



Revised-Staff Report and Administrative Decision

Report Date: March 20, 2017

Application Complete Date: 03/16/2016 Application Submittal Date: 12/22/2016

To: **Nicholas A. Speed, nas3@comcast.net**
Team 4 Mark Kuhlman, mark@team4eng.com

RE: **Permit Number: 16 05658**
Project Name: Speed Preliminary Large Lot #396
Type of Application: Large Lot

Decision Summary:

The Preliminary Large Lot Subdivision has been granted **preliminary** approval.

The Administrative Decision has been revised to change the Health District condition.

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.

Permit No. 16 05658
Tax Account No. 322702-2-004-2007

Dear Mr. Speed:

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 12/22/2016 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;

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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. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval.
4. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
5. The decision set forth herein is based upon representations made and exhibits contained in the project application 16 05658. 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.
6. 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.
7. The following condition shall be added to the face of the Final Large Lot Plat: All native vegetation buffers shall be maintained as depicted on the 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. Replanting of removed trees may be required.
8. The following condition shall be added to the face of the Final Large Lot Plat: Per Auditor's File Number (AFN) 201609230255 there is a "Grant of Easement for Non-Motorized Public Trail" recorded on this property. This easement encumbers portions of the required 25' perimeter buffer. Prior to construction of the trail, the Grantee, (North Kitsap Trails Association, It's Successor's And Or Assigns (ISAOA)) shall apply for a Site Development Activity Permit (SDAP) with the Department of Community Development (DCD). Additionally, the trail location shall be marked/flagged in the field for inspection by DCD. Removal of

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significant trees within the required 25' perimeter buffer is prohibited. Replanting of trees or other vegetation removed for trail construction 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 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 "existing access road" is not vested by any previous building permit. Therefore, it is not considered existing and shall be treated as new impervious surface area.
4. Although the proposal does not exceed thresholds for new impervious surface area, grading quantities, nor disturbed area to meet the definition of a Major Development, road construction (the shared driveway) will take place within a Category III wetland. Therefore, a Site Development Activity Permit is required for the road construction, and per Kitsap County Code 12.08.010(19), definition of "Developed Site", shall account for all site development, including the existing access road, the shared driveway, and impervious surface areas for lot development.
5. 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 22, 2016. 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

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effect at the time of SDAP application.

6. The impervious area per lot accounted for in the overall drainage plans shall be indicated on the face of the Final Large Lot Plat. Additional impervious surfaces created on an individual lot beyond the amount accounted for in the overall drainage plans shall be mitigated in accordance with Kitsap County Code Title 2. Information shall be provided in a chart as shown below.

Allowed Impervious surface (5% lot area)	29,119 square feet
Less new road and shared driveway area	
Remaining allowed impervious surface area	
Lot 1 available impervious surface area	
Lot 2 available impervious surface area	

7. 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 chart, an engineered Site Development Activity Permit 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, December 22, 2016.
8. If the project proposal is modified from that shown on the submitted site plan dated December 22, 2016, 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 following note shall appear on the face of the final plat map. "All interior roads shall remain private."
3. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
4. 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. This shall be included in the Site Development Activity Permit plans.
5. The developer's engineer shall certify that there is adequate entering sight

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distance at the intersection of the site access road and Port Gamble Road NE. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.

6. Any work within the County right-of-way will require an application to perform work on County right-of-way and possibly a maintenance or performance bond. This application must be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time.

ENVIRONMENTAL

1. During the environmental review for the Site Development Activity Permit (SDAP) environmental planting will be required to satisfy the wetland impacts. The newly created roads will be required to have wetland grass.
2. During the Site Development Activity Permit (SDAP) environmental review, Top of Slope must be identified.
3. Remove "Replacement Buffer" shown on the face of the Large Lot. Planting of the Replacement Buffer is not a requirement of the Large Lot and does not need to be identified.

HEALTH DISTRICT

1. ~~Building Site Applications from the Kitsap County Public Health District will be required prior to approval of the Final Large Lot.~~ The well location indicated on the preliminary large lot does not mean the well site has been approved. The approval of a well location is completed during the Building site Application process.

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

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matters; **Holly Roberts** for Land Use matters; **Katharine Schaffer** for Environmental matters; **Michael Brooks** for Wastewater 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,

 *Fon* 3/20/17
Peggy Bakalarski, Staff Planner Date


Scott Diener, Development Services and Engineering Manager 3.20.17
Date

Copy to: tim@dcsurveyors.com
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