



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-5777 FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com/dcd/

Larry Keeton, Director

NOTICE OF ADMINISTRATIVE DECISION

July 27, 2011

To: Interested Parties and Parties of Record

RE: Project Name: Northwoods Lodge Revision
Application: Minor Revision Preliminary Land Use
File Number: LIS#11 97910

Enclosed is the Administrative Decision issued by the Kitsap County Department of Community Development (DCD) for the above referenced application.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER BEFORE THE CLOSE OF BUSINESS ON AUGUST 10, 2011.

Pursuant to the Kitsap County Land Use and Development Procedures, an appeal may be filed objecting to the Department's Decision. An appeal must be made in writing, and received by the Department of Community Development (DCD). At the time of filing the appeal, the appellant shall pay the sum of **five hundred dollars (\$500.00)**. This fee is non-refundable and subject to change. Make check payable to Kitsap County Department of Community Development (DCD).

The written appeal shall be made on, or attached to, an appeal form provided by DCD, and shall contain the following information.

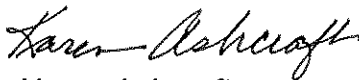
1. The project name, project applicant, application type, and file number designated by the County;
2. The name, address, and signature of each appellant. If multiple parties file a single appeal, the appeal document shall designate, in writing, one party as the contact representative for all contact with the DCD Director and the Office of the Hearing Examiner. All contact between the County and the appellants regarding the appeal, including notices, shall be through this contact representative; and
3. A written statement of the specific aspect(s) of the Decision and/or SEPA determination being appealed, the reasons why each is in error as a matter of fact or law, and the evidence relied upon to prove the error.

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The complete application file will be available for review at the Department of Community Development, Monday through Thursday, except holidays, from 10:00 a.m. to 3:45 p.m. by appointment only. You may make an appointment by calling me at (360) 337-4487.

If you have questions, please contact me at (360) 337-4487 or Jeff Smith at (360) 337-5777.

Sincerely,



Karen Ashcraft
Clerk of the Examiner

C: Rick Krueger, Clearbrook Lodge, Inc., 30 Romance Hill RD, Suite 101,
Belfair, WA 98528
Mike Wnek, PE, PS, Wnek Engineering, 3388 NW Byron ST, Suite 200,
Silverdale, WA 98383

Interested Parties:
(None)



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-7181 FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com/dcd/

Larry Keeton, Director

July 19, 2011

Rick Krueger
Clearbrook Lodge, Inc.
30 Romance Hill Road, Suite 101
Belfair, WA 98528

RE: Request for revision of Hearing Examiner Decision for Preliminary Land Use Approval for the Northwoods Lodge
Application Number: 11 97910
Assessor's Tax Account: 092501-1-060-2002

Dear Mr. Krueger:

This letter is in response to your written request, dated June 15, 2011 for a minor revision to the preliminary land use approval for Unclassified Use Permit (UUP) or the Northwoods Lodge (LU-4342), a.k.a. Silverdale Hills Living Center, the Hearing Examiner approved on September 22, 1989 with Board of Commissioner approval that followed. The subject property is located at 2321 NW Schold Place, 4.72 acres in size and zoned Urban Low Residential (4 to 9 dwelling units per acre).

Pursuant to Title 12 Storm Water Manual, the project revision is considered a major new development, which is currently being reviewed currently through a Site Development Activity Permit (File 11 97910). The request involves a 6,000 square foot expansion of floor area to approximately 65,000 square feet approved floor area. The development includes 48 off-street parking spaces and with the revision, there is a net increase of three spaces.

Revisions to UUP's are permitted, pursuant to KCC17.421.040 Revision of Hearing Conditional Use Permits. UUP applications are the equivalent to CUP applications required by County code today. Minor revisions are required to be less than 10 percent change to the dimensional floor area and vehicle trips, or character of the development. The Department has reviewed the request based on the following criteria in the above section:

A. Revisions to vehicular Access

Staff agrees that the applicant is not proposing revisions to the vehicular access point on to Schold Place NW and or Silverdale Way NW.

B. Character of the approved Development is unchanged;

As proposed, the expansion is not expected to change the character of the Northwoods development. The applicant is proposing the building extension and the revision to the landscaping to be constructed to match the existing design of the senior housing facility.

C. Expansion does not increase trip generation more than 10 percent.

The applicant indicates that there is not an increase in traffic demand, or trip generation. There may not be an increase in traffic now, but with the increase in floor area, there is a potential for the increase in trips. The increase is significantly less than 10 percent and not an issue

D. Change to dimensional, or gross floor area is less than 10 percent.

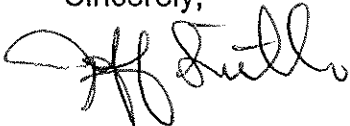
Staff agrees with the applicant that the increase is less than 10 percent of the site and the proposed building footprint is less than 10% of gross floor area approved by the land use approval in 1989.

E. The disturbance of the buffer is a minor revision to required screening buffer approved in 1989.

The original land use decision conditionally approved the commercial use within the residential zone, requiring a 40-foot natural vegetation buffers for screening. The development is still located within a residential zone that still requires screening buffers. The expansion includes 20 feet of the 40-foot buffer impacted (up to 50 percent) along Schold Place NW. The applicant states that the disturbance is less than 10 percent of the total buffer area. The applicant is proposing re-vegetation of the buffer after construction is completed. The landscaping plan with the SDAP needs to be revised by a landscape architect showing proposed plants at a mature size in the impacted area of the 40-foot buffer. The buffer on the landscape plan should replicate the existing buffer as much as possible to be considered a minor revision for the expansion to less than a 10.

Please contact me if you have questions at (360) 337-5777.

Sincerely,



Jeff Smith
Senior Planner
Planning and Zoning

JS:

CC: Mike Wnek, PE, PS, Wnek Engineering, 3388 NW Byron Street, Suite 200, Silverdale, WA 98383
Clerk to the Hearing Examiner