footage as designated per the table, then an engineered Site Development Activity Permit (SDAP) will be required for that lot.
5. If the project proposal is modified from that shown on the submitted site plan dated December 13, 2017, Development Services and Engineering will require additional review and potentially new conditions.

TRAFFIC

1. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.
2. 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 Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
3. Submit 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.
4. 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 building permit. The need for and scope of bonding will be determined at that time.

17-05178, Preliminary Large Lot Approval
February 28, 2018

FIRE MARSHAL

1. Projects concerning more than 2 residences will require a 20ft wide fire access road. Should access road be beyond 150ft and result in a dead-end, an approved turnaround will be required. Additionally, if a hydrant is not located within 1000ft of any new proposed structure, adherence to fire protection table B103.3 is required.

HEALTH DISTRICT

1. Building Site Applications will be required prior to Building Permit Issuance.

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.

Preparation of the Final Large Lot Plat 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 Plat.

If you have any questions or comments regarding this letter, please feel free to contact **Peggy Bakalarski** for Survey matters; **Candy Vickery** for Stormwater and Traffic matters; **Katharine Shaffer** for Land Use matters; **Greg Gentile** for Fire Marshal matters; all of whom can be reached at (360) 337-5777. Please contact **Kerrie Yanda** for Health District matters at (360) 337-5285.

Sincerely,



 Peggy Bakalarski, Project Lead



 Date



 Shawn Aire, Development Services and Engineering Supervisor



 Date

Cc: **Tim@dcsurveyors.com**
Mike@wnekeng.com
 File