



Staff Report and Administrative Decision

Report Date: February 22, 2018

Application Complete Date: 10/18/2017

Application Submittal Date: 10/18/2018

To: Executivedirector@kitsap-humane.org
Mfoster@co.kitsap.wa.us

RE: **Permit Number: 17-04373**
Project Name: Kitsap Humane Society
Type of Application: Preliminary Short Subdivision

Decision Summary:

Short Subdivision has been granted **preliminary** approval.

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:
<http://www.kitsapgov.com/dcd/forms/DocumentLibrary/applications/Appeals.pdf>.

RE: **Short Subdivision # 7436 – Kitsap Humane Society**
Permit No. 17-04373
Tax Account No. 192501-1-008-2005

Dear Molly:

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 10/18/2017 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.

17-04373 Short Subdivision #7436- Kitsap Humane Society
February 22, 2018

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 shall be subject to impact fees.
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 (17-04373). 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. Landscaping shall be provided at all entrances to the project development consistent with the landscaping standards of Chapter 17.500. (KCC 16 24.010.F.1) At final short plat submittal, provide a landscaping plan consistent with KCC 17.500. Landscaping shall be approved, installed and inspected prior to final short plat approval.

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. 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 Large Lot Subdivision Application was deemed complete, October 18, 2017. Fees and submittal requirements shall be in

17-04373 Short Subdivision #7436- Kitsap Humane Society
 February 22, 2018

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 remaining 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 sq. ft.
Allowable Impervious Area: Lot 1:	
Allowable Impervious Area: Lot 2:	

4. The following condition shall be added to the face of the Final Short Plat: 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.
5. If the project proposal is modified from that shown on the submitted site plan date February 1, 2018, Development Services and Engineering will required additional review and potentially new conditions.

FIRE MARSHAL

1. 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 25 feet (residential) 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. Water line size and location and the location of fire hydrants must be shown on SDAP plans.
2. 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.

17-04373 Short Subdivision #7436- Kitsap Humane Society
February 22, 2018

WASTEWATER

1. KCPW Sewer Utility Division approval is required prior to any changes to the sewer system.

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 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; **Holly Roberts** for Land Use matters; **Greg Gentile** for Fire Marshal matters; or **Michael Brooks** for Wastewater matters, all of whom can be reached at (360) 337-5777.

Sincerely,



 Peggy Bakalarski, Project Lead



 Date



 Shawn Alire, Development Services and Engineering Supervisor



 Date

Cc: Nlolson2@nlolson.com
File