



STAFF REPORT and Administrative Decision

Report Date: July 02, 2018

Application Submittal Date: April 17, 2018

Application Complete Date: April 25, 2018

To: Harrison Memorial Hospital, John Elswick, johnelswick@fhshealth.org
Chuck Kolb, ckolb@nbbj.com
Trish Walton, twalton@nlolson.com
Interested Parties and Parties of Record

RE: Permit Number: 18-01855, 18-01862
Project Name: Harrison Specialty Care Clinic
Type of Application: PBD Revision Minor, CUP Revision Minor

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: <https://www.cognitofirms.com/KitsapCounty1/AppealObjectionOfAnAdministrativeDecision>

Decision Summary:

Type-II Decision, Subject to conditions of approval.

Project Request:

The proposal is to request a revision to the location and design of the Specialty Care Clinic, which was formerly called the Medical Office Building on the approved Harrison Silverdale Campus Master Plan. The clinic is north and west of the Acute Care Expansion in an area which was previously approved for surface parking. The Specialty Care Clinic is an element of the phased design and construction identified per the approved Conditional Use Permit and Performance Based Development (Permit 14-03073 14-02962), on July 24, 2015. The clinic area is 67,925 square feet including two clinic floors, two parking levels, elevator and lobbies, and patient pickup and drop off, which is less than the 80,000 square feet previously approved. In addition to the Specialty Care Clinic element, the minor revision updates the footprint of the parking garage, updates the hospital expansion name to the Acute Care Expansion, with adjustment to the building orientation, and adjustment to the boundary for the designated open space on the campus master plan. The Department is the review authority for the land use approval, per KCC Title 21 Land Use and Development Procedures.

Project Location:

The property is located at 1800 NW Myhre Road, Silverdale Central Kitsap County, Commissioner District #3.



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 6), 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 Nonsignificance, Mitigated Impacts, or Significance 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.

Kitsap County issued a Mitigated Determination of Non-Significance (“MDNS”) for the Harrison Acute Care Facility Project (“Project”) on June 24, 2015.

SEPA regulations state that an addendum may be prepared to address new project-related environmental information that does not substantially change the analysis of significant impacts (see WAC 197-11- 600(4)(c)). An addendum is defined in the State’s SEPA Rules as follows:

An environmental document used to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document.

The MDNS provides a list of conditions for the Project agreed to by Harrison and the County, inclusive of a Development Agreement. The Project does not anticipate any changes in conditions or mitigation measures. As the revision of this Specialty Care Clinic (reviewed under the minor PBD 18-01855, CUP 18-01862 and SDAP 10865) proposes shifting the on-site public trail to the north, the County requires a revised landscaping plan with the Site Development Activity Permit to provide a vegetative replacement to the functional screening required under the MDNS. The MDNS utilized SEPA Substantive Authority KCC 18.04.200.D 2. As follows: As guided by the PBD, and based on the Visual Impact Analysis, the proposed expansion phase will be mitigated in the form of required background coniferous tree retention on site. In addition, the building facade may incorporate stealth technology, including earth tone schemes.

Kitsap County finds that this condition is consistent with the recommendations in the previous Project modification and does not substantially change the analysis of significant impacts and alternatives in the existing environmental document. The MDNS remains the appropriate determination.

Property Description

The subject property is approximately 32 acres, triangle shaped with the project area approximately 17 acres in size, and approximately 30% of the existing site is developed. The development site slopes down from the east to the west at a grade of 9 to 10 percent and the developed site consists of a series of stair stepped terraces. The soils on the Harrison Silverdale Campus are identified as Alderwood that are very gravelly sandy loam, 6 to 15 percent slopes. The soils are moderately well drained located on broad uplands, which are formed in glacial till throughout Kitsap County. Approximately half of the undeveloped site includes Douglas-fir overstory and salal understory. The site also includes Pacific Madrone, Red Huckleberry, Western Sword fern, and other native and nonnative plants. The existing hospital buildings are in the southwest corner of the site with parking areas and landscaping to the east.

The development site includes a 2.5-acre undeveloped parcel on the east side of Ridgetop Boulevard with portions of the parcel. Kitsap Transit included the property in their list of potential transit facilities. The property played a significant role for traffic mitigation with the realignment of Sid Uhinck Drive and a new intersection on Ridgetop Boulevard. The property has two approaches, one from NW Myhre Road, and one from Ridgetop Boulevard NW. The north side of the project site includes the Clear Creek walking trail, which runs south, providing connections with the commercial areas of Silverdale and Ridgetop neighborhoods.

Existing Zoning and Comprehensive Plan Designation:

The property is zoned Urban High Residential (UH), and lies within the former ULID #5, which was an element of the Ridgetop Boulevard Master Plan. The property is located within the Silverdale Design Plan Northeast Business Park. The intent of this zone is for high density residential development. The zone allows mixed uses with professional offices that complement the residential development. This zoning requires being located where there are adequate urban services. Proposed uses other than residential require a higher level of review to ensure compatibility with the residential setting. The following are the development standards for the UH zone:

Minimum Lot Area	= N/A
Minimum Lot Width	= 60 feet
Minimum Lot Depth	= 60 feet
Maximum Height	= 35 feet (may be increased to 60', subject Fire District review)
Minimum Density	= 19 dwelling units/acre
Maximum Density	= 30 dwelling units/acre

Surrounding Land Use and Zoning:

The adjacent property across SR- 303 north of the hospital site is zoned UH and owned by Washington State Department of Natural Resources. South of Ridgetop Boulevard NW properties are zoned UH and Urban Low Residential (UL), 5 to 9 dwelling units per acre.

Public Utilities and Services:

Water: Silverdale Water District
Power: Puget Sound Energy
Sewer: Kitsap County Waste Water Division
Police: Kitsap County Sheriff
Fire: Central Kitsap Fire and Rescue #1
Schools: Central Kitsap School District #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.

(See the previous Staff Report and Hearing Examiner for vested goals and polices.)

Kitsap County Code (KCC)

Title 11 Road Standards
Title 12 Stormwater Drainage
Title 14 Buildings and Construction
Title 17 Zoning
Title 18 Environment
Title 19 Critical Areas
Title 21 Kitsap County Land Use and Development Procedures

Staff Communication:

<u>Document</u>	<u>Dated or date stamped</u>
Development Engineering Memo	May 23, 2018
SEPA comments	July 3, 2018

Public Comments:

The Department gave proper public notice pursuant to Title 21 Land Use and Development Procedures Public Comments. To date the Department has not received public comments on the project proposal.

Project Description:

Specialty Care Clinic: The proposal is for two clinic floors of 32,067 square feet each. The clinic floors will sit on top of three level parking garage with a single connecting elevator bank from the patient drop off entry on the lowest floors, the parking levels to the clinic floors. The total floor area is estimated to be 67,925 square feet. The request does not change the amount of developed area for the Acute Care Expansion as originally approved or the amount of open space. The minor revision increases the amount of landscaping areas of the proposed new developed area. In addition to the Specialty Care Clinic, the minor revision to the CUP /PBD includes the following.

Medical Office Building: The original campus masterplan proposed the Medical Office Building in the location which is now the East Parking Garage, which includes 787 parking spaces: The location of the Acute Care building is the same as it was on the original

approved site plan, except the building orientation has been changed so the building was angled to be more parallel to the north property line along SR-303.

Parking Garage and Surface Parking: The parking garage building and footprint was changed when located along Road B and fire access was provided. The Harrison Hospital Specialty Care parking garage will follow the approved method for calculating parking and the variable size of parking spaces used for the East Parking Garage and surface parking. The applicant is proposing the following 340 parking spaces consistent with the dimensions in KCC Table 17.490.040 and the previous administrative interpretation: 132-spaces standard 90-degree for surface and the parking garage, 122 standard-90 degree, (reduced) spaces 9' x 18' in the garage, 74-compacts spaces inside and out 8'-6" x 16, 1-standard parallel 8' x 23', 6-spaces accessible parking 90-degree inside and out 9' x 20, and 5-accessible standard-90 degree (reduced) 9' x 18 inside and out. Harrison Hospital Silverdale parking will have a total of 1,469 spaces for patients, visitors and employees.

Acute Care Expansion		
Site Data	CUP/PBD Approval	Minor Revision
Existing Hospital Developed Area	13.7 acres	13.7 acres
Acute Care Expansion	13.43 acres	13.43 acres
Specialty Care/Medical Office Bldg.	80,000 square feet	67,975 square feet
Landscape Area	2.27 acres (17%)	5.68 acres (42%)
Proposed Open Space Revision (Tract A)	2,065 square feet	2,200 square feet

Minor Revision to the Conditional Use Permit and Preliminary Performance Based Development Analysis and Decision:

The Department determined that the request is a minor revision, which is reviewed pursuant to KCC 21.040.060 Land Use and Development Procedures as an administrative Type-II decision. Consistent with the intent of the CUP/PBD, the following criteria are used to evaluate minor revisions:

KCC 17.450.110 and 17.550 Conditional Use Permit/Revision of Performance Based Development

Minor and Major revisions are defined as follows:

1. A “minor” revision means any proposed change which does not involve substantial alteration of the character of the plan or previous approval; expansion of the lot area covered by the permit or approval, or any proposed change per KCC Section 17.450.110.1 that includes any one of the following criteria:
2. Major revision means any request to change conditions of approval, expansion of the lot area, a change which would change the character of the development or an increase to the intensity of the project.

Applicant Comment: The request is a minor revision to the to the approved Harrison Silverdale hospital campus master plan. The purpose is to increase the Specialty Care Clinic visibility from Myhre Road and patients will readily be able to find the facility. The new location will be accessed from Myhre Road and will separate clinic and hospital traffic; and parking will be available at the building. Parking demand will be met by a combination of

structure and surface parking. The clinic requires 340 spaces. About 16 surface spaces will be provided on the side of the building, 199 spaces in the clinic garage, 57 surface stalls on the east side and 68 in the existing parking garage.

Staff Comments: *The request falls below the threshold for a major revision. The applicant is proposing a 67,975 square foot building, which is less than the approved 80,000 square feet. The proposed expansion does not change lot area, conditions of approval or increase intensity.*

- a. Substantial relocation of buildings, parking or streets;

Staff Comments: *The applicant is not proposing a change to the impervious area from what was previously approved site plan. The Specialty Care Clinic building location and off-street parking, Acute Care and East Parking Garage was altered, but will remain generally in the same location. Staff supports the preliminary parking dimensions.*

- b. A reduction in any perimeter setback;

Staff Comments: *The applicant is not proposing a reduction of the building setbacks, open space or perimeter buffers with the revision to the approved site plan.*

- c. An increase in the residential density;

Staff Comments: *The Harrison Hospital land use was approved conditionally within the Urban High residential zone and no dwelling units are proposed with the revision.*

- d. An increase in the gross floor area of a multi-family, commercial, industrial or commercial component of a project greater than ten percent;

Staff Comments: *The proposal is to reduce the proposed area by 12,075 square feet.*

- e. Any relocation of the common open space which makes it less accessible or reduces the area greater than five percent;

Applicant: *The open space boundary line and the proposed realignment of the boundary lines where open space is proposed to reduce open space and the off-setting areas where the boundary increases open space. The resulting adjustment reduces open space by 2,065 square feet and is offset by an increase in open space of 2,200 square feet.*

Staff Comments: *There are only minor adjustments to increase the open space approximately 135 square feet. Staff will need to review the Site Development Activity Permit to confirm the revision does not impact the trail public accessibility.*

- f. Any change in the landscape buffers resulting in a reduction in width or density of planting between the development and adjoining properties;

Staff Comments: *The applicant is adding a small area to the open space that includes an area associated adjacent to the screening buffer/open space along SR-303/Waaga Way.*

- g. Any substantial change in the points of access;

Staff Comments: *There are no proposed changes to access points with this proposal.*

- h. Any increase in structure height; or

Staff Comments: Except for a few architectural features, the building envelope will maintain the same general height and shape as approved.

- i. An alteration in dwelling unit separation, e.g., attached or detached dwelling units.

Staff Comments: The PBD major revision will generally maintain the same design of the main building.

3. Any increase in vehicle trip generation shall be reviewed to determine whether the revision is major or minor. The traffic analysis shall be filed by the applicant at the same time as the request for revision. The traffic analysis will follow Traffic Impact Analysis guidelines as set forth in KCC Chapter [20.04](#).

Staff Comments: The original project approval set the threshold for vehicle trips. The request is minor, not increasing vehicle trips; therefore, additional traffic impact analysis was not required.

Harrison Hospital Development Agreement:

The Harrison Hospital Specialty Care Minor Revision is consistent with the approved development between Kitsap County and Harrison Hospital. The agreement addresses project phasing and associated traffic mitigation to the local road network. The minor revision falls below the threshold established by preliminary land use. The request does not change the agreement, create new impervious surfaces or additional vehicle trips.

Administrative Decision:

Based upon the above findings, for the Harrison Speciality Care -Minor Revision, the Department of Community Development hereby **approves** the minor revision to the Conditional Use Permit/Performance Based Development, subject to the following 17 conditions of approval:

1. The Minor Revision to the Conditional Use Permit Plat and the Performance Based Development will be subject to all conditions of approval per the Hearing Examiner's decision and the Development Agreement for the Harrison Medical Center Expansion, dated, July 24, 2015 (File No. 14-02962 and 14-03073). If there are any conflicts between these conditions and the conditions attached to the preliminary decision approved in 2014, the conditions below shall apply.
2. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.

Land Use

3. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
4. Per the revised landscape plan, The vegetation along the trail in the open space is very thin or non-existent. Consistent with urban trails in Silverdale, enhance native landscape elements balancing view with screening with vegetation along the trail edge. Include

additional coniferous trees (i.e. Western Hemlock and Red Cedar) with the proposed deciduous trees and include more shrubs in the remaining graded area along the south edge of the trail.

5. To prevent damage due to maintenance trees should be located in planting beds separate from Hydroseeding of grass to prevent damage to planted trees during maintenance.
6. 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 and recorded by the Department at the applicant's expense.
7. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
8. The decision set forth herein is based upon representations made and exhibits contained in the project application, dated April 17, 2018. 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 and potentially the Hearing Examiner.
9. 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.
10. This Minor Revision approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
11. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

Development Engineering

General

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.

Stormwater

12. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12 and will require a Full Drainage Review Site Development Activity Permit (SDAP) from Development Services and Engineering.
13. 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 original CUP and PBD applications were deemed complete August 13, 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.
14. All conditions of the Hearing Examiner's Decision dated July 24, 2015 still apply to the project. The following conditions also apply:
15. This project includes the construction of a detention vault, which requires a building permit issued by the Department of Community Development. A Structural Engineer, registered in the State of Washington, shall prepare the construction drawings. In addition, a geotechnical engineering analysis of the vault design is required. That analysis will be prepared by a Civil Engineer licensed in the State of Washington, knowledgeable in the practice of soils engineering and mechanics. The analysis will address the effects of groundwater infiltration, seepage, potential slip planes, and changes in soil bearing strength. The proposed facilities will be designed following the recommendations of the geotechnical analysis.
16. In the event of a discharge from the reservoir into the storm drainage system, it is understood that Washington Code 90.48.080 will be observed, and the appropriate authorities notified.
17. If the project proposal is modified from that shown on the submitted site plan received April 17, 2018, Development Services and Engineering will require additional review and potentially new conditions.

Traffic and Roads

18. All conditions of the Developer's Agreement, and the Hearing Examiner's Decision dated July 24, 2015 apply to this CUP Revision and PBD Revision.
19. Work within the county right-of-way requires a permit to perform work in the right-of-way from the Kitsap County Department of Public Works.

Solidwaste

20. The Specialty Care Clinic is physically separated from the Acute Care Center and Orthopedic Center and requires solid waste and recycling facilities.
21. 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.
22. The solid waste service provider, Waste Management (360) 674-3166, shall be contacted for information on implementing the service provider's solid waste/recycling storage requirements for the proposed activity. Indicate method of waste disposal on the final plans. Documentation shall be provided by the solid waste/recycling service provider that their

requirements for this project have been met.

23. 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.
24. 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.
25. 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

26. Construction of rock walls or other retaining facilities that exceed four feet in height shall require a building permit.
27. Rock and retaining walls shall meet all applicable setback requirements of KCSDM Chapter 11.

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. 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 8:00 am to 4:00 pm and on Friday from 9:00 am to 1:00pm except holidays.



Jeff Smith, Project Lead

July 3, 2018

Date



Shawn Aire, Development Services and
Engineering Supervisor

July 3, 2018

Date

CC: Norm Olson, PE, N.L. Olson and Associates, nlolson2@nolson.com
Interested Parties: None

Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith
DCD File 18-01855, 18-01862
DCD SDAP File 18-01865



