



Staff Report for the Hearing Examiner

Report Date: October 20, 2016

Application Submittal Date: June 22, 2016

Hearing Date: October 27, 2016

Application Complete Date: June 24, 2016

Permit Number: 16 02805

Project Name: Pros Pine Preliminary Plat

Type of Application: Preliminary Plat

This staff report was prepared by Jeff Smith, Planner, based on information available up until the time the report was prepared. New information relevant to review of this application may become available prior to the hearing or at the hearing. Staff may wish to change their analysis based upon that new information, and reserves the right to do so.

Project Request:

Sound Developers has made a request for approval of a Preliminary Plat application to subdivide a 3.85 acre parcel into 14 detached single-family residential lots. There is an existing single-family home that will remain on one of the 14 lots. The subdivision will include one private road tract, and open space tract that includes a wetland and buffer to remain in common ownership. The building lots will vary in size from a minimum 3,597 square feet to 27,438 square feet in size. A private road serving the Prosperity Plat that abuts the east side of the project will provide access to the subdivision via SE Horstman Road. Prosperity Plat was approved by the Hearing Examiner on December 11, 2012 (File 11 99204). The preliminary plat includes a sidewalk on one side, storm drainage facilities, and will be served by public water and sanitary sewer. The applicant is proposing single-family homes with 2-story wood frame construction, painted wood siding, composition roof, and height up to 35 feet.

The preliminary subdivision application was determined complete on June 24, 2016 prior to the Comprehensive Plan Amendment and zone change adopted on June 30, 2016. The County reviewed the application for consistency with Kitsap County Code (KCC) in affect prior to the adoption of the amendment. They are preliminary plat standards in Title 16 Land Division and Development; in Title 17 Single-family Subdivision/Development standards; and the Kitsap County Storm Drainage Manual in Title 12. The applicant has demonstrated the development is physically suitable for the site. The Review Authority is the Kitsap County Hearing Examiner consistent with Title 21 of the KCC.

Project Location:

The subject property is located at 1125 Lidstrom Road SE, Port Orchard 98366, north of SE Horstman Road in Silverdale, in South Kitsap County, WA.

Assessor's Account #:

302402-4-057-2004



Applicant/Owner of Record:

Andrew Schell
Sound Developers Group, Inc.
13614 Whispering Pines Drive
Gig Harbor, WA 98402

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 (Exhibit 4), 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 be a determination of either Non-Significance, Mitigated Impacts, or Significant for an EIS is called a threshold determination. The County gives a separate notice of the threshold determination. 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 197-11-340(2), the Responsible Official signed a Determination of Nonsignificance on September 28, 2016 and the appeal period ending on October 12, 2016 with the following information (Exhibit 16).

Comments

The SEPA comment period previously occurred concurrent with the Notice of Application dated 6/30/2016. There were several comments received related to the sewer line easement road and neighboring access, which will be addressed in the staff report.

Conditions

1. The proposal contains wetlands and a moderate geologic slope and will be conditioned pursuant to KCC 19.200 and 19.400. The proposal is also subject to Stormwater Management per KCC Title 12.
2. Due to off site sewer line construction, minor wetland impacts will be mitigated per the wetland report and associated mitigation plan prepared by BGE Environmental.

Physical Characteristics:

The subject property is developed with a single-family dwelling totaling 3.85 acres. The property is north of the intersection of Warner Avenue SE, and SE Horstman Road and approximately 300 feet north of the intersection of SE Horstman Road and Lidstrom Road SE. The development site is currently forested with Douglas fir, cedar, alder and maple trees with an understory. The Soil Survey of Kitsap County list the existing soils as Alderwood very gravely sandy loam, 6 to 15 % slopes; and Harstine gravely sandy loam, 0 to 6 % slopes and 15 to 30% slopes. Both soil units are moderately deep, moderately well drained and found on broad uplands.

The site slopes gently downward to the north at a general grade of approximately 5%. The steepest slope onsite is approximately 24% near the north property line. The applicant submitted a Geologic Slope Assessment Report to address slope stability and setbacks, consistent with Title 19.400 of the Critical Area Ordinance. The topography of the property

and properties south of the development site drains via a seasonal creek northward into Sullivan Creek, which eventually drains to Sinclair Inlet.

The applicant submitted a wetland report and mitigation plan with the application, dated June 20, 2016. A Category III wetland with an associated Type N stream is located on the west side of the development site and was reviewed for consistency with Title 19.200 of the Critical Area Ordinance. The wetland is bisected onsite, but part of one system is connected offsite to the north. The smaller lobe of the wetland is located near the northwest corner, measuring 5,657 square feet in size and the larger wetland is 21,124 feet and connects to the seasonal creek.

Administrative Wetland Buffer Reduction

The category III wetlands require an 80-foot wetland buffer, but due to the existing residential development and onsite constrains, an administrative buffer reduction will be applied to the development. The reduction is measured as 61.2 feet at its narrowest point, and as such is less than 25 percent, as allowed per Title 19.200.220 (C, 1, b). The reduced buffer is the minimum necessary to accommodate the development, while still providing protection of the wetland functions. The proposed reduction meets the qualifications under the variance criteria in KCC 19.100.135.

Due to some minor clearing of the wetland buffer and associated sewer line installation along the existing residential driveway, the associated mitigation plan will be implemented to compensate for project impacts. Incidental wetland fill on the sewer easement road from the sewer extension for the Prosperity Plat, and for this project, will be removed. Per the mitigation plan, the 485 square feet of fill will be removed and the area replanted with native vegetation. In addition, 3,890 square feet of degraded wetland buffer on site will be restored and replanted with native vegetation. Lastly, a 45 lineal foot hedgerow will be installed to act as a functional screen between the existing residence and the wetland. Split rail cedar fencing will be installed on the proposed buffer edge between the wetland and lots 6 through 9.

Comprehensive Plan Designation and Zoning:

The preliminary subdivision application was determined complete on June 24, 2016 prior to the zone change Comprehensive Plan Amendment adoption on June 30, 2016, (Ordinance No. 534 -2016 Comprehensive Plan Update). The property designation changed from Urban Low Residential in the Port Orchard Urban Growth Area to Rural Residential. The intent of the zone is to recognize, maintain, and encourage urban low-density residential areas by including a full range of services and facilities that are adequate at the time of development.

The following are the development standards per the Urbana Low Residential zone:

Minimum Density	= 5 dwelling units/acre
Maximum Density	= 9 dwelling units/acre
Minimum Lot Area	= 2,400 square feet
Minimum Lot Width	= 40 feet
Minimum Lot Depth	= 60 feet
Maximum Height	= 35 feet
Minimum Setbacks	= 20 feet front yard for garages 10-feet habitable area

- = 5 feet side yard
- = 5 feet rear yard

Proposed Net Density: 8.6 dwelling units per acre.

The applicant calculated net developable area by subtracting the road tract, wetland, and associated buffer consistent with KCC 17.382.060 Urban Density a Dimensions Table and definition KCC 17.110.506 Net Developable Area.

Surrounding Land Use and Zoning:

The current zoning and land uses of properties surrounding the development site is the Rural Residential zone and include single-family dwellings on larger lots.

Public Utilities and Services:

- Water: West Sound Utility District
- Power: Puget Sound Energy
- Sewer: West Sound Utility District
- Police: Kitsap County Sheriff
- Fire: South Kitsap Fire and Rescue #7
- Schools: South Kitsap School District No.402

Policies and Regulations Applicable to the Subject Proposal:

The Growth Management Act of the State 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 that is then used to prepare development regulations.

The following provisions are goals and policies of the Kitsap County Comprehensive Plan addressing the proposed use:

Policy LU-22 Encourage development patterns in UGAs that support pedestrian connectivity between neighborhoods and community destinations where possible.

Policy LU-61 Encourage development in residential zones to occur in a manner that result in the design and construction of interconnected system of open spaces, critical areas and recreational areas with wildlife corridors.

Policy NS-42 Encourage developers to protect continuous corridors of native vegetation wherever possible, to disturb as little natural vegetation as feasible, and to enhance or restore wildlife habitat by transplanting or planting native vegetation in the developed landscape.

Policy NS-43 Encourage cluster development to protect fish and wildlife and, where possible, plan cooperatively with adjacent property owners to maximum habitat potential.

Kitsap County Code (KCC)

- Title 11 Road Standards
- Title 12 Stormwater Drainage, at the time of vesting
- Title 14 Buildings and Construction
- Title 16 Land Division and Development
 - Chapter 16.40 Subdivisions
- Title 17 Zoning
 - Chapter 110 Definitions

Chapter 335 Urban Low Zone
 Chapter 381 Zoning Use Tables
 Chapter 382 Density, Dimensions, and Design
 Chapter 385 Landscaping
 Chapter 400 Land Use Review
 Chapter 425 Planned Unit Development
 Chapter 435 Off-Street Parking and Loading
 Chapter 520 Appeals
 Chapter 525 Revocations of Permits or Variances
 Chapter 18.04 State Environmental Policy Act (SEPA)
 Title 19 Critical Areas Ordinance
 Chapter 200 Wetlands
 Chapter 300 Fish and Wildlife Conservation Areas
 Title 21 Kitsap County Land Use and Development Procedures

Documents Consulted in the Analysis:

A complete index of exhibits is located in the project file. To date, the index to the record consists of Exhibits 26.

Exhibit #	Document	Dated or date stamped
1	Project Application	06/22/16
2	Supplemental Application – Preliminary Land Divisions	06/22/16
3	Supplemental Application – Concurrency Test	06/22/16
4	SEPA Checklist	06/22/16
5	Project Narrative	06/22/16
6	Water/Sewer Service Letter	05/16/16
7	Traffic Impact Analysis	06/22/16
8	Geologic Slope Assessment Report – Infiltration Letter	06/13/16
9	Wetland Delineation & Mitigation Plan	06/20/16
10	Project Plans	06/17/16
11	Kitsap County Public Works Review Comments	06/30/16
12	Notice of Application	06/30/16
13	Memo from Candy Mursell to Jeff Smith	07/12/16
14	Public Comment – Ed Jerles	07/20/16
15	Memo from Candy Mursell to Jeff Smith	08/06/16
16	Determination of Nonsignificance	09/28/16
17	Jeff Smith Project Notes	
18	Notice of Public Hearing	10/13/16
19	Assessor Parcel Map	
20	Comprehensive Plan Map	10/19/16
21	Aerial Imagery	10/19/16
22	Stormwater Map	10/19/16
23	Aquifer Recharge Map	10/19/16
24	Critical Area Map	10/19/16
25	Utilities Map	10/19/16
26	Zoning Map	10/19/16
27	Staff Report	10/20/16

Public Comments:

Pursuant to KCC Title 21, Land Use, and Development Procedures, the department gave proper public notice for the Preliminary Plat. To date the department has received public comments from Ed Jerles, a neighbor to the subject property. Mr. Jerles has concerns with trees cut down on his property and damage to his yard when the sewer line was installed. The neighbor has concerns with rules applied to his situation to connect by the sewer district.

Analysis:

The proposal was reviewed for consistency with zoning requirements in KCC, Chapter 16.04.080 General Provisions, 16.24.040 Urban Standards, 16.40 Subdivisions, Title 17 Zoning (Chapter 17.382.037 Single-Family Subdivision Development Standards, Table 17.382 Density, Development Density, Dimensions, and Design). Staff reviewed the land use application preliminary site plan dated June 22, 2016, pursuant to the above requirements.

Transportation

The private access road will have a function classification as a local-access road. The private road tract is 45 feet wide with two 12-foot wide driving lanes, a cul-de-sac in the center of the plat, an 8-foot parking lane against the 5-foot sidewalk, and curbs on both sides of the roadway. Engineering staff and Public Works have reviewed the transportation component of the project and issued preliminary approval on August 6, 2016 (Exhibit 15).

Stormwater

The project is considered a major development. The proposed stormwater system consists of an infiltration trench for water quantity mitigation and two Bay Filters for water quality mitigation. Engineering staff have reviewed the stormwater element of the project and issued preliminary approval on August 6, 2016 (Exhibit 15).

Sewer and Water Service

The Kitsap Public Health District has reviewed the proposal for the Prosperity Plat. The District confirms the sewer, public water provider will be West Sound Utility District, and that the existing septic tank must be properly abandoned (Exhibit 5). Based on the previous designation, the project proposal is consistent with KCC 17.381.050 Footnotes for zoning table, footnote #48 for providing an urban level-of service of sanitary sewer.

Schools

The local schools that will serve the development are Orchard Heights Elementary School, Marcus Whitman Junior High are both located approximately 0.75 of a mile south of the project site, and South Kitsap High School approximately one (1) mile west in Port Orchard.

Lighting and Central Mail Boxes Urban Plats

Urban residential plats generally include illumination of internal road ways and street lighting at the intersection where private roads intersect with County right-of-way, pursuant to KCC 11.40 Street Lighting. The developer is usually responsible for installing lighting at the County's intersection and conveyed to the County. If desired, the developer and or Home Owners Association (HOA) install the internal street lighting. The individual property owners are billed through the local water purveyor for lighting with the HOA responsible for maintenance. Lighting is not required for this plat.

The trend is to move away from traditional rural boxes and install clustered mailbox design for efficiency, security, and aesthetics. Consistent with KCC16.24.040 Urban Standards 1.C (d.), where clustered mailboxes are proposed, that the sidewalk meet clear zone requirements.

Preliminary Plat Data Table		
Project Site Data Table	Acres	% of Area
Total Lot Area	3.85	100%
Road Tract	0.40	10%
Wetland	0.61	16%
Wetland Buffer	1.22	32%
Net Developable Area	1.62	8.6 dwelling units per acre
Required Density		5 to 9 dwelling units per acre

KCC 17.382.037 Single-Family Subdivision /Development Standards

The following development standards apply to the proposed preliminary subdivision pursuant to KCC 17.382.037 (Single-Family Subdivision /Development Standards). Staff comments are in italics.

1. Sidewalk Requirements:

a. Sidewalks are required on both sides for all public or private streets meeting the classification of principal, minor arterial, collector, local sub-collector, or local minor roads described by the Road Standards.

Staff Comment: The requirement is not applicable. The road will remain private and function as a local access road.

b. Sidewalks are required at a minimum one side of all public private meet the criteria as local roads per the Road Standards.

Staff Comment: The applicant is proposing a 5-foot wide sidewalk on one side that will connect to the sidewalk in the abutting Prosperity Plat.

c. Rolled curbing is prohibited, except where the road is separated by a bioswale or other water quality treatment facility.

Staff Comment: Rolled curbing and separated sidewalk is not proposed.

2. Public Streets and Connectivity Requirements: The dedication of or deeding property for right-of-way within or along the boundaries of single-family subdivisions or developments may be required.

Staff Comment: The preliminary subdivision will include a private street, which will not involve the dedication of the road to the County. There is not an opportunity for road connectivity due to the limitations with topography and critical areas.

3. Utility Connectivity Requirements for public utility extensions to abutting or contiguous properties.

Staff Comment: The subject property is now outside the Port Orchard urban growth area, which limits the extension of urban public utilities.

4. Landscaping Requirements:

a. Landscaping is required at entrances and street trees along streets or on individual lots or units prior to occupancy.

Staff Comment: The applicant is proposing landscaping with street trees along roadway. The final landscape will need to be consistent with the requirements in this section and KCC Chapter 17.385. The landscaping plan shall identify wetland buffer enhancements areas and a split rail fence. If a fence is not installed to screen on-overflow parking for Proposertiy Plat, staff recommends the applicant install a 6-foot solid-wood panel fence along the perimeter of lots10 through 14.

- b. Off-street Parking: Project shall provide off-street parking.

Staff Comment: On-street parking for 7 vehicles is included with this proposal, consistent with KCC Chapter 17.435. Off-street parking will be verified on individual single-family Building Permits.

Title 16 Land Division and Development

The proposal was reviewed for consistency with zoning requirements in KCC, Chapter 16.04.080 General Provisions, 16.24.040 Urban Standards and 16.40 Subdivisions.

16.24.040 Urban Standards

The following are land segregation standards for preliminary subdivisions:

1. Access: See above.
2. Public Transit Provisions:
The neighborhood adjacent to the project site is not served by a Kitsap Transit route. The nearest bus route is Route 86, Southworth Shuttle, located approximately quarter mile south of the site on SE Mile Hill Drive.
3. Non-motorized Facilities:
There are no trails proposed. The non-motorized plan does not identify trail connections on the subject property.
4. Off-Street and On-Street Parking:
The preliminary plat is required to be consistent with KCC 17.435 Off-Street Parking and Loading. Two off-street parking spaces are required per residential lot and 0.5 per lot for over flow on-street parking. Based on the number of lots the project will need to include a minimum of 28 off-street spaces and 7 on-streets spaces are required. The applicant is proposing 7 on-street parking spaces.
Staff Comments: Off-street parking will be verified at the time of building permit application. The applicant has documented that the project is consistent with the minimum overflow parking requirements, which will be shown in the Site Development Activity Permit (SDAP) site plan.
5. Fire Protection:
The Fire Marshal's Office has reviewed the project, and included conditions of preliminary approval, and forwarded a copy of the plans to South Central Kitsap Fire and Rescue #7. The fire station on Fircrest Drive SE is the primary responder for this preliminary plat. The Fire Marshal's Office conditioned the project to provide fire flow with fire hydrants not more than 600 feet apart within the plat.
6. Landscaping Requirements:
Street trees are spaced up to 25 feet on-center. The applicant is proposing the roadway be landscaped with Trident Maple and Raywood Ash.

Staff Comments: The development is consistent with landscaping standards for street trees. A final landscape plan will be required to be submitted with the Site Development Activity Permit.

7. Utilities: Water Supply: The single-family homes within the plat will be served by West Sound Utility District for water service. The West Sound Utility District serves the unincorporated urban growth area for drinking water in the Port Orchard Urban Growth Area and in rural South Kitsap. The applicant has received a non-binding letter of water availability form from the Water District (Exhibit 6).

8. Recreation Requirements

The preliminary plat will not include recreational open space amenities

Staff Comments: The project falls below the threshold of 19 dwelling units to require a recreation facility.

16.24.060 Low Impact Development: Low impact development practices may be reviewed during SDAP to reduce storm drainage runoff. The applicant is proposing a low impact design by including infiltration trench in the roadway to infiltrate storm water from roof drains and other sources.

KCC Section 16.04.080 General Provisions-Appropriate facilities and Improvements determinations

The County must determine whether the proposal includes appropriate provisions for drainage, roads, alleys and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities, school sites and grounds and other public and private facilities and improvements. The Hearing Examiner is required to make findings for the following requirements:

1. Must be documented that the proposed subdivision complies with applicable provisions of the Kitsap County Comprehensive Plan, and Kitsap County Code if the public use and interest will apparently be served by the proposal.
Staff Comments: The department determined that the plat proposal is consistent with the Urban Low zone and is consistent with the Comprehensive Plan policies. The project falls within the required density of 5 to 9 dwelling units required by the zone. The proposed density is based upon the net developable acreage, which is 9 dwelling units per acre when rounding up.
2. Adequacy of Access: Each lot within land segregation shall have approved access. The applicant is proposing to construct private roads that meet minimum fire access requirements. Vertical curbs are required for designated on-street parking areas. The Engineering staff has reviewed the transportation element of the project and issued a preliminary approval.
Staff Comments: The applicant has addressed public safety by providing adequate access for ingress and egress from the plat.
3. Safe Walking Conditions: The applicant is required to provide information on pedestrian needs generated by the proposed land segregation.
Staff Comments: Pursuant to KCC Title 16 sidewalks are required. The applicant is providing an internal sidewalk on one side of the private road tract.
4. Lot Configuration: Lots should run at right angles to the street upon which the lots face.
Staff Comments: The proposed 14 lots within the project comply with the above standard for

lot configuration. The applicant is proposing Lots 9 and 10 will have 10 and 20-foot front yard setbacks from the driveway off the private road.

Recommendation:

Based upon the information above, the Department of Community Development recommends that the Preliminary Plat request for Pros Pine be **approved**, subject to the following 42 conditions:

Based upon the information above, the Department of Community Development recommends that the Hearing Examiner approve the Pros Pine Preliminary Plat, subject to the following conditions of approval:

1. All required permits shall be obtained prior to commencement of land clearing and/or construction.
2. All Building permits on these lots will be subject to impact fees pursuant to Kitsap County Code.
3. At SDAP the Final Landscape Plan will be required to be submitted consistent with KCC 17.385 Landscaping, during civil site plan review, which depicts natural vegetation, and the planting and irrigation plan.
4. Street Trees (2 to 2.5' caliber) shall be planted along the access driveway and on individual lots at approximately 25' spacing. A final landscape plan will be subject to approval by the department prior to SDAP approval. Trees on individual lots are required to be installed prior to Certificate of Occupancy of individual residential units.
5. Include a note on the face of the plat showing building setbacks for the lots as conditioned per the plat approval.
6. Prior to the plat transferring to the Home Owner's Association (HOA), the developer will be responsible for irrigation, and maintenance of all landscaping to ensure survival up to two years. The developer or the HOA should maintain all landscaping consistent with the Tree Care Industry Association standard practices.
7. Pursuant to KCC Section 21.04.110 Timeline and Duration of Approval, Kitsap County's land use approval for the preliminary plat is valid for a period of up to five (5) years from the decision date of the preliminary plat consistent with RCW 58.17.140 and .170.
8. Land use approval is limited to the uses proposed by the applicant on the recommended site plan and the SEPA Environmental Determination dated September 28, 2016. Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Any modifications or expansion of the project will be subject to further review pursuant to the requirements of the appropriate sections of the Kitsap County Code.
9. The decision set forth herein is based upon representations made and exhibits contained in the project application (Exhibits 1 and 2). 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.

10. 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.
11. Any violation of the conditions of approval shall be grounds to initiate revocation of this Plat.

Public Health

12. All existing septic tank(s) will need to be decommissioned when connecting to sewer.
13. Either the water main needs to be extended or a bond for extending the water main is required prior to Plat Final.
14. Non-binding sewer letters for each parcel are required.

Fire

15. For Group R-3 and U occupancies, the distance requirement shall be 600 feet for fire hydrants. IFC 507.5.1
16. Fire hydrants are required to be installed within this plat.

Development Engineering

17. 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.
18. 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.
19. The information provided demonstrates this proposal is a *Major Development* as defined in **Kitsap County Code Title 12**, and as such will require a Site Development Activity Permit (**SDAP**) from Development Services and Engineering. The applicant has requested concurrent review of the Preliminary Plat and the SDAP; the roads, stormwater system, and utilities shall be constructed in compliance with the accepted SDAP construction drawings, once approved.

Stormwater

20. 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 Plat application was deemed complete, June 27, 2016. 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.
21. 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. This permit is required prior to

issuance of the SDAP.

22. 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.
23. The design of the infiltration facilities will be accordance with Section 7.3.4 of the Kitsap County Stormwater Design Manual.
24. 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.
25. 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.
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. Kitsap County will not be responsible for any damage to any private roads, tracts, and/or easement areas that may occur during routine maintenance activities and that in Kitsap County's judgment occur, in whole or in part, because of any construction materials or techniques, or any maintenance materials or techniques. This includes, but is not limited to, damage to pavement or vegetated areas caused by maintenance trucks.
28. 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.
29. If the project proposal is modified from that shown on the submitted site plan dated June 22, 2016, Development Services and Engineering will require additional review and potentially new conditions.

Traffic and Roads

30. 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.
31. The following note shall appear on the face of the final plat map: All interior roads shall remain private.
32. 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 **SDAP acceptance**.
33. Sidewalk ramps shall conform to the current requirements of the Americans with

Disabilities Act per Washington State Department of Transportation (WSDOT) standard plans at the time of construction.

- 34. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
- 35. 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.
- 36. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
- 37. 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. The need for and scope of bonding will be determined at that time.

Survey

- 38. A Final Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
- 39. At Final Plat submittal please provide recorded easement rights through Prosperity Plat
- 40. All potential park areas, common open space, buffers and stormwater management areas shall be labeled as separate tracts. The ownership and maintenance responsibility shall be addressed on the face of the final plat, as well as in the Covenants, Conditions and Restrictions (CCRs).
- 41. Access to all lots shall be from roads within the proposed plat boundaries. A note to this effect shall be placed on the final plat.

Solid Waste

- 42. 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.

Attachments:

- Appendix A – Site Plan Map
- Appendix B – Wetland Mitigation Plan Map




 Jeff Smith, Staff Planner



 Date



 Scott Diener, Development Services and Engineering Manager



 Date

CC: Applicant Sound Developers Group, Inc.
Engineer David Bannon, PE

Interested Parties:

Ed Jerles, Parts @alternativeautobody.com,
Kitsap County Health District, MS-30
Kitsap County Parks & Recreation Dept., MS-6
Kitsap County Development Services and Engineering
Kitsap County Public Works, MS-26
DCD Staff Planner Jeff Smith
Hearing Examiner
DCD File
DCD Building Permit File

Appendix B – Wetland Mitigation Plan Map

