



Notice of Administrative Decision

Date: 01/29/2019

To: Litendal LLC, Andrew_sherrard@yahoo.com
Team 4 Engineering, ron@team4eng.com
Interested Parties and Parties of Record

RE: Permit Number: 18-02879
Project Name: SS #7440 Mullenix Industrial Preliminary Short Plat – Two Lots
Type of Application: Preliminary Short Plat (P-SP)

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: Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
Kitsap Transit: Edwardc@KitsapTransit.com
South Kitsap Fire District: swright@skfr.org
South Kitsap School District: millera@skitsap.wednet.edu
Puget Sound Energy : amy.tousley@pse.com
Water Purveyor: Washington Water – Mbrown@wawater.com
Point No Point Treaty Council: crossi@pnpt.org
Suquamish Tribe: Aosullivan@suquamishnsn.us
WA Dept of Fish & Wildlife: ChrisWaldbillig@dfw.wa.gov
WA State Dept of Ecology-SEPA: sepaunit@ecy.wa.gov
WA State Dept of Ecology-Wetland Review: diah461@ecy.wa.gov
WA State Dept of Transportation: or-sepa-review@wsdot.wa.gov
Interested Parties: None
DCD Staff Planner: Peggy Bakalarski



Kitsap County Department of Community Development

January 23, 2019

Litendal LLC
PO Box 1833
Poulsbo, WA 98370

Andrew_sherrard@yahoo.com

RE: Short Subdivision # 7440 – Mullenix Industrial “Preliminary” Short Plat
Permit No. 18-02879

Dear Andrew:

This is to inform you that the above-referenced Short 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 Short Subdivision in accordance with Kitsap County Code Title 16.48 Short Subdivision.

The Department has further determined that the land segregation as it is presented in the Preliminary Short Plat, received 06.12.18 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 16.48.
2. The following condition shall be added to the face of the Final Short Plat: Building permits issued on a lot in this Short 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 (18-02879). 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. Prior to the recording of the final short plat, a condominium recession decision will need to be recorded and referenced on the face of the plat.
7. Note on the Plat: The Rural Screening Buffer around the perimeter shall be maintained to screen the Industrial use from the abutting rural residential zone. Any cutting of vegetation in the buffer will require approval by the DCD may require replanting at a 3:1 ratio.

SURVEY

1. At the time of submittal of the final short subdivision a title certificate, current to within 30 days, is required. Please note or delineate on the face of the final short 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. 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.
2. The following condition shall be added to the face of the Final Short Plat: 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 Short Subdivision Application was deemed complete, July 9, 2018. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.
3. 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
Available Impervious Areas Lot A	
Available Impervious Areas Lot B	

4. The following condition shall be added to the face of the Final Short Plat: If any proposed impervious area exceeds the per lot available square footage as designated per the table, then an engineered Site Development Activity Permit (SDAP) will be required for that lot.
5. The following condition shall be added to the face of the Final 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
6. If the project proposal is modified from that shown on the submitted site plan dated June 29, 2018, Development Services and Engineering will require additional review and potentially new conditions.
7. Prior to recording the Final Plat, soil amendment is required over all disturbed areas within Tracts that are not covered by hard surface; provided, that in the event completion of a Recreational Tract has been bonded, soil amendment shall be completed prior to expiration of the bond covering that work.
8. The following condition shall be added to the face of the Final 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.

TRAFFIC/ROADS

1. The following note shall appear on the face of the final plat map. "All interior roads shall remain private.
2. All rights of access for adjoining properties currently in existence shall be preserved and documented on the face of the final plat. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to recording the final plat.
3. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
4. 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 building permit. The need for and scope of bonding will be determined at that time.

FIRE MARSHAL

1. A 20- foot unobstructed access road is required for dwellings here and after constructed on lots created by this land division. IFC 503 Amended by Kitsap County Code.
2. Fire apparatus access roads are required and must be maintained. Any proposed revision to these roads must be submitted to, 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 35 feet (commercial).
 - 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.
3. The minimum fire flow requirements for one and two-family dwellings in subdivisions shall be 500 gallons per minute for thirty (30) minutes.
 4. Group R-3 and U occupancies, the distance requirement shall be 600 feet for fire hydrants. IFC 507.5.1.
 5. Fences and gates require co-approval by the Fire Code Official and the local Fire District. If approved, each fence or gate shall provide a clear width of 20 feet when open. Gates may be chained and locked only if they are equipped with a Rapid Access padlock. Electric gates shall be provided with a Rapid Access key-operated switch. Authorization/purchase forms may be obtained from the local Fire District. All gates that cross access roadways shall be signed "NO PARKING TOW AWAY ZONE".
 6. Water line size and location and the location of fire hydrants must be shown on SDAP plans. A letter of water availability indicating available fire flow from the water purveyor is required to be submitted to the Kitsap County Fire Marshal's office prior to the approval of any building permits.

HEALTH DISTRICT

1. KPHD requires the existing business need to have a reserve drainfield area established. A licensed septic designer or engineer needs to designate a reserve area. This needs to be reflected on the plat.
2. KPHD requires the 2 wells on proposed Lot B be decommissioned prior to plat approval.
3. KPHD requires easements for the south well on Lot B that serves Lot A. If Lot A is to be served by public water than the existing well will be required to be decommissioned.

PW-SEWER

1. The solid waste service provider, Waste Management (360) 674-3166, shall be contacted for information on implementing the service provider's solid waste/recycling storage requirements for the proposed activity. Indicate method of waste disposal on the final plans. Documentation shall be provided by the

solid waste/recycling service provider that their requirements for this project have been met. The required information shall be submitted with the commercial building permit application.

Preliminary approval of this short 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 short plat shall be done in accordance with Kitsap County Code 16.48. All applicable conditions of preliminary approval must be addressed with the submittal of final short 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 short 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; **Jeff Smith** for Land Use matters; **Greg Gentiles** for Fire Marshal matters; or **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.

Sincerely,



Peggy Bakalarski, Project Lead

01.23.19

Date



Shawn Alire, Development Services and Engineering
Supervisor

01.23.19

Date

Cc: **Kevin@team4eng.com**
File