



## Hearing Examiner Staff Report and Recommendation

**Report Date:** March 28, 2019  
**Hearing Date:** April 4, 2019

**Application Submittal Date:** October 10, 2018  
**Application Complete Date:** October 10, 2018

**Project Name:** Bakker's Hillside Estates - Preliminary Plat Amendment - Major, Revised Amendment #3

**Type of Application:** Preliminary Subdivision - Major Amendment

**Permit Number:** 17-02233

### Project Location

The project area is located north of State Highway 303 also known as (aka) Waaga Way, west of Nels Nelson Road NW and south of NW Hogan Lane, between 955 and 1135 NW Hogan Lane in Bremerton, Washington  
Central Kitsap County  
Commissioner District 1

### Assessor's Account #

152501-3-006-2007 (4.77 acres)  
152501-3-050-2002 (2.38 acres)  
152501-3-047-2008 (0.75 acres)  
152501-3-048-2007 (1.35 acres)

### Applicant/Owner of Record

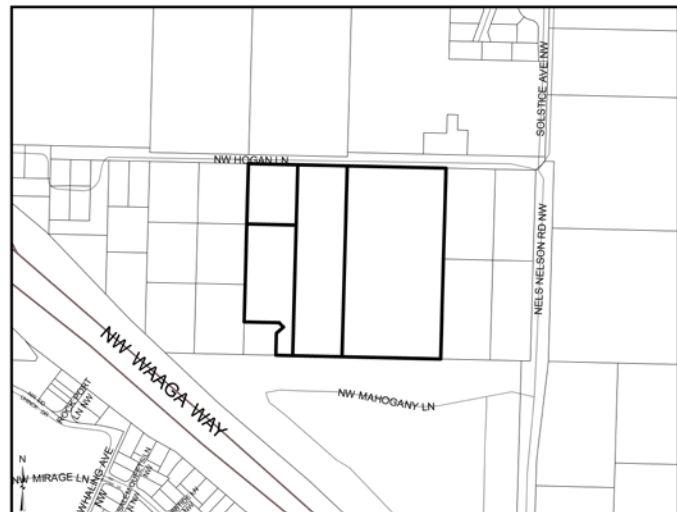
Applicant  
Eric Clarke  
Element Residential Inc.  
12900 NE 180th Street, STE 220  
Bothell, WA 98011

Owner  
12th Man LLC  
12900 NE 180th Street, STE 235  
Bothell, WA 98011

### Recommendation Summary

Recommend approval subject to the 81 conditions listed under section 13 of this report.

VICINITY MAP



## **1. Background**

The Bakker's Hillside Estates project is vested to the rules in place at the time of the complete original preliminary plat, performance based development (PBD) and conditional use permit (CUP) applications, which was June 24, 2005.

The original proposal was to subdivide 5 existing parcels totaling 9.55 acres into 75 single-family residential lots. Thirty-five lots were to be developed with detached single-family residences located in Division 2. Forty lots were to be developed with an attached single-family residence - a maximum of two units to be attached, twenty times for a total of 40 units located in Division 1. The attached housing required the PBD and CUP applications.

The current application is a proposed major amendment to revise the previously approved Bakker's Hillside Estates Preliminary Plat. The applicant has set aside the 1st amendment permit, Permit #11 101829, based on the revised proposal for their 3rd amendment application; the 2nd plat amendment application, Permit #15 01121 expired in 2015. The previous 3rd amendment application was only for Division 2, but the ownership has changed and the revised 3rd amendment application now encompasses both Division 1 and Division 2. The proposed development is now a straight plat for 60 lots with each lot to be developed with a detached single-family residence, as a result the separate divisions have been eliminated. Because the attached housing has been eliminated, the PBD and CUP applications are no longer required and have been eliminated. Originally the project encompassed 5 parcels, totaling 9.55 acres. As a result of a boundary line adjustment, this amendment involves 4 parcels, totaling 9.25 acres according to the Assessor's records. The original plat approval had 1 access point and this revised amendment proposes 3 access points from NW Hogan Lane. The far west access point is a private easement that only serves one single-family residence that is located outside this subdivision. As a result of this amendment, the lot layout or configuration and open space/recreational facility has changed, but the stormwater facility is still located in the southeast corner of the project.

## **2. Project Request**

The applicant has submitted a major plat amendment to provide 3 access points from NW Hogan Lane and reconfigure the lot layout, internal roadways and recreational facility locations. The current proposal is for 60 lots to be developed without separate divisions and in one phase; each lot to be developed with a detached single-family residence.

## **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 Notice of Application dated November 1, 2018 (Exhibit 16). An addendum to the Determination of Nonsignificance (DNS) was issued on March 14, 2019 (Exhibit 23).

The SEPA DNS addendum doesn't have an appeal period. The addendum noted the amendment proposes a reduction in the number of units from the original approval and there are no new adverse environmental impacts to this DNS.

**4. Physical Characteristics**

The project area is undeveloped. The property is relatively flat near the western edge and is characterized by rolling topography in general; the property slopes from the west downward to the east. The western parcels were cleared in the recent past, but there is still a mix of deciduous and coniferous trees and shrubs with some cleared areas. The eastern parcel is more thickly vegetated with conifers and some deciduous trees; a large area has been cleared of trees on the south half and the area is vegetated with shrubs such as scotch broom and blackberries.

**Table 1 - Comprehensive Plan Designation and Zoning**

Comprehensive Plan: Urban Low Residential Zone: Urban Low Residential (UL)	Standard	Proposed
Minimum Density	5 dwelling units per acre 5 DU/acre X 9.27 acres = 46.35 or 46 dwelling units required	60 dwelling units  60 lots, each lot to be developed with 1 dwelling unit
Maximum Density	9 dwelling units per acre 9 DU/acre X 9.27 acres = 83.43 or 83 dwelling units allowed	
Minimum Lot Size	None	3,680 square feet
Maximum Lot Size	Not Applicable (NA)	5,595 square feet
Minimum Lot Width	40 feet	46 feet
Minimum Lot Depth	60 feet	~76 feet

Maximum Height	35 feet	35 feet
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Applicable footnotes: NA

*Staff Comment: Kitsap County Code (KCC) at the time of vesting for this project did not have any UL footnotes.*

**Table 2 - Setback for Zoning District**

	Standard	Proposed
Front	20 feet	20 feet 10 feet, front non-access
Side	5 feet	5 feet
Side	5 feet	5 feet
Rear	5 feet	5 feet

*Staff Comment: KCC at the time of vesting for this project did not have any UL footnotes for setbacks. The required front setback regardless of access is 20 feet. Any proposed reduction would have required submittal of a performance based development (PBD) application and none was submitted as part of the major amendment application. The site date indicated a rear setback of 10 feet, but the site plan shows only 5 feet (Exhibit 21). The minimum required rear setback at the time of vesting was 5 feet. The applicant shall clearly identify the proposed setbacks, which shall comply with minimum requirements on the final plat.*

**Table 3 - Surrounding Land Use and Zoning**

Surrounding Property	Land Use	Zoning
North	Currently undeveloped to the immediate north but preliminary plats have been approved for residential development. Beyond that Ridgetop Junior High and Silver Ridge Elementary.	V: vested, C: current V: Urban Low Residential (UL) C: Urban Medium Residential (UM)
South	Mobile home park	V: UM C: UM
East	Single-family residences and undeveloped	V: UL C: UM
West	Single-family residences	V: UL C: UM

**Table 4 - Public Utilities and Services**

	Provider
Water	Silverdale Water District
Power	Puget Sound Energy
Sewer	Kitsap County Public Works
Police	Kitsap County Sheriff
Fire	Fire Protection District No. 1
School	Central Kitsap School District #401

**5. Access**

Access to the site is via NW Hogan Lane, which is classified as urban local access. Hogan Lane is a paved maintained county right-of-way from the intersection of Nels Nelson Road NW and Hogan Lane for 327 feet and is unmaintained county right-of-way west of the designated maintenance point.

**6. Site Design**

The subdivision will be developed with a detached single-family residence on each urban sized lot; lots range in size from over 3,900 square feet to just under 5,600 square feet. A recreational open space tract is proposed on the south end of the project, a stormwater facility is proposed in the southeast corner and 31 on-street parking spaces are proposed spread throughout the subdivision.

**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 May 7, 1998 and amended June 10, 2002, December 8, 2003 and October 25, 2004

The relevant goals and policies were previously outlined in the original staff report dated February 28, 2007

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 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Title 19	Critical Areas Ordinance
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 1-27.

Exhibit #	Document	Date Received
9	Kitsap Public Health District Decision	10.10.2018
25	Landscape Plan - Revised	02.07.2019
17	Nurse Letter: Interested Party	11.12.2018
1	Original Project File	Varies 03.2005-03.2007
3	Preliminary Land Division Application	10.10.2018
5	Preliminary Plat - HE Approved Site Plan, Sheet 1	10.10.2018
2	Project Application	10.10.2018
4	Project Narrative	10.10.2018
6	SEPA checklist	10.10.2018
26	SEPA DNS Addendum	03.14.2019
23	Site Plan - Revised	02.07.2019
21	Storm Drainage Report - Revised	02.07.2019
13	Traffic Impact Analysis - Revised	10.12.2018

**9. Public Outreach and Comments**

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
1	The resultant increase in traffic generated by the project warrants installation of speed bumps, wider roads, sidewalks and lighting.	17

Issue Ref. No.	Issue	Staff Response
1	Traffic Improvements	The project will be required to construct road improvements on NW Hogan Lane including wider lanes, sidewalks and lighting at the access entry points into the plat consistent with Kitsap County Code. Speed bumps are not warranted along Hogan Lane or Nels Nelson Road NW.

## 10. Analysis

### a. Planning/Zoning

The subdivision was originally approved for 75 lots, each to be developed with one dwelling unit or single-family residence (SFR). This amendment proposes 60 lots, each to be developed with a detached SFR. Although there is a reduction of 15 lots and concomitant 15 dwelling units or SFRs, the project complies with the minimum density requirement of the UL zone and exceeds the minimum density by 14 dwelling units. The subdivision is well below the maximum density allowed, which is 83 dwelling units.

The 20-foot front setback applies to all road frontages regardless of access. Any reduction to the front setback would require application of a performance based development (PBD) and none was applied for as part of this major amendment application. Therefore, a 20-foot front setback shall be shown and provided from all roads. The site data listed on Exhibit 21 indicates the rear setback at 10 feet, but the site plan shows a 5-foot rear setback. The project is vested to a minimum 5-foot rear setback, but the applicant may propose a 10-foot rear setback. The final plat shall clearly indicate front, side and rear proposed setbacks, which shall comply with the minimum vested setback requirements.

The zoning regulations provide no guidance for recreational elements; however, the platting regulations, KCC 16.12.080 and 16.12.160, require that appropriate provisions have been made for parks and playgrounds, among other items. Based on the proposal for 60 lots, two active recreational facilities will be required. Additional information is provided below under Section f. Recreational Facilities.

### b. Lighting

Four light standards are proposed; two light standards at each entrance, one on each side of the access road into the subdivision (Exhibit 21). The easement located at the western edge that provides access to tax parcel 152501-3-049-2006 will not be illuminated.

**c. Off-Street Parking**

A single-family residence is required to provide two off-street parking spaces, per KCC 17.435.030(A)(1). An additional half a parking space is required within the right-of-way to provide on-street parking for guests and visitors of the plat residents, this authority is granted at 17.435.010. All parking spaces shall be 9 feet by 20 feet. Spaces 9, 10, 11, 12 and 31 do not comply with the minimum size requirement for length of 20 feet. Some of the parallel parking spaces, specifically 10/11, 14/15, and 16/17 do not provide the required six feet of maneuvering area (Exhibit 21). It appears there is adequate area to adjust the layout and meet the required dimension. The SDAP shall reflect the required parking and maneuvering dimensions.

**Table 5 - Parking Table**

Use Identified in 17.435	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single-family	2 per dwelling located on the same lot with the dwelling	2 parking spaces per dwelling X 60 dwellings = 120 spaces  *.5 spaces per dwelling X 60 dwellings = 30 spaces on-street or set aside	120 total on lots + 31 on-street = 151 parking spaces total
Total	120 spaces	150 spaces 120 spaces on lot 30 spaces on-street	151 spaces 120 spaces on lot 31 spaces on-street

\*17.435.010 Off-street parking requirements. The following requirements shall be used as guidelines and may be increased or decreased by the department depending on the specific need or use, while taking into consideration trip demand reduction programs and the availability of public transit...

17.435.020(C) Location of Parking Facilities. Off-street parking spaces for dwellings shall be located on the same lot with the dwelling...

**d. Signage**

An entry plat sign has not been proposed. Any future proposed signage shall comply with KCC 17.510 Sign Code, in effect at the time of a complete sign permit application. A separate sign permit may be required.



**e. Landscaping**

Landscaping, typically street trees, will be required along the roadways. An adequate area for the proposed planting strip, typically a minimum of 5 feet and a minimum 5-foot sidewalk cross-section will be required. In order to protect adjacent properties, fencing is deemed appropriate and necessary and was required under Hearing Examiner Condition (HEC) 53 (Exhibit 1A). The proposed landscaping along the interior roads helps to create a visually appealing streetscape and additional habitat (Exhibit 22). Street trees shall be provided at a minimum interval of 15 feet and a maximum of 30 feet; the required caliper shall be 2 ½ to 3 inches, refer to HEC 55. The entry to the plat shall also be landscaped with appropriate vegetation. Existing vegetation shall be retained, where feasible. The final landscape plan shall differentiate between retention of existing vegetation and new plantings. Recreational amenities for the subdivision shall be appropriately landscaped and be included on the landscape plan. A final landscape plan that complies with KCC 17.385 and the conditions of approval will be required prior to Site Development Activity Permit (SDAP) approval. The planting of street trees, the entry landscape, and plantings within the open space and recreational areas and installation of the perimeter fence along the east, west and south property lines in the areas of development will be required prior to final SDAP construction approval, refer to HEC 54. To ensure initial survivability of the landscaping, a maintenance bond shall be required, refer to HEC 57.

**Table 6 - Landscaping Table**

	Required	Proposed
Required Landscaping (Sq. Ft.) 15% of Site	No specific square feet or percentage required for a subdivision	Approximately 123,275 square feet, which is approximately 30% of site to be landscaped
Required Buffer(s) 17.385		
North	Roadside Planting	Roadside Planting
South	Separation Buffer: Fencing	Nothing, except open space tract
East	Separation Buffer: Fencing Drainage Pond Buffer	Nothing on lots, Drainage Pond Buffer
West	Separation Buffer: Fencing	Nothing
Street Trees	Yes	Yes

**f. Recreational Facilities**

The proposed 28,138 square feet recreational area, Tract B, doesn't provide any active recreational facility. The zoning regulations provide no guidance for recreational elements; however, the current land segregation standards outline

recreation requirements at KCC 16.24.040(H). These regulations were created because the platting regulations that this project is vested to back in 2005 didn't provide adequate specificity.

The vested platting regulations at KCC 16.12.080 and 16.12.160 require that appropriate provisions have been made for parks and playgrounds, among other items. The site plan data indicates zero square feet is required for recreational open space but that is not accurate based on the requirement for appropriate provisions for parks and playgrounds (Exhibit 21). Based on the number of lots/dwelling units proposed, the engineer for the Bakker's subdivision project was informed for the original project during the pre-application meeting and at the technical review meeting that one recreational facility would be required for Division 2. Division 1 was proposed as a performance based development which outlined specific recreational open space at KCC 17.425.040(B)(D). Since at least 2005, the Department's established policy regarding recreational facilities within a straight plat has required a minimum of one active recreational facility for every 30 lots. As a result, the engineer prepared a proposed recreational playfield in Division 2 and submitted a site plan at the hearing for the original subdivision (Exhibit 1: Exhibit 127, Exhibit 5).

This project shall provide 2 active recreational facilities. It is preferred that recreational facilities be centrally located and viewable by a majority of lots as demonstrated by Exhibit 1: Exhibits 91 and 127, Exhibit 5). The grade across the entire tract shall not exceed 5% and may require fencing depending on the uses proposed. Hearing Examiner Condition (HEC) 47 supports the requirements for active recreational uses, a 5% grade or less, and potential fencing. Benches will also be required as evidenced by HEC 48. Maintenance of the recreational area and facilities will be the responsibility of the lot owners and/or required Home Owners' Association as evidenced by HEC 51.

Recreational amenities for the subdivision shall be included on the landscape plan required with the SDAP.

**g. Frontage Improvements**

Hogan Lane is a paved maintained county right-of-way from the intersection of Nels Nelson Road and Hogan Lane for 327 feet, and is unmaintained county right-of-way west of the designated maintenance point. Frontage improvements along Hogan Lane will be required in order to meet Kitsap County Road Standards. A sidewalk on the south side of Hogan Lane will be required along the entire width of the subject parcels, as shown on the site plan (Exhibit 21). Shoulder improvements to increase pedestrian access on the south side of Hogan Lane from the end of the sidewalk east to Nels Nelson Road shall also be accomplished as adequate right-of-way exists.

A minimum 5-foot sidewalk will be required on both sides of the private access roads because the project exceeds the 400 average daily trips (ADT) and only projects below the threshold may provide sidewalks on one side. A sidewalk will not be required along the easement on the far west side of the project because it provides the only access to tax parcel 152501-3-049-2006, which is outside the subdivision.

**h. Design Districts/Requirements**

Not applicable; the subject properties are not located within a design district.

**i. Development Engineering/Stormwater**

The project is vested to Kitsap County Code Title 12 and the Kitsap County Stormwater Design Manual, effective April 1, 1997. The stormwater design meets the requirements of that version of the Code and Manual. Stormwater quality and quantity controls have been designed to mitigate the effects of the development. Facilities consist of a system of catch basins and pipes to collect roadway runoff for mitigation, to include a spill control basin for runoff from vehicular driving surfaces. Secondary storm systems will capture roof runoff. Stormwater mitigation is provided by a combination retention/detention pond.

**j. Environmental**

The county's geographic information system (GIS) indicates multiple very small areas of moderate high hazard slopes; all parcels fall within the Category I Critical Aquifer Recharge Areas (Exhibit 27).

The proposed use, residential development is not identified as "activities with potential threat to groundwater" at KCC 19.600.620; therefore, a hydrogeological report is not needed for this project. However, this project will be conditioned to prohibit any "activities with potential threat to groundwater" without additional review and approval by the Kitsap County Department of Community Development.

**k. Access, Traffic and Roads**

Access to the site is via NW Hogan Lane, which is classified as urban local access. Two new private roadways, from Hogan Lane, will be created to provide access to all the lots within the plat. The anticipated trip generation from the 60 lots in the plat is estimated to be 600 trips per day or 10 average daily trips (ADT) per lot or dwelling unit.

There is an existing easement on the western edge of the project that serves tax parcel 152501-3-049-2006 that was removed from the subdivision project through a boundary line adjustment after review of the original plat decision.

**l. Fire Safety**

Fire apparatus access roads and fire flow are required for this project. The number and location of fire hydrants shall be determined through review of the SDAP.

**m. Solid Waste**

Waste Management is the local service provider. Each homeowner will be responsible for establishing an account with and meeting the requirements of the solid waste service provider.

**n. Water/Sewer**

This amendment is not proposing any changes to public water and sewer. As a result of the plat reconfiguration of the lot layout and roadways, underground pipe locations may be different.

Public water will be provided by the Silverdale Water District. The applicant is encouraged to install "purple pipe" to convey reclaimed water for irrigation purposes.

Public sewer treatment will be provided by Kitsap County Public Works, Sewer Utility. The applicant's proposal is to install a gravity sewer system. The actual design will be reviewed and approved by Kitsap County Public Works through a SDAP.

**o. Kitsap Public Health District**

Kitsap Public Health District has reviewed the project and recommends approval. The Health District noted the project is to be served by Kitsap County sanitary sewer and the Silverdale Water District (Exhibit 9).

**p. Original Hearing Examiner Conditions vs. Recommended Conditions**

This section will reference the 67 original Hearing Examiner conditions outlined in the Notice of Decision issued 04.17.2007 that are appropriate or necessary to modify and/or delete based on the proposed amendment.

Condition 4 has been modified to reflect the vested date, Condition 6 has been modified to comply with legal requirements, Condition 8 has been modified to reflect the current contact information, Condition 10 has been modified to comply with Kitsap County Public Works department policy, Condition 11 has been deleted because Kitsap County will not assume maintenance of a storm system where the road system is private roads, Condition 13 has been modified to provide additional specificity and clarity, Condition 16 has been modified to improve simplicity and provide better clarity, Condition 21 has been modified to improve simplicity and provide better clarity, Condition 24 has been modified to improve clarity, Condition 25 has been modified to improve simplicity and provide better clarity, Condition 32 has been modified to provide additional specificity and clarity, Condition 39 has been

modified because the project has eliminated the two divisions, Condition 40 has been modified to eliminate the referenced plat exhibit document and to outline sidewalks are required on both sides of the internal roadways, Condition 41 has been deleted because the new lot layout has changed the referenced lot numbers and eliminated the wall, Condition 43 has been modified to reflect the required on-street parking for the entire subdivision and space dimensions, Condition 44 has been deleted because the amendment has eliminate the separate divisions and the required on-street parking for the whole project is covered in Condition 43, Condition 47 has been modified to clarify the recreational facilities requirements, Condition 51 has been modified because the divisions have been eliminated and only 1 Home Owners' Association will be created, Condition 53 has been modified to correct the tract designation and the plat exhibit documents, Condition 54 has been modified to indicate when the final landscape plan shall be submitted, Condition 58 has been modified to acknowledge different vegetation may have different dimensional needs and to reflect the revised plat exhibit document, Condition 62 has been deleted because the county doesn't enforce Covenants, Conditions and Restrictions (CC&Rs), Condition 63 has been modified as a result of Kitsap County Code sign updates and renumbering of chapters in Title 17, Condition 65 has be modified to reflect the amendment application.

#### HE Condition 4

Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 or as amended at the time of 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 Ordinances in effect at the time of SDAP application.

#### Condition 4

Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the original Preliminary Plat application was deemed complete, June 24, 2005. 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.

#### HE Condition 6

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 or as amended at the time of SDAP application.

Condition 6

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 effective at the time the original Preliminary Plat application was deemed complete, June 24, 2005.

HE Condition 8

The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) 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 Charles Gilman at 360-407-7451, email [chgi461@ecy.wa.gov](mailto:chgi461@ecy.wa.gov). This permit is required prior to issuance of the SDAP.

Condition 8

The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information about this permit can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email [joshklimek@ecy.wa.gov](mailto:joshklimek@ecy.wa.gov). This permit is required prior to issuance of the SDAP.

HE Condition 10

Upon completion of the storm drainage facilities, the developer will be required to post a two-year maintenance bond for the facility. The developer will be responsible for providing regular and adequate maintenance during this two-year period and supportive maintenance records. At the end of this time, the County will inspect the system and, when the facility is acceptable and 80% of the homes have been completed, the County will take over maintenance and operation of the system. Wording to this effect must appear on the plat and in the covenants before final recording. Areas proposed to be maintained by the County that are not in the right-of-way must be shown as a separate tract/s or drainage easement/s with Kitsap County being designated as the grantee.

Condition 10

The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of the Site Development Activity Permit for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly

maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.

HE Condition 11

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. The applicant shall sign an agreement to this effect prior to final plat recording.

Condition 11

Deleted.

HE Condition 13

Impervious area allowed per lot shall be indicated on the face of the final plat.

Condition 13

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 require a Site Development Activity Permit for that lot.

HE Condition 16

Construction of handicap access facilities within existing or proposed County right-of-way shall conform to the requirements of the Americans with Disabilities Act.

Condition 16

Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.

HE Condition 21

Wheelchair ramps shall be provided on both sides of the site approach. Include on the plan set curb ramp details that meet the requirements of the Americans with Disabilities act per WSDOT Standard Plan F-3 cement concrete sidewalk and approach details. Catch basins shall not be placed within the area of curb ramps.

Condition 21

Sidewalk ramps shall be provided on both sides of each site approach. Include on the plan set sidewalk ramp details conforming to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction. Catch basins shall not be placed within the area of sidewalk ramps.

HE Condition 24

The applicant shall improve NW Hogan Lane to meet Kitsap County Road Standards for an urban local road minor with a sidewalk on the south side of the roadway. The improvement will be approximately 330 feet from end of the existing improved roadway (near the east property line) westward to the transition from 45 foot right-of-way to 30 foot right-of-way.

Condition 24

The applicant shall construct frontage improvements along NW Hogan Lane that meet Kitsap County Road Standards for an urban local road, consisting of two 11-foot travel lanes and vertical curb, gutter and 5-foot wide sidewalk on the south side.

HE Condition 25

The applicant shall install 2 foot shoulders outside of the driving lane on the south side of NW Hogan Lane from the end of the sidewalk to be constructed east to the intersection of Nels Nelson Road. If inadequate right of way exists to construct this improvement or extensive existing improvements preclude this construction, Kitsap County will determine an alternative mitigation prior to SDAP approval.

Condition 25

The applicant shall widen the existing NW Hogan Lane from the east property boundary, east to the existing improved roadway and install 2-foot gravel shoulders outside the two 10-foot travel lanes to the intersection of Nels Nelson Road.

HE Condition 32

Construction of rock walls or other retaining facilities that exceed four feet in height shall require a building permit.

Condition 32

This project includes the construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge. A separate building permit with an engineered design is required for such walls. This note shall be placed on the face of the final construction drawings.



HE Condition 39

The yard setback requirements for each Division shall be included on the face of the final plat.

Condition 39

The yard setback requirements shall be included on the face of the final plat.

HE Condition 40

Sidewalks and trails shall be provided as depicted on the preliminary plat (Exhibit 91). Sidewalks and trails shall be installed prior to final Site Development Activity Permit (SDAP) construction plan approval.

Condition 40

Sidewalks shall be required on both sides of the internal roadways. Sidewalks and trails shall also be provided as depicted on the preliminary plat amendment or equivalent as shown on the approved Site Development Activity Permit (SDAP). Sidewalks and trails shall be installed prior to final SDAP construction plan approval.

HE Condition 41

Access steps for each lot from B27 through B33 shall be provided in the proposed wall.

Condition 41

Deleted.

HE Condition 43

A minimum of 21 on-street parking spaces shall be provided for Division I of the plat.

Condition 43

A minimum of 30 on-street parking spaces shall be provided for the plat. Parking spaces shall be a minimum 9 feet by 20 feet.

HE Condition 44

A minimum of 17 on-street parking spaces shall be provided for Division II of the plat.

Condition 44

Deleted.

HE Condition 47

A recreational amenity shall be as shown on Exhibit "127". The facility shall be for an active recreational use such as a play field, sport court and/or tot lot. The grade

across the entire tract shall not exceed 5%. Fencing may be required depending on the proposed use and/or design.

Condition 47

Two recreational amenities shall be provided, and the final design shall be included as part of the SDAP application. The facilities shall be for an active recreational use such as a play field, sport court and/or tot lot. The tract shall be a minimum of 9,000 square feet or if divided into separate tracts each tract shall be a minimum of 4,500 square feet. No dimension shall be less than 50 feet. The grade across the entire tract or each tract shall not exceed 5%. Fencing may be required depending on the proposed use(s) and/or design.

HE Condition 51

All recreational facilities/amenities shall be maintained and be in good working order by the lot owners within the plat and/or the plat's Home Owner's Association(s).

Condition 51

All recreational facilities/amenities shall be maintained and be in good working order by the lot owners within the plat and/or the plat's Home Owners' Association.

HE Condition 53

A six-foot solid board fence shall be required on the perimeter along the east, west and south property lines in the area of development including tract E (Exhibit 91) except for the storm drainage pond which shall meet code requirements. The applicant and staff may agree to install slats in portions of the existing chain link fence. Perimeter fencing shall be reflected on the landscaping plan and SDAP. Installation shall be required prior to final SDAP construction plan approval.

Condition 53

A six-foot solid board fence shall be required on the perimeter along the east, west and south property lines in the area of development including Tract B (Exhibits 21 and 22) except for the storm drainage pond, which shall meet code requirements. The applicant and staff may agree to install slats in portions of the existing chain link fence. Perimeter fencing shall be reflected on the landscaping plan and SDAP. Installation shall be required prior to final SDAP construction plan approval.

HE Condition 54

A final landscaping plan shall be required prior to construction plan approval SDAP. The plan shall differentiate between existing vegetation to remain and new plantings. The plan shall include the final design of all recreational facilities/amenities. Benches shall be provided adjacent to the recreational facilities/amenities and at appropriate trail locations and be detailed on the plan. The manufacturer's specifications and "cut

sheets" for any playground equipment shall be included with the plan. The equipment shall be approved by the National Playground Association. The landscape plan shall conform to the requirements of Kitsap County Code 17.385.

Condition 54

A final landscape plan shall be submitted as part of the SDAP application. The plan shall differentiate between existing vegetation to remain and new plantings. The plan shall include the final design of all recreational facilities/amenities. Benches shall be provided adjacent to the recreational facilities/amenities and at appropriate trail locations and be detailed on the plan. The manufacturer's specifications and "cut sheets" for any playground equipment shall be included with the plan. The equipment shall be approved by the National Playground Association. The landscape plan shall conform to the requirements of Kitsap County Code 17.385.

HE Condition 58

A minimum 3.5 foot wide planting strip shall be provided along the sidewalks as depicted on the preliminary plat (Exhibit 91).

Condition 58

A sufficient planting area to accommodate the proposed and installed vegetation shall be provided along the sidewalks as depicted on the preliminary plat amendment (Exhibits 21 and 22).

HE Condition 62

Any Covenants, Conditions and Restrictions (CC&Rs) placed on the plat shall not be in conflict with the Kitsap County Code or County regulations.

Condition 62

Deleted.

HE Condition 63

Signage shall comply with Kitsap County Code 17.445, in effect at the time of a complete sign permit application, and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.

Condition 63

Signage shall comply with Kitsap County Code 17.510, in effect at the time of a complete sign permit application, and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.

HE Condition 65

If the preliminary plat is approved, the property owner shall submit a final plat within five years of the preliminary plat approval. The submission shall meet all the legal requirements and conditions of approval.

Condition 65

If the preliminary plat amendment is approved, the property owner shall submit a final plat within five years of the preliminary plat amendment approval. The submission shall meet all the legal requirements and conditions of approval.

As a result of the proposed amendment, 14 additional conditions are appropriate and have been added after the 67 conditions outlined in section 13 Recommendation below.

**11. Review Authority**

The Hearing Examiner has review authority for this Preliminary Plat Amendment - Major application under KCC, Sections 16.12.060 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 Preliminary Plat Amendment. 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.
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.
5. Appropriate provisions have been made for the public health, safety and general welfare for open spaces, drainage ways, streets or roads, alleys and other public right-

of-ways, transit stops, potable water supply, sanitary waste, parks and recreation, playgrounds, schools and all other relevant facts, including: sidewalks or other planning features that ensure safe walking conditions for students who walk to and from school.

6. The preliminary plat amendment - major, as conditioned below, incorporates appropriate provisions for the public health, safety, and general welfare, as required by RCW 58.17.110(2) and KCC 16.12.160.

### **13. Recommendation**

Based upon the analysis above and the decision criteria found in KCC 16.12.160, the Department of Community Development recommends that the Preliminary Plat Amendment - Major request for Bakker's Hillside Estates Plat be **approved**, subject to the following 81 conditions:

1. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.
2. Approval of the preliminary plat shall not be construed to mean approval of the total number of lots or configuration of the lots and tracts. These parameters may be required to be revised for the final design to meet all requirements of Kitsap County Code Titles 11 and 12.
3. The information provided demonstrates this proposal is a Major Development as defined in Kitsap County Code Title 12, and as such will require a Site Development Activity Permit (SDAP) from Development Engineering.
4. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the original Preliminary Plat application was deemed complete, June 24, 2005. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
5. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Engineering for review and approval. The phasing plan shall, as a minimum, address the following items:

- a. Time tables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase.
  - b. The extent of drainage improvements to be installed during the various phases.
6. 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 effective at the time the original Preliminary Plat application was deemed complete, June 24, 2005.
7. The project proponent shall be responsible for installing any necessary off-site downstream drainage improvements. Procurement of any permits or easements necessary to install off-site improvements shall be the responsibility of the project proponent.
8. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information about this permit can be found at:  
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email [joshklimek@ecy.wa.gov](mailto:joshklimek@ecy.wa.gov). This permit is required prior to issuance of the SDAP.
9. Individual on-site infiltration systems may be used instead of a secondary drainage system and will be required on lots that cannot be directed to the primary or secondary system. The engineer shall submit a detailed site and grading plan showing the location and design of those proposed stormwater infiltration systems to Development Engineering with the SDAP submittal. Maintenance of these systems will be the responsibility of the homeowner.
10. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of the Site Development Activity Permit for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and

- giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
11. Deleted.
  12. The water quality BMP shall be sized to provide treatment of the post-developed peak flow rate from the 6-month, 24-hour storm event per the KCSDM Section 6.2.
  13. 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 require a Site Development Activity Permit for that lot.
  14. At Building Permit application, submit (KCPW Form 1601) for issuance of a Concurrency Certificate, as required by KCC section 20.04.030 Transportation Concurrency.
  15. The following note shall appear on the face of the final plat map. "All interior roads shall remain private as proposed by the applicant. 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 and Public Works. For roads to be dedicated to Kitsap County, they must meet all the requirements of the Kitsap County Code as adopted at the time of dedication. All improvements necessary to bring said roads 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."
  16. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
  17. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
  18. 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 Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
19. Provide surveyed cross-sections at 50-foot intervals on NW Hogan Lane along entire length of roadway improvement. The cross-sections should show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
  20. 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. Please denote the design vehicle on the plan set if different than the Kitsap County design vehicle. Existing approaches may need to be improved to meet current standards.
  21. Sidewalk ramps shall be provided on both sides of each site approach. Include on the plan set sidewalk ramp details conforming to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction. Catch basins shall not be placed within the area of sidewalk ramps.
  22. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
  23. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of site access and NW Hogan Lane. 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.
  24. The applicant shall construct frontage improvements along NW Hogan Lane that meet Kitsap County Road Standards for an urban local road, consisting of two 11-foot travel lanes and vertical curb, gutter and 5-foot wide sidewalk on the south side.
  25. The applicant shall widen the existing NW Hogan Lane from the east property boundary, east to the existing improved roadway and install 2-foot gravel shoulders outside the two 10-foot travel lanes to the intersection of Nels Nelson Road.



26. The final plat map shall be prepared in compliance with Kitsap County Code Title 16.16.
27. An additional 10 feet for utility easement shall be provided on each side of all Rights-of-Way and private road tracts.
28. Protective Covenants, Conditions and Restrictions (CC&Rs) shall be established prior to final plat approval to ensure the perpetual maintenance of storm drainage facilities and common open spaces.
29. Label Open Space, Park Areas, Common Areas and Storm Water Management Facilities as separate tracts. Ownership and maintenance shall be addressed on the face of the plat as well as in the CC&Rs.
30. The ingress, egress and utility easement for Short Subdivision #1805 shall be extinguished by way of a note on the face of the final plat.
31. Contact the solid waste service provider Waste Management @ (360) 674-3166 for information on implementing the service provider's solid waste/recycling storage requirements for the proposed activity. Indicate method of waste disposal on the final plans. Provide documentation from the solid waste/recycling service provider that their requirements for this project have been met.
32. This project includes the construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge. A separate building permit with an engineered design is required for such walls. This note shall be placed on the face of the final construction drawings.
33. Rock and retaining walls shall meet all applicable setback requirements of KCSDM 4.7.5.
34. Any wells on site must be properly decommissioned by a licensed well driller.
35. Any septic tanks on site must be properly abandoned by a licensed septic system installer with certification to the Health District.
36. All homes within the plat must be connected to sewers.
37. A water main extension is required.

38. All homes connected to the existing group B water system must be connected to Silverdale water. The existing group B well must be decommissioned by a licensed well driller in accordance with WAC 173.160.
39. The yard setback requirements shall be included on the face of the final plat.
40. Sidewalks shall be required on both sides of the internal roadways. Sidewalks and trails shall also be provided as depicted on the preliminary plat amendment or equivalent as shown on the approved Site Development Activity Permit (SDAP). Sidewalks and trails shall be installed prior to final SDAP construction plan approval.
41. Deleted.
42. A minimum of two off-street parking spaces shall be provided for each lot within the plat.
43. A minimum of 30 on-street parking spaces shall be provided for the plat. Parking spaces shall be a minimum 9 feet by 20 feet.
44. Deleted.
45. Parallel parking spaces shall provide a minimum of six feet between spaces for maneuvering.
46. The SDAP shall reflect all parking requirements.
47. Two recreational amenities shall be provided, and the final design shall be included as part of the SDAP application. The facilities shall be for an active recreational use such as a play field, sport court and/or tot lot. The tract shall be a minimum of 9,000 square feet or if divided into separate tracts each tract shall be a minimum of 4,500 square feet. No dimension shall be less than 50 feet. The grade across the entire tract or each tract shall not exceed 5%. Fencing may be required depending on the proposed use(s) and/or design.
48. The appropriate number of benches shall be provided for all recreational facilities and shall be shown on the final landscape plan.
49. All recreational facilities/amenities shall be made available to all residents within the plat.

50. All recreational facilities/amenities shall be installed prior to final SDAP construction plan approval.
51. All recreational facilities/amenities shall be maintained and be in good working order by the lot owners within the plat and/or the plat's Home Owners' Association.
52. Covenants, Conditions and Restrictions (CC&Rs) shall include requirements for perpetual maintenance of the common open space and recreational facilities and amenities.
53. A six-foot solid board fence shall be required on the perimeter along the east, west and south property lines in the area of development including Tract B (Exhibits 21 and 22) except for the storm drainage pond, which shall meet code requirements. The applicant and staff may agree to install slats in portions of the existing chain link fence. Perimeter fencing shall be reflected on the landscaping plan and SDAP. Installation shall be required prior to final SDAP construction plan approval.
54. A final landscape plan shall be submitted as part of the SDAP application. The plan shall differentiate between existing vegetation to remain and new plantings. The plan shall include the final design of all recreational facilities/amenities. Benches shall be provided adjacent to the recreational facilities/amenities and at appropriate trail locations and be detailed on the plan. The manufacturer's specifications and "cut sheets" for any playground equipment shall be included with the plan. The equipment shall be approved by the National Playground Association. The landscape plan shall conform to the requirements of Kitsap County Code 17.385.
55. Street trees shall be provided at a minimum interval of 15 feet and a maximum of 30 feet. The required caliper shall be a minimum of 2½ to 3 inches.
56. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code 17.385. All proposed and required landscaping shall be installed and inspected prior to final SDAP construction plan approval.
57. To ensure survivability of the required landscaping, a bond for a two year period shall be required prior to final SDAP construction approval. The bond shall be 75% of the planting and installation cost. A bid for the landscaping and installation cost shall be provided prior to final SDAP approval.

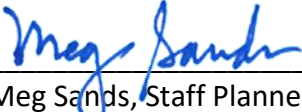
58. A sufficient planting area to accommodate the proposed and installed vegetation shall be provided along the sidewalks as depicted on the preliminary plat amendment (Exhibits 21 and 22).
59. All interior roadways shall comply with apparatus access requirements.
60. Any storage associated with a common area shall be located within a building and/or appropriate location that has been approved by Kitsap County Department of Community Development.
61. Any community garbage pick-up or dumpster shall comply with Kitsap County Code screening requirements.
62. Deleted.
63. Signage shall comply with Kitsap County Code 17.510, in effect at the time of a complete sign permit application, and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
64. All tracts shall be labeled consecutively.
65. If the preliminary plat amendment is approved, the property owner shall submit a final plat within five years of the preliminary plat amendment approval. The submission shall meet all the legal requirements and conditions of approval.
66. The decision set forth herein is based upon representations made and exhibits, including plans and proposals submitted at the hearing conducted by the hearing examiner. Any substantial change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to the approval of the hearing examiner and may require further and additional hearings.
67. 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 precedent to the 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.
68. 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.
  69. The application indicates that a significant quantity of grading material will be exported from the site. Prior to issuing the SDAP an approved fill site(s) must be identified. Any fill site receiving more than 150 cubic yards of material must obtain an SDAP. Fill sites receiving 5,000 cubic yards or more must have an engineered SDAP.
  70. The application indicates that a significant quantity of grading material will be exported from the site. Typically this means five or more trucks leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan.
  71. If the project proposal is modified from that shown on the submitted site plan dated February 7, 2019, Development Services and Engineering will require additional review and potentially new conditions.
  72. All traffic control devices on public and private roads shall comply with the Manual on Uniform Traffic Control Devices as amended by the Washington Administrative Code. This is in accordance with 23 Code of Federal Regulations (CFR), Part 655.
  73. 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.
  74. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, MUTCD Manual on Uniform Traffic Control Devices, NEMA National Electrical Manufacturer's Association, NEC National Electrical Code, WSDOT Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA).

75. After issuance of the Site Development Activity Permit and prior to any work in the County right-of-way, 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. Sidewalks: ½ lane of pavement removal and replacement on NW Hogan Lane for sidewalk installation. Sidewalks to meet current ADA requirements.
76. A 20-foot unobstructed access road is required for dwellings here and after constructed on lots created by this land division consistent with IFC 503 amended by Kitsap County Code.
77. Fire apparatus access roads are required and shall be maintained. Any proposed revision to these roads shall be submitted to, reviewed and approved by the Kitsap County Fire Marshal's Office. Access roads shall comply with IFC 503 amended by Kitsap County and the following:
  - a. Be an unobstructed width of 20 feet and height of 13 feet 6 inches.
  - b. Be designed and maintained to support a 60,000 pound fire apparatus and be provided with an all-weather driving surface.
  - c. Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
  - d. Inside turning radius shall be a minimum of 25 feet for residential and 35 feet for commercial development.
  - e. Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility.
  - f. Road shall not be more than 12% grade.
78. The minimum fire flow requirements for one- and two-family dwellings in subdivisions shall be 500 gallons per minute for thirty (30) minutes.
79. For Group R-3 and U occupancy, the distance requirement shall be 600 feet for fire hydrants and comply with IFC 507.5.1.
80. Water line size and location and the location of fire hydrants must be shown on SDAP plans. A letter of water availability indicating available fire flow from the water purveyor is required to be submitted to the Kitsap County Fire Marshal's office prior to the approval of any building permits.

81. No uses that are identified as "activities with potential threat to groundwater" at Kitsap County Code 19.600.620 shall occur prior to obtaining the required approval from the Department of Community Development and/or the Hearing Examiner.

**Report prepared by:**

  
\_\_\_\_\_  
Meg Sands, Staff Planner / Project Lead

28 March 2019  
Date

**Report approved by:**

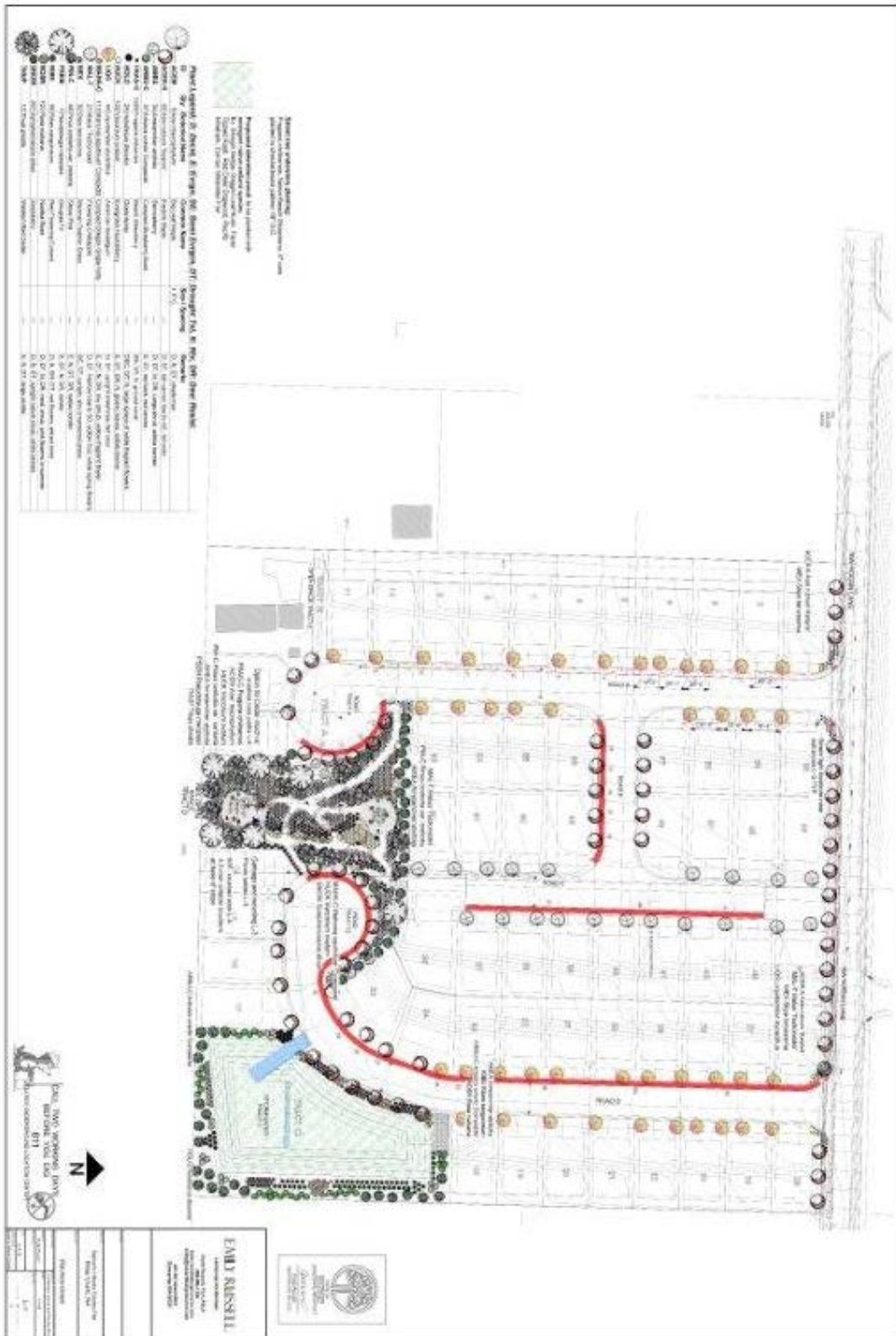
  
\_\_\_\_\_  
Shawn Alire, Department Manager / Supervisor

3/28/19  
Date

**Attachments:**

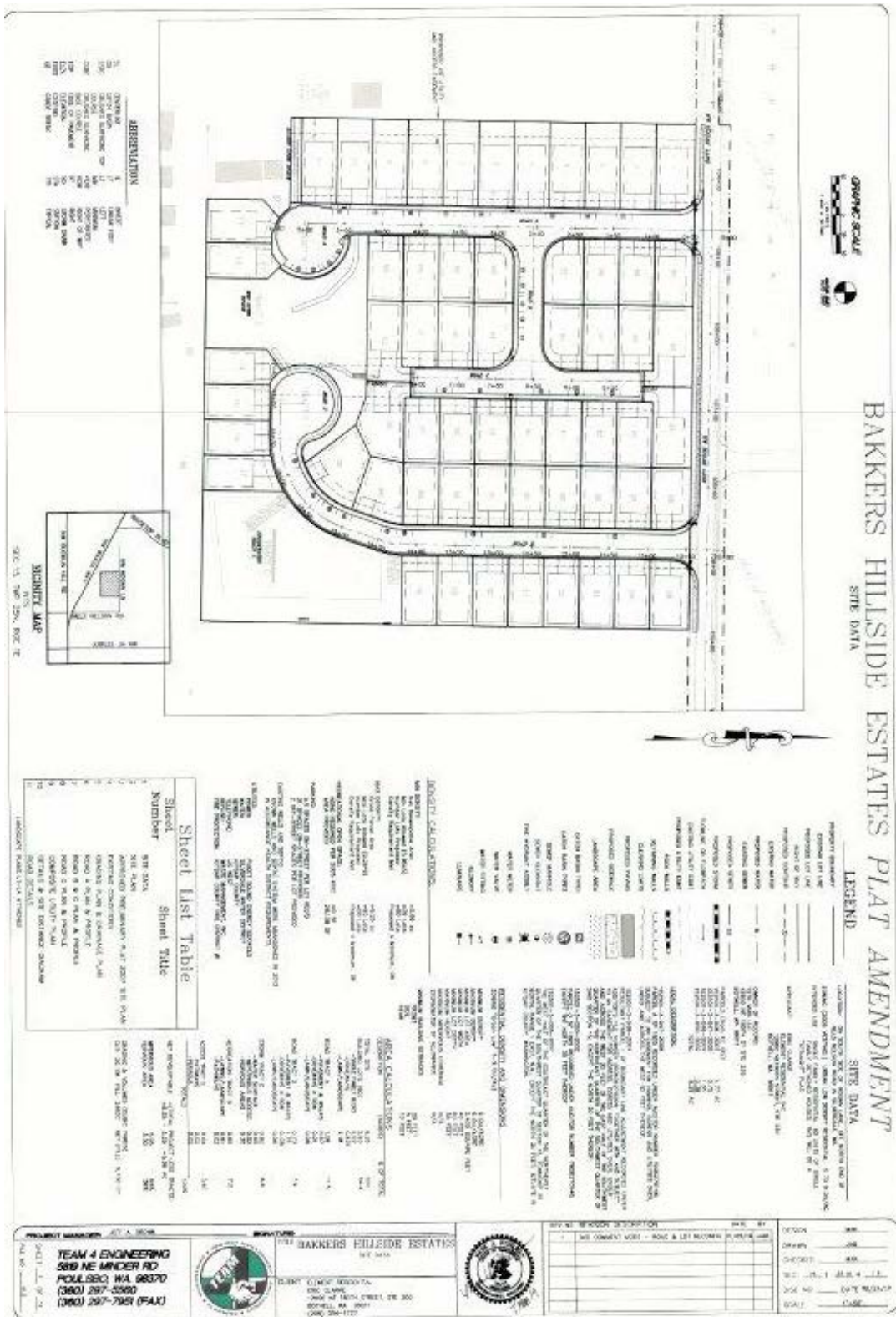
Attachment A – Vested Zoning Map  
Attachment B – Current Zoning Map

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Kitsap County Health District, MS-30  
Kitsap County Public Works Dept., MS-26  
DCD Staff Planner: Meg Sands



Landscape Plan





Site Plan