



## Kitsap County Department of Community Development

### **Staff Report and Administrative Decision**

Report Date: March 2, 2017

Application Complete Date: August 30, 2016    Application Submittal Date: August 29, 2016

**TO: NHI REIT OF WASHINGTON LLC, [kgaines@nhireit.com](mailto:kgaines@nhireit.com)  
Sante' SNF Op Co, LLC, DBA Northwoods Lodge, [winters@santepartners.com](mailto:winters@santepartners.com)  
Interested Parties and Parties of Record**

**Permit Number:** 16 03925

**Project Name:** Northwoods Lodge – Bed Increase

**Type of Application:** Conditional Use Permit Amendment – Minor

**Decision Summary:**

Approved, subject to 5 conditions.

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

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

**Project Request:**

The Applicant proposes to increase the number of beds in the existing nursing home from 52-beds to 57-beds. The original Unclassified Use Permit (Resolution No. 357-1989) approved a 52-bed nursing home facility in conjunction with a 50-unit assisted living facility. The 5 additional beds will be achieved by converting existing semi-single occupancy rooms to double occupancy rooms. No expansion of the building footprint or remodeling of the structure are required or proposed.

**Project Location:**

The property is located in the southwest corner at the intersection of Silverdale Way NW and NW Schold Place. The property address is 2321 NW Schold Place, Silverdale.

**Assessor's Account #:**

092501-1-060-2002

**Applicant/Owner of Record:**

NHI REIT of Washington LLC  
222 Robert Rose DR  
Murfreesboro, TN 37129

**SEPA (State Environmental Policy Act):**

This project is SEPA exempt under Kitsap County Code 18.04 State Environmental Policy Act. The increase in the number of beds is exempt because there is no proposed expansion of the existing building and all parking is existing with no changes proposed.

**Physical Characteristics:**

The parcel is "L" shaped and approximately 4.76-acres in size. The property is developed with a 29,000 square-foot congregate care facility (nursing home), accessory structure (garage/employee smoking area), landscaping, and associated parking. The property fronts Silverdale Way NW and NW Schold Place, both County maintained roads. Approximately 2-acres remain undeveloped and serve as open space/buffer for a type F or fish bearing stream which is a tributary to Clear Creek.

**Comprehensive Plan Designation and Zoning:**

The Comprehensive Plan Designation is Urban Low-Density Residential (ULDR) and the zoning designation is Urban Low (UL).

**Zoning Standards:**

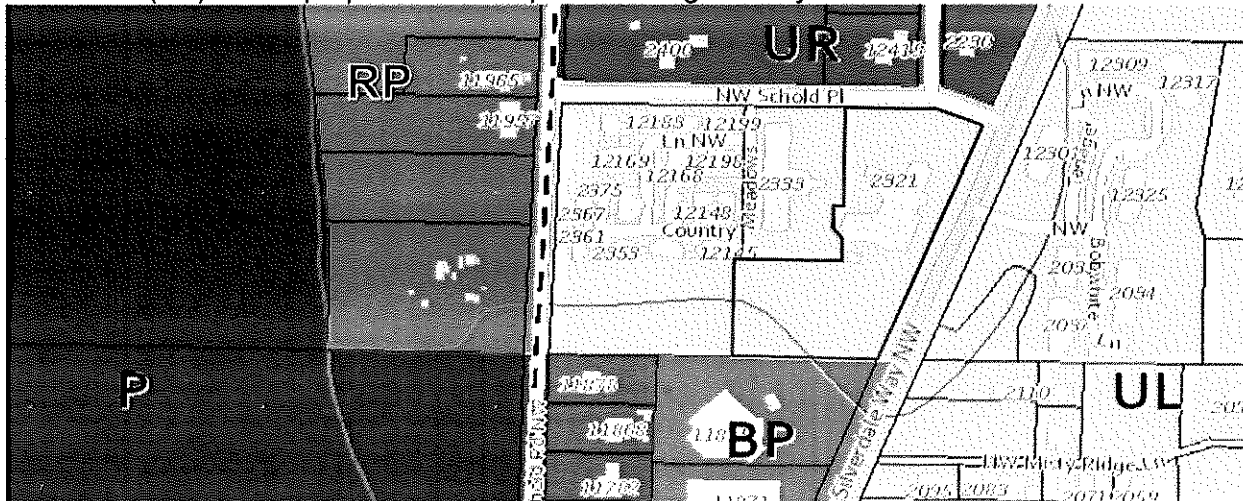
- Minimum/Maximum Density: 5-9 dwelling unit per 1-acre
- Minimum Lot Size 2,400-square feet
- Maximum Lot Size 9,000-square feet
- Minimum Lot Width 40-feet
- Minimum Lot Depth 60-feet
- Maximum Height 35-feet

**Setbacks (Not applicable to existing structures):**

- Front 20-feet
- Side 5-feet
- Rear 10-feet

**Surrounding Land Use and Zoning:**

The surrounding areas are a mix of Urban Low (UL) zoning with single and multi-family residential dwelling units, Urban Restricted (UR) zoning with predominantly single-family residential dwellings, Business Park (BP) zoning with professional office development, Parks (P) zoning consisting of Schold Farm, Silverdale Skate Park and Clear Creek, and Rural Protection (RP) zoned properties developed with single-family homes.



**Public Utilities and Services:**

Water: Silverdale Water  
Power: Puget Sound Energy  
Sewer: Kitsap County Public Works  
Police: Kitsap County Sheriff  
Fire: Central Kitsap Fire & Rescue  
Schools: Central Kitsap School District # 401

**Policies and Regulations Applicable to the Subject Proposal:**

The Growth Management Act (GMA) of the State of Washington, Revised Code of Washington (RCW) 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan  
Adopted June 30, 2016

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

General Land Use Goals and Policies:

Policy LU-2

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

Economic Development

Policy ED-3

*Provide a diverse mix and appropriate range of commercial, industrial and business land uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.*

Housing and Human Services

Policy HHS-13

*Identify and remove impediments to creating housing for harder to house populations.*

Silverdale Sub Area Plan

Policy SP- 14

*Encourage full use and development of designated commercial and industrial areas prior to expanding those areas. Promote revitalization within existing developed areas to take advantage of the investment in existing buildings and infrastructure.*

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

**Kitsap County Code (KCC)**

Title 13        Water and Sewers  
 Title 14        Buildings and Construction  
 Title 17        Zoning  
 Chapter 18.04 State Environmental Policy Act (SEPA)  
 Chapter 20.04 Transportation Facilities Concurrency Ordinance  
 Chapter 21.04 Land Use and Development Procedures

**Documents Consulted in the Analysis:****Applicant submittals:**

<u>Document</u>	<u>Dated or date stamped</u>
Water and Sewer Provider Bills	August 29, 2016
Conditional Use Permit Revision Application	August 29, 2016
Site Plan	August 29, 2016
Resolution No. 357-1989 for an Unclassified Use Permit (UUP) for Silverdale Hills Living Center	October 2, 1989

**Staff communication:**

None

**Public comments:**

No public comments have been received to date.

**Analysis:****Land Use and Zoning**

In the Kitsap County Code (KCC) Allowed Uses Table 17.410.040(A), the proposed use would be classified as use # 112, convalescent home or congregate care facility, which requires a Conditional Use Permit (CUP) in the Urban Low (UL) zone. This project received previous approval in 1989 under an Unclassified Use Permit (Resolution 357-1989), which was the equivalent of a CUP at that time.

The facility was originally approved for 52-beds. In 2011 the facility was expanded (Commercial Building Permit #11 97492, Site Development Activity Permit # 11 97910) to add 5,900 square-feet. As part of the expansion the applicant converted 4 double-occupancy rooms into 8 single-occupancy rooms. The nursing station was relocated to the addition, and the vacated nursing station space was converted to a gift shop, work room and offices. There was no net change in the number of beds.

The proposed increase in the number of beds at the nursing home facility will be achieved by converting existing single occupancy rooms to double occupancy rooms. This request will increase the total number of beds from 52 to 57, an increase of 9.12%. No proposed expansion or remodeling to the existing building footprint is proposed. The increase in the number of beds is less than 10% and the project does not exceed any threshold to be considered a major revision under Kitsap County Code Chapter 21.04.175.B.2, therefore it is considered a minor revision.

The subject property is located within the Urban Grown Area for Silverdale however, it is located outside of the Silverdale Design District Boundary.

**Setbacks**

All structures are existing. No expansion or changes to existing structures is proposed.

**Access, Roads and Traffic**

Access to the property is via NW Schold Place, a paved county maintained road. No change to the existing access or roads is proposed or required.

Traffic reviewed the application and determined that the addition of 5 beds and 3 additional employees will create an additional 14 Average Daily Trips (ADT). No additional comments or conditions were received.

**Off-Street Parking**

The original Unclassified Use Permit (UUP) was approved with a total of 98 parking spaces. The 98 spaces were to serve both the 50-unit assisted living facility and the 52-bed nursing home.

The applicant owns 3 adjoining lots, including the nursing home. All 3 parcels are developed with some level of assisted or skilled nursing housing. The cottage homes have individual parking for each unit as well as some common area parking.

The parking areas between the assisted living facility and the nursing home are connected with no physical barriers, giving the appearance of common parking. It is reasonable to assume that parking between the buildings and uses is commingled and shared.

Based on review of aerial imagery, there are approximately 107 shared parking spaces between the assisted living facility and the nursing home. The addition of 5 beds and 3 employees requires 6 additional parking spaces. One additional space is required for guests, for a total of 7 additional spaces required. The originally approved 98 spaces plus the 7 new spaces is 105 total spaces required, therefore the existing parking is adequate.

**Signage**

No new signage is proposed.

**Kitsap County Health District**

This property is served by public sewer and water. The Kitsap County Health District approved the application with no comments or conditions.

**Critical Areas**

There is a type "F" fish bearing stream located on the southern portion of the property. The stream and associated buffers are not affected by this proposal.

**Landscaping**

No changes to the existing landscaping is proposed or required. The site exceeds the 15% landscaping requirement in KCC 17.500.025.

**Findings:**

1. The Director has review authority for this Administrative Conditional Use Permit application under the KCC, Sections 17.540.020 and 21.04.100.
2. The proposal is consistent with the comprehensive plan.

3. 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.
4. The proposal will not be materially detrimental to existing or future uses or property in the immediate vicinity.
5. 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.

**Decision:**

Based upon the above findings, the Administrative Conditional Use Permit request for Northwoods Lodge Bed Increase is approved, subject to the following 5 conditions:

**Planning/Zoning**

1. 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 Administrative Conditional Use Permit 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.
2. The recipient of an administrative conditional use permit shall file a land use permit binder on a form provided by the department with the county auditor prior to initiation of any further site work; issuance of any development/construction permits by the county; or occupancy/use of the subject property or the building thereon for the use/activity authorized, whichever comes first. The binder shall serve both as an acknowledgement of and agreement to abide by the terms and conditions of the permit and as a notice to prospective purchasers of the existence of the permit. The applicant shall provide recorded copies of the binder to the department immediately after recording. The binder shall be recorded within 30 days of notification from the department that the binder is ready to be recorded.
3. The decision set forth herein is based upon representations made and exhibits contained in the project application file 16 03925. 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.
4. 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.

- 5. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

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](mailto:help@kitsap1.com) or (360) 337-5777. Please note DCD is open Monday to Thursday from 8:00am to 4:00pm and on Friday from 9:00am to 1:00pm except holidays.

  
 Holly Roberts, Staff Planner

3/2/2017  
 Date



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 Scott Diener, Development Services and Engineering Manager

3.2.17  
 Date

CC: Interested Parties: None  
 Kitsap County Health District, MS-30  
 Kitsap County Public Works Dept., MS-26  
 DCD Staff Planner: Holly Roberts  
 DCD File 16 03925  
 DCD Development Engineering  
 DCD Fire Marshal