



Notice of Administrative Decision

Date: 06/21/2023

To: Micah Chappell, micah_chappell@yahoo.com
Interested Parties and Parties of Record

RE: **Permit Number:** 21-03838
Project Name: Chappell Short Subdivision #7458
Type of Application: Preliminary Short Plat

The Kitsap County Department of Community Development has **APPROVED** the land use application for **Permit #21-03838: Chappell Short Subdivision #7458** – Preliminary Short Plat, **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 titled: '*Appeal/Objection of an Administrative Decision*' found on DCD's website, through the Online Permit Application Portal: <https://app.oncamino.com/kitsapcounty/login>.

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 by contacting 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.

CC: Surveyor: CAMP LAND SURVEYORS, info@campsurveyors.com
Interested Parties:
Baker, Edward, bakercook@comcast.net; FENING J A & J L, dadfening@comcast.net,
Kramer, Judy & Alvin, kramer_al@msn.com
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: PEGGY BAKALARSKI
Engineer: Clarity Consulting Engineers, PLCC hoyt@clarityonsultingengineers.com
Health District
Public Works
Kitsap Transit
Bremerton School District
Puget Sound Energy

Permit # 21-03838, Chappell Short Subdivision #7458 - PSP
06/21/2023

City of Bremerton Planning Director
Water Purveyor: Water Dist - NORTH PERRY
Point No Point Treaty Council
Suquamish Tribe
Port Gamble S'Klallam Tribe
Squaxin Island Tribe
Puyallup Tribe
WA Dept of Fish & Wildlife
WA Dept of Transportation/Aviation
WA State Dept of Ecology-SEPA
WA State Dept of Ecology-Wetland Review
WA State Dept of Transportation



Kitsap County Department of Community Development

June 14, 2023

Micah & Rebecca Chappell
2990 NE Helm Street
Bremerton, WA 98310

RE: Short Subdivision #7458 – Chappell
Permit No. 21-03838
Tax Account No. 072402-2-095-2001

Dear Applicant:

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 subdivision, received 11/17/2021 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 subdivision: 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. 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 (21-03838). 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.

SURVEY

1. A Final Short/Large Lot/Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.

STORMWATER

1. Construction plans and profiles for all public improvement such as 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. Building permits submitted for this development shall include construction plans and profiles for all roads, driveways, storm drainage facilities and appurtenances. No construction shall be started prior to said plan acceptance.
3. The information provided demonstrates this proposal is a Small Project as defined in Kitsap County Code Title 12 but includes improvements within County right-of-way. As such, an Abbreviated Drainage Site Development Activity Permit (SDAP) from Development Engineering is required for improvements to the right-of-way.
4. 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 of SDAP application. 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 Code in effect at the time of SDAP application.
5. The following shall be added to the face of the Final Plat, under the heading Notes and Restrictions:
 - a. At the time of submittal of a building permit for any lot within this plat, stormwater mitigation shall be designed in accordance with Kitsap County Code Title 12.
 - b. Maintenance of roof and yard drains and appurtenances shall be the responsibility of the individual homeowners.

- c. All runoff from roof and yard drains must be directed so as not to adversely affect adjacent properties.
- d. 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.

22-If the project proposal is modified from that shown on the site plan approved for this permit application, Development Engineering will required additional review and potentially new conditions.

TRAFFIC & ROADS

1. Prior to recording the Final Plat, vehicular access shall be constructed to provide access to all proposed lots.
2. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
3. The property owners 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 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.
4. Helm Street is an urban local road. Frontage improvements consisting of 12-foot travel lane (match existing), curb, gutter and 5-foot sidewalk shall be constructed along property frontage on north side of Helm Street.
5. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on existing fronting roads where access is proposed. The cross-sections shall show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections shall also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
6. Any required sidewalk shall be constructed prior to final roadway paving. This note shall appear on the face of the final construction drawings.
7. 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 SDAP process, or Building Permit process, if a SDAP is not required. The need for and scope of bonding will be determined at that time.

FIRE MARSHAL

1. Please include the following on the face of the plat: Fire flow in the amount of 500GPM/30min is required. Fire flow water availability must be confirmed through water purveyor prior to building permit issuance. If fire flow is not available, 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.

21-03838 – Chappell Preliminary Approval Letter
June 14, 2023

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 subdivision 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; **Cecilia Olsen** for Stormwater and Traffic matters; **Jeff Smith** for Land Use/Environmental matters; **Tina Turner** for Fire Marshal matters; all of whom can be reached at (360) 337-5777.

Sincerely,



Peggy Bakalarski, Project Lead

6.13.23

Date



Samantha Long, Development Services and Engineering
Supervisor

6.13.2023

Date

Cc: Surveyor: Camp Land Surveyors – info@campsurveyors.com
Interested parties of record: bakercook@comcast.net
dadfening@comcast.net
Kramer_al@msn.com