



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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Larry Keeton, Director

STAFF REPORT And INFORMATION FOR THE HEARING EXAMINER

Report Date: March 16, 2016

Application Submittal Date: October 27, 2014

Hearing Date: March 24, 2015

Application Complete Date: October 27, 2014

Project: Ridgeview Division–II Final Plat Alteration and Monarch Ridge Preliminary Plat

This staff report was prepared by Jeff Smith, Senior Planner, Candy Mursell Engineering Specialist, and Steve Heacock, Environmental Planner, and is based on information available up until the time the report was prepared. New information relevant to review of this application may become available prior to the hearing. Staff may wish to change their analysis based upon that new information, and reserves the right to do so.

Project Request:

Plat Alteration: The proposal is to alter the Final Plat of Ridgeview Division II, a residential subdivision filed in 1993. Specifically, Lot-11 of the Plat will be modified and utilized or dedicated as a private roadway. This road would be the intended access point to the neighboring 10.24 acre parcel zoned Urban Low (UL) to the north with a development potential of 5 to 9 units per acre.

Preliminary Plat: The proposed Preliminary Plat is for 33 lots on 10.24 acres. The project will also provide a native vegetation open space area around the perimeter and a recreation area. The site consists of two parcels both zoned UL. The land is currently vacant. The lots will vary in size from 4,139 sq. ft. to 8,991 sq. ft. Private roads will be constructed from NW Poppy Court to access the platted lots. Storm drainage will consist of water quality mitigation facilities and water quantity facilities. The proposed lots will be served by sanitary sewer provided by Kitsap County and water provided by the Silverdale Water District.

The County has reviewed the application for consistency with Kitsap County Codes (KCC) Title 16 Land Division and Development; Section 17.382.037 Single-family subdivision/development standards; and KCC 12 Stormwater. The applicant has demonstrated the development is physically suitable for the site. The Review Authority is the Kitsap County Hearing Examiner consistent with Title 21 of the KCC.

Application Number: 15 03388 and 14 03958

Type of Application: Final Plat Alteration and Preliminary Plat

Assessor's Account #: 102501-3-055-2002 and 102501-3-056-2001

Applicant and Owner of Record:

Byron Harris
1225 NW Darling RD
Bremerton, WA 98311

Project Representative and Engineer:

Mark Kuhlman, PE
Team 4 Engineering
5819 NE Minder Road
Poulsbo, WA 98370

State Environmental Policy Act (SEPA) Status:

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 (Exhibit 4), 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 be a determination of either Non-Significance, Mitigated Impacts, or Significant for an EIS is called a threshold determination. The County gives a separate notice of the threshold determination. 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 Washington Administrative Code (WAC) 197-11-355, the Responsible Official signed a Determination of Nonsignificance (DNS) on December 28, 2015, with the appeal period ending on January 12, 2016 with the following information (Exhibit 14). Comments below are highlighted in bold, and new mitigation comment is underlined.

COMMENTS:

The SEPA comment period previously occurred concurrent with the revised Notice of Application dated January 14, 2015. There were public comments related to traffic concerns. There was no appeal of the SEPA decision.

CONDITIONS:

1. The proposal will be conditioned for Stormwater control pursuant to KCC Title 12 (Stormwater Management).
2. Due to the presence of steep slopes on the property, the proposal will be conditioned to follow all recommendations of the geotechnical report per KCC Title 19.400 and KCC 19.700.

3. Related to traffic concerns, Kitsap County Public Works, Roads Division has provided the following: Residential road approaches shall be constructed in accordance with the specific geometric requirements of Kitsap County Road Standards Figure 4-2. Should this access serve more than 2 single family residences or one duplex unit, major road approaches shall be constructed in accordance with specific geometric requirements provided in Kitsap County Road Standards Figure 4-3.
4. Roads will be private and will be maintained by a Home Owner's Association via a covenant recorded to the Plat.

Project Location: The subject property is located within the Ridgetop Area, on NW Poppy Court, a cul-de-sac, approximately 1000 feet to the northeast of Ridgetop Boulevard NW, Silverdale, in Central Kitsap County, WA.



Physical Characteristics:

The plat alteration involves a vacant Lot-11 within the approved Ridgeview Plat, which is a 6,000 SF parcel, 50' wide and 120' deep as recorded on the final plat. With the Boundary Line Adjustment made in 1998, noted above, Lot 11 makes up the flag portion for two parcels 5.07 acres. The lot is currently vacant as a housing foundation, and removed by the applicant in 1995. The lots on either side, and in the rest of the plat, are developed with single-family homes.

The development site for the preliminary plat is vacant, square shaped, and 10.24 acres in size. The site is bordered by residential subdivisions to the south, west and north and a large undeveloped tract to the east. The overall site slopes gently and moderately towards the east with west-to-east oriented old drainage ravine on half the site with up to 50% slopes. The site mostly has tree stands of second-growth mixed vegetation with a moderate understory. The west side of the property gently slopes 5 to 10% to the east. Slopes in the ravines include 30 to 35% slopes from the bench areas. The eastern edge of the site slopes 30 to 35%. Kitsap County resource maps identify the steep areas as moderately hazardous areas.

The Soil Survey of Kitsap County identifies #2 Alderwood very sandy loam, 6 to 15% slopes. The soils are moderately deep, moderately well drained and located on broad uplands. They are formed in glacial till and individual areas are oriented north and south at elevations ranging 50 to 550 feet.

Existing Zoning and Comprehensive Plan Designation:

The subject property is designated Urban Low (densities of 4 to 9 dwelling units per acre). 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...” KCC 17.330.010.

The following are other site requirements for the UL Zone, per KCC 17.382.060.

| | |
|--------------------------|---|
| Minimum Lot Area: | 2,400-square feet |
| Minimum Lot Width: | 40-feet |
| Minimum Lot Depth: | 60-feet |
| Minimum Density: | 5-dwelling unit/acre |
| Maximum Density: | 9-dwelling units/acre |
| Minimum Setbacks: | 20-feet front yard (both frontages on corner lots) 5-feet side yard 5-feet rear yard |
| Maximum Building Height: | 35 Feet |
| Maximum Lot Coverage: | N/A |
| Minimum Setbacks: | 10 feet front yard (habitual area) 20 feet front yard (garage) 5 feet side yard 5 feet rear yard |

Surrounding Land Use and Zoning:

The surrounding properties on all sides are zoned UL at 5 to 9 dwelling units per acre. Lands to the south are developed properties that have had housing since 1993-1994. Lands to the north are undeveloped and zoned UL.

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 #1 |
| Schools: | Central Kitsap School District No.401 |

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 that is then used to prepare development regulations.

The following provisions are goals and policies of the Kitsap County Comprehensive Plan addressing the proposed use:

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

Policy NS-42 Encourage developers to protect continuous corridors of native vegetation wherever possible, to disturb as little natural vegetation as feasible, and to enhance or restore wildlife habitat by transplanting or planting native vegetation in the developed landscape.

Policy LU-44 Allow flexible development standards in residential zone.

Goal 14 Provide residential areas with convenient access to transportation, urban amenities, and goods and services.

Silverdale Subarea Plan

Policy Sil-27 Encourage attractive site and building design that is compatible in scale and character with existing or planned development.

Kitsap County Code (KCC)

Title 11 Road Standards

Title 12 Stormwater Drainage, at the time of vesting

Title 14 Buildings and Construction

Title 16 Land Division and Development

Chapter 16.04 General Provisions

Chapter 16.24 Land Segregation Standards

Chapter 16.40 Subdivisions

Chapter 16.60 Alterations and Vacations

Title 17 Zoning

Chapter 110 Definitions

Chapter 352 MU Zone

Chapter 381 Zoning Use Tables

Chapter 382 Density, Dimensions, and Design

Chapter 385 Landscaping

Chapter 400 Land Use Review

Chapter 425 Planned Unit Development

Chapter 435 Off-Street Parking and Loading

Chapter 520 Appeals

Chapter 525 Revocations of Permits or Variances

Chapter 18.04 State Environmental Policy Act (SEPA)

Title 19 Critical Areas Ordinance,

Title 21 Land Use and Development Procedures

Hearing Examiner Review

The Kitsap County Board of Commissioners has determined that this application requires review and approval of the Kitsap County Hearing Examiner. The Hearing Examiner may approve, deny, or approve the application with conditions. 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 enumerated in KCC Chapter 2.10 Hearing Examiner.

Staff Communication:

| <u>Document</u> | <u>Exhibit #</u> | <u>Dated or date-stamped</u> |
|-----------------------------|------------------|------------------------------|
| Engineering Memo | 15 | March 4, 2016 |
| SEPA comments | 14 | December 28, 2015 |
| Fire Marshal’s Condition | | March 4, 2016 |
| Public Health District Memo | 18 | September 7, 2015 |

(For all other documents and special reports, see the project index to be included into the public record for the Plat.)

Preliminary Plat/Plat Alteration Analysis and Recommendation:

The development was specifically reviewed for consistency with subdivision requirements in KCC Title 16 Land Divisions and (Development Chapters 16.04 General Provisions, 16.40 Subdivisions), and Title 17 Zoning (Chapter 17.382.037 Single-Family Subdivision/Development Standards, Table 17.382 Density, Development Density, Dimensions, and Design).

Background:

In the 1970s, the County contacted property owners in the Bucklin Hill area allowing them to “opt in or out” of the planning process for the development of the area (Final EIS for Bucklin Ridge Development). The owner of the parcel to the north of Lot-11 (the applicant was indicated as an owner at this time, see exhibit #1, Conceptual Site Plan with surrounding Property Owners), of the Ridgeview sub-Division opted out of the planning process, and thus the infrastructure planning did not address this parcel. For those who opted in, a detailed community plan for the Bucklin Hill area was developed in the early 1980s and a Local Improvement District (LID) was formed to pay for the infrastructure of the community plan (i.e. storm drainage, water service, sanitary sewer and transportation). As the Bucklin Hill Community Plan was developed around a maximum number of residential units determined from the land base, the collector circulation system was based upon that number. The addition of roads to access the applicants’ 10 acre parcel was considered during the planning process. These plans were never adopted and subsequent plans were designed around this parcel excluding opportunity for development level connectivity.

The applicant previously applied for a final plat alteration (06 39177) to extend access across Lot-11 to the subject property called Monarch Ridge Preliminary Plat. The Kitsap Hearing Examiner issued a decision on July 28, 2009, recommending Kitsap Board of Commissioners deny the proposed final plat alteration request because of procedural deficiencies in the application and public use and interest

was not demonstrated. Kitsap County Code did not provide direction and the applicant argued that the Boundary Line Adjust amended the final plat. Hearing Examiner had concerns that there was not a majority of signatures from property owners by adding the roadway, there was some question on the request creating non-conforming setbacks on the abutting lots within the Ridge View Plat. The applicant recorded a Boundary Line Adjustment in 2010 (AFN 201007070267) changing the lot configuration to create two strips of land along side property lines abutting. The abutting properties within the plat now only abut strips of land and only requiring a 5-foot side yard setback. The lots by definition would no longer be considered nonconforming (per definitions KCC 17.110.010 Abutting and 17.110.410 Lot Corner)

Project Characteristics

The request is to subdivide two existing parcels 10.24 acres in size into 33-lot single residential plat for detached homes. The project includes a 15,500 square foot recreation tract, and native vegetation open space tracts totaling 3.12 acres.

Transportation:

The project is located approximately 700 feet east of the intersection of Ridgetop Boulevard NW and Quail Run Drive NW, and approximately 200 feet north of the intersection of Lobelia Avenue NW and NW Poppy Court. Public transportation is available at Ridgetop Boulevard NW and Marigold Drive NW which is approximately 1000 feet from the site.

The development will receive access from NW Poppy Court. The applicant is proposing private roads within the plat. Single-family residences generate an average of 10 daily trips (ATD). The parcel will include 33 dwelling units. Therefore, the proposed housing development could generate approximately 330 more average daily trips (ADT) through the established neighborhood streets. A traffic impact analysis (TIA) study was prepared by Gibson Traffic Consultants and (Exhibit 11). The applicant is not proposing more that 33 lots and future connectivity to other lots with private streets. Engineering staff have reviewed the transportation element of the project and issued preliminary approval on March 4 2016 (Exhibit 19).

Stormwater: The project is considered a major new development. The proposed stormwater system consists of water quality mitigation facilities and water quantity mitigation facilities with the use of a detention pond. Release of storm water from the detention pond will be via ravine south of the pond. Runoff will sheet flow easterly, southeasterly approximately 1,500 feet to Barker Creek. Engineering staff have reviewed the stormwater element of the project and issued preliminary approval on March 4, 2016 (Exhibit 19).

Sewage Treatment: Kitsap County Public Works is the Sanitary Sewer purveyor for the Silverdale Urban Growth Area. Sewer lines are located in the roadway of NW Poppy Court and along the west property line. Wastewater staff has reviewed the stormwater element of the project and issued preliminary approval on March 4, 2016 (Exhibit 19).

Schools: The schools that will serve the development will be Emerald Heights Elementary School located less than a quarter mile north of the project site. Ridgetop Junior High School is a quarter mile to the south. Central Kitsap High School in Silverdale will serve this development and is approximately two miles from the plat.

| Project Site Data Table | Acres | % of Area |
|--------------------------|------------------|----------------------------|
| Total Lot Area | 10.24 | 100% |
| Road Tracts | 1.26 | 12% |
| Open Space Tracts A & B | 3.12 | 30% |
| Recreation al Open Space | 0.36 | |
| Lot Areas | 4.30 | 42% |
| Gross Density | 10.24 | 3.21 DU/Ac |
| Net Density | 4.30 acre | 7.70 DU Ac required |

Preliminary Plat Analysis and Recommendation:

The proposal was reviewed for consistency with zoning requirements in KCC, Chapter 16.04.080 General Provisions, 16.24.050 Urban Standards and 16.40 Subdivisions.

KCC Section 16.04.080 General Provisions - Appropriate Facilities and Improvements determinations.

The County must 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.

- A. Must be documented that the proposed subdivision complies with applicable provisions of the Kitsap County Comprehensive Plan, and Kitsap County Code if the public use and interest will be served by the proposal.

Staff Comments: *The Department determined that the plat proposal is consistent with UL zoning and is consistent with the comprehensive plan policies. The project falls within the required density of 5 to 9 dwelling units based on the UL zone. The proposed density is based on the net developable acreage, and is approximately eight (8) dwelling units per acre.*

- B. Adequacy of Access: Each lot within land segregation shall have approved access.

The development receives access from NW Poppy Court, which has an urban road functional classification as local access road. Frontage improvements already exist along the property frontage on NW Poppy Court.

The applicant is proposing to construct private roads. Sidewalks are proposed on the west side of Road A, south side of Road B and C consistent with KCC 17.382.037. Vertical curbs are required for designated on street parking areas. Engineering has reviewed the transportation element of the project and issued a preliminary approval on March 4, 2016 (Exhibit 19).

Staff Comments: *The applicant has addressed public safety by providing adequate*

access for ingress and egress from the plat.

- C. Safe Walking Conditions: The applicant shall be required to provide information for pedestrian needs generated by the proposed land segregation.

Staff Comments: Pursuant to KCC Title 16 and 17.382.037 sidewalks are required. At least one side of the roadway provides for safe pedestrian walking conditions. The applicant is providing internal sidewalks on one side of the private roads with vertical curbs abutting the on street parking consistent with the requirements.

- D. Lot Configuration: Should run at right angles to the street upon which the lots face.

Staff Comments: The proposed lots within the project comply with the above standard for lot configuration.

16.24.040 Urban Standards

The following are land segregation standards for preliminary subdivisions:

- A. Access- See above.

- B. Public Transit Provisions

The neighborhood is served by Kitsap Transit routes.

- C. Non-motorized Facilities

There are no trails proposed. The non-motorized plan does not identify trail connections on the subject property.

- D. Off-Street and On-Street Parking

The preliminary plat is required to be consistent with 17.435 Off-Street Parking and Loading. Two off-street parking spaces are required per residential lot and 0.5 per lot for over flow on-street parking. Based on the number of lots the project will need to include a minimum of 66 off-street spaces and 17 on-streets spaces.

Staff Comments: Off-street parking will be verified at the time of building permit application. The applicant has documented that the project is consistent with the minimum overflow parking requirements, which will be shown in the SDAP site plan.

- E. Fire Protection

The Fire Marshal's Office has reviewed the project, and included conditions of preliminary approval, and forwarded a copy of the plans to Central Kitsap Fire and Rescue #1. The Fire Station on Silverdale Way is the primary responder for this preliminary plat. The Fire Marshal's Office conditioned the project to provide 20-foot unobstructed fire access, designed to support a 60,000 pound fire apparatus, an approved turnaround, and provide a minimum fire flow.

- F. Landscaping Requirements

The applicant is proposing landscaping at the entrance to the development on Poppy Court. Street trees are spaced up to 35 feet apart. The applicant is proposing the roadway be landscaped with Trident Maple and Pacific Dogwood. In addition, the applicant is proposing a 15-foot non-clearing native vegetation buffer (38,390 square feet) around the perimeter of the development.

Staff Comments: The development is generally consistent with landscaping standards for street trees. The trees must be large enough for pedestrians to walk freely under them. Additional street trees will be required along the west side of the hammer head turn arounds. A final landscape plan will be required to be submitted with the SDAP with a sight obscuring landscaping along the perimeter of the storm drainage facility per KCC 17.385.027(B)(3).

G. Utilities

Water Supply: The single-family homes within the plat will be served by Silverdale Water District for water service. Silverdale Water District is the water purveyor for drinking water for the Silverdale UGA and rural central Kitsap. The applicant has received a non-binding letter of water availability form from the Water District (Exhibit 9).

H. Recreation Requirements

The preliminary plat will include recreational open space amenities consistent with subdivision standards. The area is based a ratio of 390 square feet per lot that requires a minimum of 12,870 square feet. The applicant is proposing 15,500 square feet.

Staff Comments: As required the recreation facility is centrally located within the plat (Tract F). Provisions must be made to provide a fairly level area to provide a safe location for children. The applicant can install play equipment, exercise fitness trail or a community garden. To date the applicant has not proposed the type of recreational amenity. The proposal can be included with the constructions plans for the Site Development Activity Permit.

16.24.060 Low Impact Development: Low impact development practices may be reviewed during SDAP to reduce storm drainage runoff.

The applicant is proposing a low impact design by only developing 7 acres of the site and leaving 3 acres in undisturbed open space.

16.60.020 Alteration s of Final Plats Permit # 15 03388

The following are the requirements for the alteration of the final plat of Ridgeview Division II to provide access through Lot -1 (3,596 square foot) from NW Poppy Court to the subject property to the north to the Preliminary Plat of Monarch Ridge.

- A. Alteration after the final plat has been recorded shall be processed in accordance with RCW 58.17.215 through 58.17.218; provided that the application for plat alteration is submitted more than seven years, the altered portions must comply with the regulation in effect when determined complete.

The proposal is to alter the Final Plat of Ridgeview Division II, a residential subdivision filed in 1993. Specifically, Lot 11 of the subdivision will be modified and utilized or dedicated as a private roadway.

- B. An application for an alteration of a recorded final plat shall be processed as a Type-III application.

The final plat alteration is being processed as a Type-III permit which has been consolidated with the application for the Preliminary Subdivision for Monarch Ridge.

- C. Alteration applications and documents to be recorded shall contain signatures of a majority of these persons having ownership interest in lots, tracts, parcels or divisions in the subject subdivision or the portion to be altered.

The alteration contains the signatures required to alter Lot-11 owned by Byron Harris.

- D. Any features contained on the original subdivision that have been relied upon in subsequent land development or county planning decision shall be retained and depicted on the alteration map.

The alteration only involves Lot-11 except, for adding a private roadway, the alteration does not alter other planning features of the original plat.

- E. If the final plat is subject to restrictive covenants that were filed at the time of the recording of the final plat, and the appearance for alteration would result in the violation or alteration of covenant, the application shall contain an agreement signed by all parties required by the provisions of the covenants, providing the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration.

Only the applicant is required to be signatory. The alteration of the natural vegetation buffer is not required to be considered through the alteration. The Department has agreed to waive the requirement for a natural vegetation buffer for Lot-11.

- F. The Hearing Examiner shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessment shall be equitably divided and levied against the remaining lots, parcels or tracts or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

The plat alteration will provide access to property that has been historically included with the urban growth area and designate Urban Low Residential consistent with the Kitsap County Comprehensive Plan.

- G. Any easement established by the dedication cannot be extinguished or altered without the approval of the assessment owner or owners, unless the plat or other document creating the dedication easement provides for an alternative method to extinguish the easement.

Not applicable

- H. After approval of the alteration, the applicant shall submit a drawing of the approved alteration of the final subdivision, to be processed, approved and recorded in the same manner as set forth for final subdivision at Ch16.40.

The application will be so conditioned.

Public Comment:

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department gave proper public notice for the Preliminary Plat/PBD. To date the Department has received written comments from Kitsap Transit.

Kitsap Transit had the following comments:

1. It was noted in the environmental checklist that transit service was unavailable. Transit wanted to clarify that service is within a half mile.
2. Ridgetop Boulevard lacks effective crossing point for pedestrians to reach bus stops.
3. Kitsap Transit would like to provide information to new residents about services that are provided.

Recommendation to Hearing Examiner

Based upon the information above, the Department of Community Development recommends that the Hearing Examiner approve the Monarch Ridge Preliminary Plat and the Ridgeview Plat Alteration, subject to the following conditions of approval:

1. All required permits shall be obtained prior to commencement of land clearing and/or construction.
2. All Building permits on these lots will be subject to impact fees pursuant to Kitsap County Code.
3. A Final Landscape Plan will be required to be submitted consistent with KCC 17.385 Landscaping, during civil site plan review, which depicts landscaping and natural vegetation, and the planting and irrigation plan.

4. Street Trees (2 to 2.5') shall be planted along the access driveway and on individual lots at approximately 30 to 35' spacing. A final landscape Plan will be subject to approval by the Department prior to SDAP approval. Trees on individual lots are required to be installed prior to Certificate of Occupancy of individual residential units.
5. The final landscape plan will be required to include a sight obscuring buffer around the storm drainage facility per 17.385.027.
6. Include a note on the face of the plat showing setbacks for the lots as required per the UL zone.
7. Prior to the plat transferring to the Home Owner's Association (HOA), the developer will be responsible for irrigation, and maintenance of all landscaping to ensure survival up to two years. The developer or the HOA should maintain all landscaping consistent with the Tree Care Industry Association standard practices.
8. Pursuant to KCC Section 21.04.110 Timeline and Duration of Approval, Kitsap County's land use approval for the preliminary plat is valid for a period of up to five (5) years from the decision date of the preliminary plat consistent with RCW 58.17.140 and .170.
9. Land use approval is limited to the uses proposed by the applicant on the recommended site plan and the SEPA Environmental Determination dated June 23, 2015. Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Any modifications or expansion of the project will be subject to further review pursuant to the requirements of the appropriate sections of the Kitsap County Code.
10. The decision set forth herein is based upon representations made and exhibits contained in the project application (Exhibits 2 and 3). Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County.
11. 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 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.
12. Any violation of the conditions of approval shall be grounds to initiate revocation of this Plat.

13. Non-binding water and sewer availability letters will be required for final plat approval.
14. Individual sewer building clearance with binding sewer and water letters will be required prior to single-family construction.
15. Fire apparatus access roads are required and must be maintained. Any proposed revision to these roads must be submitted to, reviewed, and approved by the Kitsap County Fire Marshal's Office. IFC 503 Amended by Kitsap County. Access roads shall comply with the following:
 - a. Roads shall be unobstructed width of 20 feet and height of 13 feet 6 inches.
 - b. Roads shall 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. The inside turning radius of any road shall be a minimum of 25 feet. 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.
 - e. Roads shall not be more than 12% grade.
16. The minimum fire-flow requirements for one- and two- family dwellings in subdivisions shall be 500 gallons per minute for thirty (30) minutes.
17. 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.
18. When required by the Fire Code Official, the fire department access roads shall be posted with approved signs or marked as follows: All curbs shall be painted red on the sides and the top, and shall be labeled with 4-inch high white lettering at 25-foot intervals with the words the words "NO PARKING TOW AWAY ZONE"
IFC503.3

Development Services and Engineering

GENERAL

19. 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.
20. 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

21. 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 Services and Engineering.
22. 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 Preliminary Plat application was deemed complete, October 27, 2014. 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.
23. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Services and 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.
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 Josh Klimek at 360-407-7451, email joshklimek@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. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.
29. The following note shall appear on the face of the final plat map. “All interior roads shall remain private.
30. 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.
31. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
32. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
33. 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 Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
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. Existing approaches may need to be improved to meet current standards.
35. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
36. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of NW Poppy Court and Road A. 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.
37. Any work within the County right-of-way shall require a Public Works permit 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.

38. Per RCW 46.61.570, parking is prohibited within 5 feet of the end of the curb radius of a driveway; within 15 feet of a fire hydrant; within 20 feet of a crosswalk; and within 30 feet of the approach to a stop sign. The SDAP plans shall demonstrate compliance with these requirements.

SURVEY

39. A Final Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
40. All private roads shall be labeled as tracts and constructed in accordance to Fire Code requirements. Ten feet for utility easement shall be provided on each side of private road tracts.
41. All potential park areas, common open space, buffers and stormwater management areas shall be labeled as separate tracts. The ownership and maintenance responsibility shall be addressed on the face of the final plat, as well as in the CCRs.
42. Proof of rights of use of the easement shown as providing access to the subject property shall be submitted with the Final Plat application materials.
43. Easements to encompass all storm water facilities that lie outside of the road tracts shall be established and delineated on the face of the final plat.

WASTEWATER

44. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer" to KCPW Sewer Utility Division.
45. 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 KCPW - Sewer Utility Division Standards and Regulations.

SOLID WASTE

46. 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. Documentation shall be provided from the solid waste/recycling service provider that their requirements for this project have been met.

cc: Byron Harris

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Kitsap County Parks & Recreation Dept., MS-6
Kitsap County Development Services and Engineering
Kitsap County Public Works, MS-26
DCD Staff Planner Jeff Smith
Hearing Examiner
Clerk of Hearing Examiner
DCD File
DCD Building Permit File



