



Staff Report and Administrative Decision

Report Date: December 8, 2017

Application Complete Date: July 26, 2017 Application Submittal Date: July 26, 2017

To: Michael & Suzanne Joyce, Upsetforge@gmail.com
Kegel Engineering Kegelengineering@gmail.com

Decision Summary:

Large Lot Amendment 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 Amendment #371
Permit No. 17 02995
Tax Account No. 202302-1-055-2005

Dear Mr. & Mrs. Joyce:

This is to inform you that the above-referenced Large Lot Subdivision "Amendment" 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 Amendment in accordance with Kitsap County Code Title 16.52 Large Lot Subdivision Amendment.

The Department has further determined that the land segregation as it is presented in Preliminary Large Lot Plat Amendment, received 07/26/2017 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.

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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. Please add the following note to the face of the Large Lot: "All native vegetation buffers shall be maintained as depicted on the final plat. No cutting or clearing shall occur within the perimeter buffer, except the minimum vegetation needed to be removed for driveway access. Hazardous trees within the buffers may be removed upon review and approval of Kitsap County Department of Community Development. Replanting of removed trees may be required."

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 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. The total amount of new impervious area created with the construction of the road and other associated improvements shall be indicated on the face of the Large Lot Plat. The remaining impervious area available to each lot shall be indicated on the face of the Large Lot Plat. The available impervious area for each lot shall be determined by subtracting the total impervious area created by the new road from the total impervious area allowed for the project, and dividing the remaining allowable impervious area between the lots created. Information shall be provided in a table as shown below.
2. The table below shall be added to the face of the Final Large Lot Plat:

Total Site Area	
Allowable Impervious Area = 5% of site =	
Available Impervious, Access Road =	
Available Impervious Area, Lot 1 =	
Available Impervious Area, Lot 2 =	

FIRE MARSHAL

1. Final LL shall have the following note to the face of the plat: "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".

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HEALTH DISTRICT

1. Building Site Application will be required prior to building permit issuance.
2. The existing well is currently approved as a 1-party. The well will need to be upgraded to a 2-party well and can be done when the Building Site Application is submitted.

Preliminary approval of this Large Lot Amendment 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 1 year extension may be granted, one time only.


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; **Meg Sands** for Land Use matters; **Gregory 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.

When you are ready to submit the Final Large Lot Subdivision application, please call Kitsap 1 at (360) 337-5777 for a submittal appointment.

Please refer to our website at www.kitsapgov.com/dcd/ for permit status information. This information is no longer available by e-mail or telephone. The current fee schedule and counter-complete submittal checklists can also be found at our website to assist with submittal of your Final Large Lot Subdivision application.

Sincerely,



 Peggy Bakalarski, Project Lead

12/8/17
 Date



 Shawn Alire, Development Services and Engineering
 Supervisor

12.8.17
 Date

Cc: **Kegelengineering@gmail.com**
DCD File 17 02995