



Staff Report and Administrative Decision

Report Date: February 12, 2018

Application Complete Date: 12/20/2017 Application Submittal Date: 12/08/2017

To: Ronald & Deanie Madler, Deaniemadler@gmail.com
Team 4 Engineering – Mark@team4eng.com

RE: Permit Number: 17-05147
Project Name: Madler Preliminary Approval
Type of Application: Short Subdivision

Decision Summary:

Preliminary Short Subdivision Approval has been granted.

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 # 7434 (Madler)
Permit No. 17-05147
Tax Account No. 292702-1-053-2004**

Dear Mr. & Mrs. Madler:

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 12/11/2017 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.

17-05147, Short Subdivision #7434
February 12, 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 may be subject to impact fees pursuant to Kitsap County Code.
3. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval.
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 17 05147. 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.
7. Label the south 20-foot (south side of existing 30' easement) as "Native Vegetation Buffer" on the final short plat.
8. Show the building setbacks on the face of the final short plat. Easements and private roads used for or designed for vehicular access that serve or are intended to serve five or more lots are considered streets. The setback shall be measured from the edge of the easement, not the property line.
9. The existing fenced area encroaching on proposed lot A shall be removed/relocated and inspected prior to final short plat approval, or an easement shall be recorded and referenced on the face of the short plat.
10. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500. Landscaping shall be installed and inspected prior to recording the final short plat.

17-05147, Short Subdivision #7434
 February 12, 2018

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 Final Short/Large Lot/Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
3. 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.

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 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.

Total Site Area	
Allowable Impervious Area	10,000 square feet
Allowable Impervious Area Lot A	
Allowable Impervious Area Lot B	

3. 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.
4. Any further development of lots within this Short Subdivision is required to comply with Kitsap County Code Title 12, Stormwater Drainage.
5. If the project proposal is modified from that shown on the submitted site plan dated December 11, 2017, Development Services and Engineering will require additional review and potentially new conditions.

TRAFFIC

1. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.

17-05147, Short Subdivision #7434
February 12, 2018

2. The following note shall appear on the face of the final plat map. "All interior roads shall remain private.
3. All rights of access for adjoining properties currently in existence shall be preserved and documented on the face of the final plat. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to final plat acceptance.
4. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
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 building permit. The need for and scope of bonding will be determined at that time.

SOLID WASTE

1. The owners shall be responsible for removal of all solid waste and recyclables from the site and for transport of all solid waste and recyclables to a facility established to receive them.

HEALTH DISTRICT

1. A sewer building clearance with a binding water and sewer availability letter will be required prior to the building permit.

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 and Solid waste matters; **Holly Roberts** for Land Use matters; all of whom can be reached at (360) 337-5777.

17-05147, Short Subdivision #7434
February 12, 2018

Sincerely,



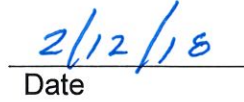
Peggy Bakalarski, Project Lead



Date



Shawn Alire, Development Services and Engineering Supervisor



Date

Cc: Team 4 Engineering – Devyn@team4eng.com
File