



Staff Report for the Hearing Examiner

Report Date: October 19, 2017

Application Submittal Date: December 19, 2016

Hearing Date: October 26, 2017

Application Complete Date: December 19, 2016

Permit Number: 16 05577

Project Name: Silverdale Commercial Building Development

Type of Application: Conditional Use Permit

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

Proposal Summary:

JWJ Group, LLC, applicant is requesting approval for a Conditional Use Permit to construct two 6,000 square-foot commercial buildings on two separate properties to allow for a range of commercial uses permitted within the Rural Commercial zone. The proposal includes 12,000 square feet of floor area, associated off-street parking, landscaping, and mitigation of potential impacts to adjacent critical areas, consistent with Kitsap County Code (KCC) Title 19 Critical Areas. The request to construct two 6,000 square foot buildings is required to be reviewed through a Conditional Use Permit to ensure the commercial development is compatible with the rural character of the neighborhood.

Project Request:

The applicant is requesting approval of a Hearing Examiner Conditional Use Permit application for the construction of two commercial buildings in rural Kitsap County.

Project Location:

15232 Silverdale Way NW, Poulsbo, WA,
within North Kitsap County



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Assessor's Account #:

342601-1-085-2001
342601-1-090-2004

Applicant/Owner of Record:

JWJ Group LLC
3599 NW Carlton St. STE 201
Silverdale, WA 98383-8307

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 (Exhibit 9). 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 used for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated December 27, 2016 (Exhibit 00). 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 the applicant and the County. The addendum provides additional information about the Silverdale Commercial project alteration proposal. The modifications and the impacts of these modifications are within the range of alternatives and significant adverse environmental impacts previously analyzed in the July 15, 2010 MDNS, and this addendum does not substantially change that analysis (see WAC 197-11-600). The addendum does the following:

- Describes modifications to the proposal for two approximate 6,000 square foot buildings, per the revised submittal received December 19, 2016.
- All conditions of the Hearing Examiner Decision for the previous Land Use Actions shall apply.

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Physical Characteristics:

The subject property is 3.03 acres in size, irregularly shaped, located east of Silverdale Way NW, south of NW State Highway 308, and west of Levin Road NW. The development site slopes approximately 40 feet down from the west to the east on the western half of the property. There are steep slopes on the eastern half of the development site down to the stream.

Grass covers over half of the western side of the property and a portion of the eastern side is covered with trees and brush. The site contains a tributary stream to Scandia Creek, a Type F- designated salmonid stream. The fish stream runs north to south along the east side of the property. C3 Habitat Corp prepared a Habitat Management Plan to enhance the impacted stream buffer (Exhibit 4).

Wiltermoor Associates has delineated a small Category III wetland on the east side of the property within a portion of undeveloped rights-of-way for Levin Road NW. The property is located in an area identified as a Category-II Aquifer Recharge Area per KCC 19.600 Critical Areas - Aquifer Recharge Areas (Exhibit 27).

Kitsap County maintains a high-pressure sewer main along the property frontage in the right-of-way of Silverdale Road NW. The sewer line serves the Silverdale Urban Growth Area with the wastewater being conveyed through the rural area to the Kitsap County Brownsville Sewer Treatment plant.

Comprehensive Plan Designation and Zoning:

The County has designated and zoned the property Rural Commercial. Rural Commercial properties are often found at crossroads, where historical development has allowed for smaller lot sizes. These areas also serve neighboring residences, with quick shopping that is compatible with neighboring uses. Land uses include businesses that provide a service to rural residents. Rural lands goals and policies regarding commercial uses refer to these uses outside of UGAs (Exhibit 26 and 28).

The following are requirements for the RCO zone per KCC Chapter 17.420.050(B):

All zone per KCC Chapter 17.420

| | |
|-----------------------------|----------------------|
| Minimum Density | = N/A |
| Maximum Density | = N/A |
| Minimum Lot Area | = None |
| Minimum Lot Width | = None |
| Minimum Lot Depth | = None |
| Maximum Height | = 35 feet |
| Maximum Impervious Coverage | = 85% |
| Minimum Setback | = 20 feet front yard |
| | = 20 feet side yard |
| | = 20 feet rear yard |

(50 feet side and rear yard setback when abutting a residential zone)

Footnote # 26: No Service road, spur track, or hardstand shall be permitted within the required yard areas that abut the residential zone.

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Setbacks: The latest site plan, dated August 23, 2017 has been revised to reflect a 50-foot setback along the north property line, which abuts the rural Residential Zone. Consistent with the above footnote, the parking lot has been moved further south.

Surrounding Land Use and Zoning:

The surrounding area contains a variety of rural uses. The subject property to the west is zoned Industrial that includes an industrial park. Properties abutting the north and east property lines are zoned Rural Residential (1-dwelling unit per 5 acres) with single-family homes. Land adjacent to the south side of the Rural Commercial district is Rural Protection (1-dwelling unit per 10 acres).



Public Utilities and Services:

Water: Kitsap Public Utility District (KPUD)
Power: Puget Sound Energy
Sewer: Kitsap County
Police: Sheriff
Fire: Fire District #18
Schools: North Kitsap School District #400

Access:

The project access is from Silverdale Way NW, which has a Federal functional classification as rural minor arterial. The previous project required frontage improvements to mitigate

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traffic impacts along the property frontage. The current proposal is below the threshold for trip volumes to require traffic improvements.

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.

Kitsap County Comprehensive Plan
Adopted December 11, 2006 (Amended December 2012)

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

Rural and Resource Lands

Land Use Policy 56.

Consider existing, isolated areas of generally small-scale commercial or industrial activity for designation as a Type III Limited Area of More Intensive Rural Development (LAMIRD).

Land Use Policy 57.

Unlimited expansion of commercial and industrial uses in the rural areas is not appropriate. Accordingly, only limited new commercial and industrial uses will be permitted in the rural areas. Such commercial and industrial uses must be consistent with Growth Management Act and Comprehensive Plan requirements for rural areas, preserve Kitsap County's rural character, and shall not allow urban-type uses or services.

Land Use Policy 58.

Encourage business growth in existing LAMIRDs while limiting business growth outside of LAMIRDs so as to not impact the rural character.

Land Use Policy 59.

Allow or conditionally allow home-based cottage-type businesses and industries in the rural areas that do not negatively affect rural level of service or rural character.

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

Kitsap County Code (KCC)

| | |
|----------|----------------------------|
| Title 12 | Storm Water Drainage |
| Title 13 | Water and Sewers |
| Title 14 | Buildings and Construction |
| Title 17 | Zoning |
| Title 19 | Critical Areas |

Chapter 18.04 State Environmental Policy Act (SEPA)

Chapter 20.04 Transportation Facilities Concurrency Ordinance

Chapter 21.04 Land Use and Development Procedures

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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 1-31.

| ITEM NO. | DOC. TYPE/SUBJECT | DATED | DATE REC'D. |
|----------|--|---------------|-------------|
| 1 | Mitigated Determination of Nonsignificance | 07/10/10 | 07/10/10 |
| 2 | Sewer Availability Agreement | 12/09/16 | 12/19/16 |
| 3 | Elevation Plans | | 12/19/16 |
| 4 | Environmental, Geotechnical, Wetland and Habitat Management Plan | July 2006 | 12/19/16 |
| 5 | Traffic Impact Analysis | December 2016 | 12/19/16 |
| 6 | Health District Application | 01/11/17 | |
| 7 | Communication regarding revisions | 02/16/17 | |
| 8 | Supplemental Application – CUP or ACUP – Revised | 03/10/17 | 03/27/17 |
| 9 | SEPA Environmental Checklist – Revised | | 03/27/17 |
| 10 | Supplemental Application – Concurrency Test – Revised | | 03/27/17 |
| 11 | Project Narrative – Revised | | 03/27/17 |
| 12 | Applicable Design Standards – Statement of Intent | | 03/27/17 |
| 13 | Sewer Availability Agreement – Revised | 12/09/16 | 03/27/17 |
| 14 | Water Availability Letter - Revised | 12/15/16 | 03/27/17 |
| 15 | Site Plan | 12/8/16 | 03/27/17 |
| 16 | Preliminary Storm Drainage Plans – Revised | December 2016 | 03/27/17 |
| 17 | Floor Plans and Elevations – Revised | 1/13/17 | 03/27/17 |
| 18 | Building Views | | 03/27/17 |
| 19 | Landscape Plans | 02/13/17 | 03/27/17 |
| 20 | Health District Approval | 04/07/17 | 04/07/17 |
| 21 | Email from Levi Holmes – Attached Easement, Additional uses | 08/01/17 | 08/01/17 |
| 22 | Easement | 07/19/17 | 08/02/17 |
| 23 | Site Plans: Survey, Site Sections, Grading, Storm, Utility | | 08/24/17 |
| 24 | Memo from Candace Vickery | 09/06/17 | 09/06/17 |
| 25 | SEPA Addendum to Mitigated Determination of Nonsignificance | 10/11/17 | 10/11/17 |
| 26 | Zoning Map | 10/18/17 | |
| 27 | Critical Areas Map | 10/18/17 | |
| 28 | Comprehensive Plan Map | 10/18/17 | |
| 29 | Parcel Map | 10/18/17 | |
| 30 | Certification of Public Notice | 10/18/17 | |
| 31 | Staff Report | | |

Public Comments:

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department gave proper public notice for the Conditional Use Permit request. To date, the Department has heard

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from two individuals requesting to be listed as interested parties: Miles Yannick and Company, and Laura Maxwell.

Background:

The prior project was 6.47 acres, with 4.56 acres developed, into 48,000 square feet with more intensive commercial uses, consistent with the Highway Tourist Commercial zone. The request was to construct 4 new commercial buildings and 175 off-street parking spaces, and was called Keyport Junction. The current request is for two 6,000 square foot shell buildings. The commercial buildings are proposed to be single-story structures with a maximum building height not to exceed 35 feet. The exterior building materials are expected to be painted wood siding, and with a composition shed roof. At this time, the applicant has not identified commercial tenants to occupy the two buildings. The applicant has identified a range of commercial uses, which are permitted uses within the Rural Commercial Zone, to occupy the buildings. The zone allows for an expansion from 6,000 to 9,999 square feet per lot.

Kitsap County sanitary sewer is available to the project by tapping into a high-pressure main located adjacent to the development site. Prior to the site being designated rural through the comprehensive plan, the property owner entered into a contract for a limited number of ERUs (2) with the County. Currently any expansion of ERUs is not permitted due to the rural commercial property designation.

Analysis:

Land Use and Zoning Analysis

Required Design Standards: The proposed Silverdale Way Commercial Buildings application is vested in the September 2016 Kitsap County Code was reviewed through the following requirements, pursuant to KCC Section 17.420.030 Design Standards. The revised site plan under review is date August 23, 2017 (Exhibit 23). 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 Comment: The subject property includes natural vegetation on the east side and landscaping proposed on all other sides for buffer enhancement. The 50-foot setback along the north property line will be landscaped to buffer the commercial project for rural compatibility.

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: To be consistent with the rural character, staff recommends downcast lighting with recessed fixtures. Cutoff shields should be installed to prevent spillover if the applicant installs lights on the exterior of the building.

Screening of equipment, storage, and refuse areas

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

Staff Comment: The final architectural elevations for the buildings will be submitted at the time of the Building Permit and staff will review the location of the HVAC equipment.

- B. Locate service areas, outdoor storage areas, and intrusive features away from neighboring

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properties.

Staff Comment: As proposed, all commercial activities will occur within the interior of the building with only off-street parking as the outside activity.

- C. The project will be required to comply with all County solid waste standards and provide concurrence from Waste Management as part of Permit process.

Staff Comment: The project is required to comply with all County solid waste standards for recycle/waste collection enclosures per Engineering conditions. The County will review for solid waste facilities prior to the Site Development Activity issuance and will be required to coordinate with Waste Management for truck accessibility.

Access and Circulation

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

Staff Comment: Consistent with this requirement, the applicant is proposing pedestrian access around the buildings. The project will be conditioned to have accessible parking consistent with the American Disability Act. The project is located within a rural environment and does not require full frontage improvements for pedestrian access.

- E. 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 applicant is proposing to use one driveway on Silverdale Way NW to be shared by the two buildings and the neighbor to the south. During project review, the access was reconfigured and a shared easement for ingress, egress, and utilities was signed by the applicant, the neighbor to the south, and recorded (Auditor's # 201707250084).

- F. Signs permitted according to KCC Chapter 17.510.

The applicant is required to apply for sign permits in accordance KCC Section North 17.445 Signs.

Staff Comment: There are no new signs proposed at this time. When signs are proposed, the signs must be designed to be consistent with the rural residential character. Freestanding signs are required to setback 5 feet from the front property line, should be not more than six feet, and recommended to be front lit to help reduce glare.

- G. 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.

Applicant: The project provides 46 off-street parking spaces including two accessible parking spaces to serve the two 6,000 square foot buildings at a parking ratio of one space: 260 square feet of gross floor area. Retail parking requirements are between one-space: 200 square feet or heavy retail and one-space: 400 square feet for light retail and a blended ratio of one-space: 300 square feet would be adequate. Office land use requires one-space: 300 square feet gross floor area. Based on the above parking requirements, approximately 36 spaces are required and 46 spaces are provided.

Staff Comments: The amount of off-street parking is reasonable and will be confirmed prior to building occupancy. The applicant is providing up to 46 spaces consistent with KCC Chapter 17.435 Off-Street Parking and Loading standards.

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H. Landscaping provided per KCC Section 17.500.

The KCC requires that a minimum of 15% of the total site area be landscaped to the standards in the titled section.

Applicant: A landscaped professional prepared the preliminary landscape plan to be consistent with the critical area reports. The plan will include clusters of evergreen trees and shrubs along Silverdale Way NW.

Staff Comment: The landscaping plan will be required to be updated to reflect the latest site plan with the 50-foot setback from the north property line. Approximately 75% of the site will remain in natural vegetation or be landscaped. The applicant is proposing landscaping around the perimeter of the commercial development to help maintain rural compatibility consistent with the Rural Commercial zone.

Agency Recommendation

Staff Evaluation of Decision Criteria Conditional Use Permit:

The Hearing Examiner has review authority for this Conditional Use Permit application under KCC, Sections 17.421.020 and 21.04.030. 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 at KCC, Chapter 2.10.

- A. The proposal is consistent with the comprehensive plan.
- B. The proposal complies with or will comply with requirements of Title 17 and complies with or will comply with all of the other applicable provisions of the KCC and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
- C. The proposal will not be materially detrimental to uses or property in the immediate vicinity.

Staff Comments: The project incorporates features to improve visual compatibility that involves sight-obscuring screening around the perimeter to reduce visual impacts.

- D. 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.

Applicant: The character and appearance of the proposed commercial development is consistent with the existing nearby facilities along Silverdale Way and Luoto Road and therefore compatible with the existing development in the vicinity of the proposed project.

Recommendation:

Based upon the information above, the Department of Community Development recommends that the Conditional Use Permit request for Silverdale Commercial Buildings be **approved**, subject to the following 49 conditions:

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Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing and /or construction.
2. At the time of submittal of the Site Development Activity Permit, the applicant shall submit a final landscape plan consistent with KCC 17.385 Landscaping.
3. The applicant shall incorporate landscape design features to provide compatibility with the abutting rural residential neighborhood.
4. Artificial outdoor lighting shall be arranged so that the lighting is fully recessed or fully shielded from side view and directed downward and away from surrounding properties. No more than one foot-candle of illumination shall leave the property boundary. Lighting shall be the minimum necessary for safety purposes and be compatible with surrounding properties. Light standards (poles) shall not exceed (insert number) feet in height.
5. Signage design and location (including exempt signs) shall comply with Kitsap County Code (KCC) 17.510, and be reviewed and approved by the DCD prior to installation. A separate sign permit is required for any new business signage for this project. Signage is limited to a maximum of four square feet and shall not be illuminated.
6. 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.
7. Existing native vegetation shall be retained on the site except for areas to be cleared for the construction of the commercial development, as depicted on the proposed site plan (Exhibit 23).
8. 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.
9. The recipient of any 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.
10. This 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.
11. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.

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Environmental

12. A buffer enhancement plan will be implemented on the development site through the Habitat Management Plan prepared by Alki Consultants, LLC, as required through Kitsap County Code Title 19 Critical Areas (Exhibit 1 and 25).

Health

13. The existing well on lot 342601-1-090-2004 will need to be abandoned per code by a licensed well driller, prior to Sewered Building Clearance issuance. A well decommissioning application will need to be submitted prior to start of decommissioning.
14. The development shall comply with all applicable Kitsap Public Health District regulations.

Fire

15. Fire apparatus access roads are required and must be maintained. Any proposed revision to these roads must be submitted to, reviewed, and approved by the Kitsap County Fire Marshal's Office. IFC 503 Amended by Kitsap County. Access roads shall comply with the following:
- a) Unobstructed width of 20 feet and height of 13 feet 6 inches.
 - b) Shall be designed and maintained to support a 60,000-pound fire apparatus and be provided with an all-weather driving surface.
 - c) Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 - d) Inside turning radius shall be a minimum of 25 feet.
 - e) 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.
 - f) Road shall not be more than 12% grade.
16. Fire flow in the amount of 2000 gpm @ 20 psi for a minimum of 2 hours is required for the project. This is based on the proposed building of 6000 square feet and constructed of Type V-B construction. Any changes to the structure will require a recalculation of fire flow. IFC 507.3 Amended by Kitsap County.
17. A minimum two of hydrants are required and should be placed no more than 400 feet from each other, up to 600 feet if protected by a fire sprinkler system for commercial building. One hydrant shall be within 50 feet of the fire department connection (FDC). IFC 507.5.1.1 Amended by Kitsap County.

Development Engineering

18. 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

19. The information provided demonstrates this proposal is a *Major Development* as defined in **Kitsap County Code Title 12**, and as such will require a Site Development Activity Permit (**SDAP**) from Development Services and Engineering.

20. 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 Conditional Use Permit application was deemed complete, December 19, 2016. 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.
21. Any project that includes off-site 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 Conditional Use Permit application was deemed complete, December 19, 2016.
22. 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.
23. The Washington State Department of Ecology (Ecology) may require registration of the infiltration trench as a 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.
24. The design of the infiltration facilities will be in accordance with Section 7.3.4 of the Kitsap County Stormwater Design Manual.
25. 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.
26. 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.
27. All retention facilities shall be a minimum of 200 feet from any slope steeper than 30%. This distance may be reduced based on a geotechnical engineering report. 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.
28. 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

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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.

29. 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.
30. The impervious area accounted for in the overall drainage facilities installed shall be indicated on the face of the final construction drawings. Additional impervious surfaces created beyond the amount accounted for in the overall drainage facilities shall be mitigated at the time of building permit application, in accordance with Kitsap County Code Title 12.
31. If the project proposal is modified from that shown on the submitted site plan dated March 27, 2017, Development Services and Engineering will require additional review and potentially new conditions.

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. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
34. 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 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.
35. 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.
36. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of Silverdale Way NW and the site access. 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

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Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.

37. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time.

Survey

38. At the time of SDAP submittal, please provide a copy of the access & utility easement agreement between parcel 085, 089, & 090.
39. At the time of SDAP submittal, please provide documentation that the easement per Boundary Line Adjustment AFN# 200901020178 has been extinguished.
40. The boundary line cannot run between the buildings so the two parcels either need to be combined or a Boundary Line Adjustment will need to be prepared and recorded; documentation shall be submitted with the SDAP submittal.

Wastewater

41. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer."
42. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plans, profiles, and specifications designed in accordance with KCPW - Sewer Utility Division Standards and Regulations.
43. This project is currently outside the Urban Growth Area. There are up to a total 5 Equivalent Residential Units (ERUs) available for this project and parcel 342601-1-089-2007, adjacent to the south. KCPW Sewer Utility Division will require proof that current ownership agrees with the division of the allowed ERUs prior to allowing connection to County sewer.

Solid Waste

44. 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.
45. 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.
46. 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

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prior to final approval. These details may be architectural drawings attached to the civil plans.

47. 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

48. 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.

49. Rock and retaining walls shall meet all applicable setback requirements of KCSDM 11.4.4.

Attachments:

Appendix A – Site Plan

Appendix B – Architectural Building Elevations

Jeff Smith, Staff Planner

Date

Scott Diener, Development Services and Engineering Manager

Date

CC: JWJ Group LLC, JWJ Group LLC, levi@jwjgroup.com
Interested Parties:
Miles Yannick and Company, office@milesyanick.com
Laura Maxwell, lauramaxwell@wavecable.com
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith
DCD File 16 05577
DCD Site Development Activity Permit File 17 03397

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