



Staff Report and Administrative Decision

Report Date: February 12, 2018

Application Complete Date: August 15, 2017 Application Submittal Date: August 9, 2017

To: Mike Brown
Sound West Holdings LLC, mike@fphconstruction.com
Norman Olson
NL Olson & Associates, nolson2@nolson.com

RE: Permit Number: 17 03213
Project Name: Creekside Housing Development – 56 units
Type of Application: Administrative Conditional Use Permit

Decision Summary:

Type-II Decision, subject to conditions of approval

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER ON OR BEFORE 14 DAYS FROM THE DATE OF DECISION PER KITSAP COUNTY CODE 21.04.290.

The written appeal shall be made on, or attached to, an appeal form found on DCD's website:
<http://www.kitsapgov.com/dcd/forms/DocumentLibrary/applications/Appeals.pdf>.

Project Request:

Kitsap Housing's proposal is to build a 56-unit multi-family residential apartment complex, which includes the construction of two buildings on two lots with a footprint of approximately 33,200 square feet. The request also includes the relocating of access points from Blaine Avenue and one joint access with the Silverdale Kitsap Regional Library branch project, 108 off-street parking spaces, and stormwater controls. The County reviewed the revision to the previous land use through an Administrative Conditional Use Permit. This project includes an application for an addendum to the Site Development Activity Permit (09-78493), and an alteration to the Binding Site Plan. The current proposal falls below the thresholds established by the original project for impervious surfaces, peak-hour trips and conditions for critical area protection.

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Project Location:

The development site fronts on Blaine Avenue NW, Silverdale, WA
Central Kitsap



Assessor's Account #:

162501-3-133-2002
162501-3-134-2001

Applicant/Owner of Record:

Sound Holding West Group, LLC
Mike Brown
109 Olding Road #200
Bremerton, WA 98312

SEPA (State Environmental Policy Act):

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 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 result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. 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.

The Kitsap County Department of Community Development is issuing an addendum to the SEPA MDNS for the Bawd Creekside LLC project issued November 18, 2015. Please note that consistent with section WAC 197-11-625 of the State Environmental Policy Act (SEPA), Kitsap County is sending this addendum to recipients of the MDNS decision. The SEPA comment period for the Binding Site Plan alteration permit 17 03212 (BSP Alteration 3) occurred concurrent with the Notice of Application, dated October 2, 2017. There is not an appeal period for this SEPA addendum.

The addendum has been prepared in compliance with SEPA (RCW 43.21.C), the SEPA Rules (WAC 197-11), and Chapter 18.04 Kitsap County Code, implementing SEPA in Kitsap County procedures.

The addendum provides additional information about the Creekside LLC BSP alteration proposal. The modifications and the impacts of these modifications are within the range of

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alternatives and significant adverse environmental impacts previously analyzed in the November 18, 2015 MDNS, and this addendum does not substantially change that analysis (see WAC 197-11-600). The new proposal falls below the thresholds for the original project for impervious surfaces, and peak hour trips. The addendum does the following:

- The location of the driveway approaches has been adjusted to improve access to Lot-C owned by the Kitsap Regional Library.
- All conditions shall apply to the BSP revision per the Staff Report and Memorandum Summary of Stormwater and Roadway features, as provided from the Kitsap County Development Engineering section.
- All conditions of the Hearing Examiner Decision for the previous Land Use Actions shall apply.

Physical Characteristics:

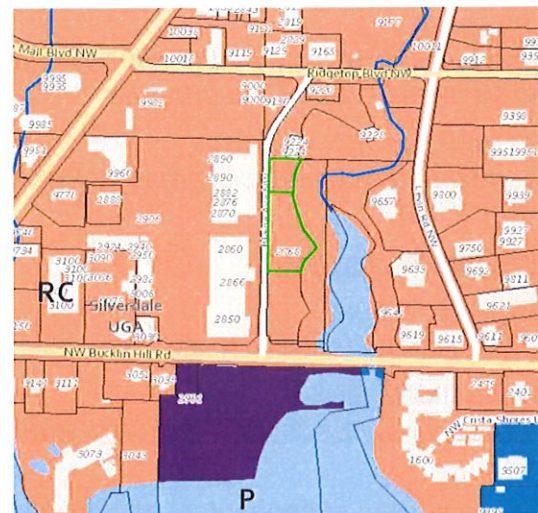
The parcel is approximately 1.75 acres in size, and rectangular shaped. The site is vacant cleared land which has been used for parking, and a material staging area for the Bucklin Hill Bridge construction project. The site topography generally slopes to the east 0-6% and drains approximately 100 feet to Clear Creek. The site is covered 50% with gravel and the remaining area is covered with trees, grass and shrubs. The shoreline along Clear Creek is within the Shoreline Master Program with a shoreline designation of Urban Conservancy. The property previously received a buffer variance from 200 feet down to 100 feet and a pedestrian trail (see file LU-56).

Comprehensive Plan Designation and Zoning:

The subject property is zoned Regional Center (RC). This zone is intended to encourage flexible land uses, recognizing that the exact configuration of uses must be responsive to the community needs and market conditions. This zone is intended to provide for integrated compatible mix of higher density housing and commercial business, services as defined per KCC 17.110.485.

Base/Maximum Density: 10 to 30
dwelling units per acre
Minimum Lot Area - N/A
Minimum Lot Width - N/A
Minimum Lot Depth - N/A
Maximum Height - 55 feet/85 feet
Maximum Impervious - 85%

Standard KCC 17.420.050(D) RC Setbacks
Front -20 feet
Side -10 feet
Rear -10 feet





Kitsap County Department of Community Development

Surrounding Land Use and Zoning:

The surrounding area around the subject property is zoned Regional Center with a variety of commercial retail and professional office buildings.

Public Utilities and Services:

Water: Silverdale Water District
Power: Puget Sound Energy
Sewer: Kitsap County Waste Water
Police: Sheriff
Fire: Central Kitsap /Fire and Rescue District No.1
Schools: Central Kitsap School District No.401

Access:

The project will receive access from two commercial approaches on Blaine Avenue NW. The location of the driveway approaches has been adjusted to improve access to Lot-C owned by the Kitsap Regional Library.

Policies and Regulations Applicable to the Subject Proposal:

The Growth Management Act (GMA) of the State of Washington, Revised Code 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 which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, Adopted June 30, 2016

The following Comprehensive Plan goals and policies are most relevant to this application:

Land Use Element

Land Use Goal 1

Focus current and future planning on infill and redevelopment of existing Urban Growth Areas

Land Use Policy 2

Support innovative, high quality infill development and redevelopment in existing developed areas within the Urban Growth Areas.

Land Use Policy 17

Support compact commercial areas in order to encourage pedestrian and non-motorized travel and transit use.

Transportation Element

Transportation Goal 1

Provide a safe and reliable multi-modal transportation system for people of all ages and abilities.

Transportation Policy 3

Continue to require sidewalks on roads when development occurs within Urban Growth Areas.

Goal 9

Develop a system of non-motorized transportation facilities that are constructed primarily within the right-of-way of existing and proposed public streets or roads.

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Transportation Policy 36

Maximize the opportunity for non-motorized travel, including development of corridors that are safe for all ages.

Staff Comment: Consistent with the policy above, staff confirmed there were there were safe walking conditions and encourage completing the pedestrian connection if required along Blaine Avenue to Ridgetop Boulevard.

The County's development regulations are contained within the Kitsap County Code (KCC). The following regulations are most relevant to this application:

Kitsap County Code (KCC)

- Title 11 Road Standards
- Title 12 Storm Water Drainage
- Title 13 Water and Sewers
- Title 14 Buildings and Construction
- Title 17 Zoning
- Title 19 Critical Areas Code

- Chapter 18.04 State Environmental Policy Act (SEPA)
- Chapter 20.04 Transportation Facilities Concurrency Ordinance
- Chapter 21.04 Land Use and Development Procedures

Documents Consulted in the Analysis:

Applicant submittals:

<u>Document</u>	<u>Dated or date stamped</u>
Revised ACUP Application	December 7, 2017
Revised Site Plan	December 7, 2017
Health District Approval	August 23, 2017

Staff communication:

<u>Document</u>	<u>Dated or date stamped</u>
Development Service	January 4, 2018
Fire Marshall	April 28, 2016

Public Comments:

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department gave proper public notice 800 feet around the subject property for the Administrative Conditional Use Permit. The Department has not received written comments on the proposal.

Background

The original proposal was for a development abutting Clear Creek for a total of 22,229 square-feet of commercial space and 106 off-street parking spaces. The subject property received a Revised MDNS issued on January 14, 2004. A Shoreline Substantial Development Permit/Shoreline, Conditional Use Permit, Critical Areas Variance /Site plan Review LU-56 issued on March 22, 2004. The applicant requested concurrent review Site Plan Review with Shoreline Conditional Use Permit, Critical Areas Ordinance Variance application and Binding Site Plan to follow. The request is considered an amendment to the original land use approval reviewed pursuant to KCC Chapter 17.540.050 Revisions of Administrative Conditional Use Permits. The Clear Creek Housing project proposes two buildings (two-story over on-grade parking) on Lots A and B of Binding Site Plan 07-37. The first floor will include off-street

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parking and six respite care units. The second and third floors of the two buildings floors will contain a maximum of 56 affordable apartments.

Analysis:

Health District

The Kitsap Public Health District has reviewed the land use request, had no comments and issued approval on August 23, 2017.

Setbacks

The proposal is consistent with setback requirements in KCC Table 17.420.050(D) Silverdale Regional Center zone.

Land Use and Zoning

KCC 17.420.030 Design Standards: The apartment complex was reviewed through the following requirements, pursuant to KCC 17.420.030 Design Standards. Staff comments are in italics.

Building Height, Buffering, and Screening Modification: The director may increase or decrease landscaping, screening and setbacks to minimize conflicts.

Staff Comments: *The proposal will include the approved original 100-foot stream buffer, roadside buffer along Blaine Avenue and separation buffer along the north property line. The building height is consistent with the height limitations per the zone. The build heights will be 30 feet with projections up to 34 feet.*

Exterior Lighting

If artificial outdoor lighting is necessary, the lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent residential properties.

Staff Comment: *The project was conditioned to install a solid wood panel fence between parking area and the 100-foot critical area buffer to prevent excessive amount of lighting leaving the property line impacting wildlife.*

Screening of equipment, storage, and refuse areas

1. The roof-mounted HVAC equipment shall not be visible from abutting lots or roadways.

Staff Comment: *The HVAC equipment located on the roof or refuse areas will not be visible from the surrounding roadways and from the adjacent the commercial land uses in the RC zone.*

2. Locate service areas, outdoor storage areas, and intrusive features away from neighboring properties.

Staff Comment: *The requirement is more appropriate to high intensity commercial land uses and not applicable to multi-family development.*

3. The project is required to comply with all county solid waste standards and provide concurrence from Waste Management as part of the Building Permit review process.

Staff Comment: *The County will verify that solid waste and recycling needs are addressed through the Site Development Activity Permit addendum.*

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Access, Roads and Traffic

Access and Circulation

4. Safe pedestrian access and handicap access shall be required on-site from public rights-of-way to minimize pedestrian and vehicular conflicts.

Staff Comment: The applicant has provided safe pedestrian access around the buildings which can be accessed from surface off-street parking. The sidewalk also provides a pedestrian connection to Blaine Avenue NW and to the Clear Creek trail.

5. Development is limited to one ingress /egress per 300 lineal feet along a public arterial. Small parcels that provide less than 200 feet of road frontage shall be limited to one parking lane and exit.

Staff Comment: The development has established ingress and egress points on Blaine Avenue NW approved during the previous land use approval. The driveway approaches have been modified to improve traffic circulation onsite with the library and traffic safety on Blaine Avenue NW.

Signage

6. Signs permitted according to KCC Chapter 17.510.

The applicant is required to apply for sign permits in accordance KCC Section 17.510 Signs.

Staff Comment: If signs are proposed, they shall not affect the sight distance and shall be consistent with the Code above.

Off-Street Parking

7. Off-street parking and loading per KCC Chapter 17.490.

The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.490 Off-street Parking and Loading. Pursuant to KCC 17.490.030 Numbered of required spaces, the project is required to provide parking for multi-family at a ratio is 1.5-spaces per unit and 0.5 per unit of overflow and set-a-side parking.

The applicant prepared parking analysis for the Creekside Housing Development, which approved through 09-78493 Site Development Activity Permit Amendment, R-3 Binding Site Plan Alteration. The off-street parking is located is located at ground level below the upper residential floors. Building-A is proposed 17,540 square feet with 32 units., Building-B is proposed to be 15,618 square feet and 24 units. The Code requires 112 spaces to be provides and 108 spaces are proposed. Respite housing is not included in the parking count.

Staff Comment: Staff agrees with the applicants parking calculations and supports the minor parking reduction for respite housing associated with medical care at Harrison Hospital.

Findings:

The department has reviewed the Administrative Conditional Use Permit application for the Creek Side Housing Development against the requirements in KCC 17.420.030 Design Standards and satisfies the criteria set forth in KCC 17.540.040(A). Findings on each criterion are hereby made as follows:

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1. As found above, the proposal is consistent with the Commercial designation of the Kitsap County Comprehensive Plan.

Staff Comments: The proposed use is consistent with the Kitsap County Comprehensive Plan, and the County Zoning Code.

2. The proposal complies with applicable requirements for the commercial use set forth in Title 17 Kitsap County Code, assuming compliance with conditions of approval.
3. The proposal in the Commercial zone will not be materially detrimental to existing or future uses or property in the immediate vicinity; and
4. The proposal is compatible with and incorporates 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.

Staff Comment: As proposed, the project will be compatible with the Regional Center zoning, and physical characteristics of the development site.

Administrative Decision:

Based upon the above findings, for the Creek Side Housing Development, the Department of Community Development hereby approves the Administrative Conditional Use Permit, subject to the following 42 conditions of approval:

1. The project revision will be subject to all applicable conditions of approval by the Hearing Examiner's approval for the Creekside Development, Shoreline Substantial Development Permit/Shoreline, Conditional Use Permit, Critical Areas Variance /Site plan Review LU-56 issued on March 22, 2004.

Planning/Zoning

2. Landscaping shall be maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500.
3. All signage design and locations (including exempt signs) shall comply with KCC 17.510, and be reviewed and approved by the Department of Community Development prior to installation. Signage will require a separate permit.
4. Land use approval is limited to the uses proposed by the applicant on the approved site plan and the SEPA Environmental Checklist. 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.
5. This Administrative Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within three years of the Notice of Decision date or the resolution of any appeals.
6. The authorization granted herein is subject to all applicable federal, state, and local laws,

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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.

7. The recipient of any Administrative Conditional Use Permit shall file a Notice of Land Use Binder with the County Auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the County, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of an agreement to abide by the terms and conditions of the administrative conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared by the Department and recorded at the applicant's expense. The Binder shall be recorded within 30 days of notification from the Department that the Binder is ready to be recorded.

Environmental Review

8. A revised wetland report must be submitted with the SDAP. Any buffer, setback, or site development alterations required as a result of this report will require a Binding Site Plan alteration to proceed with the SDAP.

Health

9. Binding water and sewer availability letters are required prior to building permit issuance.

Fire

10. Domestic water supply to remain separate from fire flow supply.

Development Engineering

11. 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.
12. A binding site plan was previously approved as Binding Site Plan 07-37R2 (permit 15-02850), and an alteration to the binding site plan is required (and has been submitted under 17 03212), to reflect the proposed modifications.

Stormwater

13. The information provided demonstrates this proposal is a *Major Development* as defined in **Kitsap County Code Title 12 (1997)**, and as such will require a Site Development Activity Permit (**SDAP**) from Development Services and Engineering.
14. Stormwater management, and erosion and sedimentation control shall be designed in accordance with **Kitsap County Code Title 12 (1997)** effective at the time the original land use application for Creekside Plaza was deemed complete, or an approved higher standard. 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

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Ordinances in effect at the time of SDAP application.

15. 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.

16. Any project that includes offsite 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** effective at the time the original land use application was deemed complete.
17. The Washington State Department of Fish and Wildlife may require a Hydraulic Project Approval for the proposed level spreader outfall in the wetland buffer.
18. 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.
19. 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.
20. 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.
21. If the project proposal is modified from that shown on the submitted site plan dated December 7, 2017, Development Services and Engineering will require additional review and potentially new conditions.

Traffic and Roads

22. 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.
23. All rights of access for adjoining properties currently in existence shall be preserved and documented on the face of the binding site plan. Any amendment to the existing easement

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rights of adjoining property owners shall be properly executed and recorded prior to **SDAP approval**.

24. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
25. The property owners 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 Binding Site Plan map and the accepted construction plans. In addition, Development Services & Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
26. 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.
27. Frontage improvements along Blaine Avenue NW, consisting of vertical curb, gutter and minimum 5-foot wide sidewalk, are required. Frontage improvements shall be constructed along the entire property frontage and shall be depicted on the Binding Site Plan Alteration. Design of the frontage improvements shall be included with the SDAP.
28. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
29. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of Blaine Avenue and the project access points. 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.
30. All work, equipment & materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, MUTCD Manual on Uniform Traffic Control Devices, NEMA National Electrical Manufacturer's Association, NEC National Electrical Code, WSDOT Standard Specifications & Standard Plans, and the Occupational Safety & Health Administration (OSHA).
31. Prior to completion of the SDAP, with the Department of Community Development, the Applicant shall apply for and satisfy all conditions of a Right-of-Way Permit through the Department of Public Works for any and all work performed in the county Right-of-Way associated with this project. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit.

Non-motorized

32. Connection to the Clear Creek Trail System shall be provided and included with submittal of the required Site Development Activity Permit.

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Survey

33. On the Binding Site Plan, we need lot C to be signatory.

Wastewater

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

Solid Waste

36. 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 (e.g. dumpster size and location) 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.
37. The SDAP submittal shall show solid waste dumpster location, method for securing the enclosure gates in an open position and pad sizes on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans. Provided area must accommodate a minimum 6-yard dumpster.
38. The SDAP submittal shall show that at least 150 square feet of exterior recyclable materials storage space for the project. Describe collection containers and show their locations, method for securing the enclosure gates in an open position and pad dimensions on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans.
39. If using a compactor, liquid wastes generated as a result of compaction must not discharge into the stormwater system per BKCBH Ordinance No. 1996-11, Section IV.2.a.

Other

40. Construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge require a separate building permit with an engineered design. This note shall be placed on the face of the final construction drawings.
41. Rock and retaining walls shall meet all applicable setback requirements of KCSDM 4.7.5.
42. A Hydraulic Project Approval (HPA) may be required for the proposed level spreader outfall in the wetland buffer. Prior to SDAP approval, the applicant shall submit an approved HPA from the Washington State Department of Fish and Wildlife (WDFW) or documentation from WDFW specifying that an HPA is not required.

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

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The complete case file is available for review at the Department of Community Development; if you wish to view the case file or have other questions, please contact help@kitsap1.com or (360) 337-5777. Please note DCD is open Monday to Thursday from 8:00am to 4:00pm and on Friday from 9:00am to 1:00pm except holidays.



Jeff Smith, Project Lead



Date



Shawn Aire, Development Services and
Engineering Supervisor

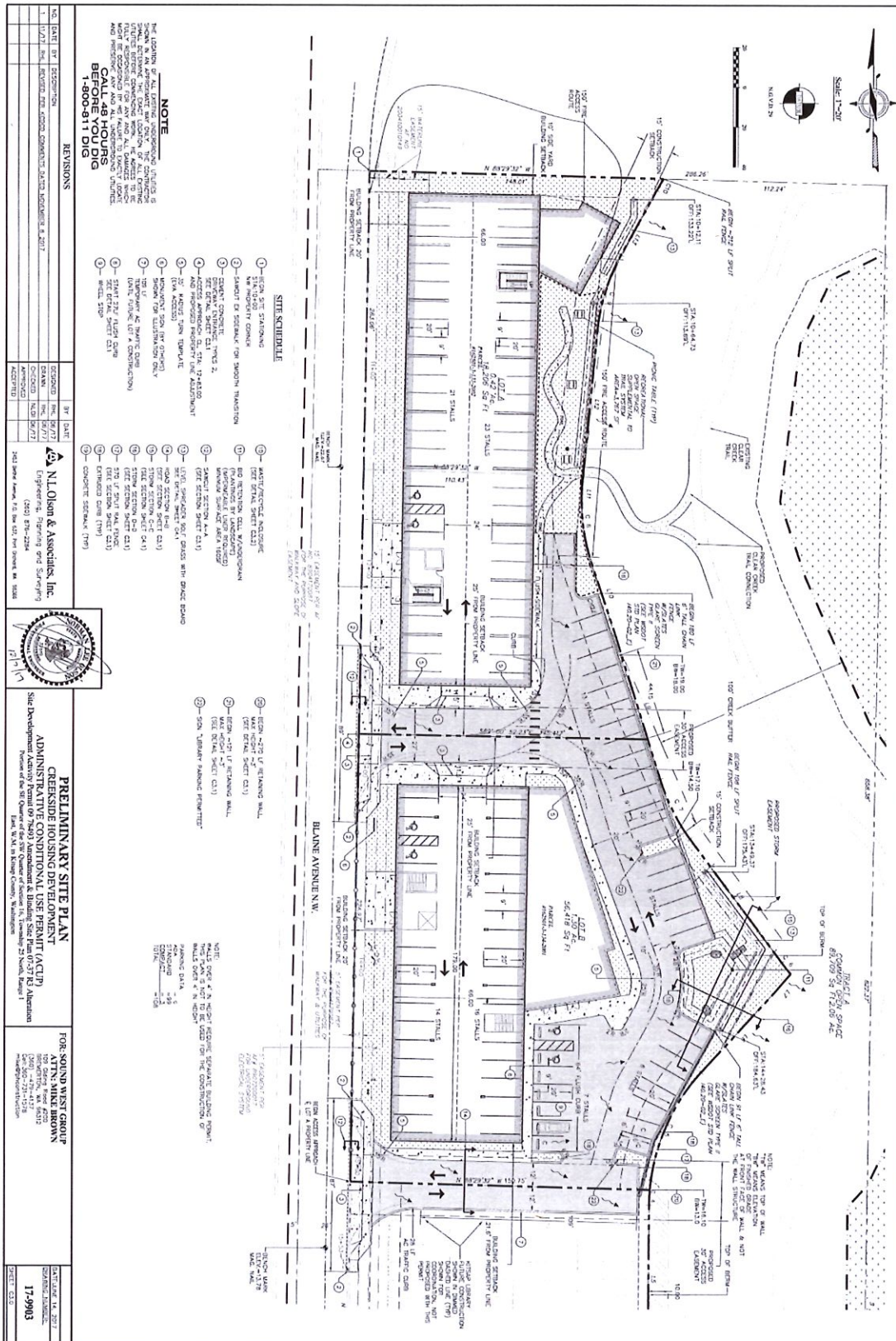


Date

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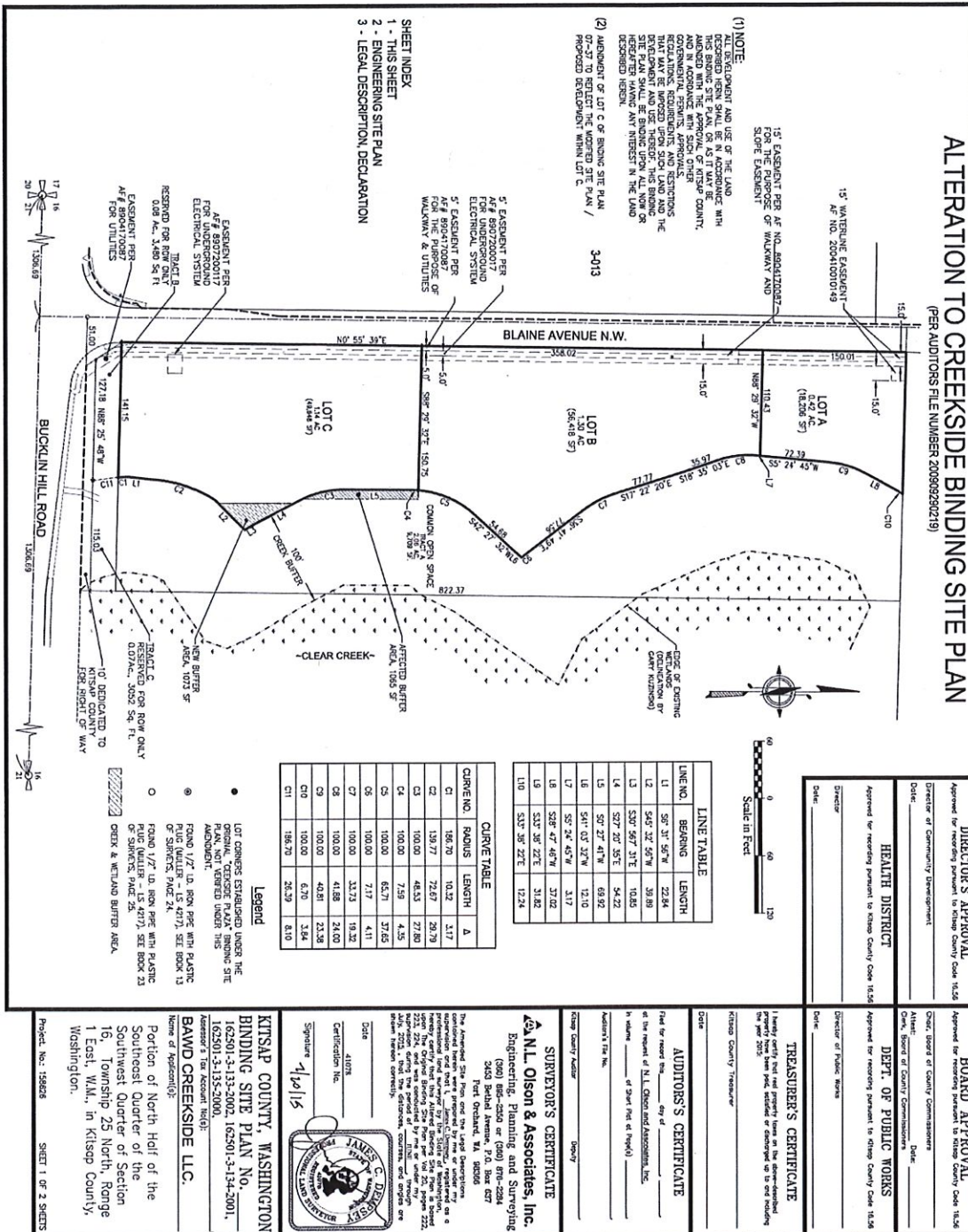
Sound West Holdings LLC, mike@fphconstruction.com
NL Olson & Associates, nlolson2@nlolson.com
Interested Parties: N/A
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith
DCD File: 17-03213, ACUP
17-03212 BSP Alteration,
09 -78493-A1, SDAP

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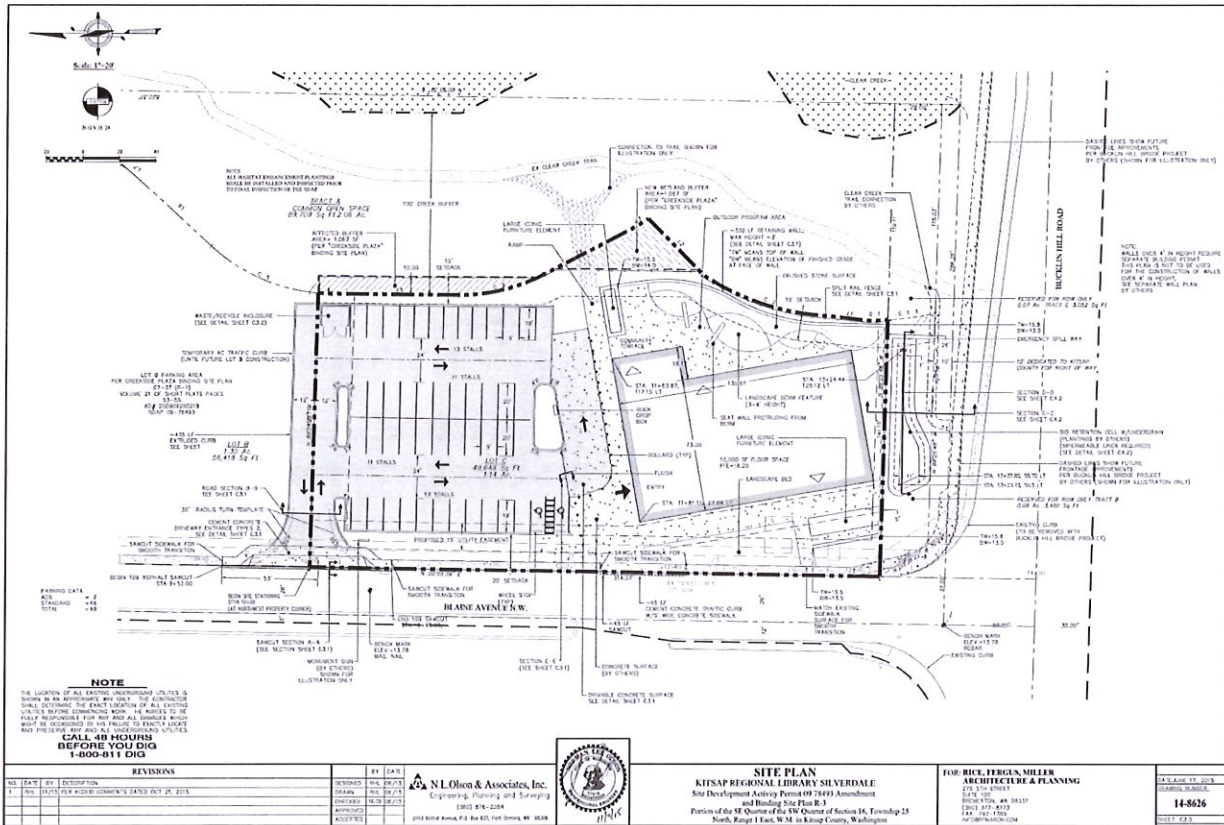
Site Plan

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Binding Site Plan

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Lot A Silverdale Library Site