



Staff Report and Administrative Decision

Report Date: February 27, 2017

Application Complete Date: 9/21/16

Application Submittal Date: 09/21/16

To: **Michael & Nancy Grennan** – nancygrennan50@gmail.com
Aes@bainbridge.net
Interested Parties and Parties of Record

RE: **Permit Number: 16 04302**
Project Name: Grennan
Type of Application: Preliminary Large Lot #392

Decision Summary:

Large Lot Subdivision 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 # 392**
Permit No. 16 04302
Tax Account No. 212601-2-030-2000

Dear Mr. & Mrs. Grennan:

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 09/21/2016 by the Department of Community Development, conforms or will conform subject to conditions set forth in this letter, to the following:

16 04302, Grennan Preliminary Large Lot
February 27, 2017

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 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 16 04302. 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. Please add the following condition to the face of the Large Lot: "To ensure survivability of the required perimeter buffer, a County Inspector shall conduct an inspection to verify compliance with the approved landscape plan and KCC 16.52.020(G) and 17.500. An inspection shall be scheduled approximately 2 years after recording of the mylar. The property owner at the time of initial inspection or future inspections, if replanting is required by the inspector, shall be responsible to replace immediately any perimeter buffer landscaping lost due to violations of Title 16, Title 17 or unforeseen natural events."
7. Please add the following condition to the face of the Large Lot: "All native vegetation buffers shall be maintained as depicted on the plat. No cutting or clearing shall occur within the buffers, except the existing pasture within the perimeter buffer along the west property line of Lot 2. If at anytime the pasture is

16 04302, Grennan Preliminary Large Lot
February 27, 2017

perimeter buffer along the west property line of Lot 2. If at anytime the pasture is not maintained, then the perimeter buffer shall be allowed to naturalize and future pasture maintenance in the buffer shall not be allowed. Hazardous trees within the buffers may be removed upon review and approval of Kitsap County. Replanting of removed trees may be required."

8. Planting of the 25-foot perimeter buffer area with native vegetation is required to recreate the buffer as outlined at Kitsap County Code (KCC) 16.52.020(G). The buffer shall be consistent with the approved landscape plan and be replanted prior to submitting the final large lot subdivision application.

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.
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. 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, September 21, 2016. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.
 - b. Kitsap County will not be responsible for any damage to any private roads, tracts, and/or easement areas that may occur during routine maintenance activities and that in Kitsap County's judgment occur, in whole or in part, because of any construction materials or techniques, or any maintenance materials or techniques. This includes, but is not limited to, damage to pavement or vegetated areas caused by maintenance trucks.
 - c. 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.

16 04302, Grennan Preliminary Large Lot
February 27, 2017

2. 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 on the face of the Final Large Lot plat in a table as shown below.

Total Site Area	
Allowable Impervious Area	
Impervious area for new access road	
Remaining Allowed Impervious Area	
Available Impervious Area, Lot 1	
Available Impervious Area, Lot 2	

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. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
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. Existing approaches may need to be improved to meet current standards.
4. Access for proposed Lot 2 shall be constructed and receive a satisfactory inspection prior to recording the Final Large Lot plat.

FIRE MARSHAL

1. Fire Department access road from Clear Creek to proposed fire department turnaround shall be 20 foot width unobstructed. Fire apparatus access roads are required and must be maintained. Any proposed revision to these roads must be submitted to be reviewed and approved by the Kitsap county Fire Marshal's Office. IFC 503 amended by Kitsap County. 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.

16 04302, Grennan Preliminary Large Lot
February 27, 2017

e) Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility.

f) Road shall not be more than 12% grade.

HEALTH DISTRICT

- 1. The final plat needs to show the existing septic areas for Lot 1. Additionally, Lot 1 needs to have the well and 100' radius shown on the site plan.

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; **Meg Sands** for Land Use matters; **Jackie Blackwood** for Fire Marshal matters; all of whom can be reached at (360) 337-5777. Please contact **Eric Evans** 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.



Peggy Bakalarski, Project Lead

02/27/2017
Date



Scott Diener, Development Services and
Engineering Manager

2/27/17
Date

CC: Aes@bainbridge.net

16 04302, Grennan Preliminary Large Lot
February 27, 2017

DCD File