



Kitsap County Department of Community Development

July 22, 2020

Jay Salisbury and Holli Heavrin, PE, Core Design, Inc.
121000 NE 195th Street
Bothell, WA 98011
hjh@coredesigninc.com

RE: ELDORADO PRELIMINARY SUBDIVISION, Permit No. 20-01380

We have reviewed the plans and reports for the above referenced project and have the following comments as discussed at the Technical Review Meeting on June 24, 2020. Additional information is required in order to continue review. Please provide revised documents and submit all requested information. Prepare a written response letter indicating how each item was resolved and referencing plan sheet numbers or report page numbers as applicable. Upload the revised submittal; the permit will not be placed back under review until all required documentation is received, including a written response to comments.

Pursuant to Kitsap County Code 21.04.200(F), the required corrections shall be submitted no later than 90 calendar days from the date of this notification. If the applicant does not meet this timeframe, the application will automatically lapse. Extensions to this timeframe may be granted. Please review Kitsap County Code 21.04.200(F) for further details.

ENVIRONMENTAL

1. Critical areas, forest practices are still under review by staff. The SEPA determination is pending review of information requested by other staff.

LAND USE

2. Pursuant to KCC 17.500.027.B.2 Landscaping – Buffer Types for residential subdivision, a solid screening buffer of twenty-five to fifty feet of sight-obscuring screening vegetation shall be provided. The current landscaping plan lists evergreen buffer. Clarify on the landscaping plan that the evergreen buffer is a screening buffer consistent with requirements.
3. Screening Buffers are required around storm drainage facilities per KCC 17.500.027.B.3. Clarify on the landscape plan that the evergreen buffer is a screening buffer and will comply with the referenced section.
4. After site clearing, all buffers may require augmentation due to wind-throw or buffers containing high branching trees. Fencing is an approved screening augmentation method and is recommended along perimeter to prevent future landowners from encroaching into the commonly owned open space tracts.

For Land Use questions, please contact Jeff Smith at (360) 337-5777 or jnsmith@co.kitsap.wa.us.

STORMWATER

5. Per Kitsap County Stormwater Design Manual, Vol. II, Chapter 1, provide revised Preliminary Drainage Plans that include a preliminary Construction Stormwater Pollution

Prevention Plan, which can be submitted at SDAP per KCCSDM-II, Table1-3.

6. Per Kitsap County Stormwater Design Manual, Appendix G, recommendations that deviate from the minimum subsurface investigation requirements for infiltration BMPs shall be contained in a stamped and signed letter from a licensed professional engineer, engineering geologist, geologist, or hydrogeologist. Per Section G.2.2.3 Alternatives to Subsurface Investigations, submit, as an alternative to subsurface investigations, the required documentation to support your professional judgment that infiltration is infeasible.
7. Informational only; no response required from applicant: Eldorado Blvd. NW was resurfaced on 9/2/2016 and is currently under a moratorium regarding pavement excavation and trenching. Per Kitsap County Road Standards, Section 7.6: A five-year moratorium on pavement excavation and trenching shall be enforced following the completion of a new road or road overlay. This requirement restricts all road trenching except in the event of an emergency repair or if all trenching is outside of the paved area.
NOTE: Kitsap County Public Works has indicated that in the event this type of work is proposed to take place prior to the 5-year moratorium expiration, they are supportive of a technical deviation request.

For Stormwater questions, please contact Candy Vickery at (360) 337-5777 or cvickery@co.kitsap.wa.us

PW-NON-MOTORIZED

8. Provide revised Preliminary Drainage Plans, Preliminary Drainage Report and Traffic Impact Analysis that addresses comments from Public Works Traffic and Non-Motorized reviewers.

PW-TRAFFIC

9. Traffic Study incorrectly reported 2023 volumes in Figures 6, 7, 8 and 9. Please submit AM and PM peak hour LOS calculations for build out year (reported as 2025). Five-year horizon year beyond build out year is not required. Also, Conclusion discusses signal at Eldorado/Provost, but this intersection was not analyzed in TIA.
10. Eldorado Blvd is considered a local sub-collector. Frontage improvements shall consist of 13-foot travel lanes with 5-foot sidewalks. Sidewalks adjacent to the roadway are required along all property frontage. Sidewalks can be separated from road with landscape buffer strips. Meandering paths are outside right of way and not considered a substitution for public sidewalks. Separate curb ramps for each direction of pedestrian travel shall be provided at public intersections.
11. Public local roadways shall have a design speed of 25 mph. All horizontal and vertical curves shall support a minimum 25 mph design speed.
12. The "L" intersections shall be designed per Kitsap County Road Standard Section 4.2.2 and Figure 4-1.
13. Before an intersection improvement project can be constructed it must be programmed in the Six Year Transportation Improvement Program. A signal project at the Newberry Road and Eldorado Boulevard intersection, and channelization at the Newberry and Provost intersection are not currently on the TIP and the County can't commit to placing it on the TIP

in the near future based on current or projected funding levels. Per County Code 16.24.050, if a project is not on the TIP, off-site mitigation as a required to mitigate proposed land use impacts shall be paid for by developer.

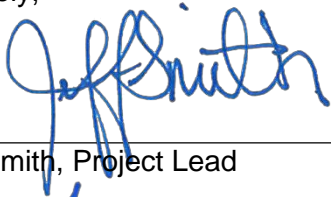
14. Please provide more information on number of trips accounted for under each individual pipeline projects included in the TIA.
15. The TIA proposes protected/permissive left turns at Newberry and Provost intersection. This is not a supportable option based on proximity of railroad and signal controller configuration.

For Traffic questions, please contact Candy Vickery at (360) 337-5777 or cvickery@co.kitsap.wa.us

If you have any questions or comments regarding this letter, please feel free to contact Kathlene Barnhart for Environmental matters; Greg Gentile for Fire Marshal matters; Jeff Smith for Land Use matters; Peggy Bakalarski for Survey matters; Candy Vickery for Stormwater and Traffic matters, all of whom can be reached at (360) 337-5777. Please contact Kerrie Yanda for Health District matters at (360) 337-5285.

NOTE: Pursuant to Kitsap County Code 21.04.200(F), when an application requires corrections, the applicant shall have 90 (until October 20, 2020) days from the date of written notification of corrections needed to submit the required information. If the applicant does not meet this time- frame, the application will automatically lapse. Extensions to this timeframe may be granted. Please review Kitsap County Code 21.04.200(F) for further details.

Sincerely,



Jeff Smith, Project Lead

7/22/2020

Date



Shawn Alire, Development Services and Engineering Supervisor

7/22/2020

Date

Cc:

Applicant: Benjamin Paulus, ben@bluefern.com; Blue Fern Homes, invoices@teaknw.com

Owner: JP Mentor, jennifer@mentorcompany.com

Authorized Agents:

Diane Nelson, permits@coredesigninc.com; Holly Blinn, holly.b@jwigroup.com; Levi Holmes, levi@jwigroup.com; Michelle Branley, michelle@bluefern.com;

Representative: Holli Heavrin, hkh@coredesigninc.com

Public Works

Health District

Fire