



Notice of Administrative Decision

Date: May 4, 2018

To: Tracy Schroeder, Tracy@westsidecabinets.com
Tim Cartwright, Tim@dcsurveyors.com
Interested Parties, Doris Knox, Dmknox68@hotmail.com

RE: Permit Number: 17-03573
Sutphin 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.kitsapgov.com/dcd/FormsandBrochures/Appeals.pdf>.

RE: **Large Lot Subdivision # 399**
Permit No. 17-03573
Tax Account No. 272601-2-025-2001

Dear Tracy:

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 08/30/2017 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.

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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. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
3. 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.
4. The decision set forth herein is based upon representations made and exhibits contained in the project application 17-03573. 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. Add the following condition to the face of the Large Lot: Existing Building #2 Storage Building located on Lot 2 shall not be used to house, confine, or feed livestock because it does not meet the minimum 50-foot setback from the north property line.

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.

STORMWATER

1. 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	
Allowable Impervious Area	5,000 square feet

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Available Impervious Area, Lot 1	
Available Impervious Area, Lot 2	

2. 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. Development of each lot shall be in accordance with Kitsap County Code Title 12, effective at the time of building permit submittal for each lot.
3. If the project proposal is modified from that shown on the submitted site plan dated March 14, 2018, 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 property owners within the 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. 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 building permit application, 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. Any work in the right-of-way shall require a Right-of-Way Permit through the Department of Public Works. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit.

ENVIRONMENTAL

1. This subdivision shall be subject to the wetland buffer established in the Ecological Land Services Wetland Delineation Report (7/26/17) for a 110-foot vegetated buffer and 15-foot building and impervious surface setback. The wetland boundary shall be permanently identified with critical area buffer signs at the time of a Site Development Activity Permit or building application.

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FIRE MARSHAL

1. Your project requires fire flow. If existing hydrants exist within 600-feet of proposed construction please indicate on plans. Should fire flow not exist via fire hydrants, residences constructed on lots created by this land division will be required to have an automatic sprinkler system.
2. 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".

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

Sincerely,



 Peggy Bakalarski, Project Lead



 Date



 Shawn Aire, Development Services and Engineering
 Supervisor



 Date

Cc: Tim@dcsurveyors.com
Dmknox68@hotmail.com
 File