



## Kitsap County Department of Community Development

### **Staff Report and Administrative Decision**

The Department of Community Development received a Request for Clarification of the Administrative Decision from BRG Properties LLC on February 27, 2018. All changes are to the decision of January 29, 2018 are either underlined or shown in strikethrough. Specific changes include the addition of Condition #50.

Report Date: January 29, 2018

Application Submittal Date: September 27, 2017      Application Complete Date: September 27, 2017

**To:** Cascadia Holdings Silverdale, LLC, [justin@cascadiadevelopment.com](mailto:justin@cascadiadevelopment.com)  
JWJ Group, [levi@jwjgroup.com](mailto:levi@jwjgroup.com)  
NL Olson and Associates, INC, [nlolson2@nlolson.com](mailto:nlolson2@nlolson.com)  
**Interested Parties and Parties of Record:** Pat Fuhrer, Gary Warner  
Darrell Mitsunaga, [Mitsunaga@jmmlaw.com](mailto:Mitsunaga@jmmlaw.com)

**RE:** **Permit Number:** 17 04048  
**Project Name:** Fieldstone Senior Living Community  
**Type of Application:** Administrative Conditional Use Permit (ACUP)

#### **Decision Summary:**

The Department of Community Development has reviewed the applicant's request for approval for an Administrative Conditional Use Permit (ACUP) for a senior living facility located at 11313 and 11353 Clear Creek Road NW in Silverdale. The proposal includes two buildings, a memory care facility and an independent and assisted living complex.

**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>.

#### **Project Request:**

Cascadia Senior Living and Development is requesting approval for an Administrative Conditional Use Permit (ACUP) for a senior living facility located on two parcels, 11313 and 11353 Clear Creek Road NW in Silverdale. The site totals 8.88 acres and has an access easement located on the adjoining property north of the proposed building site owned by Central Kitsap School District.

The proposal includes two buildings, a memory care facility and an independent and assisted living complex. The memory care facility is proposed to be a single floor building with 40 care units. The independent and assisted living complex is a four-story building with 127 units.

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The proposal includes a phasing plan in which the project will occur in 2 phases. The phasing plan states that the first phase will be the eastern portion of the site including the memory care facility and independent and assisted living complexes. Phase 2 will be the north-south connector road required by the Silverdale Design Standards. This will be discussed in more detailed in this report.

**Project Location:**

11313 and 11353 Clear Creek Road NW  
Silverdale, WA 98383

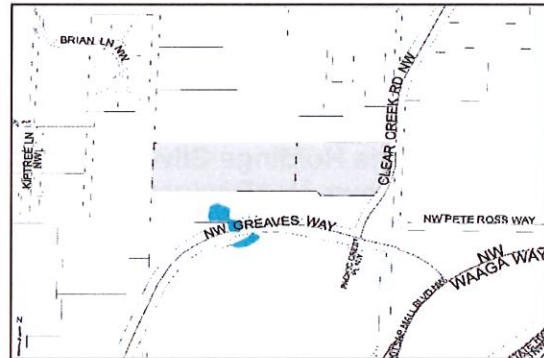
**Assessor's Account #:**

082501-4-064-2003 and 082501-4-065-2002

**Applicant/Owner of Record:**

Applicant: Cascadia Holdings Silverdale, LLC  
2520 W. Washington Ave Suite 1  
Yakima, WA 98903

Owner: JWW Group  
3599 NW Carlton Street Suite 201  
Silverdale, WA 98383



**SEPA (State Environmental Policy Act):**

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of "major" environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA comment period previously occurred concurrent with the Notice of Application dated October 4, 2017 (Exhibit 1). A Determination of Nonsignificance (DNS) was issued on December 20, 2017 (Exhibit 2). SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under condition 49 50 at the end of this report.

The SEPA appeal period expired January 3, 2018. No appeals were filed; therefore, the SEPA determination is final.

**Physical Characteristics:**

The proposed senior living facility is comprised of two adjacent rectangle shaped parcels. The two parcels total 8.88 acres. Across the two parcels, the slopes measure approximately 15 percent.

**Comprehensive Plan Designation and Zoning:**

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Commercial Zone in the Silverdale Regional Center and Design District

Base/Maximum Density: 10-30 dwelling units per acre

Minimum Lot Area - N/A

Minimum Lot Width - N/A

Minimum Lot Depth - N/A

Maximum Height - 65'

Standard Commercial Zone and Silverdale Regional Center and Design Setbacks:

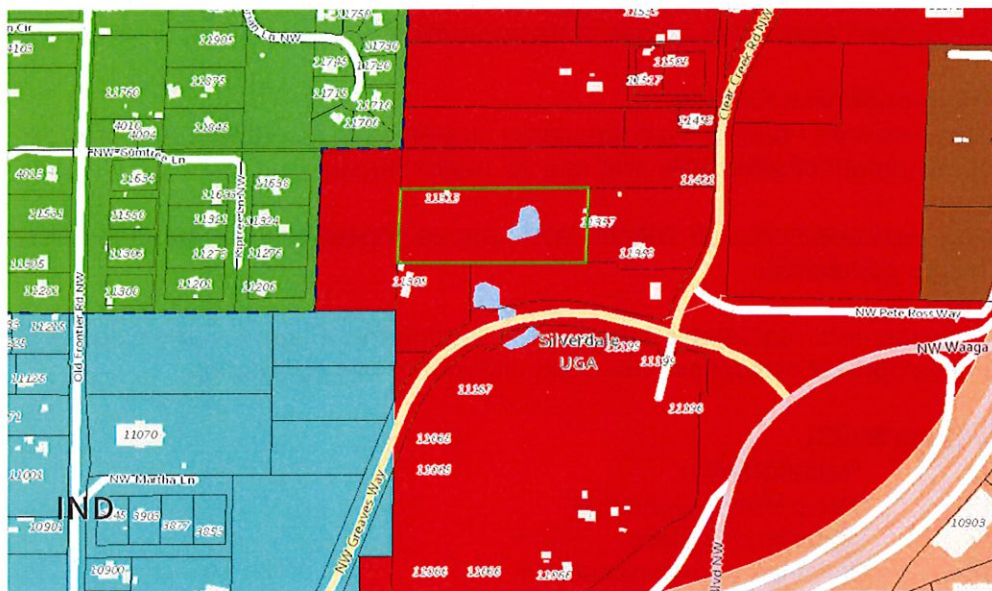
Front - 20'

Side - 10'

Rear - 10'

**Surrounding Land Use and Zoning:**

The surrounding areas have a mix of different zoning. To the north, the commercial zone continues for approximately 0.17 of a mile when the zoning changes to Business Center. West of the subject property, the zoning changes to Rural Residential approximately 0.06 miles from the subject property.



**Public Utilities and Services:**

- Water: Silverdale Water
- Power: Puget Sound Energy
- Sewer: Sewer
- Police: Kitsap County Sheriff
- Fire: Central Kitsap Fire District
- Schools: Central Kitsap School District #401

**Access**

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Access to the site is off an easement located on the adjoining northern property owned by the Central Kitsap School District.

**Policies and Regulations Applicable to the Subject Proposal:**

The Growth Management Act (GMA) of the State of Washington, Revised Code of Washington (RCW) 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan  
Adopted June 30, 2016

The following Comprehensive Plan goals and policies are most relevant to this application:

Land Use Policies

*Land Use Policy 16.* Promote housing preservation and development in areas that are already well-served by schools, public transportation and commercial facilities, and have adequate infrastructure to support alternative modes of transportation.

Housing and Human Service Policies

*Housing, Human Services Policy 5.* Use regulatory strategies to incentivize and provide flexibility for development of affordable and special needs housing.

*Housing, Human Services Policy 13.* Identify and remove impediments to creating housing for harder to house populations.

The county's development regulations are contained within the Kitsap County Code (KCC). The following development regulations are most relevant to this application:

Kitsap County Code (KCC)

- Title 11        Transportation
- Title 12        Storm Water Drainage
- Title 13        Water and Sewers
- Title 14        Buildings and Construction
- Title 17        Zoning

- Chapter 18.04 State Environmental Policy Act (SEPA)
- Chapter 20.04 Transportation Facilities Concurrency Ordinance
- Chapter 21.04 Land Use and Development Procedures

**Documents Consulted in the Analysis:**

**Applicant submittals:**

Document	Dated or date stamped
1. Notice of Application	October 4, 2017
2. SEPA (State Environmental Policy Act) Decision	December 20, 2017
3. Wagga Way Design Standards Narrative	December 12, 2017
4. Preliminary Geotechnical Engineering Investigation	August 2017
5. Phasing Narrative/Plan	January 18, 2018

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**Staff communication:**

Document

Memo from Development Service and Engineering  
Memorandum from Steve Heacock, Environmental Planner

Dated or date stamped

January 26, 2018  
December 22, 2015

**Public comments:**

There are two interested parties for this project, Gary Warner and Pat Fuhrer. Neither party submitted written or verbal comments.

**Analysis:**

**Land Use and Zoning**

This application describes the use as a "Senior Living Community." There is both independent living and assisted living proposed. Kitsap County Code's closest related use to this proposal is congregate care facility and convalescent care.

Kitsap County Code 17.110.180 defines congregate care facility as "any building in which people live in individual housing units which provide for independent living while providing common living areas and limited services such as health care, meals and housekeeping."

Kitsap County Code 17.110.190 defines convalescent, nursing or rest home as "any building or premises in or on which sick, injured, or infirm persons are housed, for a period in excess of twenty-four consecutive hours and furnished with meals and nursing care for hire."

Kitsap County Code KCC 17.410.040(B).112 – Convalescent home or congregate care facility requires an Administrative Conditional Use Permit (ACUP) in the Commercial zone. The applicant has requested Administrative Conditional Use Permit approval, and therefore has complied with this requirement.

The convalescent home or congregate care facility is classified under Kitsap County Code 17.410.040(B).112 as also requiring an ACUP and is subject to footnote 97 which states "cottage housing is an allowed use in conjunction with congregate care facilities and shall be reviewed under the congregate care facility permit review process." This application does not include cottage housing and does not need review under this congregate care facility permit review process.

**Wagga Way/Silverdale Design Standards**

The subject property is located within the Wagga Way Design Center. The district is located northwest of the Highway 3 and 303 interchanges in Silverdale. A subarea narrative (Exhibit 3) was submitted with the application demonstrating how the proposal meets the design standards. Staff reviewed the narrative and determined the proposals meets the design standards. The project will be conditioned to adhere to these design standards.

**Phasing**

The submitted Phasing Plan (Exhibit 5) proposes the project to be constructed in two phases. The first phase includes all the senior living facilities, parking, and landscape. The second phase is only the north-south connector road required by the Silverdale Design Standards Chapter 10. The project is conditioned for the applicant to be responsible for the construction of this connector road.

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### **Setbacks**

All buildings and activities, including parking, are required to be located outside of required setbacks. Kitsap County Code 17.420.050(D) requires a minimum setback of 20-feet from the front lot line and requires a minimum 10-foot setback from a side or rear lot line. These setbacks are met.

### **Access, Roads and Traffic**

Access to the subject property is off an easement road owned by the Central Kitsap School District. A recorded easement from the Central Kitsap School District was submitted with the application demonstrating the legal access to the subject property.

The project will be conditioned to provide frontage improvements to Clear Creek Road NW. This includes a 5-foot sidewalk, vertical curb, gutter, 5-foot bike lane and 12-foot travel lane.

### **Off-Street Parking**

Kitsap County Code 17.490.030 requires 0.50 per unit and 1 per on-duty employee for "Senior Housing" which is the most related use in the Parking Table. There are 167 proposed units and approximately 30 employees totaling the need of 114 parking spaces. Wagga Way Design Standards requires that "parking shall be limited to no more than one hundred percent (100%) of the required minimum amount." The application proposes 120 parking spaces. Though this amount does exceed the 100% minimum requirement, staff is supporting 120 spaces due to employees on site. Employees may be asked to work longer or have more staff members on site for certain occasions that require cars to be parked longer or more frequent.

Parking is proposed in dispersed lots per Silverdale Design Standards. Parking areas in the proposal also include landscaped pedestrian pathways that are protected from vehicular traffic.

### **Landscaping**

Kitsap County Code (KCC) 17.500.025 requires that a minimum of 15% of the site be landscaped to the standards set forth in Chapter 17.500. Approximately 50% of the site is proposed to be landscaped with natural vegetation.

Kitsap County Code 17.500.027. A.2 requires a "Separation Buffer" to create a visual separation that may be less than one hundred percent sight-obscuring between compatible land uses or zones. The subject property is surrounded with like commercial zoning. The application proposes separation buffer with evergreen and deciduous trees. A final landscaping plan is required at time of Site Development Activity Permit (SDAP) submittal which complies with these requirements.

An Irrigation Plan was also submitted in accordance with KCC 17.500.040.A.

### **Signage**

Signage will be required to comply with KCC 17.446, Sign Code, or future code in effect at the time of a complete sign permit application.

### **Critical Areas**

According to Kitsap County's GIS data, there are wetlands on this property. There was a Memorandum from Kitsap County Environmental Planner Steve Heacock dated December 22, 2015. The Memorandum confirms the findings of a wetland report done in 2005 that there are no wetlands on the property. The findings were confirmed after a staff site assessment in 2015 of the property.

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The western portion of the property measures close to 15% slopes. Slopes 15% or greater are considered "moderate geologic hazards" by KCC 19.400.420.2. There was a Preliminary Geotechnical Engineering Investigation done by N.L. Olson and Associates submitted with the application. The permit has been conditioned for a final geotechnical report to be submitted with the Site Development Activity Permit.

### **Kitsap County Health District**

The Kitsap County Health District has granted approval of the Administrative Conditional Use Permit, subject to conditions outlined later in this report.

### **Stormwater**

Development Services & Engineering reviewed the Preliminary Drainage Report and Preliminary Engineering Plans and finds the concept supportable in its approach to civil site development. A Site Development Activity Permit (SDAP) will be required to implement the project's stormwater concept.

### **Findings:**

1. The Director has review authority for this Administrative Conditional Use Permit application under Kitsap County Code 17.540.020 and 21.04.100.
2. The proposal is consistent with the comprehensive plan.
3. The proposal complies with or will comply with requirements of Title 17 and complies with or will comply with all of the other applicable provisions of the KCC and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
4. The proposal will not be materially detrimental to existing or future uses or property in the immediate vicinity.
5. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

### **Decision:**

Based upon the above findings, it is recommended that the ACUP request for Fieldstone Senior Living Facility be **approved**, subject to the following 49 50 conditions:

### **Planning**

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
3. 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 requesting a final inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.

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4. Any and all signage design and location (including exempt signs) shall comply with Kitsap County Code (KCC) 17.510, and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
5. The recipient of any Administrative Conditional Use Permit shall file a Notice of Land Use Binder with the County Auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of an agreement to abide by the terms and conditions of the Administrative Conditional Use Permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.
6. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
7. The decision set forth herein is based upon representations made and exhibits contained in the project application (17 04048). 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.
8. 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.
9. This Administrative Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within three years of the Notice of Decision date or the resolution of any appeals.
10. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.
11. The project shall meet the design standards of the Wagga Way subarea plan.
12. The applicant shall be responsible for the construction of the north-south connector road required by the Silverdale Design Standards Chapter 10. This is described in the Phasing Narrative (Exhibit 5) as Phase II.

### **Environmental**

13. Prior to SDAP approval, a final geotechnical report will be submitted to address the final site plans and the recommended infiltration testing and subsurface exploration, per the



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preliminary geotechnical report (N.L. Olson and Assoc., dated August 2017).

### Sewer

14. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer."
15. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plans, profiles, and specifications designed in accordance with Kitsap County Public Works - Sewer Utility Division Standards and Regulations.

### Development Services and Engineering

16. 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.

### Stormwater

17. 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.
18. 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 Administrative Conditional Use Permit application was deemed complete, September 27, 2017. 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.
19. Any project that includes offsite improvements that create additional impervious surface such as lane widening, sidewalk or shoulder installation, or intersection channelization shall provide stormwater mitigation in accordance with **Kitsap County Code Title 12** effective at the time the Administrative Conditional Use application was deemed complete, September 27, 2017.
20. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information about this permit can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email [joshklimek@ecy.wa.gov](mailto:joshklimek@ecy.wa.gov). This permit is required prior to issuance of the SDAP.
21. The Washington State Department of Ecology (DOE) may require registration of the infiltration trench as an 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.
22. The design of the infiltration facilities will be accordance with Section 7.3.4 of the Kitsap County Stormwater Design Manual.
23. 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.
24. During the construction of the proposed infiltration facilities, the Project Engineer shall

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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.

25. This project includes the construction of a detention vault, which requires a building permit issued by the Department of Community Development. A Structural Engineer, registered in the State of Washington, shall prepare the construction drawings. In addition, a geotechnical engineering analysis of the vault design is required. That analysis will be prepared by a Civil Engineer licensed in the State of Washington, knowledgeable in the practice of soils engineering and mechanics. The analysis will address the effects of groundwater infiltration, seepage, potential slip planes, and changes in soil bearing strength. The proposed facilities will be designed following the recommendations of the geotechnical analysis.
26. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits 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.
27. If the project proposal is modified from that shown on the submitted site plan dated September 27, 2017, Development Services and Engineering will require additional review and potentially new conditions.

### **Traffic and Roads**

28. 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.
29. Public roads shall not exceed 12% grade or less depending on the road classification per Kitsap County Road Standards.
30. The following note shall appear on the face of the final plat map. "All interior roads shall remain private.
31. 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.
32. All rights of access for adjoining properties currently in existence shall be preserved. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to issuance of the Site Development Activity Permit.
33. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
34. The property owners shall be responsible for maintenance of all landscaping within the

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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.

35. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on Clear Creek Road NW. The cross-sections should show existing and proposed pavement, vertical curb, gutter and 5-foot sidewalk, shoulders, ditches and side slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
36. 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 Figure 4-2 or WSDOT Standard Plan F-80.10-04. Existing approaches may need to be improved to meet current standards.
37. Frontage improvements, consisting of vertical curb, gutter, 5-foot sidewalk, 5-foot bike lane and 12-foot travel lane, are shall be constructed along the entire property frontage on Clear Creek Road NW.
38. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
39. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of Clear Creek Road and Road A. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
40. 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).
41. Prior to completion of this permit with the Department of Community Development, the applicant shall apply for and satisfy all conditions of a Right-of-Way Permit through the Department of Public Works for any and all work performed in the county Right-of-Way associated with this project. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit.

### **Wastewater**

42. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer."
43. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plans, profiles, and specifications designed in accordance with Kitsap County Public Works - Sewer Utility Division Standards and Regulations.

**Solid Waste**

44. 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 (e.g. dumpster size and location) 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.
45. The SDAP submittal shall show solid waste dumpster location, method for securing the enclosure gates in an open position and pad sizes on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans. Provided area must accommodate a minimum 6-yard dumpster.
46. The SDAP submittal shall show that at least 150 square feet of exterior recyclable materials storage space for the project. Describe collection containers and show their locations, method for securing the enclosure gates in an open position and pad dimensions on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans.
47. If using a compactor, liquid wastes generated as a result of compaction must not discharge into the stormwater system per BKCBH Ordinance No. 1996-11, Section IV.2.a.

**Other**


48. This project includes the construction of rock walls or other retaining facilities. If these rock walls either exceed four feet in height or sustain a surcharge, a separate building permit with an engineered design is required. This note shall be placed on the face of the final construction drawings.
49. Rock and retaining walls shall meet all applicable setback requirements of KCSDM 4.7.5.
50. No access to the subject property shall be allowed over any portion of the BRG Property or the BRG Road as defined in this Condition 50. Owners, tenants, residents, service workers, employees, contractors, and invitees of the Subject Property shall be strictly precluded from using any portion of the real property, identified as Tax Parcel 082501-4-066-2001 property (the "BRG Property"), including, but not limited to, the road located in the northeastern portion of said property (the "BRG Road") for access or any other purpose. The Applicant and Owner of the subject property shall ensure that clearly visible and legible signage is installed that expressly states that the BGR Road is a private access road and that residents, employees, delivery personnel, and vendors of the subject property are prohibited from using the BRG Road. The signage shall be placed so it is clearly visible to anyone who might use the BRG Road and be placed on the boundary of the subject property at the point where the private interior road on the southern edge of the subject property heads south and connects to the road on the BRG Property. The Applicant and Owner shall also routinely advise

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tenants, residents, service workers, employees, contractors and invitees of the subject in writing of the prohibition against using the BRG Property for access to the subject property.

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.

  
Katharine Shaffer, Project Lead

2-28-18  
Date

  
Shawn Aire, Development Services and Engineering Supervisor

2-28-18  
Date

CC: Cascadia Holdings Silverdale, LLC, Justin Youker, [justin@cascadiadevelopment.com](mailto:justin@cascadiadevelopment.com)  
JWJ Group, Levi Holmes, [levi@jwgroup.com](mailto:levi@jwgroup.com)  
NL Olson & Associates INC Norm Olson, [nlolson2@nlolson.com](mailto:nlolson2@nlolson.com)

Interested Parties:

- Pat Fuhrer, [patf@map-limited.com](mailto:patf@map-limited.com)
- Gary Warner
- Darrell Mitsunaga, [Mitsunaga@jmmlaw.com](mailto:Mitsunaga@jmmlaw.com)
- Kitsap County Health District, MS-30
- Kitsap County Public Works Dept., MS-26
- DCD Staff Planner: Katharine Shaffer
- DCD File #17 04048

