



Notice of Administrative Decision

Date: 1/31/2022

To: Jeffry & Valarie Pettigrew, JVPettigrew@wavecable.com
Lyle Muller, lyle@wcmassoc.com
Interested Parties and Parties of Record

RE: **Permit Number:** 21-03700
Project Name: Large Lot Subdivision #429
Type of Application: Preliminary Large Lot

The Kitsap County Department of Community Development has **APPROVED** the land use application for **Permit 21-03700: Large Lot Subdivision #429 – Preliminary Large Lot, 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 found on DCD's website: <https://www.cognitofirms.com/KitsapCounty1/RequiredPermitQuestionnaireAppealObjectionOfAnAdministrativeDecision>.

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 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: Interested Parties:
Wilmarth, Kathy
QUADE ANNE M
Tampa, Tom
WILLOUGHBY KEITH J & SANDY L
Malloy, Lynn
Engineer: ALTERNATIVE DESIGNS, altdesigns@wavecable.com
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26

Permit 21-03700, Large Lot Subdivision #429
1/31/2022

DCD Staff Planner: Peggy Bakalarski
Parks
Navy
DSE
Kitsap Transit
South Kitsap Fire District
South Kitsap School District
Puget Sound Energy
Public Utility District No. 1
Point No Point Treaty Council
Suquamish Tribe
Port Gamble S'Klallam Tribe
Squaxin Island Tribe
Puyallup Tribe
WA Dept of Fish & Wildlife
WA Dept of Transportation/Aviation
WA State Dept of Ecology-SEPA
WA State Dept of Ecology-Wetland Review
WA State Dept of Transportation



Kitsap County Department of Community Development

January 25, 2022

Jeffrey & Valarie Pettigrew
7595 Clover Valley Rd SE
Port Orchard, WA 98367

RE: Large Lot Subdivision #429
Permit No. 21-03700
Tax Account No. 172302-3-049-2005

Dear Applicant(s):

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 08/24/2021 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 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 (21-03700). 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 subdivision 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.
3. 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. 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.
2. 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.
3. 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 Services and Engineering, for construction of the access road; the SDAP shall be completed prior to recording the Large Lot Plat.
4. 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, August 6, 2021. 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 Ordinances in effect at the time of SDAP application.

5. 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.

Allowable Impervious Area	5,000 square feet
Less impervious area created by road construction	
Available Impervious Area, Lot 1	
Available Impervious Area, Lot 2	
Available Impervious Area, Lot 3	

6. The following conditions shall be added to the face of the Final Large Lot Plat:
 - a. 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.
 - b. 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, August 6, 2022.
 - c. 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.
7. If the project proposal is modified from that shown on the submitted site plan accepted for review November 19, 2021, Development Services and Engineering will require additional review and potentially new conditions.

TRAFFIC AND ROADS

1. The following shall appear on the face of the Final Plat, under the heading Conditions: All lots shall access from interior roads only.
2. 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 no SDAP is required. The need for and scope of bonding will be determined at that time.

FIRE MARSHAL

1. Please include the following on the face of the plat: a. Fire flow in the amount of 500GPM/30min is required. Fire flow water availability must be confirmed through water purveyor prior to building permit issuance. If fire flow is not available, 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. **b.** A 20-foot unobstructed access road is required for dwellings here and after constructed on lots created by this land division. Required fire apparatus access roads must be maintained in accordance with IFC 503 amended by Kitsap County. Any proposed revision to these roads must be submitted to, reviewed and approved by the Kitsap County Fire Marshal's Office. Access roads shall comply with the following:

- a. Unobstructed width of 20 feet and height of 13 feet 6 inches.
- b. Shall be designed and maintained to support a 60,000-pound fire apparatus and be provided with an all-weather driving surface.
- c. Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
- d. Inside turning radius shall be a minimum of 25 feet.
- e. Road shall not be more than 12% grade.

HEALTH DISTRICT

1. Building Site Applications will be required prior to building permit issuance.

SOLID WASTE

1. 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>

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; **Candy Vickery** for Stormwater and Traffic matters; **Roxanne Robles** 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.

21-03700 Pettigrew Preliminary Approval Letter
January 25, 2022

Sincerely,



Peggy Bakalarski, Project Lead

01.25.2022

Date



Samantha Long, Development Services and Engineering
Supervisor

01.25.2022

Date

Cc: Surveyor: Ward C Muller & Associates – Lyle@wcmassoc.com
Engineer: Altdesigns@wavecable.com

Interested parties of record:

Kathywilmrth@gmail.com

Tomtampa@gmail.com

Kwillow61@wavecable.com

Malloyl@wavecable.com

[Anne Quade – 7475 Kentridge Pl SE Port Orchard, WA 98367](#)