



Notice of Administrative Decision

Date: 04/16/2019

To: Klint & Marie McCarty, angele34god@hotmail.com
Interested Parties and Parties of Record

RE: Permit Number: 18-03292
Project Name: LL #408 – McCarty Preliminary Large Lot Subdivision
Type of Application: Preliminary Large Lot

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: <https://www.cognitofirms.com/KitsapCounty1/AppealObjectionOfAnAdministrativeDecision>.

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 at 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. Please note DCD is open Monday to Thursday from 8:00am to 4:00pm and on Friday from 9:00am to 1:00pm except holidays.

CC: Applicant: David Proctor dave@csisurveying.com
Owner: Klint J. & Marie Angele R McCarty angele4god@hotmail.com
Surveyor: CSI Land Surveying- dave@csisurveying.com
Health District
Public Works
Parks
Navy
DSE
Kitsap Transit
South Kitsap Fire District
South Kitsap School District
Puget Sound Energy
Water Purveyor
Sewer Purveyor
Squaxin Island Tribe

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Puyallup Tribe
WA Dept of Fish & Wildlife
WA Dept of Transportation/Aviation
WA State Dept of Ecology-SEPA
WA State Dept of Ecology-Wetland Review
WA State Dept of Transportation



Kitsap County Department of Community Development

April 15, 2019

Klint & Marie McCarty
15714 Fairview lake Rd SW
Port Orchard, WA 98367-6969

Angele4god@hotmail.com

RE: Preliminary Large Lot Subdivision # 408 (McCarty)
Permit No. 18-03292
Tax Account No. 082201-3-024-2007

Dear Applicants:

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 07/05/2019 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 (18-03292). 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. Please add the following note 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."

SURVEY

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 subdivision all pertinent special exception items in Schedule "B" of the title certificate.
2. A final large lot subdivision shall be prepared by a licensed land surveyor in compliance with KCC Title 16.

STORMWATER

1. Approval of the preliminary large lot subdivision 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. On-site Stormwater Management, and erosion and sedimentation control shall be designed in accordance with **Kitsap County Code Title 12** effective at the time the large lot subdivision application was deemed complete, July 25, 2018; stormwater management design shall be submitted and reviewed with building permits.
3. The following condition shall be added to the face of the final large lot subdivision: 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, July 25, 2018. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.
4. Indicate the impervious area allowed per lot on the face of the final subdivision. Information shall be provided in a table as shown below.

Total Site Area	
Allowable Impervious Area	10,000 SF or 5% of the parcel area, whichever is greater
Available Impervious Area Lot 1	
Available Impervious Area Lot 2	

5. The following condition shall be placed on the face of the final large lot subdivision: 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.
6. If the project proposal is modified from that shown on the submitted site plan dated November 16, 2018, Development Services and Engineering will require additional review and potentially new conditions.
7. The following condition shall be added to the face of the final large lot subdivision: 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.

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. 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.
3. The property owners within the plat shall be responsible for maintenance of all landscaping within the existing right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the face of the final plat map. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
4. With submittal of building permit(s), submit plans for construction of the road approach between the edge of existing 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.
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.

ENVIRONMENTAL

1. The Wetland Delineation completed for this large lot subdivision by BGE Environmental, LLC dated January 1, 2019 shall apply. This includes the 110-foot wetland buffer and 150-foot stream buffer with associated 15-foot building setbacks, as shown in this report and on the preliminary large lot plans.

2. The top of slope and minimum 40-foot setback per KCC 19.400 are shown on this preliminary large lot subdivision. Future development that proposes to be closer to the top of slope will be required to provide a Geological Slope Assessment per KCC 19.400 and 19.700.725.

FIRE MARSHAL

1. The following condition shall be placed on the face of the final large lot subdivision: Automatic fire sprinklers, as approved by the Kitsap County Fire Marshal, shall be installed throughout homes here and after constructed on lots created by this land division.

HEALTH DISTRICT

1. Well barrier will be verified at future building permit issuance.

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 of 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; **Candy Vickery** for Stormwater and Traffic matters; **Kim Shadbolt** for Land Use matters; **Kathlene Barnhart** for Environmental matters; **Ken Rice** for Fire Marshal matters; all of whom can be reached at (360) 337-5777. Please contact **Kerrie Yanda** for Health District matters at (360) 337-5285.

Sincerely,



Peggy Bakalarski, Project Lead

04.15.19

Date



Shawn Aire, Development Services and Engineering Supervisor

04/15/19

Date

Cc: **Dave@csisurveying.com**