



Rafe Wysham
Director

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

To enable the development of quality, affordable, structurally safe and environmentally sound communities.

Notice of Administrative Decision

Date: 02/25/2025

To: Gabe & Magdalena Hogness & Zbigniew & Jolanta Celinska,
Ghogness@gmail.com

Interested Parties and Parties of Record: Willam Vinci, wmv@sbc.net; Gregory, Strzempka, greg@ragingslab.com; Phyllis Evans – 22681 Singingwoods PL NE Kingston, WA 98346

RE:

Permit Number: 23-02800

Project Name: HOGNESS - Preliminary Large Lot #448 - 3 lots

Type of Application: P LL

The Kitsap County Department of Community Development has **APPROVED** the land use application for **Permit #23-02800: HOGNESS - Preliminary Large Lot #448 - 3 lots – P LL, 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: DC SURVEYING - Ian O'Malley, ian@dcsurveyors.com

Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26

Dept of Archaeological Historic Preservation

Point No Point Treaty Council

Port Gamble S'Klallam Tribe

23-02800, HOGNESS - Preliminary Large Lot #448 - 3 lots
02/25/2025

Puyallup Tribe
Skokomish Tribe
Squaxin Island Tribe
Suquamish Tribe
WA Dept of Fish & Wildlife
WA Dept of Natural Resources
WA State Dept of Transportation
DCD Staff Planner: Peggy Bakalarski, pbakalar@kitsap.gov
Interested Parties: Willam Vinci, wmv@sbc.net; Gregory, Strzempka,
greg@ragingslab.com; Phyllis Evans – 22681 Singingwoods PL NE Kingston, WA 98346
Notice of Application Distribution List:
Applicant/Owner: MHOGNESS MAGDALENA & GABE & CELINSKI,
Ghogness@gmail.com
Owner: Magdalena & Gabe Hogness & Jolanta & Zbigniew Celinski -
Ghogness@gmail.com
Surveyor - DC Surveying – lan@dcsurveyors.com
Health District
Public Works
North Kitsap Fire District
North Kitsap School District
Puget Sound Energy
Water Purveyor - PUBLIC UTILITY DIST NO 1
Point No Point Treaty Council
Suquamish Tribe
Port Gamble S'Klallam Tribe
Squaxin Island Tribe
Puyallup Tribe
WA Dept of Fish & Wildlife
WA State Dept of Ecology-SEPA
WA State Dept of Ecology-Wetland Review
WA State Dept of Transportation



Kitsap County Department of Community Development

February 19, 2025

Gabe & Magdalena Hogness &
Zbigniew & Jolanta Celinska
PO Box 281
Indianola, WA 98342

RE: Large Lot Subdivision #448 (Hogness)
Permit No. 23-02800
Tax Account No. 102602-1-026-2000

Dear Applicant:

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 05/30/23 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 (23-02800). 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. A minimum twenty-five-foot-wide native vegetation buffer shall be established and preserved around the perimeter of the large lot subdivision, as shown on the preliminary and final plat.

SURVEY

1. A final large lot subdivision shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
2. 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 subdivision.

STORMWATER

1. Building permits submitted for this development shall include construction plans and profiles for all storm drainage facilities and appurtenances. No construction shall be started prior to said plan acceptance.
2. 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.
3. The information provided demonstrates this proposal is a Small Project as defined in Kitsap County Code Title 12 and as such will require an Abbreviated Drainage Review Site Development Activity Permit (SDAP) from Development Engineering.
4. Stormwater quantity control, quality treatment, and erosion and sedimentation control, as required for the development, shall be designed in accordance with Kitsap County Code Title 12 effective at the time the SDAP or Building Permit is deemed fully complete. If development meets the thresholds for engineered

drainage design, 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 or Building Permit Application.

5. The design of the infiltration facilities shall be in accordance with Vol. II, Ch. 5 of the Kitsap County Stormwater Design Manual.
6. 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.
7. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Engineering will require 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. The interior roads of the proposed plat shall be designed and constructed in accordance with Fire Marshal standards for emergency vehicular access.
3. Lot 3 shall access South Kingston Rd at the lot's East boundary.
4. The following shall appear on the face of the Final Plat, under the heading Conditions:
Responsibility and expense for maintenance of roads leading to or serving lots within this large lot subdivision (unless and until such roads have been accepted into the county's road system) shall rest with the lot owners.
5. 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.

ENVIRONMENTAL

1. Add a condition as a note on the face of the final plat: Lots 1 and 2 will require additional geotechnical studies specific to proposed structures at the time of building permit application.
2. Add a condition as a note on the face of the final plat: No variances to setback or buffer criteria established in KCC Title 17 Zoning or 19 Critical Areas Ordinance is allowed upon recordation of the final plat. The required minimum zoning setbacks for Rural Residential include Front—50 ft min; Side—20 ft min, 5 ft min for accessory structures; Rear—20 ft min, 5 ft min for accessory structures. For

Lots 1 and 2 the front is determined from access and is measured off the southerly lot lines; for Lot 3 the front is measured off South Kingston Road, and the rear lot line is that which most closely parallels the front lot line (the lot line to the west which runs northerly).

3. Except as modified by approved buffer averaging, the 110-ft wetlands buffer shall be depicted as a wetlands buffer tract with an easement overlaid and will be addressed on the face of the plat: "The wetlands buffer shall be depicted as a wetlands buffer tract and easement; the buffer tract and easement can only be modified by a plat alteration filed with Kitsap County DCD. The building/impervious setback line of 15 ft from the edge of the buffer is required and shall be shown on the final plat.
4. The final plat must show all critical areas with the associated vegetative buffers and building setbacks. General notes for the subdivision on the face of the plat must indicate the type of critical areas and the restrictions associated with said critical areas.
5. Add the following condition note to the face of the final plat: "Critical area buffers are to remain undisturbed natural vegetation, except where the buffer can be enhanced to improve its functional attributes. Refuse shall not be placed in buffers. Minor pruning of vegetation or tree removal, or elimination of danger trees may be allowed, provided that such activity is approved by the Department.
6. Prior to occupancy, 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. Signs are provided at issuance and installation of the signs is required prior to final inspection and Certificate of Occupancy (CO)."Condition

FIRE MARSHAL

1. Add the following note to the face of the final plat: Automatic fire sprinklers, as approved by Kitsap County Fire Marshal, shall be installed throughout homes here and after constructed on lots created by this land division.

HEALTH DISTRICT

1. This project will require soil log information submitted by a licensed designer or professional engineer and non-binding water availability letters from an approved public water system for each of the additional two lots created.

SOLID WASTE

1. Prior to SDAP approval, applicant shall provide documentation from the solid waste/recycling service provider that their requirements for this project have been met. Waste Management Northwest can be reached at pnwcmsservices@wm.com or 1-800-592-9995; their website is <http://wmnorthwest.com/kitsap/index.html>

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 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 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; **Enita Liang** for Stormwater and Traffic matters; **Kate Millward** for Land Use/Environmental matters; **Matthew Bryant** for Fire Marshal matters; all of whom can be reached at (360) 337-5777. Please contact **Christine Bronder** for Health District matters at (360) 337-5285.

Sincerely,



Peggy Bakalarski, Project Lead

2/19/2025



Cecilia Olsen, Manager, Development Engineering

2/19/2025

Date

Cc: Surveyor: DC Surveying – lan@dcsurveyors.com
Interested parties of record: Willam Vinci, wmv@sbc.net; Gregory, Strzempka, greg@ragingslab.com; Phyllis Evans – 22681 Singingwoods PL NE Kingston, WA 98346