



Hearing Examiner Staff Report and Recommendation

Report Date: January 16, 2019
Hearing Date: January 24, 2019

Application Submittal Date: May 7, 2018
Application Complete Date: May 7, 2018

Project Name: Woodston Preliminary Plat
Type of Application: Permit Type III
Permit Number: 18-01520

Project Location

12700 block Silverdale Way NW
Silverdale, WA 98383
Commissioner District 3

Assessor's Account

042501-4-049-2007

Applicant/Owner of Record

LIDEN LAND INVESTMENT LLC
12968 OLD MILITARY RD NE
POULSBO, WA 98370

VICINITY MAP



Recommendation Summary

Approved subject to conditions listed under section 13 of this report.

1. Background

The applicant has proposed to subdivide 4.04-acre parcel into 16 single-family lots, consistent with the requirements in Kitsap County Code (KCC) 16.40 Subdivisions. The request involves eight detached units and up to eight duplex units for a total 24 units and with an open space tract with hiking trails. The project will include associated private roads, storm drainage facilities, sidewalks, on-street parking, recreation facilities and street trees.

2. Project Request

Linden Land Investments, LLC is requesting Preliminary Plat approval to subdivide a parcel into 16 single-family lots.

3. 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.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated May 18, 2018 (Exhibit 12). A Determination of Nonsignificance (MDNS) was issued on January 4, 2019 (Exhibit 24). SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions 52 and 53 at the end of this report:

COMMENTS:

The SEPA comment period previously occurred concurrent with the Notice of Application dated May 18, 2018. One comment was received from Kitsap Transit regarding the retention and placement of the existing transit stop.

CONDITIONS:

The proposal will be conditioned for Stormwater Control per Kitsap County Code Title 12, Critical Areas per Kitsap County Code Title 19, and Zoning per Kitsap County Code Title 17. This includes, but is not limited to, the Development Services and Engineering Preliminary Conditions Memorandum, dated November 26, 2018.

MITIGATION:

1. The existing bus stop along Silverdale Way frontage will be retained with no physical barrier to prevent use by those with disabilities. The applicant shall contact Kitsap Transit prior to construction of the sidewalk to allow adequate time to notify passengers. The bus stop shall be integrated into the sidewalk.
2. Frontage improvements shall be constructed along the entire property frontage on Silverdale Way NW, consisting of vertical curb, gutter and a 6-foot wide sidewalk. Frontage improvements shall also be constructed along the interior plat roads, consisting of curb, gutter and 5-foot sidewalks along one side of each road.

The SEPA appeal period expired January 18, 2019. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The subject property is 4.04 acres in size and rectangle shaped. The site is vegetated with mature stands of Douglas fir trees with native groundcover. The property includes an existing paved driveway off Silverdale Way NW near the southwest corner that served an existing single-family residence located on an adjacent parcel to the east (042501-4-050-2003). The existing driveway traverses the site and up the hill to the property fronting on Ridgetop Boulevard. The development site is oriented east - west with Silverdale Way NW fronting the west property line. The site slopes approximately 4.5% from the north to the south along Silverdale Way NW and slopes west to east with slopes characterized by county resource maps as a Moderate Geologic Hazard area. EnviroSound Consulting prepared a geologic slopes assessment, dated March 12, 2018. The Soil Survey of Kitsap County identifies Alderwood gravelly loam onsite, which is characterized as moderately deep and moderately well drained.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban Low Density Residential Zone: Urban Low Residential	Standard	Proposed
Minimum Density	5 (1.68 acres of net developable acreage x 5 = 8.4 or 8 required units)	24
Maximum Density	9 (4.04 acres x 9 = or 36 maximum units)	
Minimum Lot Size	2,400 square feet	3,272 square feet
Maximum Lot Size	9,000 square feet	6,977 square feet
Minimum Lot Width	40-feet	40-feet
Minimum Lot Depth	60-feet	80.19-feet
Maximum Height	35 feet	2-stories, <35 feet
Maximum Impervious Surface Coverage	85%	~48,805 square feet or 21%
Maximum Lot Coverage	NA	NA

Applicable footnotes:

17.410.050.A #3 When located in Urban Growth Areas (except UR), duplexes shall require 5,000 square feet of minimum lot area.

17.420.060.A #25 For new applications on vacant lots over 18,000 square feet located in the Urban Low Residential ... shall not exceed 9,000 square feet.

Staff Comment: Consistent with the minimum lot area requirement, the applicant is requesting up to 8 duplex lots ranging in size from 5,000 to 6,977 square feet and below the maximum lot area requirement.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front	20 feet garage, 10-foot habitable area	20 feet garage, 10-foot habitable area
Side	5-feet	5-feet
Side	5-feet	5-feet
Rear	10-feet	10-feet

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residences	Urban Low Residential (UL)
South	Single-family residences	Urban Low Residential (UL)
East	Single-family residences	Urban Low Residential (UL)
West	Single-family residences across Silverdale Way NW	Urban Low Residential (UL)

Table 4 - Public Utilities and Services

	Provider
Water	Silverdale Water District
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #400

5. Access

The plat proposes access from Silverdale Way NW from a privately maintained road located near the center of the west side. Silverdale Way NW has a federal functional classification as a principal arterial. The privately maintained road is classified as a low-volume local access road.

6. Site Design

The proposed Woodston Preliminary Plat was reviewed for consistency with requirements pursuant to KCC 17.420.037 Single-family Subdivision/Design Standards, Chapter 16.24 Land Segregation Standards, and Chapter 16.40 Subdivisions. The preliminary plat is required to comply with urban development standards for utilities, roads, sidewalks, landscaping and recreation facilities. The project will be required to incorporate frontage improvements along the approximately 350 feet of property

frontage on Silverdale Way NW. Coordination with Kitsap Transit will be required, to move the existing bus stop.

7. 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 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 Goal 1

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

Land use Policy 2

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

Land Use Policy 14

Through development standards, encourage urban amenities such as open space, plazas, and pedestrian features in areas of more intensive development within Urban Growth Areas.

Land Use Policy 15

Link non-motorized planning requirements to land use planning decisions.

Housing and Human Services Goal 6.

Integrate affordable housing and human services planning with transportation, workforce development, and economic development efforts.

Housing, Human Svcs Policy 23

Promote housing preservation and development in areas that are already well-served by schools, public transportation, commercial facilities, and have adequate infrastructure to support alternative modes of transportation.

Transportation Goal 1

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

Transportation Policy 2.

Approve site design that is supportive of transit Service and its patrons.

The following development regulations are most relevant to this application:

Code Reference	Subject
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 16	Land Division and Development
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

8. Documents Consulted in the Analysis

A complete index of exhibits is located in the project file. To date, the index to the record consists of **Exhibits ##**.

Exhibit #	Document	Dated	Date Received
1	SEPA Checklist		04/04/18
2	Soils Report		04/04/18
3	Concurrency Application		04/04/18
4	Supplemental Application		04/13/18
5	Stormwater Worksheet Packet		04/13/18
6	Project Application		04/24/18
7	Waiver Submittal		04/24/18
8	Geotechnical Report		04/24/18
9	Completeness Review		05/02/18
10	Sewer Availability Letter		05/07/18
11	Water Availability Letter		05/07/18
12	Notice of Application	05/18/18	
13	Interested Party Comment – EMAIL_Coviello_Kitsap Transit	05/18/18	
14	Interested Party Comment – EMAIL_Coviello_Kitsap Transit	06/20/18	
15	Letter Response to Info Request		10/02/18

16	Revised Engineered Drainage Plans		10/02/18
17	Revised Engineered Drainage Report		10/02/18
18	Revised Landscape Plans		10/02/18
19	Revised PPlat Drawings		10/02/18
20	Revised Project Narrative		10/02/18
21	Revised Traffic Analysis		10/02/18
22	Preliminary Conditions Memo - C. Vickery	11/26/18	
23	Notice of Public Hearing	01/09/19	
24	SEPA Mitigated Determination of Non-Significance (MDNS)	01/11/19	
25	Zoning Map	01/15/19	
26	Critical Area Map	01/15/19	
27	Aquifer Recharge Area Map	01/15/19	
28	Comprehensive Plan Map	01/15/19	
29	Aerial Map	01/15/19	
30	Assessor Parcel Map	01/15/19	
31	Staff Report		
32	Staff Presentation		

9. Public Outreach and Comments

Pursuant to KCC Title 21 Land Use, and Development Procedures, the Department gave proper public notice for the Preliminary Plat 800 feet around the property. To date the Department has not received requests from the public to be interested parties on the project.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
NA	NA	NA

10. Analysis

The following development standards apply to the proposed preliminary subdivision pursuant to KCC 17.420.037 Single-Family Subdivision /Development Standards:

a. Planning/Zoning

Preliminary Plat Analysis

The proposed Woodston Preliminary Plat was reviewed for consistency with requirements pursuant to KCC 17.420.037 Single-family Subdivision/Design Standards, Chapter 16.24 Land Segregation Standards, and Chapter 16.40 Subdivisions.

b. Lighting

Lighting and Central Mail Boxes Urban Plats:

Urban residential plats generally include illumination of internal roadways and street lighting at the intersection where private roads intersect with County right-of-way, pursuant to 11.40 Street Lighting. The developer is responsible for installing lighting at the County's intersection and conveyed to the County. If desired, the developer and or Home Owners Association (HOA) may install the internal street lighting. The individual property owners are billed through the Silverdale Water District - water purveyor for lighting with the HOA responsible for maintenance.

The trend is to move away from traditional rural box style and install a clustered mailbox design for efficiency, security, and aesthetics. Consistent with KCC 16.24.040 Urban Standards 1.C (d.), where clustered mailboxes are proposed, the sidewalk meet clear zone requirements.

c. Off-Street Parking

Consistent with KCC 17.490 the proposal includes on street and off-street parking. The applicant is proposing 48 off-street parking spaces in driveways and 12 on-street parking space. Per 17.490.020, the County calculates the required number of spaces in the driveway and not within individual residential garages. During review of individual building permits for the homes, the location and number of off-street parking spaces will be verified.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single-family (attached detached)	2 per unit + 0.5 per unit on street or set aside	48 + 12 on-street or set aside = 60	48 + 12 on-street or set aside = 60
Total		60	60

d. Signage

Pursuant to KCC 17.510. Sign Code the applicant can apply for signage near the entrance of the subdivision during or after construction. Signage is not proposed at this time. When the final plat is recorded to establish the subdivision and lots are for sale, all signage will be required to be consistent with 17.510.060.M Conditionally Exempt signs - Real Estate Signage Program.

e. Schools

Central Kitsap School District was notified regarding the approval of the pending preliminary plat. When the District responds, their comments will be included with the review of the Site Development Activity Permit.

f. Landscaping

Pursuant to KCC 16.24 Urban Standards Landscaping Requirements, landscaping is required at entrances and street trees planted by the developer along streets or on individual lots at construction or units prior to certificate of occupancy. The applicant will be required to submit a landscape plan with the Site Development Activity showing landscaping around storm drainage facility, street trees, the recreation facility and natural vegetation retained and trail on the slope (Exhibit 18).

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft.) 15% of Site	NA	NA
Required Buffer(s) 17.500.025		
North	NA	NA
South	NA	NA
East	NA	NA
West	NA	NA
Street Trees	Silverdale Way and internal roadway	Silverdale Way and internal roadway

g. Frontage Improvements

Consistent with Kitsap County Road Standard and Comprehensive Plan polices the preliminary plat is required to include frontage improvements along Silverdale Way NW. The project was conditioned through SEPA for mitigation to install curbing, 6-foot sidewalks and 5-foot bike lane along the project frontage and coordinate with Kitsap Transit to integrate the bus stop (See Conditions of Approval #33 and 34).

h. Design Districts/Requirements

NA

i. Development Engineering/Stormwater

Stormwater runoff from the developed portions of the site will be routed to a combination of infiltration and detention bioretention cells to provide water quality treatment as well as stormwater flow rate mitigation to meet minimum requirements. A portion of the stormwater will be infiltrated, and the remaining

stormwater will be detained and discharged from the site at or below predevelopment rates. Development Services and Engineering has reviewed and approved the concept in the storm drainage report on November 26, 2018 (Exhibit 22).

j. Environmental

The site does include some Moderate Geologic Hazard areas along the west side of the site but will not require any critical area buffers or building setback. The project is conditioned to follow the recommendations of the Geological Slope Assessment prepared by EnviroSound Consulting, LLC, dated 3/12/2108 (Exhibit 8).

k. Access, Traffic and Roads

The applicant has prepared a traffic impact analysis report for the subdivision. The proposal includes 24 dwelling units and the traffic engineer estimates 227 average weekday daily trips. The project is anticipated to generate 18 new AM peak hour trips and 24 new PM peaked hour trips. Based on the findings in the report, there should not be impacts to the local road network requiring mitigation. Development Services and Engineering has reviewed and approved the traffic analysis report on November 26, 2018 (Exhibit 22).

l. Fire Safety

The Fire Marshal has reviewed the proposal and conditioned. Fire flow verification and adequate fire apparatus access for emergency responders are required, and will be reviewed through the Site Development Activity Permit.

m. Solid Waste

Individual property owners will be responsible for solid waste collection. Waste Management approval is required for solid waste service is required for the plat.

n. Water/Sewer

The project requires an urban level of service for water and sewer service. The applicant has provided documentation that the water service is available from Silverdale Water District and sanitary sewer is available from Kitsap County Public Works (Exhibits 10 and 11).

o. Kitsap Public Health District

The Kitsap Public Health District has reviewed the proposal and does not have concerns with the request.

Title 16 Land Division and Development

The proposal was reviewed for consistency with zoning requirements in KCC, Chapter 16.04.080 General Provisions, 16.24.040 Urban Standards and 16.40 Subdivisions.

16.24.040 Urban Standards

The following are land segregation standards for preliminary subdivisions:

a. Access

See access comments above.

b. Public Transit Provisions

The property frontage includes a Kitsap Transit Bus stop. The applicant will be required to coordinate with Kitsap Transit for relocating the bust stop when frontage improvements are constructed (Exhibits 13 and 14).

c. Non-motorized Facilities

Per non-motorized facilities, pedestrian sidewalk requirements in the above section, sidewalks are required on both sides of public and private roadways. However, consistent with policy and the application of the Kitsap County Road Standards, the project falls below 400 average daily trips for a local minor road and sidewalks are allowed on one side of the private roads. Internal trails are also proposed.

d. Off-Street and On-Street Parking

See off-street parking comments above.

e. Fire Protection

See fire safety comments above.

f. Landscaping Requirements

See access comments above.

g. Utilities

In addition to the project being served by an urban level of service for water and sewer as discussed above, the project should be served by Cascade Natural Gas, Puget Sound Energy, and by the local cable provider.

h. Recreation Requirements

The preliminary plat will include recreational open space amenities consistent with subdivision standards. The applicant is required to include 9,360 square feet of recreation facilities (24 units x 390 square feet)The applicant is proposing a 3,200 square foot active recreation area near the front property line (3,200 square feet) and also proposing a passive recreation area with hiking trails through the existing preserved vegetation on the east slope of the project site (6,450 square feet recreation area with trails) for a total of 9,650 square feet. The common open space tract preserved native vegetation is 65,430 square feet.

Staff Comments: The recreation facility will be somewhat centrally located near the west side. Provisions must be made to provide a level area to provide a safe location for

playgrounds catering to younger children. The proposal should include play equipment or other amenities consistent with housing demographic served.

16.24.060 Low Impact Development:

Low impact development practices may be reviewed during SDAP to reduce storm drainage runoff. The applicant's storm drainage concept is a combination of infiltration and detention.

11. Review Authority

The Hearing Examiner has review authority for this Preliminary Plat application under KCC, Sections 17.550.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a Conditional Use Permit. 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 stated in KCC, Chapter 2.10.

12. Findings

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

1. Documentation that the proposed subdivision complies with applicable provisions of the Kitsap County Comprehensive Plan, and Kitsap County Code, and that the public use and interest will apparently be served by the proposal.

Staff Comments: The Department determined that the plat proposal is consistent with the Urban Low zoning and is consistent with the Comprehensive Plan policies. The project falls within the required density of 5 to 9 dwelling units. The proposed density is based upon the net developable acreage, which is 8 dwelling units per acre when rounding.

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

The development receives access from Silverdale Way NW, which has an urban road functional classification as a principal arterial. The applicant is proposing to construct private roads that meet minimum fire access requirements. Vertical curbs are required for designated on-street parking areas. The Engineering staff has reviewed the transportation element of the project and issued a preliminary approval on November 26, 2018.

Staff Comments: The applicant has addressed public safety by providing adequate access for ingress and egress for the plat.

3. Safe Walking Conditions: The applicant is required to provide information on pedestrian needs generated by the proposed land segregation.

Staff Comments: Pursuant to KCC Title 16, sidewalks are required. Consistent with this requirement, the applicant is providing frontage improvements and internal sidewalk on one side of the private road tracts.

4. Lot Configuration: Lots should run at right angles to the street upon which the lots face.

Staff Comments: The proposed 16 lots within the project comply with the above standard for lot configuration. The applicant is proposing 20-foot garage setbacks from the driveway access off the private road and a minimum of 10-foot habitual area front yard.

13. Recommendation

Based upon the analysis above and the decision criteria found in KCC 16.04.080, the Department of Community Development recommends that the Preliminary Subdivision request for the Woodston Preliminary Plat be **approved**, subject to the following 52 conditions:

a. Planning/Zoning

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 with the Site Development Activity Permit, consistent with KCC 17.500 Landscaping, during civil site plan review, which depicts natural vegetation, and the planting and irrigation plan. The tree retention plan shall be included with the SDAP.
4. Street trees shall be planted along the access driveway and on individual lots at approximately 25' 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. Include a note on the face of the plat showing building setbacks for the lots, as conditioned per the plat approval.

6. Any and all signage design and location (including exempt signs) shall comply with Kitsap County Code (KCC) 17.510 and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
 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 shall 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. The decision set forth herein is based upon representations made and exhibits contained in the project application (Exhibits 1A and 1B). 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.
 10. 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.
 11. Any violation of the conditions of approval shall be grounds to initiate revocation of this Plat.
- b. Development Engineering**
12. 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.

13. 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.
14. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12, and as such will require a Site Development Activity Permit (SDAP) from Development Services and Engineering that address how the project will comply with Minimum Requirements 1-9 of the Kitsap County Stormwater Design Manual.
15. 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, May 5, 2018. 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.
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 Preliminary Plat application was deemed complete, May 5, 2018.
17. 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.
18. The Washington State Department of Ecology (Ecology) may require registration of the infiltration trench as an Underground Injection Control (UIC) well in accordance with the Underground Injection Control Program (Chapter 173-218 WAC). The applicant shall contact Ecology to determine if the facility is regulated under the UIC program.

19. The design of the infiltration facilities will be in accordance with Vol. II, Chapter 5 of the Kitsap County Stormwater Design Manual.
 20. The infiltration facilities shall remain off line until the drainage areas are stabilized and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities. In addition, retention ponds shall not be utilized as temporary erosion and sedimentation control ponds.
 21. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering.
 22. 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.
 23. The impervious area per lot accounted for in the overall drainage facilities installed shall be indicated on the face of the final plat, along with the following condition: 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.
 24. If the project proposal is modified from that shown on the submitted site plan dated October 2, 2018, Development Services and Engineering will require additional review and potentially new conditions.
- c. Survey**
25. A Final Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.

26. All private roads shall be labeled as tracts and constructed in accordance with Fire Code requirements. Ten feet for utility easement shall be provided on each side of private road tracts.
 27. 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.
 28. Access to all lots shall be from roads within the proposed plat boundaries. A note to this effect shall be placed on the Final Plat.
 29. Delineate and dimension on the final plat, easements to encompass all stormwater features not located in the right-of-way, private road tracts or stormwater tracts.
- d. Environmental**
30. The face of the Final Plat shall include a condition that all development shall follow the recommendations of the Geological Slope Assessment prepared by EnviroSound Consulting, LLC, dated 3/12/2018.
 31. A Kitsap County Conversion Timber Harvest Permit and Forest Practice Application shall be required with submittal of the Site Development Activity Permit.
- e. Traffic and Roads**
32. 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.
 33. Frontage improvements shall be constructed along the entire property frontage on Silverdale Way NW, consisting of vertical curb, gutter and 6-foot wide sidewalk.
 34. Frontage improvements shall be constructed along the interior plat roads, consisting of curb, gutter and 5-foot wide sidewalks along one side of each road.

35. No parking on the interior plat road shall be permitted within 50 feet of the edge of Silverdale Way NW travel lane. The Site Development Activity Permit shall depict all parking outside of this 50-foot limit.
36. Side slopes on arterials shall be no steeper than 3H:1V for cut slopes and 4H:1V for fill slopes. For any road that does not meet the minimum roadway clear zone and recovery area criteria, to include slopes, installation of a guardrail is required.
37. The following note shall appear on the face of the final plat map. "All interior roads shall remain private."
38. 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.
39. Any required hammerhead shall be designed to accommodate a SU design vehicle. The wheel path of the design vehicle shall remain within the paved area for all required movements.
40. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
41. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
42. 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.
43. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on Silverdale Way NW. 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.

44. 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. The approach shall be designed as an urban major approach, in accordance with Kitsap County Road Standards.
 45. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
 46. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of Silverdale Way NW and the plat access road. 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.
 47. All work, equipment and 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 and Standard Plans, and the Occupational Safety and Health Administration (OSHA).
 48. 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.
- f. Fire Safety**
49. Fire flow is required. Hydrant location shall be shown on the final plat. If fire flow is impractical, the following note shall be added to the face of the plat:
"Automatic fire sprinklers, as approved by the Kitsap County Fire Marshal, shall be installed throughout homes here and after constructed on lots created by this land division".

The following access requirements apply:

1. Unobstructed width of 20 feet and height of 13 feet 6 inches.

2. Shall be designed and maintained to support a 60,000-pound fire apparatus and be provided with an all-weather driving surface.
3. Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
4. Inside turning radius shall be a minimum of 25 feet (residential).
5. 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.
6. Road shall not be more than 12% grade

g. Solid Waste

NA

h. Kitsap Public Health District

NA

i. Wastewater

50. 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.

51. Sewer Availability Agreement account(s) must be kept current and in good standing through permit approval.

j. SEPA

52. The existing bus stop along Silverdale Way frontage will be retained with no physical barrier to prevent use by those with disabilities. The applicant shall contact Kitsap Transit prior to construction of the sidewalk to allow adequate time to notify passengers. The bus stop shall be replaced (integrated) into the sidewalk.

53. Frontage improvements shall be constructed along the entire property frontage on Silverdale Way NW, consisting of vertical curb, gutter and 6-foot wide sidewalk. Frontage improvements shall also be constructed along the interior plat roads, consisting of curb, gutter and 5-foot sidewalks along one side of each road.

Report prepared by:



Jeff Smith, Staff Planner / Project Lead

1/6/2019
Date

Report approved by:



Shawn Alire, Department Supervisor

1/16/2019

Date

Attachments:

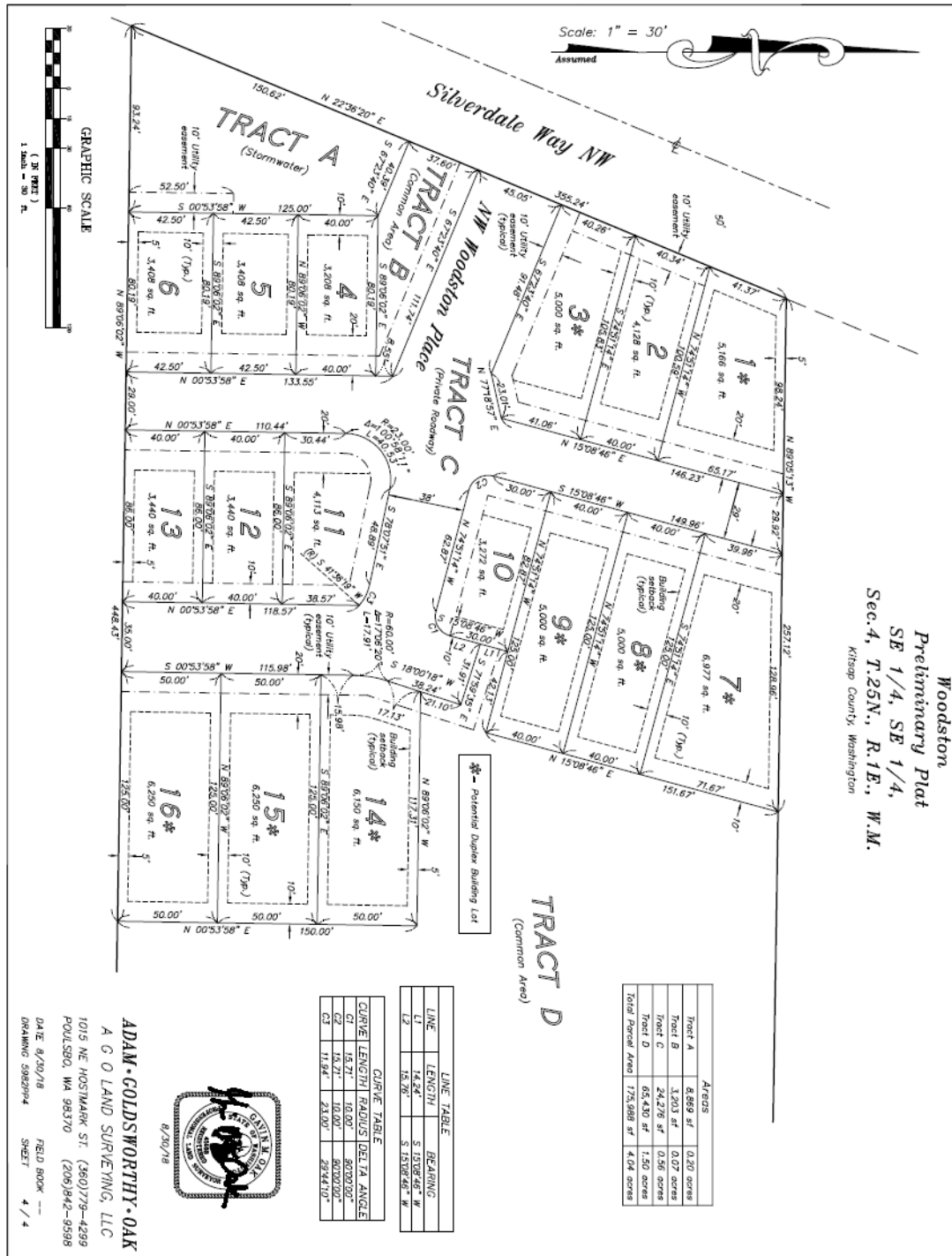
Attachment A – Plat Map

Attachment B – Landscape Plan

Attachment C – Zoning Map

CC: LIDEN LAND INVESTMENT LLC, shawn@lidenlanddev.com
Laughlin, James, jimlaughlin1@live.com
SEABOLD ENGINEERING LLC, kelsey@seaboldeng.com
Interested Parties: None
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith

Site Plan



Landscape Plan



Zoning Map

