

ELDORADO
Frequently Asked Questions – FAQs

1. Will the proposed plat diminish my assessed value or cause a reduced market value of my home?

The Assessor is required by law to assess all taxable property at 100% of market value. The Assessor does this by analyzing sales in a specific area. Since the housing market is affected by many different forces, Kitsap County does not predict what will happen and performs its analysis on market transactions only. Until the development is built and the Assessor can analyze the sales, it will not know the effect of the development on the surrounding area. However, a tight housing market such as Kitsap County is experiencing, typically benefits landowners.

2. What type of housing is being proposed?

The project narrative advises 'single family homes' developed in 4 phases and does not elaborate on which type of homes they will choose (nor are they necessarily required to since the zone allows a variety of housing types outright). However, contact with the applicant indicates they are looking at traditional detached two-story single-family homes, with the caveat that if the market indicates a preference for other detached housing types they might consider those. The max height in any case would be 35'.

3. How did DCD determine the notice to the neighbors?

The neighbors within 800' of the exterior of the property and any interested parties received the initial Notice of Application and will receive a Notice of Public Hearing when the public hearing with the HE is scheduled.

3. Will the surrounding community have a chance to comment before the project is decided?

Comments may be provided at any time to Jeff Smith, JNSmith@co.kitsap.wa.us. However, the Staff Report has a cut-off date of seven days before the hearing date, and any further comments will be addressed in an addendum or comments may be given orally or in writing at the public hearing.

4. Can the public attend meetings between DCD and the applicant? What about a neighborhood meeting?

DCD does not have a problem with the public observing meetings. However, once the preliminary plat application is counter complete and under review, there are not regular or routine meetings. Staff conducts a preliminary review, and bundles those review comments to the applicant in a formal Information Request, to which the applicant is required to comprehensively respond in a timely fashion. As to a community meeting, we will encourage one to be hosted by the applicant (with DCD staff there to talk about process) as soon as possible (which will depend on the Governor's Safe Start program).

5. What is the final dwelling units per acre?

The applicant is required to demonstrate (and DCD checks) through its density calculation that they are not over the maximum density or under the minimum density required, which is

5 to 9 dwelling units per acre in the Urban Low residential zone. As long as the applicant is in this range and they meet all other elements of code, DCD cannot influence whether they move to an upper part or lower part of the range. The proposed range of lot sizes is approx. 3200 to 8900 sf. The density calculations have not yet been reviewed, but DCD's general observation is the density that is proposed is consistent with the zone.

6. Traffic is a major concern. What are the plans to address the increased traffic to the area?

DCD understands the development will generate a large amount of traffic. However, this question cannot be answered at this time, since the project is currently under review to understand what impacts there will be and what traffic mitigation or improvements will be required.

7. How will the roads proposed within the development be designed?

Within the proposed subdivision, the road widths, profiles and improvements can be seen by viewing the plat in the dropbox link at <https://www.dropbox.com/sh/sujtm1sbmkhclyr/AAA1j9crKh8HKwhEYEQfCIAMa?dl=0> . The roads will be designed to public road standards (which include fire apparatus access design, eg, corner and turn-around radii, and weight-bearing requirements) as well as Americans with Disabilities Act requirements alongside and at intersections. The road standards are addressed at [KCC Title 11 Roads, Bridges and Highways](#) and in the *Kitsap County Road Standards* at [Road Standards](#).

8. Why can't the lots be larger like some of the neighboring lots?

The lot size is decided by Kitsap County Code. However, it is noteworthy that creation of larger urban lot sizes have been deemed noncompliant with elements of the Growth Management Act that was voted in by the state in 1991. Efforts to modify lot sizes to allow larger lots in urban areas have successfully been challenged and ruled against the County in court decisions and Growth Management Hearings Board decisions.