



## Notice of Administrative Decision

**Date:** March 22, 2019

**To:** Jeff & Cathy Gangnes  
PO Box 528  
Olalla, WA 98359  
Interested Parties and Parties of Record

**RE:** Permit Number: 18-04556  
Project Name: LL #411 – Gangnes Preliminary Large Lot  
Type of Application: Preliminary Large Lot

**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: <https://www.cognitofirms.com/KitsapCounty1/AppealObjectionOfAnAdministrativeDecision>.

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 at 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. Please note DCD is open Monday to Thursday from 8:00am to 4:00pm and on Friday from 9:00am to 1:00pm except holidays.

**CC:** Applicant/Owner: Jeff & Cathy Gangnes  
Surveyor: Steve Ottmar/AES Consultants, [aes@bainbridge.net](mailto:aes@bainbridge.net)  
Health District  
Public Works  
South Kitsap Fire District  
South Kitsap School District  
Puget Sound Energy  
Water Purveyor  
Sewer Purveyor  
Point No Point Treaty Council  
Suquamish Tribe  
WA Dept of Fish & Wildlife

18-04556 LL #411 – Gangnes Preliminary Large Lot  
March 22, 2019

WA State Dept of Ecology-SEPA  
WA State Dept of Ecology-Wetland Review

Interested Parties:

Pamela Gordon, [flashandfreckles@wavecable.com](mailto:flashandfreckles@wavecable.com)

John L Hipp, [johninolalla@gmail.com](mailto:johninolalla@gmail.com)

C3 Habitat Corp, [christy@c3habitat.com](mailto:christy@c3habitat.com)

Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26



## Kitsap County Department of Community Development

March 22, 2019

Jeff & Cathy Gangnes  
PO Box 528  
Olalla, WA 98359

RE: Large Lot Subdivision # 411  
Permit No. 18-04556  
Tax Account No. 282302-1-001-2002

Dear Mr. & Mrs. Gangnes:

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 09/15/2018 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 lots 2,3 & 4 in this large lot subdivision are 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 (18-04556). 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.
6. The Large Lot Subdivision KCC 16.52.020(10) a minimum 25-foot buffer is required around the perimeter of the subdivision for screening purposes.

**SURVEY**

1. The final large lot subdivision shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.

**STORMWATER**

1. Approval of the preliminary large lot subdivision 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. The available impervious area for each lot shall be determined by dividing the allowable impervious area between the lots created. Information shall be provided in a table as shown below.

Total Site Area	
Allowed Impervious Area (5% of parcel area, or 10,000 square feet, whichever is greater)	
Available Impervious Area, Lot 1	
Available Impervious Area, Lot 2	
Available Impervious Area, Lot 3	
Available Impervious Area, Lot 4	

3. The following condition shall be added to the face of the final large lot subdivision: Due to critical areas, an engineered drainage plan will be required at the time of building permit application. 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.
4. The following condition shall be added to the face of the final large lot subdivision: 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, October 1, 2018. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.

5. The following condition shall be added to the face of the Final Plat: At the time of submittal of a building permit application for any lot within this large lot subdivision, soil amendment is required for all disturbed areas not covered by hard surface, when either the new and/or replaced hard surface is 2,000 square feet or greater, OR the area of ground disturbance is 7,000 square feet or greater.
6. The following condition shall be added to the face of the final large lot subdivision: At the time of submittal of a building permit application for any lot within this plat, soil amendment is required for all disturbed areas not covered by hard surface, when either the new and/or replaced hard surface is 2,000 square feet or greater, OR the area of ground disturbance is 7,000 square feet or greater.
7. If the project proposal is modified from that shown on the submitted preliminary large lot subdivision received February 15, 2019, Development Services and Engineering will require additional review and potentially new conditions.
8. The following condition shall be added to the face of the final large lot subdivision: 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.

### **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 large lot subdivision 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 subdivision map. 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. At the time of application for building permit(s), 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.

**FIRE MARSHAL**

1. Fire flow required, please indicate fire hydrant location on final large lot subdivision. The spacing distance requirement shall be 600 feet for fire hydrants. IFC 507.5.1.
2. If a SDAP will be required for this project: Water line size and location and the location of fire hydrants must be shown on SDAP plans. A letter of water availability indicating available fire flow from the water purveyor is required to be submitted to the Kitsap County Fire Marshal's office prior to the approval of any building permits.
3. If fire flow is not available add the following note to the face of the large lot subdivision map: "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".

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 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; **Jenifer Lawrence** for Stormwater and Traffic matters; **Jeff Smith** for Land Use matters; **Greg Gentile** for Fire Marshal matters; all of whom can be reached at (360) 337-5777.

Sincerely,



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Peggy Bakalarski, Project Lead

3/21/19

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Date



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Shawn Aire, Development Services and Engineering Supervisor

3/21/2019

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Date

18-04556 Gangnes Preliminary Large Lot Approval  
March 22, 2019

Cc: Surveyor: **AES@bainbridge.net**  
Interested parties: **Flashandfreckles@wavecable.com**  
**Johninolalla@gmail.com**