



## Staff Report and Administrative Decision

Report Date: April 17, 2017

Application Complete Date: 12/14/2016

Application Submittal Date: 12/14/2016

To: Kara Talbot & Brett Caswell, [paintfactory@msn.com](mailto:paintfactory@msn.com)  
AES Consultants, [AES@bainbridge.net](mailto:AES@bainbridge.net)  
Interested Parties and Parties of Record, [Cummingskj@aol.com](mailto:Cummingskj@aol.com)

RE: Permit Number: 16 05504  
Project Name: Caswell Large Lot Subdivision  
Type of Application: Type II

### Decision Summary:

This is to inform you that the above-referenced Large Lot 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: Large Lot Subdivision # 394 (Caswell)  
Permit No. 16 05504  
Tax Account No. 132501-2-039-1004

Dear Brett & Kara:

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 Plat, received 12/14/2016 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;

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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 Plat: 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 (16 05504). 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. Please add the following condition to the face of the Large Lot: "All native vegetation buffers shall be maintained as depicted on the plat. No cutting or clearing shall occur within the perimeter buffer, except the minimum vegetation needed to be removed for driveway access. Hazardous trees within the buffers may be removed upon review and approval of Kitsap County. Replanting of removed trees may be required."
7. To provide the greatest clarity, please crosshatch all required Native Vegetation Buffers (see redlines). Provide a legend and label crosshatched areas as "Critical Areas and Perimeter Native Vegetation Buffer". Construction setbacks do not need to be crosshatched.

**SURVEY**

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1. At the time of submittal of the Final Large Lot Subdivision a title certificate, current to within 30 days, is required. Please note or delineate on the face of the Final Large Lot 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.

**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 Large Lot Plat:
  - a. 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 completed December 29, 2016. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.
  - b. Additional impervious surfaces created on an individual lot beyond the amount shown in the table shall be mitigated in accordance with Kitsap County Code Title 12.
3. 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	841.143 sq. ft.
Allowable Impervious Area	42,057 sq. ft. (5% of total area)
Allowable Impervious Area, Lot 1	
Allowable Impervious Area, Lot 2,	
Allowable Impervious Area, Lot 3	

4. If the project proposal is modified from that shown on the submitted site plan dated December 29, 2016, 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.
2. Submit plans for construction of the road approach between the edge of existing

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pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Existing approaches may need to be improved to meet current standards. Sight distance calculations, prepared by a licensed engineer, shall be included with the Road Approach application.

### **ENVIRONMENTAL**

1. Geotechnical or Geologic Report following guidelines of KCC 19.700.725 will be needed at the submission of a Building Application.
2. Permit approval subject to chapter 19.150.170 of Kitsap County Code, which states that critical area ordinance (CAO) buffers shall remain undisturbed natural vegetation areas except where the buffer can be enhanced to improve its functional attributes. Refuse shall not be placed in buffers.
3. After preliminary approval and prior to final land division approval, the department will require that the common boundary between a required buffer and the adjacent lands be identified using permanent signs. In lieu of signs, alternative methods of buffer identification may be approved when such methods are determined by the department to provide adequate protection to the buffer per KCC 19.300.315.G.4.
4. Two fish-bearing streams will require a 150' buffer and a 15' building setback per KCC 19.300.315.

### **HEALTH DISTRICT**

1. Proposed Lot 2 will need discovery for septic and water at time of building permit.

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 Plat 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 of the above relevant conditions and any/all building setbacks and buffers established as conditions of approval must appear on the Final Large Lot 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; **Katharine Shaffer** for Environmental matters; all of whom can be reached at (360) 337-5777. Please contact **Kerrie Yanda** for Health District matters at (360) 337-5285.

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

Please refer to our website at [www.kitsapgov.com/dcd/](http://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 Large Lot Subdivision application.

Sincerely,

  
Peggy Bakalarski, Staff Planner

4/17/17  
Date



Scott Diener, Development Services and Engineering Manager

4.17.17  
Date

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