



Notice of Administrative Decision

Date: 04/01/19

To: Dana Hamar, danahamar@msn.com
Interested Parties and Parties of Record

RE: **Permit Number:** 17-02645
Project Name: LL #398 – Hamar Preliminary Large Lot Subdivision
Type of Application: Preliminary Large Lot (P LL)

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 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: Owner/Applicant: DANA HAMAR, danahamar@msn.com
Engineer: NL OLSON & ASSOCIATES INC, nolson2@nlolson.com
Surveyor: JAMES DEMPSEY, PLS, jdempsey@nlolson.com
Interested Parties: None
Health District
Public Works
Parks
Navy
DSE
Kitsap Transit
Kitsap County
614 Division Street Port Orchard, WA 98366
(360) 337-5777 FAX HOME PAGE - www.kitsapgov.com/dcd/
Central Kitsap Fire District

17-02645, LL #398 – Hamar Prelim LL Subdivision
04/01/19

Central Kitsap School District
Puget Sound Energy
Water Purveyor
Suquamish Tribe
WA State Dept of Ecology-SEPA
WA State Dept of Ecology-Wetland Review
DCD Staff Planner



Kitsap County Department of Community Development

March 29, 2019

Dana Hamar, danahamar@msn.com

**RE: Large Lot Subdivision # 398
Permit No. 17-02645
Tax Account No. 092402-4-014-2003 and 092402-4-015-2002**

Dear Mr. Hamar:

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 July 6, 2017 by the Department of Community Development, and as revised by resubmittal received February 22, 2019, 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 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 (17-02645). 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

6. A Final Large Lot Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
7. 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.
8. 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

9. 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.
10. 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.
11. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12, and as such will require a Site Development Activity Permit (SDAP) that demonstrates compliance with Minimum Requirements #1-9 of the Kitsap County Stormwater Design Manual, from Development Services and Engineering.
12. 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, July 3, 2017. 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.
13. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information about this permit can be found at:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email joshklimek@ecy.wa.gov. This permit is required prior to issuance of the SDAP.

14. All retention facilities shall be a minimum of 200 feet from any slope steeper than 30%. This distance may be reduced based on a geotechnical engineering report. That analysis will be prepared by a Civil Engineer licensed in the State of Washington, knowledgeable in the practice of soils engineering and mechanics. The analysis will address the effects of groundwater infiltration, seepage, potential slip planes, and changes in soil bearing strength. The proposed facilities will be designed following the recommendations of the geotechnical analysis.
15. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
16. The impervious area per lot accounted for in the overall drainage facilities installed shall be indicated on the face of the final Large Lot plat, along with the following condition: Additional impervious surfaces created on an individual lot beyond the amount accounted for in the overall drainage facilities shall be mitigated in accordance with Kitsap County Code Title 12.
17. The following condition shall be added to the face of the Final Large Lot Plat: 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.
18. A Native Vegetation Retention Covenant is required for dispersion of onsite stormwater. The document must be recorded prior to requesting the building permit final inspection.
19. If the project proposal is modified from that shown on the submitted site plan dated May 3, 2018, Development Services and Engineering will require additional review and potentially new conditions.

TRAFFIC

20. 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.
21. The following note shall appear on the face of the final Large Lot plat. "All interior roads shall remain private."
22. All traffic control devices on public and private roads shall comply with the Manual on Uniform Traffic Control Devices as amended by the Washington Administrative Code. This is in accordance with 23 Code of Federal Regulations (CFR), Part 655.

23. All lots shall access from interior roads only. This note shall appear on the face of the final Large Lot plat.
24. The property owners within the Large Lot plat 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 plat map and the accepted construction plans. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
25. 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.
26. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of the plat access road and East Hilldale Road. 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.
27. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, MUTCD Manual on Uniform Traffic Control Devices, NEMA National Electrical Manufacturer's Association, NEC National Electrical Code, WSDOT Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA).
28. With submittal of the required Site Development Activity Permit, the applicant shall apply for and satisfy all conditions of a Right-of-Way Permit through the Department of Public Works for any and all work performed in the county Right-of-Way associated with this project. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit.

ENVIRONMENTAL

29. Wetlands and wetland buffers shall be dedicated as open space tracts, or an easement or covenant recorded together with the final Large Lot plat. Wetland buffers and setbacks shall maintained as shown in the Wetland Delineation and Mitigation Plan (BGE Environmental, Revised 4/30/18). Implementation of the mitigation will be conditioned with the SDAP.
30. A Notice to Title shall be recorded prior to SDAP approval for Lot 7 regarding the 15-foot buffer and 25-foot building setback and Lot 8 for the currently proposed footprint only (no eastward expansion) per the Geotechnical Report (N.L. Olson, 2/2019).
31. A Kitsap County Timber Harvest Permit will be required with submittal of the Site

Development Activity Permit.

SOLID WASTE

32. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider for the project. Pay particular attention to the access requirements of collection trucks. Documentation shall be provided from the solid waste/recycling service provider that their requirements for this project have been met.

FIRE MARSHAL

33. Access - Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround. Inside turning radius shall be a minimum of 25 feet.
34. Fire flow requirements must be indicated on Final Large Lot Plat. The minimum fire flow requirements for one and two family dwellings in subdivisions shall be 500 gallons per minute for thirty (30) minutes.
35. For Group R-3 and U occupancies, the distance requirement shall be 600 feet for fire hydrants. IFC 507.5.1
36. If fire flow is impractical for the site. Please add 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".

OTHER

37. This project includes the construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge. A separate building permit with an engineered design is required for such walls. This note shall be placed on the face of the final construction drawings.
38. Rock and retaining walls shall meet all applicable setback requirements of Volume II, Chapter 9, Kitsap County Storm Drainage Manual.

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;

Katharine Shaffer for Land Use matters; Kathlene Barnhart for Environmental matters;
Greg Gentile for Fire Marshal matters, all of whom can be reached at (360) 337-5777.

Sincerely,



For:

Peggy Bakalarski, Project Lead

3/29/2019

Date



Shawn Aire, Development Services and Engineering Supervisor

3/29/2019

Date

Cc: James Dempsey, PLS jdempsey@nlolson.com
File