



Staff Report and Administrative Decision

Report Date: February 14, 2017

Application Complete Date: 12/14/2015

Application Submittal Date: 12/14/2015

To: Laurie Hildebrand - mnlhildebrand@hotmail.com
Kegel Engineering - kegelengineering@gmail.com
Interested Parties – jmidaugh030405

RE: Permit Number: 15 04815
Project Name: Hildebrand
Type of Application: Preliminary Short Plat

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 #7426
Permit No. 15 04815
Tax Account No. 272401-2-037-2008

Dear Laurie:

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 12/14/2015 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. Add the following condition to the face of the plat: Manchester Village Low Residential (MVLRL) zone: The maximum impervious surface coverage for each lot is 40%.
5. Add the following condition to the face of the plat: "Newly planted row trees (three or more) and shrubbery such as hedges shall not be maintained in a way that significantly impacts existing views from neighboring properties. All existing vegetation is exempt from this restriction."
6. The decision set forth herein is based upon representations made and exhibits contained in the project application 15 04815. 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.
7. 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 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 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 Plat.

3. 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 conditions 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, December 14, 2015. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.
3. Kitsap County will not be responsible for any damage to any private roads, tracts, and/or easement areas that may occur during routine maintenance activities and that in Kitsap County’s judgment occur, in whole or in part, because of any construction materials or techniques, or any maintenance materials or techniques. This includes, but is not limited to, damage to pavement or vegetated areas caused by maintenance trucks.
4. The allowable impervious area per lot shall be determined by dividing the total allowed impervious surface area between the lots created. Information shall be provided in a table as shown below, along with the following condition: If any proposed impervious area exceeds the allowable square footage as designated per the chart, then an engineered Site Development Activity Permit (SDAP) will be required for that lot.

Inside Census Urbanized Area; Total allowed impervious area = 5,000 square feet	Drive/Parking area	Building Area
Allowable Impervious area, Lot A		
Allowable Impervious area, Lot B		
Allowable Impervious area, Lot C		

TRAFFIC

1. All rights of access for adjoining properties currently in existence shall be preserved and documented on the face of the final short plat. Any amendment to

the existing easement rights of adjoining property owners shall be properly executed and recorded prior to final short plat recording.

2. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
3. Prior to Final Short Plat approval, the approach to Puget Drive shall be brought up to current Kitsap County Standards per Figure 4-1 in the Kitsap County Road Standards.

FIRE MARSHAL

1. A note shall be placed on the face of the plat "Automatic fire sprinklers are required to be installed in homes constructed on lots B and C of this short subdivision".

HEALTH DISTRICT

1. Building Site Applications will be needed at time of Building Permit submittal.

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; **Meg Sands** for Land Use matters; **Jackie Blackwood** for Fire Marshal matters; all of whom can be reached at (360) 337-5777. Please contact **Eric Evans** for Health District matters at (360) 337-5285.

When you are ready to submit the Final Short Subdivision application, please call Kitsap 1 at (360) 337-5777 for a submittal appointment.


Please refer to our website at www.kitsapgov.com/dcd/ for permit status information. This information is no longer available by e-mail or telephone. The current fee schedule and counter-complete submittal checklists can also be found at our website to assist with submittal of your Final Short Subdivision application.

16 05461 Hildebrand Preliminary short Plat Approval
February 14, 2017



Peggy Bakalarski, Project Lead

2/14/17
Date



Scott Diener, Development Services and
Engineering Manager

2/14/17
Date