



## Notice of Administrative Decision

**Date:** 10/25/2018

**To:** Vagras Pablo and Cathleen Dela Cruz, [cathydelacruz@msn.com](mailto:cathydelacruz@msn.com)  
Aspen Land Surveying, [ezra@aspenland.com](mailto:ezra@aspenland.com)  
Interested Parties and Parties of Record

**RE:** **Permit Number:** 18-03544  
**Project Name:** Vagras – Dela Cruz Large Lot Subdivision #409  
**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.cognitofrms.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](mailto: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:** Interested Parties: Bert Dato, [longhorn50@msn.com](mailto:longhorn50@msn.com)  
Kitsap County Health District, MS-30  
Kitsap County Public Works Dept., MS-26  
Kitsap Transit  
South Kitsap Fire District  
South Kitsap School District  
Puget Sound Energy  
Water Purveyor  
Sewer Purveyor  
Suquamish Tribe  
Squaxin Island Tribe  
Puyallup Tribe  
WA Dept of Fish & Wildlife

18-03544, Vagras-Dela Cruz Large Lot #409  
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WA Dept of Transportation/Aviation  
WA State Dept of Ecology-SEPA  
WA State Dept of Ecology-Wetland Review  
WA State Dept of Transportation  
DCD Staff Planner: Peggy Bakalarski  
DCD File 18-03544



## Kitsap County Department of Community Development

October 25, 2018

Vagras Pablo & Cathleen Dela Cruz  
9952 Fairview Lake Rd SW  
Port Orchard, WA 98367

**Cathydelacruz@msn.com**

RE: Large Lot Subdivision # 409  
Permit No. 18-03544  
Tax Account No. 042201-3-003-2006

Dear Applicant(s):

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 8.13.18 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 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 18-03544. 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.

**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 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 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. The allowable impervious area for each lot shall be determined by dividing the total impervious area allowed for the project between the lots created. Information shall be provided on the face of the Final Plat in a table as shown below.

Total Site Area	12.91 acres
Allowable Impervious Area – 10,000 square feet, or 5% of the parcel area, whichever is greater	28,118 square feet
Available Impervious Area, Lot 1	
Available Impervious Area, Lot 2	

3. The following condition shall be added to the face of the Final Large Lot Plat: If any proposed impervious area exceeds the allowable square footage as designated per the table, then a Site Development Activity Permit (SDAP) will be required for that lot.

4. The following condition shall be added to the face of the Final Large Lot 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, August 14, 2018. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.
5. The following condition shall be added to the face of the Final Plat: 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.
6. If the project proposal is modified from that shown on the submitted Preliminary Plat dated August 2, 2018, 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. At time of building permit 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.
3. 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.

#### **FIRE MARSHAL**

1. The minimum fire flow requirements for one and two family dwellings in subdivisions shall be 500 gallons per minute for thirty (30) minutes.
2. Water line size and location and the location of fire hydrants must be shown on SDAP or Final Plat plans. 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.
3. IF fire flow cannot be met Please add the following note to the face of the plat: "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".

18-03544 Preliminary Large Lot Approval #409  
October 26, 2018

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; **Katharine Shaffer** for Land Use matters; **Greg Gentile** name for Fire Marshal matters; all of whom can be reached at (360) 337-5777.

Sincerely,



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Peggy Bakalarski, Project Lead

PB for SA

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Shawn Alire, Development Services and Engineering Supervisor

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10/25/18

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10/25/18

Cc: Surveyor – Aspen Land Surveying [Ezra@aspenland.com](mailto:Ezra@aspenland.com)  
Interested parties of record – [Longhorn50@msn.com](mailto:Longhorn50@msn.com)  
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