



Hearing Examiner Staff Report and Recommendation

Report Date: 7/20/2023
Hearing Date: 7/27/2023

Application Submittal Date: 11/22/2021
Application Complete Date: 3/10/2022

Project Name: Carlson- 14 Lot Preliminary Plat
Type of Application: Preliminary Plat (P Plat)
Permit Number: 21-05900

Project Location

6476 Stampede Blvd NW,
Bremerton, WA 98311
Commissioner District 3

Assessor's Account

272501-4-007-2000

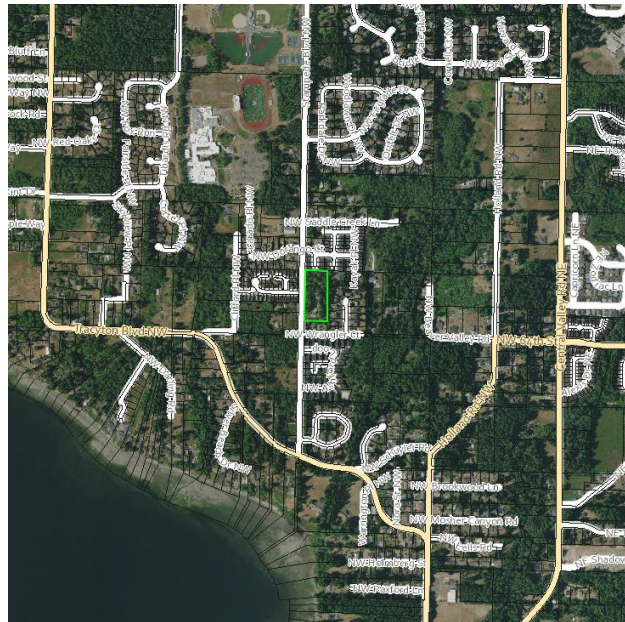
Applicant/Owner of Record

Walter and Vicki Carlson
720 NW Carmichael Way
Bremerton, WA 98311

Recommendation Summary

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

VICINITY MAP



1. Background

The proposal subdivides approximately 2.75 acres into 14 parcels and two tracts (road and open space), located at 6476 Stampede Boulevard NW, Bremerton, WA 98311 (APN 272501-4-007-2000). The proposed lot sizes range from 5,836 sf to 11,535 sf.

The proposal retains the residence on the property and constructs thirteen additional single-family residences. Construction also includes a new permeable pavement access road, sidewalks, utilities, landscape areas, an infiltration trench to accommodate stormwater, and complete frontage improvements on Stampede Blvd. This project meets the Low Impact Development (LID) performance standard by infiltrating site drainage onsite. These techniques allow infiltration of all onsite runoff and decreases the amount of impervious surfaces onsite.

The City of Bremerton Public Works and Utilities would provide domestic water and fire flow. Kitsap County Public Works would provide sanitary sewer with connection to an existing

gravity sewer located south of the project site at Ashford Loop Road. These gravity sewers connect to a pump station and forced main system for communities in the vicinity.

2. Project Request

The applicant is requesting Preliminary Plat approval to subdivide a 2.75-acre parcel into 14 single-family residential lots.

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.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the *Revised* - Notice of Application dated July 7, 2023 (Exhibit 26). A Determination of Nonsignificance (DNS) was issued on June 23, 2023 (Exhibit 25); however, the Revised – NOA prompted additional time to comment or appeal the SEPA determination. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions at the end of this report:

1. The proposal is conditioned to follow the requirements of Kitsap County Code (KCC) Title 12 ‘Stormwater’ and KCC Title 19 ‘Critical Areas Ordinance’.
2. Follow recommendations of the Geotechnical report (dated May 2021) by KRAZAN & ASSOCIATES, INC.
3. Follow recommendations of the Storm Water Management Report & BMP’s of the Drainage Report (November 15, 2021 Revised August 26, 2022; Revised May 25, 2023) prepared by Barghausen Consulting Engineers, Inc.

The Department issued a second NOA to provide the public an additional public comment and appeal opportunity since the SEPA determination (Exhibit 25) referenced the original 13 lot subdivision. The SEPA appeal period for this project, now a 14 lot subdivision, will expire with the conclusion of the public hearing.

4. Physical Characteristics

Grasses, shrubs, and trees cover the project site which slopes gently (9% or less) from the northwest down to the southeast. There are no existing drainage features on the property. Existing road runoff sheet flows into the adjacent roadside ditch and continues south.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban Low-Density Residential Zone: Urban Restricted (UR)	Standard	Proposed
Minimum Density	1 du/acre * 2.75 acres = <u>3 dwelling units</u> required (3)(18)	14 dwelling units
Maximum Density	5 du/acre * 2.75 acres = <u>14 dwelling units</u> (18)(53)	
Minimum Lot Size	5,800 s.f.	5,836 s.f.
Maximum Lot Size	NA	11,535 s.f.
Minimum Lot Width	60	61.00 ft
Minimum Lot Depth	60	95.66 ft
Maximum Height	35 (37)(40)(50)	less than 35 ft
Maximum Impervious Surface Coverage	50%, up to 55% in Gorst (53)	less than 50%
Maximum Lot Coverage	50%, up to 55% in Gorst (53)	NA

Applicable footnotes:

3. Properties within the urban restricted (UR) zone and greenbelt (GB) may subdivide at densities below the minimum required for the zone under the following circumstances:
a. The reduced density provides a greater protection for critical areas or environmentally sensitive areas; and

b. The intent of the short subdivision or subdivision is to keep the property in the ownership of the immediate family members.

18. The minimum and maximum densities within the range are based upon the net acreage of the property(ies) after the removal of critical areas. In determining a development proposal's actual density within the range, the features of the subject parcel including on-site or adjacent wetlands, streams or steep slopes shall be considered first.

33. N/A

37. Adjacent to airports, the director may impose height restrictions and/or other land use controls as deemed essential to prevent the establishment of air space obstructions in air approaches to protect the public health, safety and welfare consistent with Federal

Aviation Regulations (FAR) Part 77.

40. Height limitations set forth elsewhere in this title shall not apply to the following: barns, silos, or other farm buildings and structures, provided they are not less than fifty feet from every lot line; chimneys, spires on places of worship, belfries, cupolas, domes, smokestacks, flagpoles, grain elevators, cooling towers, solar energy systems, monuments, fire house towers, masts, aerials, elevator shafts, and other similar projections; and outdoor theater screens, provided said screens contain no advertising matter other than the name of the theater. The proponent seeking exception to the height limitation shall certify that the object being considered under this provision will not shade an existing solar energy system which, by the determination of the director, contributes substantially to the space- or water-heating requirements of a building.

50. N/A

53. N/A

Staff Comment: The Urban Restricted zoning designation calculates density using the net developable area for both the minimum and maximum density. No critical areas restrict development on the parcel; therefore, the proposed density of 9 du/acre is correctly calculated. The Department didn't receive any comments from an airport that would restrict building heights.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (West)	20 feet	20 feet
Side (North)	5-feet	5-feet
Side (South)	5-feet	5-feet
Rear (East)	10-feet	10-feet

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residence	Urban Restricted (UR)
South	Single-family residence	Urban Restricted (UR)
East	Single-family residence	Urban Restricted (UR)
West	Single-family residence	Urban Low Residential (ULR)

Table 4 - Public Utilities and Services

	Provider
Water	City of Bremerton Public Works
Power	Puget Sound Energy
Sewer	Kitsap County Public Works
Police	Kitsap County Sheriff

Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District No. 401

5. Access

Stampede Blvd NW provides direct access to the project site. Private roads internal to the development provide vehicular, bike, and pedestrian access to the individual residences.

6. Site Design

The Department reviewed the proposed Carlson Preliminary Plat for consistency with requirements pursuant to KCC 17.420.037 Single-family Subdivision/Design Standards, Chapter 16.24 Land Segregation Standards, and Chapter 16.40 Subdivisions and requires compliance with urban development standards for utilities, roads, sidewalks, landscaping and recreation facilities.

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

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

Land Use Goal 1

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

Land use Policy 2

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

Land Use Policy 14

Through development standards, encourage urban amenities such as open space, plazas, and pedestrian features in areas of more intensive development within Urban Growth Areas.

Land Use Policy 15

*Link non-motorized planning requirements to land use planning decisions.
Housing and Human Services Goal 6.*

*Integrate affordable housing and human services planning with transportation,
workforce development, and economic development efforts.*

Housing, Human Svcs Policy 23

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

Transportation Goal 1

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

Transportation Policy 2.

Approve site design that is supportive of transit Service and its patrons.

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 11	Roads, Highways, and Bridges
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 16	Land Division and Development
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

A complete index of exhibits is located in the project file. To date, the index to the record consists of Exhibits 1-30.

Exhibit #	Document	Dated	Date Received
1	STAFF REPORT	07/20/2023	
2	Concurrency Test		03/01/2022
3	Drainage Report	11/15/2021	03/01/2022
4	Geotechnical Report	05/20/2021	03/01/2022
5	Narrative		03/01/2022

6	Owner Authorization Form	10/03/2021	03/01/2022
7	Pre-Application Summary	03/02/2021	03/01/2022
8	Sewer Application	11/18/2021	03/01/2022
9	Sewer Availability	10/01/2021	03/01/2022
10	Submission Application Form	11/22/2021	03/01/2022
11	Water Availability Letter	05/17/2021	03/01/2022
12	Notice of Application	04/04/2022	
13	Landscape Plan	08/26/2022	10/14/2022
14	SEPA Checklist		10/14/2022
15	SWPPP Narrative – from 21-06201 SDAP LSUB		10/19/2022
16	Post Construction Soil Quality Depth Worksheet – from 21-06201 SDAP LSUB		10/19/2022
17	Waste Management Service Documentation – from 21-06201 SDAP LSUB	09/28/2022	10/19/2022
18	Comment Response Letter – – from 21-06201 SDAP LSUB	10/14/2022	10/19/2022
19	Greenline Responses – – from 21-06201 SDAP LSUB		
20	Agent Authorization Form	09/21/2022	10/19/2022
21	Revised Comment Response Letter	05/25/2023	05/26/2023
22	Civil Plans	11/02/2022	05/26/2023
23	Revised Drainage Report	05/25/2023	05/26/2023
24	Preliminary Stormwater Conditions Memo	06/14/2023	
25	SEPA Determination	06/23/2023	
26	Revised Notice of Application	07/07/2023	
27	Notice of Public Hearing	07/12/2023	
28	Certification of Public Notice	07/17/2023	
29	Staff Presentation		
30	Hearing Sign In		

9. Public Outreach and Comments

The Department did not receive public comments regarding this project.

10. Analysis

a. Planning/Zoning

The proposed Carlson Preliminary Plat was reviewed for consistency with requirements pursuant to KCC 17.420.037 Single-family Subdivision/Design Standards, Chapter 16.24 Land Segregation Standards, and Chapter 16.40 Subdivisions.

The project will be served by Central Kitsap School District and students will most likely be bused to the nearest schools. The Department has not received comments from Central Kitsap School District on bus access and circulation on the preliminary plat.

b. Lighting

Lighting and Central Mailboxes for Urban Plats: Urban residential plats generally include illumination of internal roadways and street lighting at the intersection where private roads intersect with County right-of-way, pursuant to 11.40 Street Lighting. The developer is responsible for installing lighting at the County’s intersection and conveying the lights to the County. If desired, the developer and or Homeowners Association (HOA) may install the internal street lighting with the HOA responsible for maintenance.

Comparable developments have moved away from traditional rural box styles and instead install a clustered mailbox design for efficiency, security, and aesthetics. Consistent with KCC 16.24.040 Urban Standards 1.C (d.), where clustered mailboxes are proposed, the mailboxes must meet clear zone requirements.

c. Off-Street Parking

The Plat was reviewed for consistency with KCC 17.490 Off-street Parking and Loading and the plat is consistent with requirements. The proposal includes on-street and off-street parking. The applicant is proposing 28 off-street parking spaces in driveways and 9 on-street parking spaces. Per 17.490.020, the County calculates the required number of spaces in the driveway and not within individual residential garages. During review of individual building permits for the homes, the location and number of off-street parking spaces will be verified. The 14 single family homes will have driveways from the private roadway, with area for parking of two vehicles for each home.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single-Family (attached or detached)	During subdivision, 2 per unit + 0.5 per unit on street or set aside. Garages are not calculated towards any parking requirement.	<u>28 off-street spaces</u> (14 parcels * 2 spaces per parcel) + <u>7 on street or set aside spaces</u> (14 parcels * .50 spaces per parcel)	28 off street spaces + 9 on street or set aside spaces

Total		35 spaces	37 spaces
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d. Signage

Pursuant to KCC 17.510 Sign Code, the applicant can apply for signage near the entrance of the subdivision during or after construction. The applicant shows a location for a monument sign at the entrance. However, the applicant has not proposed specific signage at this time. When the final plat is recorded to establish the subdivision and lots are for sale, all signage will be required to be consistent with 17.510.060.M Conditionally Exempt signs - Real Estate Signage Program.

e. Landscaping

Pursuant to KCC 16.24 Urban Standards Landscaping Requirements, landscaping is required at entrances and street trees planted by the developer along streets or on individual lots at construction or for individual units prior to certificate of occupancy. The applicant will be required to submit a landscape plan with the Site Development Activity Permit application showing landscaping street trees, the recreation facilities, and natural vegetation (Exhibit 13).

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft.) 15% of Site	N/A	N/A
Required Buffer(s) 17.500.025		
North	Separation Buffer	Separation Buffer
South	Separation Buffer	Separation Buffer
East	Separation Buffer	Separation Buffer
West	Roadside and Setback Buffer	Roadside and Setback Buffer
Street Trees	Yes (25 to 30 feet spacing)	Yes (25 to 30 feet spacing)

f. Frontage Improvements

Consistent with Comprehensive Plan polices, KCC 16.04.080 General Requirements, KCC 17.420.037 Single Family Design Standards and KCC Title 11 Kitsap County Road Standards, the preliminary plat is required to include frontage improvements along Stampede Blvd NW. The proposal is for a curb, gutter and sidewalk on one side of the plat entry with ADA ramps provided. The internal roadways will include frontage improvements on both sides of private roads.

g. Design Districts/Requirements

The project is located outside of designated Kitsap County designate design districts.

h. Development Engineering/Stormwater

Drainage and impervious area runoff will be conveyed to a Kitsap County Stormwater system. 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 revised Preliminary Drainage Report and Preliminary Engineering Plans accepted for review March 1, 2022, and as revised by additional materials accepted for review May 26, 2023 to Kitsap County Development Services and Engineering.

i. Environmental

The Kitsap County Resource maps do not show critical areas on the property. However, the property is located within a Critical Aquifer Recharge (CARA-2) due to highly permeable soils and a shallow aquifer. The preliminary subdivision is not a listed as a land use in Table 19.600.620 Activities with a Potential Threat to Groundwater Quality and does not require a hydrogeologic report.

j. Access, Traffic and Roads

The proposed development includes improvements to Stampede Blvd NW along the site frontage and construction of private interior plat roads.

The interior privately maintained road will be constructed with 10-foot paved drive lanes with 8-foot parking on one side. Sidewalks will be provided on the western road edge. The access road segment will meet the road grade percentages required by Kitsap County Code (less than 12%).

k. Fire Safety

The project is located within the Central Kitsap County and Fire protection will be by Central Kitsap Fire and Rescue District #1. The nearest fire station is located near the corner John Carlson and Old Military Road, approximately 1.25 miles northeast of the project site. The Fire Marshal has reviewed the proposal and conditioned. Fire flow verification and adequate fire apparatus access for emergency responders are required and will be reviewed through the SDAP.

l. Solid Waste

Individual property owners will be responsible for solid waste collection. Waste Management approval is required for solid waste service for the plat. Curbside pick is allowed for the plat.

m. Water/Sewer

The project requires an urban level of service for water and sewer service. The applicant has provided documentation that the water service is available from City of Bremerton Public Works and sanitary sewer is available from Kitsap County Public Works (Exhibits 8, 9, 10, and 11). The applicant revised the proposal from a 13 lot subdivision to a 14 lot subdivision by converting a stormwater drainage tract into a 14th lot. The Department confirmed utility and service availability for 13 lots. However, the project is conditioned to require confirmed availability for all utilities and services for the 14 lots prior to Site Development Activity Permit (SDAP) approval.

n. Kitsap Public Health District

The Kitsap Public Health District has reviewed the proposal and does not have concerns with the request. The District has requested Sewered building clearance prior to building permit issuance.

o. 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. 16.04.080 General Requirements

The public use and interest will be served by the proposed land segregation. General requirements shall be met for all land segregations proposed under this title. In addition, all specific requirements relevant to each individual type of land segregation are found in their respective chapters of this title.

16.24.040 Urban Standards

The following are land segregation standards for preliminary subdivisions:

a. Access

The developed site will receive access from Stampede Blvd NW, a Kitsap County public paved road.

b. Public Transit Provisions

Stampede Blvd NW is not currently served by Kitsap Transit and a bus stop is not required. The nearest bus route is #219—Crossroads—on John Carlson and Old Military roads, located approximately 1¼ miles east of the project.

c. Non-motorized Facilities

The applicant will be required to install sidewalks on one side of Stampede Blvd and one side within the plat as proposed.

d. Off-Street and On-Street Parking

See off-street parking comments above in Table 5.

e. Fire Protection

The project will include a water main extensions and fire hydrants along with emergency vehicle access to meet the requirements of the Kitsap County Title 14 Building and Fire Code. The Project will be reviewed during the SDAP for fire and life safety requirements.

f. Landscaping Requirements

The applicant is providing street trees along Stampede Blvd NW and internally on individual lots. Street trees will be required to be installed during construction of the plat or prior to issuance of the certificate of occupancy of the associated residence. The applicant is proposing Red Sunset Maple as the street tree (Exhibit 13).

g. Utilities

In addition to the project being served by an urban level of service for water and sewer as discussed above, the project will be served by Puget Sound Energy, and by other local utility providers (cable telephone, etc.).

h. Recreation Requirements

The preliminary plat is conditioned to include the proposed recreational open space amenity consistent with subdivision standards. Recreation space requirements for the plat are 390 square feet of active open space per lot, with grades less than or equal to 5%. The minimum area of active open space for this development is equal to $390 \times 14 = 5,460$ square feet. The project provides 5,460 sf, Tract A, located on site with good visibility from approximately half of the homes and meets dimensional requirements.

11. Review Authority

The Hearing Examiner has review authority for this Conditional Use Permit application under KCC, Sections 17.550.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a Conditional Use Permit. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make the proper decision. The powers of the Hearing Examiner are at KCC, Chapter 2.10.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.

Staff Comments: The plat proposal is consistent with the Urban Restricted zoning designation and with the Comprehensive Plan policies. The project falls within the

required density of 1 to 5 dwelling units. The proposed density is based upon the net developable acreage, which is approximately 5 dwelling units per acre when rounding.

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.
Staff Comments: The applicant has addressed public safety by providing adequate access for ingress and egress for the plat.
3. Adequacy of Access: Each lot within land segregation shall have approved access.
Staff Comments: The development receives access from Stampede Blvd NW, which has an urban road functional classification as a minor arterial road. The applicant is proposing to construct a private road internal to the development that meets 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.
4. 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. Consistent with this requirement, the applicant is providing frontage improvements on one side of Stampede Blvd and both sides of the private road tract.
5. 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 20-foot garage setback from the driveway access off the private road and a minimum of 10-foot habitable area front yard if required.
6. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
7. 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.

13. Recommendation

Based upon the analysis above and the decision criteria found in KCC 17.550.030.A, the Department of Community Development recommends that the (Type III) request for the Carlson Preliminary Plat be **approved**, subject to the following 50 conditions:

a. Planning/Zoning

1. Review the linked Hearing Examiner decision for conditions of approval. The Staff Report conditions below are only recommended conditions to the Hearing Examiner and may not be valid.
2. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval.
3. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
4. The decision set forth herein is based upon representations made and exhibits contained in the project application (21-05900). Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
5. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
6. A Timber Harvest permit application shall be provided with the application for the Site Development Activity Permit.
7. A Final Landscape Plan will be required to be submitted with the Site Development Activity Permit, consistent with KCC 17.500 Landscaping, during civil site plan review, which depicts natural vegetation, and the planting and irrigation plan.
8. Street trees shall be planted along the front (Stampede Blvd.) and fronts of individual lots with 25' to 35' spacing. Trees on individual lots are required to be installed prior to Certificate of Occupancy of individual residential units.
9. 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.
10. 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 shall maintain all landscaping consistent with the Tree Care Industry Association standard practices.

11. 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.
12. Any violation of the conditions of approval shall be grounds to initiate revocation of this Plat.
13. Utility Easements. A ten-foot utility easement shall be located along those lot frontages within the land segregation project that abut private and public roads. This easement shall accommodate what is commonly referred to as broadband access and must be noted on the final plat.
14. Easements for future public utility extensions to abutting properties to the east shall be noted on the final plat.

b. Development Engineering

15. 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.
16. 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.
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 Full Drainage Site Development Activity Permit (SDAP) from Development 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 SDAP application. 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 Code in effect at the time of SDAP application.
19. Any project that includes off site 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.
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. This permit is required prior to issuance of the SDAP. Processing time for NPDES permit is a minimum of 37 days.

21. During the construction of the proposed permeable pavement 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 Engineering.
22. The design of the infiltration facilities shall be accordance with Vol. II, Chapter 5 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. In addition, retention ponds shall not be utilized as temporary erosion and sedimentation control ponds.
24. 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 note: 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 and may require a Site Development Activity Permit.
25. The following shall be added to the face of the Final Plat, under the heading Notes and Restrictions:
 - a. Maintenance of roof and yard drains and appurtenances shall be the responsibility of the individual homeowners.
 - b. All runoff from roof and yard drains must be directed so as not to adversely affect adjacent properties.
 - c. All lots are obligated to accept road drainage at the natural locations after the grading of streets is complete.
 - d. No owner or occupant may obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers or storm drains. It is expressly understood that any alteration of the water flow shall be completed only after approval by Kitsap County Department of Community Development.
26. The following condition shall be added to the face of the Final Plat: At the time of submittal of a building permit for any lot within this plat, soil amendment is required for all disturbed areas not covered by hard surface.
27. Prior to recording the Final Plat, soil amendment is required over all disturbed areas within Tracts that are not covered by hard surface; provided, that in the event completion of a Recreational Tract has been bonded, soil amendment

shall be completed prior to expiration of the bond covering that work.

28. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before requesting final inspection for the SDAP 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.
29. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Engineering will require additional review and potentially new conditions.
30. A Final Short/Large Lot/Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
31. All private roads shall be labeled as tracts and constructed in accordance to Fire Code requirements. Ten feet for utility easement shall be provided on each side of private road tracts.
32. 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 CCRs.
33. 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.

c. Environmental

Not applicable.

d. Traffic and Roads

34. Prior to recording the Final Plat, vehicular access shall be constructed to provide access to all proposed lots.
35. The interior roads of the proposed plat shall be designed and constructed in accordance with Fire Marshal standards for emergency vehicular access.
36. The following shall appear on the face of the Final Plat, under the heading Conditions:
 - a. All interior roads shall remain private. Should the applicant or his successors or assigns choose to dedicate these roads to Kitsap County, it shall be subject to a further review by Kitsap County Development Engineering. All improvements necessary to bring said road to the then current Kitsap County standards shall be done, at no expense to the

- County, prior to being accepted into the Kitsap County road system for maintenance.
- b. All lots shall access from interior roads only.
 - c. 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 law areas.
37. Frontage improvements are required along the entire property frontage on Stampede Blvd NW, and shall consist of 12-foot wide travel lane, vertical curb, gutter, 5-foot bike lane and 6-foot sidewalks.
 38. Sidewalk at the north end of property frontage with Stampede Road shall connect to existing sidewalk. Sidewalk at south end of property frontage shall transition to asphalt shoulder.
 39. The intersection of Stampede Road & Road A shall be designed per KCRS Section 4.2 with minimum face of curb line radii of 35 feet. The Site Development Activity Permit shall include plans for construction of the road approach between the edge of existing pavement and the right-of-way line.
 40. Provide two curb ramps at intersection of Stampede Road & Snow Creek Way.
 41. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
 42. Any required sidewalk shall be constructed prior to final roadway paving. This note shall appear on the face of the final construction drawings.
 43. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on existing fronting roads where access is proposed. The cross-sections shall show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections shall also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
 44. The developer's engineer shall certify that there is adequate entering sight distance at all project intersections with County rights of way. 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 for County rights of way. The certification shall also note necessary measures to correct and maintain the minimum sight triangle. The required information shall be submitted with the SDAP.
 45. 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.

e. Fire Safety

46. Fire Department Access and Water Availability

Prior to any combustibles being placed anywhere on the site, approved fire department access and water for fire fighting operations must be in place, available, and operational. Failure to comply with this condition will result in a stop work order being issued.

f. Solid Waste

47. 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.

48. Sewer Availability Agreement account(s) shall be kept current and in good standing through permit approval date. A signed availability agreement for 14 parcels is required prior to SDAP approval.

49. Prior to SDAP approval, applicant shall provide documentation from the solid waste/recycling service provider that their requirements for this project have been met. Waste Management Northwest can be reached at pnwcmsservices@wm.com or 1-800-592-9995; their website is <http://wmnorthwest.com/kitsap/index.html>

g. Kitsap Public Health District

50. Final plat approval will require:

- a. Well decommissioning of existing well
- b. All septic tanks abandoned per KPHD code
- c. Water availability and outside utility agreement
- d. Sewer availability

Report prepared by:



Darren Gurnee, Senior Planner / Project Lead

7/20/2023

Date

Report approved by:

Katharine Shaffer

Katharine Shaffer, Planning Supervisor

7/20/2023

Date

Attachments:

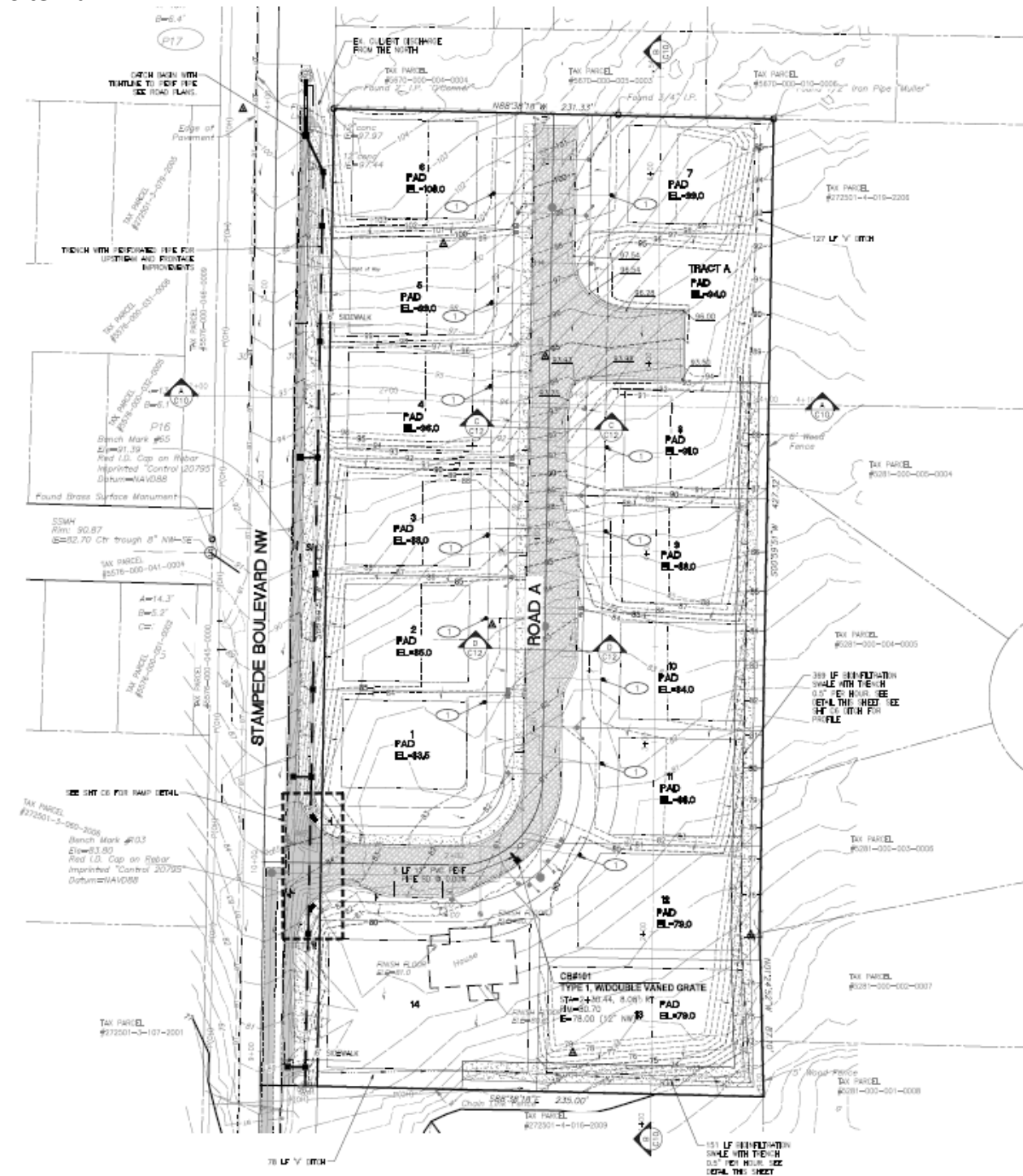
Attachment A – Zoning Map

Attachment B – Critical Areas Map

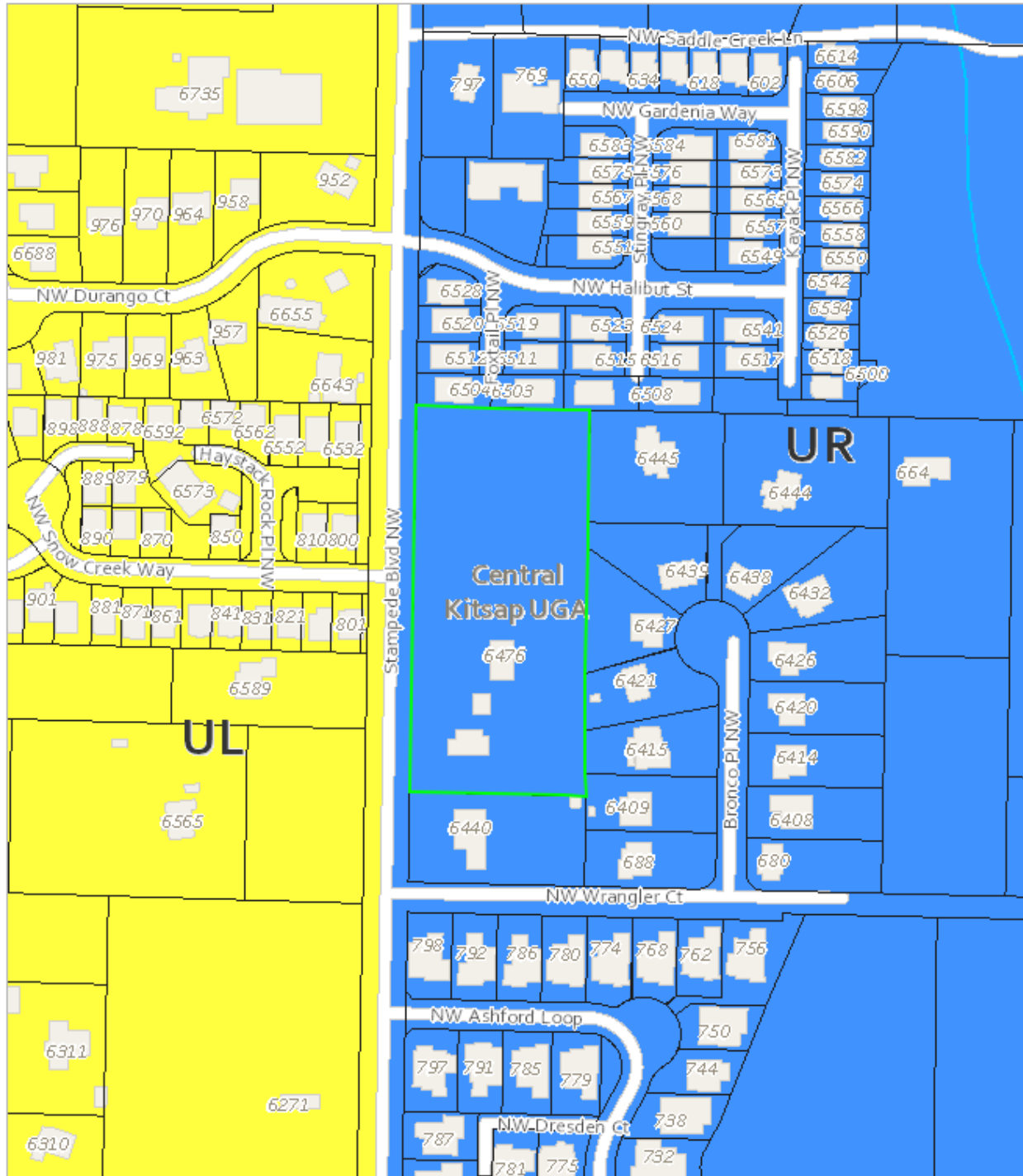
Attachment C – Aerial Imagery

CC: Applicant/Owner email
Engineer or Project Representative email
Interested Parties:
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Darren Gurnee

Site Plan



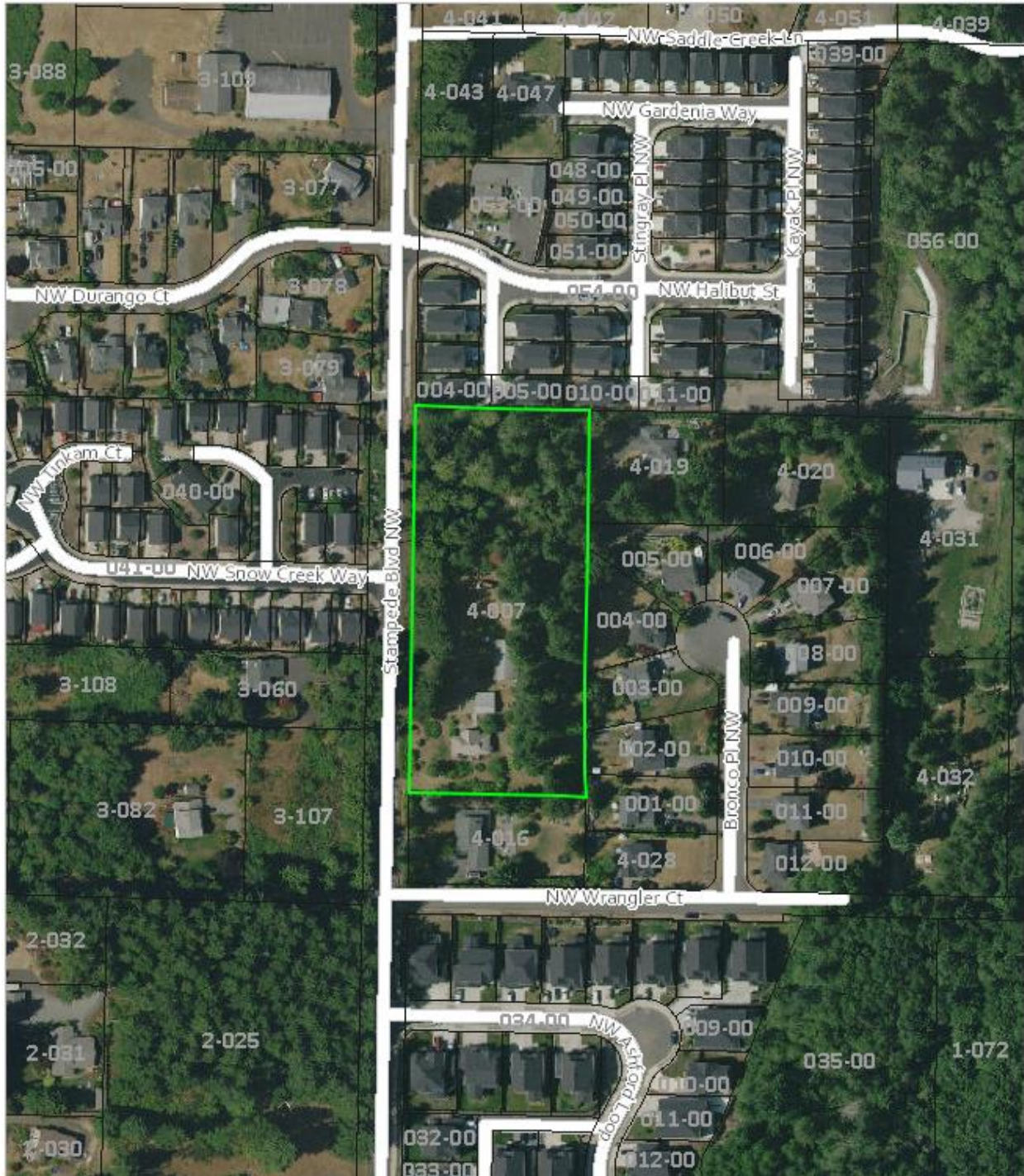
Attachment A: Zoning Map



** This map is not a substitute for field survey **

0 100 200ft

Attachment C: Aerial Imagery



** This map is not a substitute for field survey **

0 100 200ft