



Notice of Administrative Decision

Date: 11/01/2019

To: Fred Arnold, 835 Cumberstone Rd. Harwood, MD 20776
Interested Parties and Parties of Record

RE: Permit Number: 18-04855
Project Name: Large Lot Subdivision # 412 (Arnold)
Type of Application: Preliminary Large Lot (P LL)

The Kitsap County Department of Community Development has **APPROVED** the land use application for **18-04855: LL Subdivision #412 (Arnold)**, subject to the conditions outlined in this Notice and included Staff Report.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY 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/RequiredPermitQuestionnaireAppealObjectionOfAnAdministrativeDecision>.

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: Surveyor: Gary Chapman, gcaes@bainbridge.net
Interested Parties:
Tovi J. Andrews, tovipaulandrews@centurylink.net
David & Tasha Davis, 25784 PIONEER WAY NW POULSBO, WA 98370-9576
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Peggy Bakalarski
DCD File 18-04855



Kitsap County Department of Community Development

October 29, 2019

Fred Arnold
835 Cumberstone Rd.
Harwood, MD 20776

RE: Large Lot Subdivision # 412 (Arnold)
Permit No. 18-04855
Tax Account No. 272701-3-006-2001

Dear Fred:

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 subdivision, received 10/04/2018 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 16.52.
2. The following condition shall be added to the face of the final large lot subdivision: 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. 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

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 subdivision 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.

Allowable Impervious Area (10,000 sf or 5% of parcel area, whichever is greater)	
Available Impervious Area, Lot 1	
Available Impervious Area, Lot 2	

2. The following condition shall be added to the face of the Final Large Lot 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 Large Lot Subdivision Application was deemed complete, October 31, 2018. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.
3. The following condition shall be added to the face of the Final Large Lot Subdivision: 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.
4. 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.
5. If the project proposal is modified from that shown on the submitted site plan

dated October 4, 2018, Development Services and Engineering will require additional review and potentially new conditions.

ENVIRONMENTAL

1. Permit approval subject to chapter 19.150.170 of Kitsap County Code, which states that critical area ordinance (CAO) buffers shall remain undisturbed natural vegetation areas except where the buffer can be enhanced to improve its functional attributes. Refuse shall not be placed in buffers.
2. Prior to recording of the final large lot, the common boundary between the wetland buffer and the adjacent land shall be permanently identified with critical area buffer signs. Critical Area Ordinance (CAO) signs shall be placed along the designated boundary spaced approximately 50-feet apart, visual from sign to sign. Signs must be attached to existing trees with diameter breast height greater than 4 inches. Alternative methods include 4x4 posts, metal posts or split rail fencing.
3. KCC 16.52.050(G) allows modification by the Director of the buffer requirement if a narrative and photographic documentation are provided to show compatibility with surrounding areas. Based on review of the documentation provided on March 13, 2019, relief from replanting requirements is granted. Due to the existing pasture use of the south portion of the property and the pasture on the adjacent property to the south and west, the Director supports the removal of the replanting requirement for the perimeter buffer along the south line of proposed Lot 1. If at any time the pasture is not maintained, the perimeter buffer shall be allowed to naturalize. The 25-foot native vegetation buffer shall be required along the perimeter of the of the large lot subdivision, but no additional plantings are required. The Final Large Lot shall depict the 25-foot native vegetation buffer.
4. A wetland delineation prepared by BGE Environmental, LLC., dated May 15, 2019, was submitted in conjunction with the permit application. The delineation rated a Category III Wetland on Lot 2 requiring a 110-foot wetland buffer as depicted on this Large Lot Subdivision. A 15-foot building and impervious surface setback is required from the edge of the wetland buffer. Wetland buffers shall remain naturally vegetated. A portion of the existing driveway on Lot 2 is located within this wetland buffer. No further intrusion into the wetland buffer or building and impervious surface setbacks shall occur without prior approval by this department.
5. The following condition shall be added on the face of the large lot: "Potential geologically hazardous areas of slopes over 15% in grade exist on the lots. Future development is subject to review for compliance with geologically hazardous area regulations at the time of development."

FIRE MARSHAL

1. At time of the final large lot submittal 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".

18-04855 Arnold Preliminary Large Lot Approval
October 29, 2019

Preliminary approval of 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 subdivision 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 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; **Scott Diener** 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,



10.28.19

Peggy Bakalarski, Project Lead

Date



Shawn Alire, Development Services and Engineering
Supervisor

Date

Cc: Surveyor: AES Consultants Inc. Gcaes@bainbridge.net
Interested parties of record – tovipaulandrews@centurylink.net
David & Tasha Davis – 25784 Pioneer Way NW Poulsbo, W 98370