



Notice of Administrative Decision

Date: 03/31/2020

To: Derek Clark and Amanda Stroud, ajewels03@gmail.com
Michael Wnek, Mike@wnekeng.com
Interested Parties, Davidraymond98312@gmail.com
Beverlybabbitt@gmail.com
Jameshartman@fmtc.com
Domglaub@msn.com

RE: Permit Number: 19-04123
Project Name: SS#7447 STROUD/CLARK DUPLEXES - 3 parcels to construct
Type of Application: Preliminary Short Plat

The Kitsap County Department of Community Development has **APPROVED** the land use application for **SS#7447 STROUD/CLARK DUPLEXES - 3 parcels to construct duplexes - Preliminary Short Plat**, subject to the conditions outlined in this Notice and included Staff Report.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY 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/RequiredPermitQuestionnaireAppealObjectionOfAnAdministrativeDecision>.

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: Interested Parties:
Davidraymond98312@gmail.com
Beverlybabbitt@gmail.com
Jameshartman@fmtc.com
Domglaub@msn.com

Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Peggy Bakalarski
DCD File#19-04123



Kitsap County Department of Community Development

March 26, 2020

Derek Clark & Amanda Stroud
5599 NW Windjammer CT
Bremerton, WA 98312-9575

Ajewels03@gmail.com

RE: Preliminary Short Subdivision # 7447
Permit No. 19-04123
Tax Account No. 212501-2-071-2002

Dear Applicant(s):

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 subdivision, received 09/16/2019 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 16.48.
2. The following condition shall be added to the face of the final short subdivision:
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 19-04123. 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. Prior to final plat binding water letters will be required or a developer's agreement with the sewer purveyor.
8. The sidewalk shall be provided along the south boundary of the road frontage and contained within your property boundaries or if extended beyond the property boundary provide an easement for the area outside of your property with the Site Development Activity Permit (SDAP). The sidewalk shall be raised and composed of different paving material from the driveway. Provide the proposed details on the SDAP plans.
9. One guest/visitor parking space shall be provided on each lot.
10. Wheel stops shall be provided for each parking space and be shown on the SDAP.
11. All landscaping adjacent to and/or within the parking area shall be contained by permanent curbing and be shown on the SDAP.
12. A final landscape plan consistent with Kitsap County Code (KCC) 17.500 and KCC 16.24.040(F) shall be submitted with the SDAP and the approved landscape plan shall be submitted with each building permit for each lot.
13. Submit an irrigation plan with the SDAP. An irrigation plan is required that complies with KCC 17.500.020(K) or (L) and 17.500.040(A). Per KCC 17.500.040(A) states "There shall be provisions made for irrigation in the first two years following planting. This may include a temporary sprinkler system, or an approved means of manual irrigation. Manual irrigation methods shall be detailed in a written plan, included as a note on the landscape plan and accompanied by a maintenance bond in an amount determined by the director." The landscape plan shall include a temporary sprinkler system delineating the location or provide specific details about manual irrigation. If the plan is for manual irrigation,

provide the following details at a minimum: months manual irrigation required, minimum amount/depth in inches water to penetrate the soil, how often irrigation is required, if the frequency and/or amount of water varies by different landscape areas - mark the areas alphabetically and specify the requirements for each area, other information relevant to your irrigation plan. If you choose manual irrigation, we require a landscape invoice for the installed landscaping detailing the plant name, number of plants, cost per plant, total cost per plant type, total plant cost, soil amendments and bark costs, total labor cost to install plan, sales tax, and overall total to install landscape plan. Upon submission of the landscaping costs invoice, we will determine the cost of the maintenance bond.

14. The final landscape plan shall include the following notations at KCC

17.500.020(F):

1. Plant quantities shall be determined by required spacing.
2. All planting beds shall receive ground cover throughout except as noted.
3. All planting beds shall receive a minimum of two inches bark mulch.

15. The following conditions shall be included on the face of the plat:

1. One guest/visitor parking space shall be provided on each lot.
2. The approved Site Development Activity Permit (SDAP) landscape plan shall be submitted with each building permit for each lot. A minimum of 2 street trees and other landscaping indicated on the approved landscape plan are required per lot and if not installed as part of the SDAP shall be installed with the first building permit for each lot.
3. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500 and the approved landscape plan.

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 subdivision all pertinent special exception items in Schedule "B" of the title certificate.

STORMWATER

1. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.
2. 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.
3. The information provided demonstrates this proposal is a Large Project as defined in **Kitsap County Code Title 12**, and as such will require a Site Development Activity Permit (**SDAP**) from Development Services and Engineering that demonstrates a design meeting Minimum Requirements #1-9,

as outlined in the Kitsap County Stormwater Design Manual.

4. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with **Kitsap County Code Title 12** effective at the time the Preliminary Short Subdivision application was deemed complete, September 16, 2019. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
5. The Washington State Department of Ecology (Ecology) may require registration of the infiltration trench as a Underground Injection Control (UIC) well in accordance with the Underground Injection Control Program (Chapter 173-218 WAC). The applicant shall contact Ecology to determine if the facility is regulated under the UIC program.
6. The design of the infiltration facilities will be accordance with Vol. II, Chapter 5 of the Kitsap County Stormwater Design Manual.
7. The infiltration facilities shall remain off line until the drainage areas are stabilized and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities. In addition, retention ponds shall not be utilized as temporary erosion and sedimentation control ponds.
8. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering.
9. Before SDAP acceptance, the applicant shall submit a set of drawings to the City of Bremerton for review. The applicant shall notify Development Services and Engineering in writing when the plans have been submitted to the City. Development Services and Engineering shall coordinate with the City to determine if the City has any comments to the submittal.
10. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before requesting final inspection for the Site Development Activity Permit for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.

11. The impervious area per lot accounted for in the overall drainage facilities installed shall be indicated on the face of the final plat, along with the following condition: Additional impervious surfaces created on an individual lot beyond the amount accounted for in the overall drainage facilities shall be mitigated in accordance with Kitsap County Code Title 12.
12. Prior to recording the Final Plat, soil amendment is required over all disturbed areas within Tracts that are not covered by hard surface; provided, that in the event completion of a Recreational Tract has been bonded, soil amendment shall be completed prior to expiration of the bond covering that work.
13. 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.
14. If the project proposal is modified from that shown on the submitted site plan dated February 7, 2020, 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. All traffic control devices on public and private roads shall comply with the Manual on Uniform Traffic Control Devices as amended by the Washington Administrative Code. This is in accordance with 23 Code of Federal Regulations (CFR), Part 655.
3. Frontage improvements, consisting of a 20-foot wide driving surface, curb, and 5-foot wide sidewalk, is required along the property frontage on West Francis Street.
4. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
5. The property owners within the plat shall be responsible for maintenance of all landscaping within the existing and proposed 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 and the accepted construction plans. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
6. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on West Francis Street. The cross-sections should show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
7. 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.

8. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
9. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, MUTCD Manual on Uniform Traffic Control Devices, NEMA National Electrical Manufacturer's Association, NEC National Electrical Code, WSDOT Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA).
10. 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 SDAP process (or building permit if no SDAP is required). The need for and scope of bonding will be determined at that time.

FIRE MARSHAL

1. Include on final plat: Fire flow- Indicated by hydrant location OR include the following language on 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".
2. Indicate approved turn-around location on W Francis St.
3. Fire apparatus access roads are required and must be maintained in accordance with IFC 503 Amended by Kitsap County Code. Any proposed revision to these roads must be submitted to, reviewed and approved by the Kitsap County Fire Marshal's Office.
4. Access roads shall comply with the following: Unobstructed width of 20 feet and height of 13 feet 6 inches.
5. Shall be designed and maintained to support a 60,000-pound fire apparatus and be provided with an all-weather driving surface.
6. Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
7. Inside turning radius shall be a minimum of 25 feet (residential) 35 feet (commercial).
8. Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility.

9. Road shall not be more than 12% grade.
10. Water line size and the location of fire hydrants must be shown on SDAP 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.
11. The minimum fire flow requirements for one and two-family dwellings in subdivisions shall be 500 gallons per minute for thirty (30) minutes.

SOLID WASTE

1. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider for the project. Pay particular attention to the access requirements of collection trucks. Documentation shall be provided from the solid waste/recycling service provider that their requirements for this project have been met.

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 subdivision 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 subdivision.

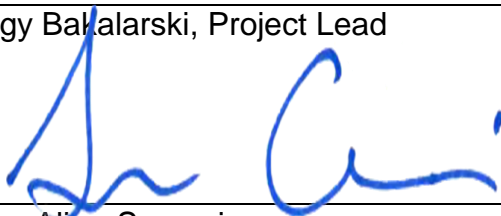
If you have any questions or comments regarding this letter, please feel free to contact **Peggy Bakalarski** for Survey matters; **Candy Vickery** for Stormwater and Traffic matters; **Meg Sands** for Land Use matters; **Greg Gentile** for Fire Marshal matters; all of whom can be reached at (360) 337-5777.

Sincerely,



03/26/2020

Peggy Bakalarski, Project Lead



03/26/2020

Shawn Aire, Supervisor

19-04123 Stroud/Clark preliminary short plat approval
March 26, 2020

Cc: Surveyor: Aes@bainbridge.et
Engineer: Mike@wnekeng.com
Interested parties of record:
Davidraymond98312@gmail.com
Beverlybabbitt@gmail.com
Jameshartman@fmtc.com
Domglaub@msn.com