



Staff Report and Administrative Decision

Report Date: July 12, 2018

Application Complete Date: March 12, 2018

Application Submittal Date: February 27, 2018

To: **Stuart Grogan, Housing Kitsap**
grogans@kccha.org

Interested Parties and Parties of Record

RE: **Permit Number: 18-00879**
Project Name: Almira Apartments
Type of Application: Administrative Conditional Use Permit

Decision Summary:

Type-II Decision, Subject to conditions of approval

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

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

Project Request:

The request is for the construction of 93 multi-family units with a Community/Maintenance building on approximately 5.22 acres. The proposal is to construct six garden style Neo-Craftsman apartment buildings, 2 to 4 stories up to 45 feet in height, with wood frame construction, cast-in-place concrete foundation, and concrete topping floors. The development will include road frontage improvements with vertical curb, gutter and sidewalk, storm drainage facilities, landscaping, active recreational open space areas totaling 22,232 square feet, and off-street parking. Grading estimates are approximately 12,000 cubic yards cut and 26,000 cubic yards of fill material.

Pursuant to KCC 17.420.060 Footnote #17 the applicant is requesting a building height modification to increase structure height from 35 feet to 45 feet. The approval of the request is required to be consistent with the recommendations of the Fire Marshal and Central Kitsap Fire and Rescue and compatible with surrounding land uses. The Department is the review authority for the land use approval, per KCC Title 21 Land Use and Development Procedures.

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Project Location:

Project site fronts on Almira Drive NE,
south of 5455 Almira Drive NE,
Bremerton, Central Kitsap County



Assessor's Account #:

362501-3-068-2007

Applicant/Owner of Record:

Stuart Grogan, Housing Kitsap
2244 NW Bucklin Hill Road
Silverdale, WA, 98383-8303

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.

This MDNS (Mitigated Determination of Nonsignificance) is issued after using the optional DNS process in WAC 197-11-355. A MDNS was issued on June 8, 2018 and the appeal period expires on June 22, 2018.

COMMENTS:

The SEPA comment period previously occurred concurrent with the Notice of Application dated March 16, 2018. Comment was received from Kitsap Transit, requesting the addition of a bus stop pad along Almira Drive to accommodate the new ridership expected to be generated by the project.

CONDITIONS AND PROJECT MITIGATION:

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1. The proposal has been reviewed and will be conditioned for Stormwater Control per Kitsap County Code Title 12 and Critical Areas per Kitsap County Code Title 19.
2. The Kitsap County Comprehensive Plan (revised June 2016) requires concurrence with the Transportation Element. The application has been reviewed for consistency with these elements, and requires the following:

TRAFFIC AND RIGHT OF WAY MITIGATION:

The conditions, as listed below, are required pursuant to SEPA Substantive Authority (KCC 18.04.200.D):

1. A transit stop/bus shelter pad will be provided on the frontage of Almira Drive NE, the pad will be a 6-foot by 14-foot concrete pad located parallel to the planned sidewalk.

WETLAND MITIGATION:

2. Due to site constraints, impacts to an on-site category 4 wetland is unavoidable. Functions and values of the wetland will be replaced on the adjacent Kitsap Mental Health property using a restoration protocol coordinated with consultant BGE Environmental, Suquamish Tribe, Washington State Department of Fish and Wildlife, and staff from the Washington State Department of Ecology/wetland division. As planned, a degraded stream system overrun with invasive species will be restored and topographically raised to mimic a riparian wetland. Native plantings and natural materials will be used to recreate the functions and values of the on-site wetland.

Physical Characteristics:

The subject property is vacant, square shaped, and approximately 5.22 acres in size, which fronts on Almira Drive NE along the east property boundary. The parcel is forested with a recent thinning of the understory. The property moderately slopes from Almira Drive NE along the east boundary with an elevation of 350 feet down to the west boundary with an elevation of 300 feet. A site investigation was conducted by a wetland consultant and confirmed a single, isolated wetland complex near the southeast corner of the parcel. The wetland was categorized as a Category IV Complex, occupying a 7,464 square foot in area. A Type -N stream was identified on the abutting property to the north owned by Kitsap County Mental Health.

Comprehensive Plan Designation and Zoning:

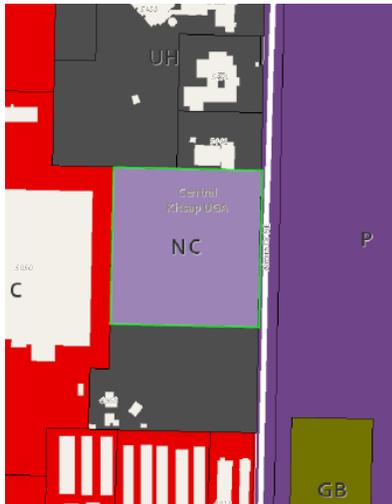
The Comprehensive Plan designation is Urban Low Intensity Commercial, and zoning is Neighborhood Commercial. The intent of the zone is to provide for commercial centers for quick stop shopping of the immediate neighborhood and sized in a manner to be compatible with the residential setting. The following are the development requirements for the zone:

Neighborhood Commercial Zone per KCC 17.420.050(B)

Base/Maximum Density: 10 to 30 dwelling units per acre	Front -20 feet
Minimum Lot Area - N/A	Side -10 feet
Minimum Lot Width - N/A	Rear -10 feet
Minimum Lot Depth - N/A	
Maximum Height - 35 feet/45 feet	
Maximum Impervious - 85%	

Standard KCC 17.420.050(B) NC Setbacks

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KCC Footnote 17.420.060 # 17: Maximum Building Height

Surrounding Land Use and Zoning:

The property borders Almira Drive NE on the east side with Park zoned land across the road, which is part of the Illahee Reserve. The site abuts Kitsap Mental Health Services Campus to the north and zoned Urban High residential. The west side borders the Fred Meyer Shopping Complex which is located within the Commercial zone. The southern property includes a single-family home and zoned Urban High Residential.

Public Utilities and Services:

Water: Bremerton
Power: Puget Sound Energy
Sewer: Kitsap County Waste Water
Police: Kitsap County Sheriff
Fire: Central Kitsap fire and Rescue
Schools: Central Kitsap School District

Access:

The project proposes to share an approach from Almira Drive NE with the Kitsap Mental Health Campus. The driveway will be located on the Housing Kitsap property. Almira Drive NE is classified as a local access road, which is characterized as having low residential traffic volumes.

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

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

Land Use Element

Land Use Goal 1

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

Land Use Policy 2

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

Land Use Policy 17

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

Transportation Element

Transportation Goal 1

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

Transportation Policy 3

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

Goal 9

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

Staff Comment: *Consistent with the policy above, the project provides safe walking conditions within and outside the development on Almira Drive NE. In the near future the County anticipates adopting policy plan to recommend a bike route on Almira Drive NE consistent with the policy.*

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

- 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>
Report -Geotechnical	February 27, 2018
Report-Wetland Delineation	March 6, 2018
Report-Soils	March 1, 2018
Plans-Engineered Drainage	March 6, 2018

Staff communication:

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<u>Document</u>	<u>Dated or date stamped</u>
Development Services	May 31, 2018
Fire Marshal	April 28, 2016
Kitsap Transit	April 12, 2018

Public comments:

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

Analysis:

Environmental Review

At the time of the Site Development Activity Permit implementation, wetland mitigation plan and compensatory enhancement will be coordinated with Ecology, WDFW and the Suquamish Tribe.

Kitsap Public Health District

The Kitsap Public Health District has reviewed the land use request, had no comments and issued approval on April 25, 2018.

Setbacks

The proposal is consistent with setbacks with the setbacks in KCC Table 17.420.050(B) Silverdale Regional Center.

Land Use and Zoning

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

B. Landscaping, Building Height, Buffering, and Screening Modification: The director may increase or decrease landscaping, screening and setbacks to minimize conflicts. The development must comply with Chapter KCC 17.500 regarding landscaping standards.

Landscaping:

Applicant: Housing Kitsap is proposing a steel picket fence for security. The applicant is proposing to use existing trees and infill to provide a partial screen.

Buffering: The development will be required to include only a separation buffer along the Fred Meyer property and screening buffer along the south property line. The current proposal includes roadside buffer along Almira Drive NE and landscaped setback along the south property line. The landscaping will be required to be enhanced along the south property to be more consistent with a screening buffer.

Building Height: The building height was reviewed for consistency with the height limitations per the zone. The building heights will be a maximum 45 feet. Pursuant to KCC 17.420.060 Footnote #17, the applicant has made a request for a height increase from 35 to 45 feet. Consistent with the footnote the Fire Marshal and Central Kitsap Fire and Rescue have reviewed the request. The Fire Marshal conditioned the project to address sprinklers, access,

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and FDC stand pipe. The fire district has requested a mitigation agreement for the height increase over 35 feet.

Exterior Lighting

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

Staff Comment: Projects are required to comply with KCC Section KCC 17.105.110 Obnoxious Things. Not more than one-foot candle of light can leave the property line. The project is a residential development in a commercial zone and the requirement is less likely to apply.

Screening of equipment, storage, and refuse areas

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

Staff Comment: Screening will be required if HVAC equipment is not located on the roof or refuse areas are visible from the surrounding roadways and/or from the adjacent commercial and residential land uses in the vicinity.

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

Staff Comment: The proposed multi-family activities will occur within the interior of the apartment buildings and will not require outside storage.

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

Staff Comment: The County confirmed that solid waste or recycling facilities are included and will be addressed in detail through the Site Development Activity Permit.

Access, Roads and Traffic

Access and Circulation

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

Staff Comment: The applicant has provided safe pedestrian access around buildings which can be accessed from off-street parking areas. The sidewalk is provided for a pedestrian connection to Almira Drive NE.

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

Staff Comment: The multi-family development will share access with Kitsap County Mental Health, which already has an established approach on Almira Drive NE. The driveway approach has been modified to improve traffic circulation between the two developments onsite and provide safe ingress and egress onto Almira Drive NE.

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Signage

6. Signs permitted according to KCC Chapter 17.510.

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

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

Off-Street Parking

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

The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.490 Off-street Parking and Loading. Pursuant to KCC 17.490.030 Numbered of required spaces, the ratio is 1.5 -space per unit and 0.5-set aside or overflow parking. Based on the ratios, 186 spaces are required, and the applicant is providing 186 spaces that includes 16 accessible spaces. The required bicycle parking is 19 spaces and the applicant is providing 20 covered outdoor spaces on racks.

Parking lot Landscaping: The applicant is required to provide 6,520 square feet of parking lot landscaping (35 square feet per space) and is providing 7,127 square feet. The applicant is required to provide one small to large canopy tree for every 15 spaces, and the requirement is 13 trees at the end of parking rows. The applicant is providing 20 canopy trees at the end of rows.

Findings:

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

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

Staff Comments: The project is consistent with the Kitsap County Comprehensive Plan.

2. The proposal complies with applicable requirements for the commercial use set forth in Title 17 Kitsap County Code, assuming compliance with conditions of approval.
3. The proposal in the Commercial zone will not be materially detrimental to existing or future uses or property in the immediate vicinity; and
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

Staff Comment: As proposed, the project is compatible with the adjacent residential uses, the Commercial zoning, and physical characteristics of the development site.

Administrative Decision:

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Based upon the above findings, for the Almira Apartments development, the Department of Community Development hereby **approves** the Administrative Conditional Use Permit, subject to the following 51 conditions of approval:

Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. Applicant is required to submit a revised landscaping plan with the Site Development Activity Permit, with an enhanced buffer along the south property line, a plant schedule, a tree staking detail, and irrigation plan.
3. Landscaping shall be maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500.
4. Land use approval is limited to the uses proposed by the applicant on the approved site plan and the SEPA Environmental Checklist. Any modifications or expansion of the project will be subject to further review pursuant to the requirements of the appropriate sections of the Kitsap County Code.
5. This Administrative Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within three years of the Notice of Decision date or the resolution of any appeals.
6. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
7. The recipient of any Administrative Conditional Use Permit shall file a Notice of Land Use Binder with the County Auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the County, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of an agreement to abide by the terms and conditions of the administrative conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared by the Department and recorded at the applicant's expense. The 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.

Environmental Review

8. Due to unavoidable wetland buffer impacts, a buffer mitigation plan will be required to be submitted with the Site Development Activity Permit and shall be approved by Department

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of Ecology prior to final approval of the Site Development Activity Permit.

Health

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

Fire

10. A 20-foot unobstructed access road is required for dwellings here and after constructed on lots created by this land division. IFC 503 Amended by Kitsap County Code
11. 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 35 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.
12. Water line size and location and the location of fire hydrants must be shown on SDAP plans. A letter of water availability indicating available fire flow from the water purveyor is required to be submitted to the Kitsap County Fire Marshal's office prior to the approval of any building permits.
13. Hydrants are required and should be placed no more than 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
14. Where hydrants supply commercial or multi-family fire flows, a hydrant shall be placed between fifty (50) feet and one hundred fifty (150) feet from the protected building.
15. Automatic fire sprinklers will be required
16. For buildings with automatic sprinkler systems, one on-site hydrant should be located within approximately 50 feet of the fire department connection(s)
17. A 3-foot clear space shall be maintained around the circumference of fire hydrants. IFC 507.5.5
18. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312. IFC 507.5
19. A fire alarm shall be installed to monitor the fire sprinkler system.

Development Engineering

General

20. 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.

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Stormwater

21. The information provided demonstrates this proposal is a Large Project as defined in **Kitsap County Code Title 12**, and as such will require a Full Drainage Site Development Activity Permit (**SDAP**) from Development Services and Engineering.
22. 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 Administrative Conditional Use Permit application was deemed complete, March 12, 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.
23. 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 Administrative Conditional Use Permit application was deemed complete, March 12, 2018.
24. 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.
25. 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.
26. The application indicates that a significant quantity of grading material will be imported to the site. Prior to issuing the Site Development Activity Permit an approved contributing site(s) must be identified. Any site contributing more than 150 cubic yards of material must obtain a Site Development Activity Permit. Sites contributing 5,000 cubic yards or more must have an engineered Site Development Activity Permit.
27. The design of the infiltration facilities will be accordance with Volume II, Chapter 5 of the Kitsap County Stormwater Design Manual.
28. 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.
29. 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.
30. Prior to SDAP approval, the applicant shall submit a letter of concurrence for roadway improvements and traffic impacts from the City of Bremerton. The applicant shall document a good faith effort to obtain such concurrence, including a copy of all written correspondence sent to the City, dates and receipts of submittal to the City (either actual receipts from the City of Bremerton or parcel delivery receipts). If the City does not respond within the time

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frame requested by the applicant, minimum of 20 working days required, the County shall not require further efforts.

31. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of the Site Development Activity Permit 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.
32. If the project proposal is modified from that shown on the submitted site plan dated March 6, 2018, Development Services and Engineering will require additional review and potentially new conditions.

Traffic and Roads

33. 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.
34. 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.
35. All rights of access for adjoining properties currently in existence shall be preserved. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to Site Development Activity Permit acceptance.
36. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
37. 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.
38. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on Almira Road. The cross-sections should show existing and proposed pavement, shoulders, sidewalks, ditches and slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
39. 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.
40. Frontage improvements shall consist of 11-foot travel lane, vertical curb, gutter and 5-foot sidewalks. Sidewalk shall be constructed to WSDOT Standard Plans with a maximum cross

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slope of 1.5%.

41. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
42. 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).
43. Prior to completion of this permit with the Department of Community Development, the Applicant shall apply for and satisfy all conditions of a Right-of-Way Permit through the Department of Public Works for any and all work performed in the county Right-of-Way associated with this project. Apart from the Site Development Activity Permit (SDAP), the Right of Way permit may require extra work to comply with current Washington State Department of Transportation or Kitsap County Road Standards. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit.

Wastewater

44. Sewer Availability Agreement account(s) must be kept current and in good standing through permit approval date.
45. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer" to KCPW Sewer Utility Division.
46. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plans, profiles, and specifications designed in accordance with Kitsap County Public Works - Sewer Utility Division Standards and Regulations.

Solid Waste

47. 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.
48. 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.
49. 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.

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Other

50. This project includes the construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge. A separate building permit with an engineered design is required for such walls. This note shall be placed on the face of the final construction drawings.
51. Rock and retaining walls shall meet all applicable setback requirements of Vol. II, Chapter 9 of the Kitsap County Stormwater Design Manual.

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



Jeff Smith, Project Lead

07/12/18

Date



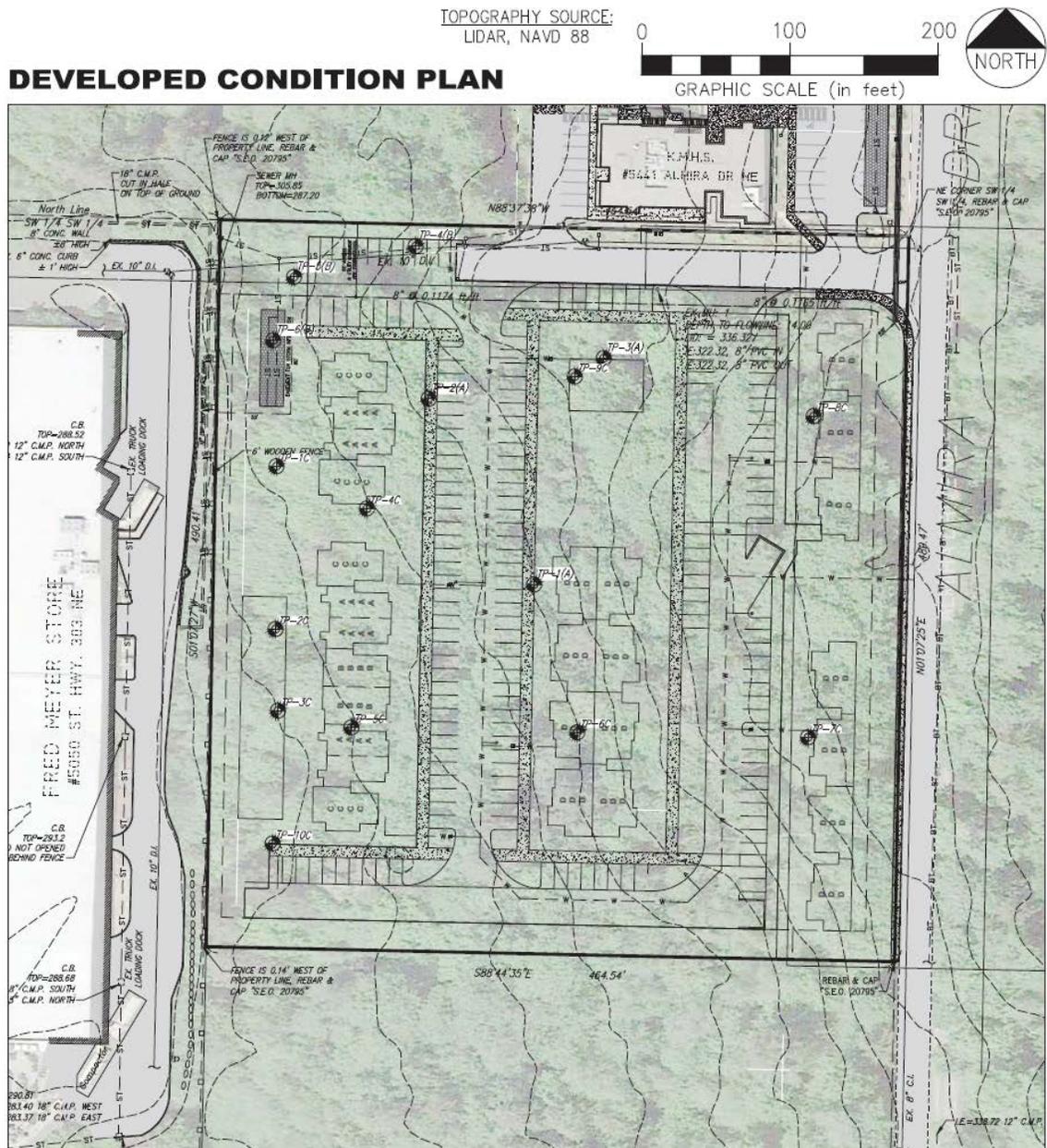
Shawn Aire, Development Services and
Engineering Supervisor

07/12/18

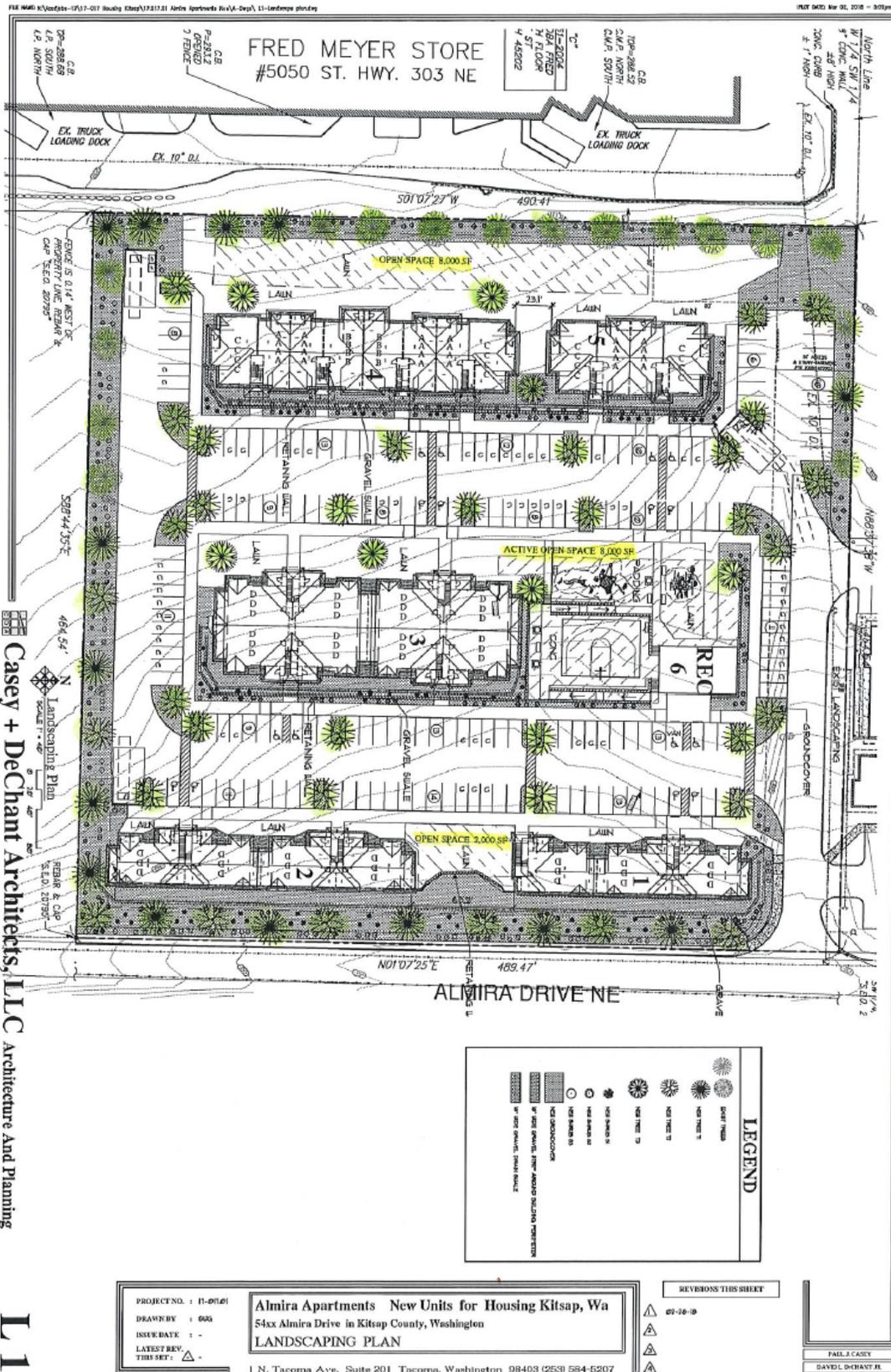
Date

CC: WNEK ENGINEERING ATTN: MICHAEL WNEK, mike@wnekeng.com
Jerry Litwin, jlitwin@caseydechantarch.com
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Interested Parties:
Suquamish Tribe
Department of Ecology – Wetland Review
Department of Fish and Wildlife- Brittney
Kitsap County Health District, MS-30
Kitsap County Public Works Dept.,
MS-26 DCD Staff Planner: Jeff Smith
DCD File 18-00879

Permit 18-00879 Almira Apartments
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