



Notice of Administrative Decision

Date: 03/24/2020

To: Trish Walton, twalton@nlolson.com
Sound West Holding LLC, mike@fphconstruction.com
N Olson and Associates INC, nlolson2@nlolson.com

RE: **Permit Number:** 19-03572
Project Name: Creekside Housing Development
Type of Application: Administrative Conditional Use Permit Amended

The Kitsap County Department of Community Development has **APPROVED** the land use application for **19-03572, Creekside Housing Development, ADMIN CUP AMEND** 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:
None
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff N. Smith
DCD File#19-03572



Administrative Staff Report

Report Date: March, 19, 2020

Application Submittal Date: August 6, 2019

Application Complete Date: August 16, 2019

Project Name: Creekside Housing Development -Major Revision-78 units

Type of Application: Administrative Conditional Use Permit

Permit Number: 19-03572

Project Location

2768 NW Bucklin Hill Road
Silverdale, WA 98383
Commissioner District 3

Assessor's Account

162501-3-133-2002
162501-3-134-2001

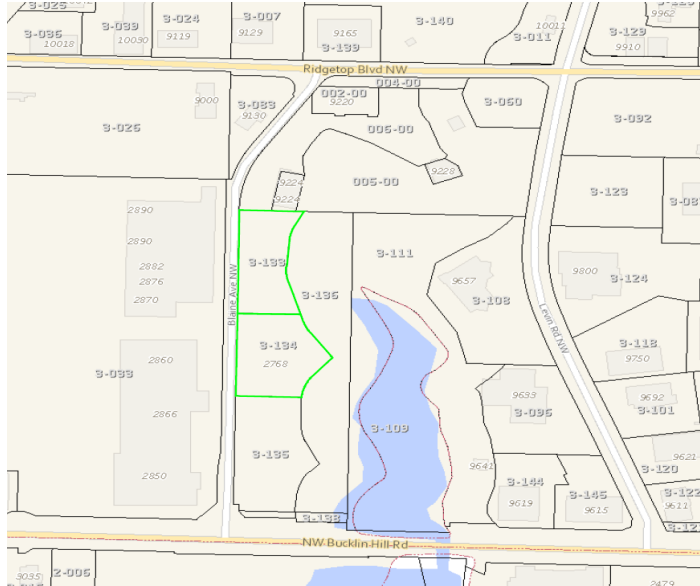
Applicant/Owner of Record

Sound Holding West Group, LLC
Mike Brown
109 Olding Road Ste #203
Bremerton, WA 98312

Decision Summary

Approved subject to conditions listed under section 13 of this report.

VICINITY MAP



1. Background

The Sound Holding West Group LLC, is requesting a Major Revision to the previous approval (File# ACUP 17-03213), dated February 12, 2018 to revise the number of apartment units from 56 to 78 units, parking spaces, and portion of east side facade of Building B. The proposed amendment by Sound West Holdings is to develop the property (Lots A, B, and a portion C), for public use of the Creekside Plaza. The request includes a 78-unit complex that includes construction of two buildings that will occupy a footprint of 33,200 square feet. The number of off-street parking spaces will be increased but the applicant is requesting up to a 25% administrative reduction. The applicant is proposing a range of units from studio, one bedroom and two-bedroom units with a corresponding demand of off-street parking.

2. Project Request

The request is for approval of a major revision to the preliminary approved Administrative Conditional Use Permit.

3. 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.

The Kitsap County Department of Community Development is issuing an addendum to the SEPA MDNS for the Bawd Creekside LLC project issued November 18, 2015. A previous addendum was also issued on February 5, 2018. Please note that consistent with the section WAC 197-11-625 of the State Environmental Policy Act (SEPA), Kitsap County is sending this addendum to recipients of the MDNS decision. The SEPA comment period for the Administrative Conditional Use Permit Amendment (19-03572) occurred concurrent with the Notice of Application, dated August 22, 2019. There is not an appeal period for this SEPA addendum.

The addendum has been prepared in compliance with SEPA (RCW 43.21.C), the SEPA Rules (WAC 197-11), and Chapter 18.04 Kitsap County Code, implementing SEPA in Kitsap County procedures.

The addendum provides additional information about the Creekside LLC Administrative Conditional Use Permit Amendment proposal. The modifications and impacts of these modifications are within the range of alternatives and significant adverse environmental impacts previously analyzed in the November 18, 2015 MDNS, and this addendum does not substantially change that analysis (see WAC 197-11-600). The addendum does the following:

1. The number of apartment units increased from 56 to 78. The building footprints of both buildings are unchanged.
2. The number of parking spaces increased from 108 to 117. The new parking spaces are located on the first floor of building B, in which a portion of the east side façade is now open for vehicle access.
3. The proposed storm system and utilities are to remain unchanged, as are pedestrian and vehicular connectivity.
4. All conditions of the Hearing Examiner Decision for the previous Land Use Actions shall apply.

4. Physical Characteristics

The parcel is approximately 1.75 acres in size, and rectangular shaped. The site is vacant cleared land which has been used for parking, and a material staging area for the Bucklin Hill Bridge construction project. The site topography generally slopes to the east 0-6% and drains approximately 100 feet to Clear Creek. The site is covered 50% with gravel and the remaining area is covered with trees, grass and shrubs. The shoreline along Clear Creek is within the Shoreline Master Program with a shoreline designation of Urban Conservancy. The property previously received a buffer variance from 200 feet down to 100 feet and a pedestrian trail (see file LU-56).

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban High Intensity Commercial Zone: Regional Center	Standard	Proposed
Minimum Density	10 (20.09 acres of net developable acreage x 10 = 17.4 or 17 required units)	78
Maximum Density	30 (1.72+ 2.06) acres x 30 = 89 maximum units)	
Minimum Lot Size	NA	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	35 feet	3 stories, <35 feet
Maximum Impervious Surface Coverage	85%	~55,940 sf or 73%
Maximum Lot Coverage	NA	NA

Applicable footnotes: 17.420.060.A.#56. Height and density may be increased through KCC Chapter 17.450, Performance Based Development, or if project qualifies as a mixed-use development and meets modification or waiver criteria as identified in KCC 17.420.035 Additional Mixed-Use Standards.

Staff Comment: The proposal falls within the required density range for the RC zone (10 to 30 dwelling units per acre). The proposed density for the multi-family development was calculated based gross area. The applicant is proposing 78 dwelling units with a maximum density of 26 dwelling units per acre below the maximum 30 dwelling units per acre.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (West)	20 feet	20 feet (Blaine Avenue)
Side (North)	10-feet (10-feet when abutting commercial zone)	10-feet
Side (South)	10-feet (10 -feet when abutting commercial zone)	11.50 -feet
Rear (East)	20 feet	100-feet

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Office Park-Silverdale Creekside development	Regional Center (RC)
South	Single-family residence	Regional Center (RC)
East	Office Park Silverdale Creekside development	Regional Center (RC)
West	Commercial Retail Silverdale Shopping Center	Regional Center (RC)

Table 4 - Public Utilities and Services

	Provider
Water	Silverdale Water District
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sherriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #401

5. Access

The project receives access from two commercial approaches on Blaine Avenue NW, a public maintained County road. The roadway has a county federal functional classification as a local access road. The location of driveway approaches has been adjusted to improve access.

6. Site Design

KCC 17.420.030 Design Standards: The apartment complex was reviewed through the following requirements, pursuant to KCC 17.420.030 Design Standards for landscaping,

lighting, signage, solid waste, off-street parking, etc. The following information below provides analysis with design standards for land use review.

7. 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 which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, adopted June 30, 2016

Also See the previous decision, dated April 15, 2017 for conformity with Land Use and Transportation Comprehensive Plan Goals and Policies when the project vested.

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

Land Use Element

Land Use Goal 1

Focus current and future planning on infill and redevelopment of existing Urban Growth Areas

Land Use Policy 2

Support innovative, high quality infill development and redevelopment in existing developed areas within the Urban Growth Areas.

Land Use Policy 17

Support compact commercial areas in order to encourage pedestrian and non-motorized travel and transit use.

Transportation Element

Transportation Goal 1

Provide a safe and reliable multi-modal transportation system for people of all ages and abilities.

Transportation Policy 3

Continue to require sidewalks on roads when development occurs within Urban Growth Areas.

Goal 9

Develop a system of non-motorized transportation facilities that are constructed primarily within the right-of-way of existing and proposed public streets or roads.

Transportation Policy 36

Maximize the opportunity for non-motorized travel, including development of corridors that are safe for all ages.

Staff Comment: Consistent with the policy above, staff confirmed there were there were safe walking conditions and encourage completing the pedestrian connection if required along Blaine Avenue to Ridgetop Boulevard.

The County’s development regulations are contained within the Kitsap County Code. The following development regulations are most relevant to this application:

Code Reference	Subject
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

8. Documents Consulted in the Analysis

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Administrative CUP Application	August 16, 2019
Environmental (SEPA) Checklist	August 16, 2019
Site Plan	August 8, 2019
Project Narrative	August 8, 2019
Parking Reduction Memo	December 6, 2019
Storm Drainage Analysis	August 8, 2019
 <u>Staff Communication</u>	 <u>Dated</u>
Dev. Services & Engineering Memo	October 11, 2019
SEPA Addendum	February 19, 2020

9. Public Outreach and Comments

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department gave proper public notice 800 feet around the subject property for the Administrative Conditional Use Permit, Major Revision. The Department has not received comments on the proposal.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
	NA	

Issue Ref. No.	Issue	Staff Response
	NA	

10. Analysis

a. Planning/Zoning

The proposed major revision is a permitted use in the RC commercial zone. The revision was reviewed for consistency with the intent of the RC zone compatibility with the shoreline setting and the pedestrian traffic. The following are planning review categories in KCC 17.420.030 Design Standards.

b. Lighting

If artificial outdoor lighting is necessary, the lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent residential properties.

c. Off-Street Parking

The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.490 Off-street Parking and Loading. Pursuant to KCC 17.490.030 Numbered of required spaces, the project is required to provide parking for multi-family at a ratio is 1.5-spaces per unit and 0.5 per unit of overflow and set-aside parking. Using the Off-street parking ratio of 2.0 spaces per unit, the minimum number of spaces for a 78 unit development is 156 off-street parking spaces.

With the ACUP major revision, the applicant is proposing is requesting a reduction from 2.0 to 1.5 parking spaces per unit (up to a 25% reduction), with 117 parking space being provided, consistent with KCC17.490.30A (1). The applicant provides the following justification for the 25% reduction:

1. The proposed parking ratios for different unit types and a unit mix with smaller apartment units that reduce the forecasted minimum number of parking spaces.

Applicant's Response: The proposed development has a mix of apartment sizes and number of bedrooms as document in a table below. It has been is demonstrated that most of the units will be studio or one-bedroom units. An alternative parking ratio based on unit type should be a reasonable method to calculate minimum number of parking spaces. An analysis was prepared in this manner to accurately forecast the needed amount of off-street parking verses using a single parking ratio for all unit types. This development proposes approximately 85% of all proposed units being either studio or 1-bedroom-small units.

Unit Type	Area +/- sf	Number of Type	Proposed Space/Unit	MIN. Spaces Required
Studio	500	33	1	33
1-bed- Small	600	33	1.5	50
1-bed	850	6	1.5	9
2-Bed	990	6	2	12
Totals		78		104

2. The proposed development location has convenient access to public transit:

Applicant's Response: The location of the Creekside development provides for convenient access to public transit with multiple transit stops are located within the vicinity. The development is located within the center of Silverdale with shopping, restaurants, entertainment, park amenities, etc. all within easy walking distance as well.

Staff Response: The applicant's response demonstrates justification for the 25% reduction of the unit type, urban amenities in the vicinity of the project, and access to transit.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Multifamily (Condos / Townhomes / Apartments)	1.5 per unit + 0.5 per unit on street or set aside	117 + 39 on-street or set aside = 156	78 + 39 on-street or set aside = 117 (25% reduction requested)
Total		156	78

d. Signage

Pursuant to KCC 17.510. Sign Code the applicant can apply for signage near the entrance to the library/District professional offices during or after construction. Signage is not proposed at this time. To be consistent with 17.510.100.E Monument signs, any monument sign will need to be coordinated with the Certificate of Occupancy (1 sign per road frontage).

e. Landscaping

The project is required to be reviewed for consistency with KCC 17.500 Landscaping. The Landscaping Plan is required to show how all disturbed areas are to be landscaped, buildings and structures and off-street parking area. Landscaping was calculated based

total site area. The applicant has submitted a preliminary landscaping plan and plant schedule with the preliminary land use proposal. The landscape plan shows landscaping along the shoreline buffer, north property line, and roadside buffer along Blaine Avenue NW to screen off-street parking consistent with KCC 17.500.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	(11,238 sf) 15%	(18,731 sf) 25%
Required Buffer(s) 17.500.025		
North	Roadside and setback Buffer	Separation Buffer
South	NA	NA
East	Separation Buffer	Separation Buffer
West	Roadside and Setback Buffer	Roadside and Setback Buffer
Street Trees	Yes	Yes

f. Frontage Improvements

The project was reviewed for potential pedestrian and vehicular traffic impacts. The project site includes frontage improvements that provide for pedestrian safety, and commercial road approaches to help reduce pedestrian and vehicle conflicts.

g. Design Districts/Requirements

The subject property is located within the Clear Creek Village design district. The intent is to promote mixed-use development, promote open space (riparian corridors) and continuous pedestrian walkways. Established through a previous land use approval, the project already provides a riparian corridor with a 100' stream buffer and a pedestrian trail.

h. Development Engineering/Stormwater

Development Services and Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans stamped received August 8, 2019 to Kitsap County Development Services and Engineering.

i. Environmental

No changes to footprints, impervious surface, clearing, or critical area buffers.

j. Access, Traffic and Roads

The project will receive access from two commercial approaches on Blaine Avenue NW. The location of the driveway approaches has been adjusted to improve access to Lot-C owned by the Kitsap Regional Library.

k. Fire Safety

The Fire Marshal's office commented on the need to relocate FDCs/hydrants as indicated on plan and show PIVs or exterior accessed riser rooms on plan. All comments have been addressed.

l. Solid Waste

The County will verify that solid waste and recycling needs are addressed through the Site Development Activity Permit addendum.

m. Water/Sewer

The applicant submitted a non-binding water letter with fire flow rates from Silverdale Water District and non-binding sewer availability letter from Kitsap County on August 8, 2019. The County will coordinate with utility providers for water and sewer during the review of the development permit review.

n. Kitsap Public Health District

Sewered building clearances required prior to building permit issuance.

11. Review Authority

The Director has review authority for this Major Revision to the Creekside Housing Development Administrative Conditional Use Permit application under KCC, Sections 17.540.050 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Director. The Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.

4. 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.

Staff Comment: As proposed, the major revision will be compatible with the RC zoning, off-street parking requirements, and physical layout of the development site.

13. Decision

Based upon the analysis above and the decision criteria found in KCC 17.540.050.A, the Department of Community Development recommends that the Major Revision to the Creekside Housing Development Administrative Conditional Use Permit be **approved**, subject to the following 41 conditions:

a. Planning/Zoning

1. The Major Revision will be subject to all conditions of approval per the Hearing Examiner's decision for the Conditional Use Permit (File# ACUP 17-03213) for Creekside Housing Development, February 12, 2018. If there are conflicts between these conditions and the conditions per the approved preliminary plat, the conditions below shall apply.
2. 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.
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 (See Planting Plan L1.00).
4. The applicant shall update the Landscape Plan, dated 8/8/19 to be consistent with KCC 17.500.020.F to include the notes: 1) All Plant quantities are determined by required spacing.,2) All planting beds are required to receive groundcover throughout, except as noted, and 3) All planting beds shall receive a minimum of two-inches of bark mulch.
5. 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.

6. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
7. This Minor Revision approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
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. 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.

b. Development Engineering

GENERAL

10. (11) 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. Condition remains and is unchanged.
11. (12) A binding site plan was previously approved as Binding Site Plan 07-37R2 (permit 15 02850), and an alteration to the binding site plan is required (and has been submitted under 17 03212), to reflect the proposed modifications. Condition remains and is revised to update previous permit information.
Revised Condition 12: A binding site plan was previously approved as Binding

Site Plan 07-37R3 (permit 17-03212), and an alteration to the binding site plan is required, to reflect the proposed modifications.

STORMWATER

12. (13) The information provided demonstrates this proposal is a Major Development as defined in Kitsap County Code Title 12 (1997), and as such will require a Site Development Activity Permit (SDAP) from Development Services and Engineering. Condition remains and is unchanged.
13. (14) Stormwater management, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the original land use application for Creekside Plaza was deemed complete, or an approved higher standard. 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. Condition remains and is unchanged.
14. (15) Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Services and Engineering for review and approval. The phasing plan shall, as a minimum, address the following items: Timetables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase. The extent of drainage improvements to be installed during the various phases. Condition remains and is unchanged.
15. (16) 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 original land use application was deemed complete. Condition remains and is unchanged.
16. (17) The Washington State Department of Fish and Wildlife may require a Hydraulic Project Approval for the proposed level spreader outfall in the wetland buffer. Condition remains and is unchanged.
17. (18) 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. Condition remains and is unchanged.

18. (19) 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. Condition remains and is unchanged.
19. (20) 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. Condition remains and is unchanged.
20. (21) If the project proposal is modified from that shown on the submitted site plan dated December 7, 2017, Development Services and Engineering will require additional review and potentially new conditions. Condition remains and is revised to update submittal date.

Revised Condition 21: If the project proposal is modified from that shown on the submitted site plan dated August 8, 2019, Development Services and Engineering will require additional review and potentially new conditions.

c. Environmental

None

d. Traffic and Roads

21. 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. Condition remains and is unchanged.

22. All rights of access for adjoining properties currently in existence shall be preserved and documented on the face of the binding site plan. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to SDAP approval. Condition remains and is unchanged.
23. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction. Condition remains and is unchanged.
24. The property owners 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 Binding Site Plan map and the accepted construction plans. In addition, Development Services & Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design. Condition remains and is unchanged.
25. 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. Condition remains and is unchanged.
26. Frontage improvements along Blaine Avenue NW, consisting of vertical curb, gutter and minimum 5-foot wide sidewalk, are required. Frontage improvements shall be constructed along the entire property frontage and shall be depicted on the Binding Site Plan Alteration. Design of the frontage improvements shall be included with the SDAP. Condition remains and is unchanged.
27. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings. Condition remains and is unchanged.
28. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of Blaine Avenue and the project access points. 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. Condition remains and is unchanged.

29. All work, equipment & 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 & Standard Plans, and the Occupational Safety & Health Administration (OSHA). Condition remains and is unchanged.
30. Prior to completion of the SDAP, 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. Condition remains and is unchanged.

NON-MOTORIZED

31. Connection to the Clear Creek Trail System shall be provided and included with submittal of the required Site Development Activity Permit. Condition remains and is unchanged.

SURVEY

32. On the Binding Site Plan, we need Lot C to be signatory. Condition remains and is unchanged.

e. Fire Safety

None

f. Solid Waste

33. 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. Condition remains and is unchanged.

34. 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. Condition remains and is unchanged.
35. 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. Condition remains and is unchanged.
36. 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. Condition remains and is unchanged.

WASTEWATER

37. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer" to KCPW Sewer Utility Division. Condition remains and is unchanged.
38. 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. Condition remains and is unchanged.

OTHER

39. Construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge require a separate building permit with an engineered design. This note shall be placed on the face of the final construction drawings. Condition remains and is unchanged.
40. Rock and retaining walls shall meet all applicable setback requirements of KCSDM 4.7.5. Condition remains and is unchanged.
41. A Hydraulic Project Approval (HPA) may be required for the proposed level spreader outfall in the wetland buffer. Prior to SDAP approval, the applicant shall submit an approved HPA from the Washington State Department of Fish

and Wildlife (WDFW) or documentation from WDFW specifying that an HPA is not required. Condition remains and is unchanged.

g. Kitsap Public Health District

42. Sewered building clearances required prior to building permit issuance.

Report prepared by:



Jeff Smith, Staff Planner / Project Lead

03/19/20____
Date

Report approved by:



Shawn Alire, Department Supervisor

03/19/20_____
Date

Attachments:

- Attachment A – Site Plan
- Attachment B – Site Plan Enlarged
- Attachment C – Zoning Map

CC: Sound West Holdings LLC, mike@fphconstruction.com
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Interested Parties: N/A
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith
DCD File: 17-03213, ACUP
17-03212 BSP Alteration,
17-03213 ACUP
09 -78493-A1, SDAP

Site Plan

