



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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Larry Keeton, Director

STAFF REPORT

RECOMMENDATION TO THE HEARING EXAMINER

Date: October 10, 2008

Application Date: April 25, 2008

Project: Lupine Lane Preliminary Plat, Short Plat/PBD

Type of Application: Conditional Use Permit **Project #:** 07 50790

Project Description:

The request is to subdivide a 2.50-acre parcel to create a 20-lot Performance Based Development. The proposal includes a preliminary subdivision, and short plat to create lots for the construction of zero-lot line, two unit single-family townhomes, and one detached unit to remain, consistent with KCC 17.110.240. The development includes private roads, over-flow parking, and open space located in the center of the project site, pursuant to Title 16 Land Divisions and Development and KCC Chapter 17.425 Performance Based Development.

Project Location: The property is located 4816 Lupine Lane NW, north of NW Knute Anderson Road, Central Kitsap County.

Assessor's Account #: 202501-2-023-2001

Applicant & Owner of Record:

The Pazooki Group
PO Box 3487
Silverdale, WA 98383

Project Representative & Engineer:

Mark Kuhlman, P.E.
Team 4 Engineering
5819 Minder Road
Poulsbo, WA 98370

State Environmental Policy Act (SEPA) Status:

Pursuant to WAC 197-11-340, the Responsible Official signed a Determination of Nonsignificance on August 26, 2008 with the following information.

Comments: The SEPA comment period previously occurred concurrent with the Notice of Application dated June 25, 2008. Multiple comments were received, including concerns relative to aesthetics, density, traffic and pedestrian safety, emergency vehicle access, drainage, and site clearing impacts. Site development

will result in increased traffic on local access streets, increased runoff due to removal of existing forest cover, and impacts associated with increased housing density. In order to mitigate such impacts, the project will be conditioned for compliance with Kitsap County Code Chapter 11.22 (Road Standards), Title 12 (Stormwater), Title 16 (Subdivisions), Title 17 (Zoning) and Title 19 (Critical Areas).

In addition to applicable code requirements, the following traffic mitigation shall be required pursuant to SEPA Substantive Authority (KCC 18.04) and the Kitsap County Comprehensive Plan, Capital Facilities Element:

A pro-rata share contribution shall be required for intersection improvements at the Newberry Hill Road / Dickey Road intersection.

Physical Characteristics:

The subject property currently contains a single-family dwelling slightly north of the southwest corner with a detached garage and a shed. The single-family dwelling receives access from Lupine Lane NW, a privately maintained road. The site generally slopes from the west to the east between 2 to 15 percent. The site contains some secondary growth conifers and deciduous trees, brush and grasses. The Soil Survey of Kitsap County classifies the soils as being Alderwood soils, which are moderately deep and moderately well drained.

Comprehensive Plan Designation and Existing Zoning:

The subject property is zoned Urban Low Residential (4 to 9 dwelling units per acre) (UL) within the Silverdale Urban Growth Area.

The UL zone is intended to recognize, maintain, and protect urban low density residential areas and establish urban densities where a full range of community services and facilities are present or will be present at the time of development in accordance with the urban growth areas as depicted on the Comprehensive Plan. This zone is also intended to create energy-efficient residential areas which are capable of allowing the provision of community services in a more economical manner; and provide for additional related uses such as schools, parks, and utility uses necessary to serve immediate residential areas (KCC 17.330).

The following are lot requirements for UL:

Minimum Lot Area = 3,600-square feet
Minimum Lot Width = 60-feet
Minimum Lot Depth = 60-feet

Minimum Density = 4-dwelling units/acre
Maximum Density = 9-dwelling units/acre

Minimum Setbacks = 20-feet front yard
= 5-feet side yard

= 5-feet rear yard

Surrounding Land Use and Zoning:

The surround properties are zoned UL contain single-family homes except the vacant tract owned by the Silverview Subdivision to the north. Parcels with residences average .58 of an acre in size on the east and west sides of the project site. Silverdale Elementary School is located within a quarter mile from the west side of the project.

Public Utilities and Services:

Water: Silverdale Water District
Power: Puget Sound Energy
Sewer: Kitsap County*
Police: Kitsap County Sheriff
Fire: Central Kitsap Fire and Rescue
Schools: Central Kitsap School District #401

Transportation Review:

The project receives access form Lupine Road NW, which is a local road north side of Lupine Lane NW near the 90 degree bend in the road, and north of NW Knute Anderson Road. Currently, Lupine Lane NW provides access for approximately 30 homes. The roadway width is approximately 17-feet of asphalt driving surface and speed limit of 15 mph. The first several hundred feet of Lupine Road NW north and round the 90 degree turn is half easement and the other half is dedicated county rights-of-way. Road frontage improvements along Lupine Lane NW and within the development are being proposed. Development Engineering has reviewed the project proposal and has issued conditions of preliminary approval consistent with KCC Title 11, Road Standards, dated September 29, 2008.

Stormwater Facilities:

Stormwater quantity and quality mitigation is required and a system of underground conveyance pipes and catch basins will direct stormwater to an on-site detention pond that provides both dead storage for water quality and detention storage for water quantity control. At the time of the Site Development Permit, downstream off-site improvements may be required to improve culverts under Lupine Lane NW. Development Engineering has reviewed the project proposal and has issued conditions of preliminary approval consistent with KCC Title 12, Storm Drainage, dated September 29, 2008.

Off-Street Parking:

For new single-family homes two off-street parking spaces are required, pursuant to KCC 17.435.030 Off-street Parking and Loading. In addition to providing off street parking, it is the Department's policy safety to provide overflow parking at a ratio of .50 per unit based on meeting public health, welfare requirements. The applicant

has provided 10 spaces adjacent to Tract D for active recreation. The proposal is consistent with off-street parking and loading standards.

Policies and Regulations Applicable to the Subject Proposal:

Road Standards, Title 11

Stormwater Drainage, Title 12

Preliminary Plat, General Provisions, Title 16.04

Preliminary Plat, Title 16.12

Preliminary Short Subdivisions, Title 16.48

Kitsap County Zoning Code, Title 17, (February 15, 1999, as amended)

- Chapter 110 Definitions
- Chapter 330 Urban Low Residential Zone
- Chapter 385 Landscaping
- Chapter 400 Land Use Review
- Chapter 405 Pre-Application Review
- Chapter 425 Performance Based Development
- Chapter 435 Off-Street Parking and Loading
- Chapter 520 Appeals
- Chapter 525 Revocations of Permits or Variances

Kitsap County Critical Areas Ordinance, Title 19, (Adopted May 7, 1998, as amended)

Kitsap County Land Use and Development Procedures Title 21, (May 18, 1998)

Kitsap County Comprehensive Plan (May 7, 1998)

The following provisions are goals of the Comprehensive Plan addressing the preliminary plat:

Policy LU-20 Encourage compact development patterns within UGA's, allowing for efficiencies in transportation and utilities, as well as public and capital facilities.

Policy LU-21 Encourage infill development on vacant and underutilized lands within UGA's.

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

Project Analysis:

Staff reviewed the proposal for consistency with the zoning requirements in KCC, Title 17, and development regulations pursuant to KCC Chapters 16.04 General Provisions, 16.08 Definitions, 16.12 Preliminary Plat Standards, and 16.48 Short Subdivisions. The

applicant has submitted preliminary plat drawings, dated April 25, 2008, and a letter dated August 14, 2008 clarifying issues that were discussed at the Technical Review meeting on July 16, 2008. In addition, the applicant has submitted a short subdivision application to partition off the existing single-family home on Lot A of the short plat and (Lot 3 of the subdivision) to sell off to help pay for the cost of the development.

Performance Based Development

The purpose the Performance Based Development is to allow flexibility in design and creative site planning to allow for lot clustering in order to preserve open space, encourage the creation of suitable buffers. The request is to subdivide a 2.50 acre parcel into 20 lots that include common wall construction similar to duplex units, with 15 percent open space for urban projects and a recreation area, pursuant to the requirements in KCC Chapter 17.425. Performance Based Development.

Except for the proposed Lot-3 with the existing single-family home, the request includes a reduction of minimum lot dimensions from 60-feet to approximately 25-feet and includes open space and recreational facilities. The 20 lots will range from 2,246 to 7,271 square feet in size, with an average lot size of 2,712 square feet. The three internal roads will be private to be maintained by the homeowners association. The homes are anticipated to be one and/or two-story townhomes, wood frame construction and maximum building height up to 35 feet. The applicant desires flexibility for future builders for setback and building types. The minimum setbacks range from 10-feet front yard, (except 20 feet at the garage) to 20-feet, five feet side and rear yards (except for a zero lot line or attached units).

The project includes approximately a total of .39 of an acre of open space, which is 15.6 percent of the site that includes the recreation area and internal and perimeter landscaping. The applicant is required to provide a contiguous recreational area of 5% of lot area, excluding perimeter buffers, critical area, and critical area buffers. Consistent with the UL zone, the applicant is proposing a contiguous recreational area of 5.6 percent and a proposed density of 8 dwelling units per acre based on gross acreage.

PBD Findings: The following findings are listed in Section 17.425.050 of the KCC and must be met for the Hearing Examiner to approve the PBD. Staff comments are in italics:

- A. The Lupine Lane PBD/Subdivisions and Short Plat site is adequate in size and shape to accommodate said use and all applicable regulations, including prescribed development/performance standards required by this title.

Staff Comment: Staff has reviewed the proposed PBD and found the site plan to be adequate in addressing elements above such as recreational area, buffers and open space. The site plan includes perimeter landscaping, and provides over 15 % of required open space. Consistent with the requirements for open space and recreational facilities should be in common ownership and maintained by Home Owner's Association prior to final approval pursuant to KCC 17.425(040)(3)

Recreational Open Space.

- B. The design of the proposed PBD would be harmonious and compatible with existing and future developments within the land use designation and general area.

Staff Comment: The project is abutting properties with similar zoning of UL on larger lots with existing average density of 1.7 units per acre. Staff believes that the project will be compatible with the neighborhood if the site is implemented as proposed.

The applicant will be required to submit a final landscape plan during civil plan review. The plan should include street trees consistent with 17.385.010 Purpose and 17.385.030 Installation and maintenance. The developer will include a combination of landscaping and/or fencing around the perimeter of the project site for the purposes of privacy for residents and screen from the road.

- C. Subdivision is physically suitable for the type and density of the use being proposed including road width and road surface to carry the quantity and kind of traffic being generated.

Staff Comments: The project meets general access requirements consistent with Kitsap County Fire Code, and the road network in the area can support the proposed vehicle trips. However, the project is adjacent to an elementary school and will create additional vehicle trips requiring some off-site improvements to improve pedestrian and vehicle movement on Lupine Lane NW.

- D. The proposed and/or existing public facilities and utilities are adequate to serve the short subdivision.

Staff Comments: Adequate provisions are being made for public facilities to serve the proposed plat/PBD, such as public sewer and water services, stormwater, transportation, etc.

- E. The location, size, design, and proposed development will not be detrimental to the public health, safety, or welfare of persons residing or working in a neighborhood of such use and will not be detrimental to the public welfare.

Staff Comments: The project includes frontage improvements, improvements on Lupine Lane NW to NW Knute-Anderson Road that includes a sidewalk/ separated path and internal sidewalks for pedestrian safety.

The Hearing Examiner is required to make findings for the following requirements:

KCC Section 16.12.080 Hearing - Appropriate facilities and Improvements determinations.

The hearing examiner shall determine whether the proposal includes appropriate provisions for drainage, roads, alleys and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities, school sites and grounds and other public and private facilities and improvements.

Staff Comments: Staff has reviewed the preliminary plat/PBD to ensure that the development will not be detrimental to the health and safety and welfare of persons residing in this subdivision and or to person residing near the subdivision.

KCC Section 16.012.090 Hearing Conformance to Comprehensive Plan determination.

The hearing examiner shall determine if the proposed subdivision conforms to the general purposes of the Comprehensive Plan, and if the public use and interest will be served by the proposal.

Staff Comments: The Department has reviewed the short plat, preliminary plat/PBD and found the project consistent with Comprehensive Plan policies and the implementations regulations in the Zoning Code Title 17. The project density falls within the required range of 4 to 9 dwelling units per acre for the Urban Low Residential Zone. The proposed density based on lot area is 8 units per acre. Lot B of the short plat should not be developed until the recording of the final subdivision and sewer is extended consistent with minimum density requirement and footnote #48.

Public Comments:

The County, pursuant to KCC Title 21, Land Use, and Development Procedures, gave proper public notice. The following is a summary of the written comments the Department received from the surrounding property owners: need for fencing to protect property owned by the Silverview Homeowners Association, encroachment by people in the development on adjacent properties, stormwater impacts, construction traffic impacts and other construction related impacts on the neighborhood, emergency vehicle access; negative impact on property values, pedestrian safety for school age children; traffic congestion; and access problems with the sewer installation down the center of the road.

County Health District: A letter dated September 29, 2008 recommends approval with conditions.

County Development Engineering: A memorandum dated September 29, 2008 recommends approval, subject to conditions.

County Fire Prevention Bureau: Specific requirements are noted on the stamped copy dated June 2, 2008 of the site plan.

Public Input: Donna & Steven Hall, 4840 Lupine LN NW, Silverdale, WA 98383; WM H Johnson, 4699 Thielbar LN, Silverdale, WA 98383; Jack Linger 4834 Lupine LN NW, Silverdale, WA 98383;

Claudia Ann & Milton Myers, 4781 Lupine NW
Silverdale, WA 98383; Elmer A. Padua, PO Box
3231 Silverdale, WA 98383; Gary & Judy
Spychala, 4950NW Knute Anderson RD,
Silverdale WA 98383; Ron & Carol Zude, 4870
Lupine LN NW, Silverdale, WA 98383

Findings:

Staff has reviewed the Lupine Lane Performance Based Development, Subdivision and Short Plat against the requirements in KCC 17.425 Performance Based Development and the subdivisions pursuant to KCC Title 16 and satisfies the criteria set forth in KCC Section 17.421.030(A) Findings on each criterion are hereby made as follows:

1. As found above the proposal is consistent with the UL designation of the comprehensive plan.
2. The proposal complies with applicable requirements of Title 17 KCC, assuming compliance with conditions of approval.
3. The subdivision/PBD will not be materially detrimentally impact uses or property in the immediate vicinity which includes other significant commercial uses.
4. The proposal is compatible with and incorporated 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.

Recommendation:

Based upon the above findings, it is recommended that the Performance Based Development, Subdivision and Short Plat request for Lupine Lane PBD/Plat be **approved**, subject to the following conditions:

1. Site Plan/Civil Construction Plan Review.
2. All Building permits on these lots will be subject to impact fees pursuant to Kitsap County Code.
3. The applicant shall submit a Final Landscape Plan during Civil Construction Plan Review with a plant schedule that meets the requirements of KCC Chapter 17.385. In addition, the Final Landscape Plan shall include native vegetation enhancement in the previously impacted 50-foot wetland buffer area.
4. Street Trees a minimum of 2" diameter shall be provided along all the interior roadways. A species list and planting plan will be subject to approval by the Department prior to SDAP approval.

5. Land use approval is limited to the uses proposed by the applicant on the recommended site plan and the SEPA Environmental Determination dated August 29, 2008. Any modifications or expansion of the project will be subject to further land use review pursuant to the requirements of the appropriate sections of the Kitsap County Code.
6. Prior to final approval, the applicant shall provide a recreation area as shown on the site plan as tracts, dated received April 25, 2008 to include play equipment, benches and landscaping as approved by the Department.
7. A note shall be placed on the face of the recorded Short Subdivision saying: A final subdivision will be required to be recorded prior to any development to occur on Lot B of the Short Plat, and sewer extended to the project site consistent with Footnote #48 of KCC 17.381.050 Footnotes for Zoning Use Table.

The Health District has reviewed the above referenced project and recommends preliminary plat approval subject to the following conditions:

8. Water will be provided by the Silverdale Water District.
9. Sewers will be provided by the Kitsap County Department of Public Works.
10. A building Clearance for Sewered Properties is required prior to the issuance of individual building permits. A binding sewer and water availability letter is required with the Building Clearance Application.
11. Before final Approval of short plat, House on lot A Must abandon septic tank and connect to sewer.
12. Existing Well must be decommissioned to code.

The Fire Marshal's Office has reviewed the above project for fire protection purposes and has the following conditions:

13. Minimum fire flow for residential subdivisions shall be 500 gpm @ 20 psi for a minimum of 30 minutes. A letter of water availability indicating fire flow is required from the water purveyor prior to the issuance of any permits. IFC B105.1
14. Fire hydrants, water lines building construction type and total floor area must be shown on SDAP plans.
15. Fire apparatus access roads shall be provided when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building. The minimum width of the fire department access road is 20 feet with a minimum internal turning radius of 25 feet. IFC 503

Development Engineering Division and Public Works has reviewed and recommends preliminary approval to the above referenced Subdivision, subject to the following condition(s):

GENERAL

16. 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.
17. 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.

STORMWATER

18. 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.
19. 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.
20. 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:
 - Time tables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase.
 - The extent of drainage improvements to be installed during the various phases.
21. 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.
22. 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.
23. The project proponent shall be responsible for certifying at time of SDAP that the cross culvert under Lupine Lane NW 600' east of the project parcel is properly sized and is clear of debris and sediment. Necessary off-site downstream drainage

improvements including replacement of said culvert will be determined at final design. Procurement of any permits or easements necessary to install off-site improvements shall be the responsibility of the project proponent.

24. 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 Charles Gilman at (360) 407-7451, email chgi461@ecy.wa.gov. This permit is required prior to issuance of the SDAP.
25. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
26. 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.
27. The impervious area per lot accounted for in the overall drainage facilities installed shall be indicated on the face of the final plat. 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.

TRAFFIC AND ROADS

28. At Building Permit application, submit (KCPW Form 1601) for issuance of a Concurrency Certificate, as required by KCC Section 20.04.030 Transportation Concurrency.
29. 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.”

30. 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 or final plat acceptance**.
31. Construction of handicap access facilities within existing or proposed County right-of-way shall conform to the requirements of the Americans with Disabilities Act.
32. 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.
33. Provide surveyed cross-sections at 50-foot intervals on Lupine Lane from NW Knute Anderson Rd to the eastern property line of the project parcel. 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.
34. 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.
35. The approach at NW Knute Anderson Rd & Lupine Lane NW and the Lupine Lane NW & Private Road A approach shall be designed in accordance with Kitsap County Road Standards and WSDOT Design Manual Figure 920-5, with minimum return radii of 35 feet. The approach grade shall not exceed 5% from the flow line to twenty feet beyond the right-of-way line. Note the design vehicle on the final plans.
36. Wheelchair ramps shall be provided on both sides of the Lupine Lane and NW Knute Anderson site approach and at Lupine Lane and Private Road A 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-40 cement concrete sidewalk and approach details.
37. Road frontage improvements consisting of curb, gutter, and sidewalk shall be constructed on the eastern side of Lupine Lane from NW Knute Anderson Rd to the project site and along the entire southern property line of the project parcel.
38. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
39. Any work within the County right-of-way shall require a permit to perform work on

County right-of-way and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time.

SURVEY

40. Provide a Final Plat Subdivision prepared in compliance with Kitsap County Code Title 16.16.
41. All roadways will be private and labeled so on the plat.
42. Ten feet for utility easement shall be provided on each side of all rights-of-way and roadways (public or private.)
43. Access from all lots shall be from interior roads only. This note shall be included on the face of the final plat.
44. Protective covenants, Conditions and Restrictions shall be established prior to final plat approval to ensure the perpetual maintenance of storm drainage facilities, private roads, recreational facilities and common open space.
45. All potential park areas, common open space, buffers, storm water management areas and private roads shall be labeled as separate tracts. The ownership and maintenance of all tracts shall be addressed on the face of the final plat as well as in the CC&Rs.
46. Dedicate or Deed the south 30 feet of the project property for public right of way, to coincide with that deeded by Short Subdivision No. 6043.
47. The storm pond at the southeast corner of the project encroaches into the 30 feet of right of way dedication. At time of SDAP reposition the pond to eliminate the encroachment.

WASTEWATER

48. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plan, profiles, and specifications designed in accordance with KCPW - Wastewater Division Standards and Regulations.

SOLID WASTE

49. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider for the project. Pay particular attention to the access requirements of collection trucks. Provide documentation from the solid waste/recycling service provider that their requirements for this project have been met.

OTHER

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

51. Rock and retaining walls shall meet all applicable setback requirements of KCSDM 4.7.5.

cc: The Pazooki Group, PO Box 3487 Silverdale, WA 98383
Mark Kuhlman, P.E., Team 4 Engineering, 5819 Minder Road, Poulsbo, WA 98370
Interested Parties: Donna & Steven Hall, 4840 Lupine LN NW, Silverdale, WA 98383; WM H Johnson, 4699 Thielbar LN, Silverdale, WA 98383; Jack Linger 4834 Lupine LN NW, Silverdale, WA 98383; Claudia Ann & Milton Myers, 4781 Lupine NW Silverdale, WA 98383; Elmer A. Padua, PO Box 3231 Silverdale, WA 98383; Gary & Judy Spychala, 4950NW Knute Anderson RD, Silverdale WA 98383; Ron & Carol Zude, 4870 Lupine LN NW, Silverdale, WA 98383
Kitsap County Health District, MS-30
Kitsap County Parks & Recreation Dept., MS-6
Kitsap County Development Engineering / Public Works
DCD Staff Planner Jeff Smith
DCD Code Enforcement
Hearing Examiner
Clerk of Hearing Examiner
DCD File
DCD Building Permit File