



Administrative Staff Report

Report Date: August 18, 2025

Application Submittal Date: September 11, 2024

Application Complete Date: October 14, 2024

Project Name: CASCADE COURT - Amendment to Reduce Lot Count from 34 to 30

Type of Application: Preliminary Minor Plat Amendment Type-II

Permit Number: 24-04187

Project Location

9546 DICKEY RD NW

Silverdale, WA 98383

Commissioner District #3

Assessor's Account

192501-1-011-2000

Applicant/Owner of Record

Cascade Court Homes LLC

4861 NE Day Rd W STE 202

Banbridge Island, WA 98110

Decision Summary

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

VICINITY MAP



1. Background

Red Rock Equities Corporation is proposing a Preliminary Plat Minor Amendment to the approved Cascade Court Preliminary Plat Permit No. 19-01266, pursuant to KCC 16.40.040, to decrease the numbers of lots from 34 to 30. The preliminary subdivision received approval to subdivide the 5.6-acre parcel into single family lots. The approval includes two recreation space tracts, a storm drainage tract, a one road access tract with two points of access, a tract for the construction of a berm/open space located within the southwest corner, and the retention of an existing residence and access at the northwest corner. The approval includes construction of utilities and associated infrastructure improvements and landscaping with the plat. The request will be processed pursuant to Kitsap County Code Titles 16 Land Segregations, 17 Zoning Code and other applicable titles. The project was also reviewed per KCC Title 12 Stormwater Manual.

2. Project Request

Red Rock Equities Corporation is requesting Preliminary Plat Minor Amendment approval to subdivide a 5.6-acre parcel from 34 to 30 single-family lots.

3. SEPA (State Environmental Policy Act)

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of “major” environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrently with the Notice of Application dated April 18, 2019 (Exhibit 13). A Determination of Nonsignificance (DNS) was issued on July 15, 2019 (Exhibit 20). SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions 54-56 at the end of this report:

COMMENTS: The SEPA comment period previously occurred concurrently with the Notice of Application dated April 18, 2019. No comments were received.

CONDITIONS: The proposal will be conditioned for Kitsap County Code Title 9: Health, Welfare and Sanitation and for Stormwater Control per Title 12.

The SEPA appeal period expired July 29, 2019. No appeals were filed; therefore, the SEPA determination is final. Staff Issued an Addendum with the Minor Amendment and there was no appeal period.

4. Physical Characteristics

The property is square shaped and approximately 5.6 acres. Kitsap County GIS data shows approximately 20 trees on site and the rest of the property is lawn. The property is flat with slopes to about 15%. At the time of the submittal, the Kitsap County Assessor's records indicated three existing single-family residences, and several outbuildings present on the site. The proposal will retain one of the existing single-family residences and the rest of the buildings will be demolished.

The subject property was known as the Arper-Dickey Road Dump and was one of three known former landfill-dump sites along Dickey Road NW. According to Kitsap County Health District (KCHD) records, the landfill was in use from 1947 through 1955. It was estimated that approximately 14,560 cubic yards of solid waste were placed in the land fill during this time and that the garbage may be as deep as 40 feet beneath the existing ground surface. In 2003 the KCHD recommended a No-Further-Action (NFA) status for the subject site and that it be removed from the Washington State Department of Ecology's (Ecology) Confirmed and Suspected Contaminants Sites (CSCS) list. Seven exploration borings were drilled and logged on September 18 and 19, 2018 to evaluate the subsurface conditions at the project site (see Attachment). The 2015 air monitoring results were mostly non-detected for methane, except for test pits TP-13, T-14, and TP-15 with readings of 17.0, 13.0 and 9.0 percent. Please see Condition 36.

Table 1 - Comprehensive Plan Designation and Zoning

| Comprehensive Plan: Urban Low-Density Residential (ULDR) Zone: Urban Low (UL) | Standard | Proposed |
|--|---|--|
| Minimum Density | 5 (2.95 acres of net developable acreage) x= 14.75, round to 15 minimum units | 30 |
| Maximum Density | 9 (5.6 acres x 9) = 50.4 round down to 50 maximum units | |
| Minimum Lot Size | 2,400 square feet | 3000 square feet (smallest proposed lot) |
| Maximum Lot Size | 9,000 square feet | 8,992 square feet (largest proposed lot) |
| Minimum Lot Width | 40 feet | 40 feet |
| Minimum Lot Depth | 60 feet | 101 feet |
| Maximum Height | 35 feet | Condition #6, <35 feet |
| Maximum Impervious Surface Coverage | NA | NA |
| Maximum Lot Coverage | NA | NA |

Applicable footnotes17.420. 060.A #25 For new applications on vacant lots over 18,000 square feet located in the Urban Low Residential ... shall not exceed 9,000 square feet.

Staff Comment: Project is consistent with the minimum lot area requirement. There are no proposed lots greater than 9,000 square feet. The largest proposed lot is 8,992 square feet.

Table 2 - Setback for Zoning District

| | Standard | Proposed |
|---------------|---|---|
| Front (South) | 20 for garage or carport; 10 for habitable area | Setbacks will be conditioned to show on the face of the plat. Please see Condition 5. |
| Side (East) | 5' If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances | |
| Side (West) | 5' If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances | |
| Rear (North) | 10' If on an alley, 20 feet for a garage or carport opening directly onto the alley | |

Table 3 - Surrounding Land Use and Zoning

| Surrounding Property | Land Use | Zoning |
|----------------------|--|----------------|
| North | Single-family residence | Urban Low (UL) |
| South | Single-family residence | UL |
| East | Common Area of Adjacent Plat, Cascade Terrace, Second Addition/Single-family residence | UL |
| West | Single-family residence and vacant land | Industrial |

Table 4 - Public Utilities and Services

| | Provider |
|--------|-------------------------------------|
| Water | Silverdale Water District |
| Power | Puget Sound Energy |
| Sewer | Kitsap County |
| Police | Kitsap County Sheriff |
| Fire | Central Kitsap Fire & Rescue |
| School | Central Kitsap School District #401 |

5. Access

Access to the site will be off NW Cascade Street which is a County maintained road classified as a local road minor. There will be two access points off NW Cascade Street to serve the privately maintained U-shaped Road within the plat.

6. Site Design

The proposed Cascade Court Preliminary Plat was reviewed for consistency with requirements pursuant to KCC 17.420.037 Single-family Subdivision/Design Standards, Chapter 16.24 Land Segregation Standards, and Chapter 16.40 Subdivisions. The preliminary plat is required to comply with urban development standards for utilities, roads, sidewalks, landscaping and recreation facilities. The project will be required to incorporate frontage improvements along the approximately 460 feet of property frontage on Dickey Road NW and 530 feet of NW Cascade Street.

7. Policies and Regulations Applicable to the Subject Proposal

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

Kitsap County Comprehensive Plan, adopted June 30, 2016

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

See previous Staff Report (19-01266) for goals and policies, dated August 15, 2019.

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

| Code Reference | Subject |
|----------------|---|
| Title 12 | Storm Water Drainage |
| Title 13 | Water and Sewers |
| Title 14 | Buildings and Construction |
| Title 16 | Land Division and Development |
| Title 17 | Zoning |
| Chapter 18.04 | State Environmental Policy Act (SEPA) |
| Chapter 20.04 | Transportation Facilities Concurrency Ordinance |
| Chapter 21.04 | Land Use and Development Procedures |

8. Documents Consulted in the Analysis

| <u>Applicant Submittals</u> | <u>Dated or date stamped</u> |
|--------------------------------|------------------------------|
| Submission (Application) | August 14, 2017 |
| Engineer Drainage Plan | April 04, 2019 |
| Environmental (SEPA) Checklist | April 04, 2019 |
| Revised Landscape Plan | August 14, 2017 |

| | |
|---------------------------------|--------------------|
| Amended Preliminary Site Plan | September 17, 2024 |
| Revised Project Narrative | March 21, 2025 |
| Geotechnical Engineering Report | January 19, 2019 |

| | |
|----------------------------------|------------------|
| <u>Staff Communication</u> | <u>Dated</u> |
| Dev. Services & Engineering Memo | October 29, 2024 |
| SEPA Addendum | June 18, 2025 |

9. Public Outreach and Comments

Pursuant to KCC Title 21 Land Use, and Development Procedures, the Department gave proper public notice for the Preliminary Plat Amendment 800 feet around the property and to other agencies. No Comments were received for the Minor Plat Amendment. The Department had one inquiry from Ralph Stricklin, a neighbor on the original plat request who came into the office on April 09, 2023. He had no specific concerns but more of a general curiosity about the project. He asked to be an interested party.

10. Analysis

a. Planning/Zoning

Preliminary Plat Analysis

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

b. Lighting

Lighting and Central Mailboxes Urban Plats:

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

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

c. Off-Street Parking

Consistent with KCC 17.490 the proposal includes on-street and off-street parking. The applicant is proposing 18 off-street parking spaces. Per KCC 17.490.020, the County calculates the required number of spaces in the driveway and not within individual residential garages. During review of individual building permits for the homes, the location and number of off-street parking spaces will be verified.

Table 5 - Parking Table

| Use Identified in 17.490.030 | Standard | Required Spaces | Proposed Spaces/Existing Spaces |
|--------------------------------------|---|-----------------------------------|---------------------------------------|
| Subdivision, Single-Family Residence | 2 per unit + 0.5 per unit on-street or set aside; | 30 proposed lots (30*0.5) = 15 | 18 spaces |
| Total | | 15 | 18 |

d. Signage

Pursuant to KCC 17.510. Sign Code the applicant can apply for signage near the entrance of the subdivision during or after construction. Signage is not proposed at this time. When the final plat is recorded to establish the subdivision and lots are for sale, all signage will be required to be consistent with 17.510.060.M Conditionally Exempt signs - Real Estate Signage Program. Please see Condition 7.

e. Landscaping

Pursuant to KCC 16.24 Urban Standards Landscaping Requirements, landscaping is required at entrances and street trees planted by the developer along streets or on individual lots at construction or units prior to certificate of occupancy. The applicant submitted a preliminary landscape plan (Exhibit 19). The applicant will be required to submit a final landscape plan with the Site Development Activity Permit showing appropriate landscaping buffers. Please see Conditions 3 and 4.

Table 6 - Landscaping Table

| | Required | Proposed |
|---|----------------------------|-------------------------------|
| Required Landscaping (Sq. Ft) 15% of Site | 0.84 acres of landscaping | Please see Condition 3 and 4. |
| Required Buffer(s) 17.500.025 | | |
| North | Separation Buffer | Separation Buffer (Storm) |
| South | Roadside Buffer | Roadside Buffer |
| East | Separation Buffer | Separation Buffer (Storm) |
| West | Roadside Buffer | Roadside Buffer |
| Street Trees | 1 tree per 25' of frontage | 22- Street trees |

f. Frontage Improvements

Consistent with Kitsap County Road Standard and Comprehensive Plan policies the preliminary plat is required to include frontage improvements which are proposed. Frontage improvements, consisting of vertical curb, gutter and 5-foot-wide sidewalk, are

required to be constructed along the property frontages, along Dickey Road NW and NW Cascade Street. Frontage improvements are also proposed along the interior roads of the plat. This shall also be vertical curb, gutter and 5-foot-wide sidewalk.

g. Design Districts/Requirements

The proposed project is not within a design district. However, the single-family subdivision is reviewed for consistency with the residential design standards within KCC 17.420.037.

h. Development Engineering/Stormwater

Development Services and Engineering have reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans stamped received April 8, 2019, to Kitsap County Development Services and Engineering. Development Services and Engineering accepts the concepts contained in this preliminary submittal and requires 10 conditions as an element of the land use approval.

i. Environmental

The site is relatively flat with the peak slope at 15%. Slopes greater than 15% are considered geologic hazards according to Kitsap County Code 19.400. The application contains a Geotechnical Report to address slope stability and grading. Please see Exhibit-14 in the original Staff Report.

The other critical area on the property is a Critical Aquifer Recharge Area, Category I. Critical aquifer recharge areas are very important to ensure the quality and quantity of shallow and deep-water aquifers. Kitsap County 19.600.620 lists land uses that require a hydrogeologic report to address threats to groundwater. However, residential development is not among the uses that trigger the need for this report.

j. Access, Traffic and Roads

The applicant has prepared a traffic impact analysis report for the subdivision. The original proposal report analyzes 34 dwelling units, and the traffic engineer estimates 321 average weekday daily trips. The project is anticipated to generate 25 new AM peak hour trips and 34 new PM peak hour trips. The developer shall contribute \$23,169 to the Project #34 Anderson Hill Road/Apex Airport Road Intersection at the 2019-2024 Six Year Transportation Improvement Plan. Please see Condition #49. Development Services and Engineering has reviewed and approved the traffic analysis report December 2018.

k. Fire Safety

The Fire Marshal has reviewed the proposal and conditioned. Fire flow verification and adequate fire apparatus access for emergency responders are required and will be reviewed through the Site Development Activity Permit. Please see Conditions 51 and 52.

l. Solid Waste

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

m. Water/Sewer

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

n. Kitsap Public Health District

The Health District has reviewed the proposal. This subject parcel is identified as a former landfill and is subject to the requirements of KCBH Ordinance 2010-1, Solid Waste Regulations §460 Construction and Notification Standards Near Landfills, see comments dated May 2, 2019. The Kitsap Public Health District requires that any debris, contaminated materials, or contaminated soils uncovered during site excavation activities, be removed from the site and properly managed (taken to a facility permitted to accept such wastes). The application includes a Geotechnical Engineering Report prepared by EnviroSound Consulting dated January 15, 2019, addressing the disturbance of the landfill. Conditions 54, 55, and 56 were added to meet these requirements.

o. Homeowners Association

The Preliminary Plat will be conditioned for the Homeowners Association (HOA) to take over ownership for management of the plat open space, any private roads, storm drainage facilities and applicable utilities. Washington State updated laws governing HOA's for maintaining a cash reserve RCW 64.90.545). Per KCC 16.04.080.

11. Review Authority

The Director has review authority for this Administrative Conditional Use Permit application under KCC, Sections 17.540.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires the review and approval of the Director. The Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit.

12. Findings

Written Findings: *A proposed minor subdivision amendment may be approved if the Director makes written findings that all the following are satisfied. If one or more are not satisfied, the application must proceed as a major amendment.* Criteria, which must be met, are outlined in Kitsap County Code 16.40.040, Items 1, and 2a through j. Preliminary Plat Amendment. The following are staff findings that address the criteria for the minor amendment:

KCC 16.40.040.B.2 Amendment to approved Preliminary Subdivisions Minor Amendment

Staff Evaluation of Decision Criteria:

- a. The proposal does not result in significant adverse impacts to the subdivision or the surrounding property. Impacts may include, but are not limited to, storm water, traffic,**

open space, landscaping, screening, on-street or set-aside parking, or noise.

Applicant Response: No, the amendment will not cause significant adverse impacts to the subdivision or surrounding property due to the reduction in the number of lots proposed.

Staff Comment: *The applicant is proposing only minor changes, minor changes to lots, to grading and to the storm drainage system. The request should not result in significant impacts within the subdivision and to surrounding properties.*

b. The proposal satisfies the applicable general requirements of this title.

Applicant Response: Yes

Staff Comment: *The proposal is primarily for reduction of lots, reconfiguring lot. The request is consistent with the goals and policies of the Comprehensive Plan, compatible with surrounding uses, and will not be detrimental to the health, safety, or welfare with the neighborhood.*

c. The proposal does not result in a change of use.

Applicant Response: No, there will not be a change in use.

Staff Comment: *The proposal for single-family detached housing. No changes to the type of housing are proposed within the subdivision.*

d. The proposal falls within the scope of the original approval and complies with the intent of the conditions originally imposed.

Applicant Response: yes

Staff Comment: *The minor plat amendment is consistent with the intent of the Hearing Examiner's decision, dated August 19, 2019 and is not proposing to significantly change the preliminary plat conditions of approval.*

e. The proposal does not change the perimeter boundary of the original plat, or the boundary of any phases within the original plat.

Applicant Response: No, this proposal will not expand the perimeter boundary of the original plat

Staff Comment: *The applicant is not proposing to expand the perimeter boundaries of the single-family subdivision.*

f. The proposal does not increase residential density by greater than ten percent,

provided the density requirements of the zone are maintained.

Applicant Response: *The proposal does not increase residential density by greater than ten percent.*

Staff Comment: *Through the Plat minor amendment, the applicant is not requesting to increase density but decrease the number of residential lots from 34 to 30 units as approved by the Hearing Examiner. The request with reduction of lots is within the minimum density of the UL zone at 5.36 dwelling units per acre.*

- g. The proposal does not increase the intensity of housing types; for example, from detached single-family to attached one- and two-family dwellings.**

Applicant Response: No, this proposal does not increase the intensity of housing types.

Staff Comment: *The housing within the subdivision will remain detached single-family dwellings.*

- h. The proposal does not reduce the designated perimeter buffers, recreation or open space areas by more than ten percent.**

Applicant Response: This proposal does not reduce the designated perimeter buffers, recreation or open space areas by more than 10 percent.

Staff Comment: *The amendment does not reduce the proposed perimeter buffers and recreational open space as approved by the Hearing Examiner's decision.*

- i. The proposal does not reduce or increase the number of access points or significantly alter the location of access points.**

Applicant Response: No

Staff Comment: *The proposed minor amendment to the preliminary subdivision will not change.*

- j. The proposal does not reduce required setbacks; and**

Applicant Response: This proposal does not reduce the setbacks.

Staff Comment: *The required setbacks will not be reduced by this amendment and are vested to the project approval. The policy requires building setbacks on the face of the final plat.*

- k. The proposal does not reduce any street frontage improvements (e.g., sidewalks, curb/gutter, and bicycle lanes).**

Applicant Response: This proposal does not reduce any street frontage improvements.

Staff Comment: *The minor amendment does not change the frontage improvements conditioned by the Hearing Examiner preliminary approval.*

13. Decision

Based upon the analysis above and the decision criteria found in KCC 16.40.040, the Department of Community Development recommends the Cascade Court Preliminary Plat Minor Amendment **approved**, subject to the following 66 conditions:

a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. All building permits on proposed, newly created lots will be subject to impact fees pursuant to Kitsap County Code.
3. A Final Landscape Plan will be required to be submitted with the Site Development Activity Permit (SDAP), consistent with Kitsap County Code 17.500 Landscaping, during civil site plan review, which depicts natural vegetation, and the planting and irrigation plan. The tree retention plan shall be included with the SDAP.
4. Street trees shall be planted along the access driveway and on individual lots at approximately 25' spacing. A final landscape plan will be subject to approval by the Department prior to SDAP approval. Trees on individual lots are required to be installed prior to the Certificate of Occupancy of individual residential units.
5. A note on the face of the plat shall show building setbacks for the proposed lots as conditioned per the plat approval.
6. The maximum height of all proposed structures is 35' in height.
7. All proposed signs, design, and location (including exempt signs) shall comply with Kitsap County Code 17.510 and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
8. Prior to the plat transferring to the Homeowner's Association (HOA), the developer will be responsible for irrigation and maintenance of all landscaping to ensure survival for up to two years. The developer or the HOA shall maintain all landscaping consistent with the Tree Care Industry Association standard practices.
9. Pursuant to KCC Section 21.04.110 Timeline and Duration of Approval, Kitsap County's land use approval for the preliminary plat is valid for a period of up to five (5) years from the decision date of the preliminary plat consistent with RCW 58.17.140 and .170.
10. The decision set forth herein is based upon representations made and exhibits contained in the project application (19-01266). 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.
11. 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.
 12. Any violation of the conditions of approval shall be grounds to initiate revocation of this Plat.
 13. A recreational open space plan shall be submitted to the department and reviewed and approved with the Site Development Activity Permit (SDAP). Said plan shall show dimensions, finished grade, equipment, landscaping and improvements to demonstrate that the requirements of this subsection are met.

b. Development Engineering

14. 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.
15. Approval of the preliminary plat shall not be construed to mean approval of the total number of lots or configuration of the lots and tracts. These parameters may be required to be revised for the final design to meet all requirements of Kitsap County Code Titles 11 and 12.
16. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12, and as such will require a Site Development Activity Permit (SDAP) from Development Services and Engineering that demonstrates compliance with Minimum Requirements 1-9, per the Kitsap County Stormwater Design Manual.
17. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the Preliminary Plat application was deemed complete, April 9, 2019. 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.
18. Any project that includes offsite improvements that create additional impervious surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with Kitsap County

- Code Title 12 effective at the time the Preliminary Plat application was deemed complete, April 9, 2019.
19. The site plan indicates that greater than one 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 Jasper Sogn at 360-972-6524, email jasper.sogn@ecy.wa.gov. This permit is required prior to the issuance of SDAP.
 20. The application indicates that a significant quantity of grading material will be exported from the site. Prior to issuing the SDAP an approved fill site(s) must be identified. Any fill site receiving more than 150 cubic yards of material must obtain an SDAP. Fill sites receiving 5,000 cubic yards or more must have an engineered SDAP.
 21. The application indicates that a significant quantity of grading material will be exported from the site. Typically, this means five or more trucks leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan.
 22. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
 23. The impervious area per lot accounted for in the overall drainage facilities installed shall be indicated on the face of the final plat, along with the following condition: Additional impervious surfaces created on an individual lot beyond the amount accounted for in the overall drainage facilities shall be mitigated in accordance with Kitsap County Code Title 12.
 24. Prior to requesting a final inspection on the associated Site Development Activity Permit, soil amendment is required over all disturbed areas within Tracts that are not covered by hard surface; provided, that in the event completion of a Recreational Tract has been bonded, soil amendment shall be completed prior to expiration of the bond covering that work.

25. The following condition shall be added to the face of the Final Plat: At the time of submittal of a building permit for any lot within this plat, soil amendment is required for all disturbed areas not covered by hard surface.
- ~~26. If the project proposal is modified from that shown on the submitted site plan received April 8, 2019, Development Services and Engineering will require additional review and potentially new conditions.~~
27. A Final Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
28. All private roads shall be labeled as tracts and constructed in accordance to Fire Code requirements. Ten feet for utility easement shall be provided on each side of private road tracts.
29. All potential park areas, common open space, buffers and stormwater management areas shall be labeled as separate tracts. The ownership and maintenance responsibility shall be addressed on the face of the final plat, as well as in the CCRs.
30. Access to all lots shall be from roads within the proposed plat boundaries. A note to this effect shall be placed on the Final Plat.
31. Sewer Availability Agreement account must be kept current and in good standing through the permit approval date.
32. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer" to KCPW Sewer Utility Division.
33. 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.
34. 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.
35. Rock and retaining walls shall meet all applicable setback requirements of Vol. II, Chapter 9 of the Kitsap County Stormwater Design Manual.

c. Environmental

36. Preliminary Geotechnical Report prepared by EnviroSound Inc dated January 15, 2019, was submitted. A Final Geotechnical Report shall be submitted with the Site Development Activity Permit (SDAP). Subject to the conditions of the Geotechnical report associated with this permit and on file at the Department of Community Development.

d. Traffic and Roads

37. 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.

38. The following note shall appear on the face of the final plat map. "All interior roads shall remain private."
39. 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.
40. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
41. The property owners within the plat shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the face of the final plat map and the accepted construction plans. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
42. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on Dickey Road NW and on NW Cascade Street. The cross-sections should show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections should also depict the centerline of pavement and right-of-way, the right-of-way lines, and easements.
43. Frontage improvements, consisting of vertical curb, gutter and 5-foot-wide sidewalk, shall be constructed along the property frontages, along Dickey Road NW and NW Cascade Street.
44. Frontage improvements, consisting of vertical curb, gutter and 5-foot-wide sidewalk, shall be constructed along the interior plat road.
45. 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.
46. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
47. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of the plat access roads and NW Cascade Street. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
48. 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).
49. 2019-2024 Six Year Transportation Improvement Plan lists Project #34 Anderson Hill Road/Apex Airport Road Intersection. The development will contribute 6 vehicles to the east approach during the PM peak hour. The combined background plus pipeline projects on the east leg of the intersection is 225 vehicles. The proportionate share of the Cascade Court Development is $6/255 = .0267$. The estimated cost of the intersection signalization and channelization is \$867,743. Prior to requesting the final inspection for the Site Development Activity Permit, the developer shall contribute \$23,169 to the project.
50. Prior to scheduling the Site Development Activity Permit preconstruction meeting, the applicant shall apply for and have an approved ROW permit for all work within the county right of way. Additional permit conditions, bonding, traffic control, inspections, and other requirements may apply to the right of way permit and will be determined by Kitsap County Public Works. All public roads meet current Kitsap County Road standards.

e. Fire Safety

51. 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
52. 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:
1. Unobstructed width of 20 feet and height of 13 feet 6 inches.
 2. Shall be designed and maintained to support a 60,000-pound fire apparatus and be provided with an all-weather driving surface.
 3. Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 4. Inside turning radius shall be a minimum of 25 feet (residential)
 5. Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility.
 6. Road shall not be more than 12% grade.
- *Hydrants are required and should be placed no more than 600 feet from each other.

f. Solid Waste

53. 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 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.

g. Kitsap Public Health District

54. Construction at or near landfills is subject to the following requirements of the Kitsap County Board of Health Ordinance 2010-1, "Solid Waste Regulations": §460 – Construction and Notification Standards Near Landfills (1) Construction Requirements (a-e). Please see Exhibit 14.

55. Notification Requirements for Owners of Landfills. All owners of active, closed, or abandoned landfills shall:

- I. File a Notice to Title with the County Auditor's office noting the presence of a landfill on the tax parcel within one-hundred and eighty (180) days of the effective date of these regulations.
- II. For any property without notice to title, the Health District may file a notice to title regarding the presence of a landfill on the property.
- III. Disclose the presence of an active, closed, or abandoned landfill to all prospective purchasers of the property.

2. Soils used as borrow materials must be "clean", as defined in the Kitsap County Board of Health (BKCBH) Ordinance 2010-1 "Solid Waste Regulations". ...soils which are not a dangerous waste or problem waste. Problem waste includes the following: ...soils removed during the cleanup of a remedial action site, a dangerous waste closure, other cleanup efforts, or other actions, which contain hazardous substances, but are not dangerous wastes;...dredge spoils from the dredging of surface waters of the state where contaminants are present in the dredge spoils at concentrations not suitable for open water disposal and the dredge spoils are not a dangerous waste and are not regulated by Section 404 of the Federal Clean Water Act (PL 95-217; or ..waste abrasive blasting grit or other material used in abrasive blasting that may contain, but is not limited to, silica, sand, utility slag or copper slag. Waste abrasive blasting grit does not include blasting grit that will be reused for its intended purpose.

56. The applicant must ensure either by process knowledge or by testing that fill material is not contaminated. This would include the applicant's knowledge of the presence of industrial/commercial facilities, prior disposal activities, or other activities that may have contaminated the material to be used as fill.

- a. Only suitable materials shall be used as fill. Suitable fill does not include vegetative organic matter, demolition or construction waste, or other debris, except as provided for under the Uniform Building Code (1994).
- b. All construction trenching activities conducted within 1,000 feet of an active or closed landfill should test for the presence of methane gas and take those safety or engineering precautions necessary for the protection of human health and the environment.
- c. The applicant shall use all appropriate measures to control roadway carry-on or fugitive dust from excavation activities or materials transportation activities necessary to protect public health or the environment.

NEW CONDITONS

- 57. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Engineering will require additional review and potentially new conditions.
- 58. A Homeowner's Association and/or Protective Covenants, Conditions and Restrictions shall be established prior to final approval to ensure the perpetual maintenance of private roads, storm drainage facilities, recreational facilities and common Open Space. Washington State Legislature adopted updated HOA rules through the Washington Common Interest Ownership Act March 6, 2018, effective July 1, 2018. The revised rules clarify and impose requirements operating budgets and maintaining cash reserves. (See 16.04.080.E for possible revisions)
- 59. The applicant is required to apply with the Kitsap Public Health District for septic tank abandonment.
- 60. Newcomers Assessment (KCC 13.14.060): Whenever any person or entity desires to connect to an existing county sewage system, such a person or entity shall be required to pay a newcomer's assessment paid prior to any connection to the county's system. The newcomer's assessment represents the newcomer's proportionate share for future expansion of the major components of the existing sewage system such as trunk lines, pump stations, treatment plant and outfall. Please visit the referenced Kitsap County Code section for additional Detail. Please visit <https://www.kitsap.gov/pw/Pages/Sewer-Rates.aspx> for the currently adopted rates.
- 61. Plan Review and Inspection Fees (KCC 13.14.130):
 - a. Prior to the issuance of any building sewer permit, the applicant shall pay the applicable permit fees as required by KCC 13.12.040. Newcomer assessments, plan review and inspection fees, are increased periodically. Please visit <https://www.kitsap.gov/pw/Pages/Sewer-Rates.aspx> for currently adopted rates.

Survey

62. Proof of rights of use of the easement shown as providing access to the subject property shall be submitted with the Final Plat application materials.
63. A Final Short/Large Lot/Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
64. All private roads shall be labeled as tracts and constructed in accordance to Fire Code requirements. Ten feet for utility easement shall be provided on each side of private road tracts.
65. All potential park areas, common open space, buffers and stormwater management areas shall be labeled as separate tracts. The ownership and maintenance responsibility shall be addressed on the face of the final plat, as well as in the CCRs.
66. Access to all lots shall be from roads within the proposed plat boundaries. A note to this effect shall be placed on the Final Plat.

Report prepared by:



Jeff Smith, Staff Planner / Project Lead

8/15/2025
Date

Report approved by:



Daren Gurnee, Department Manager / Supervisor

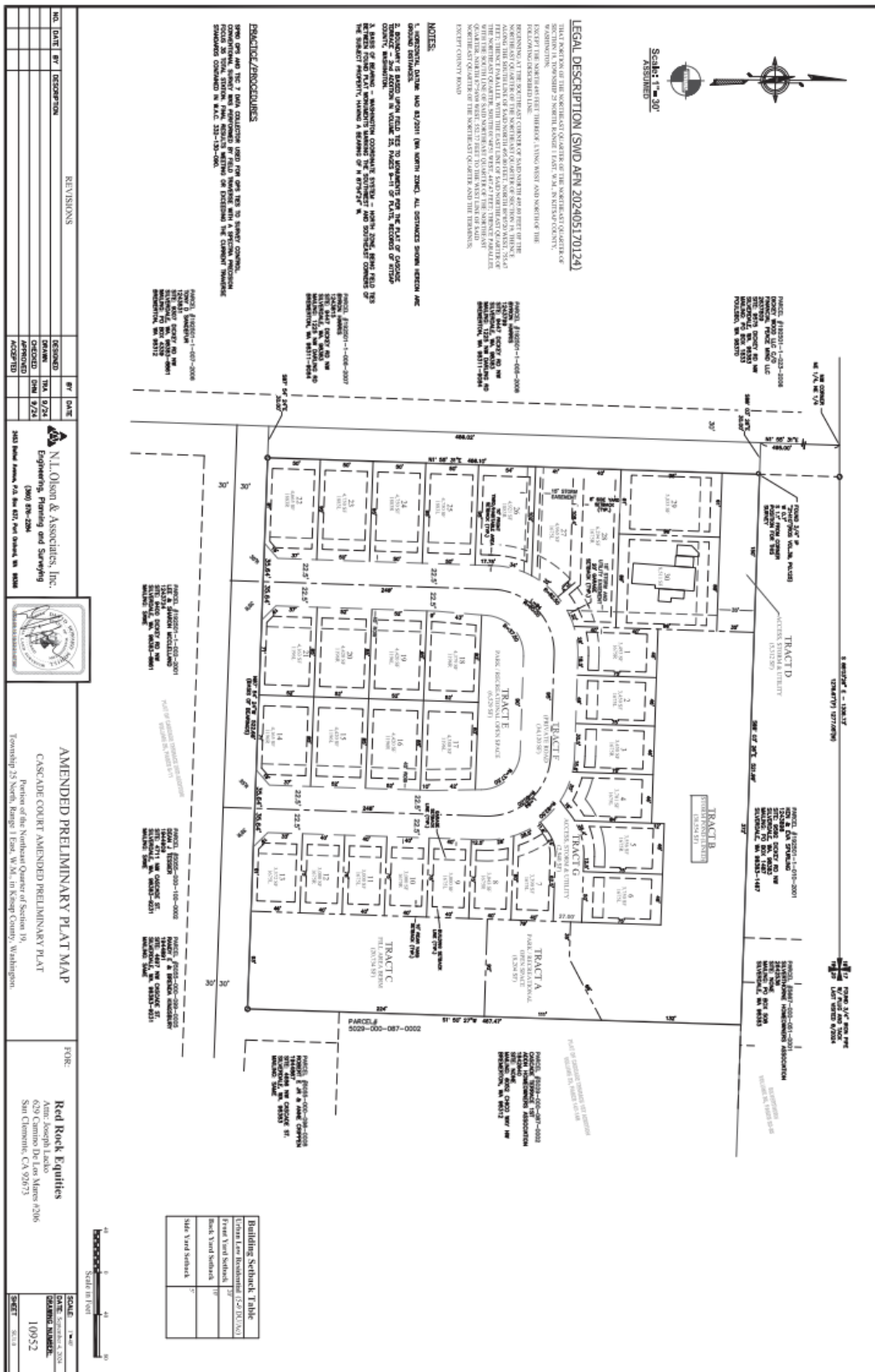
8/15/2025
Date

Attachments:

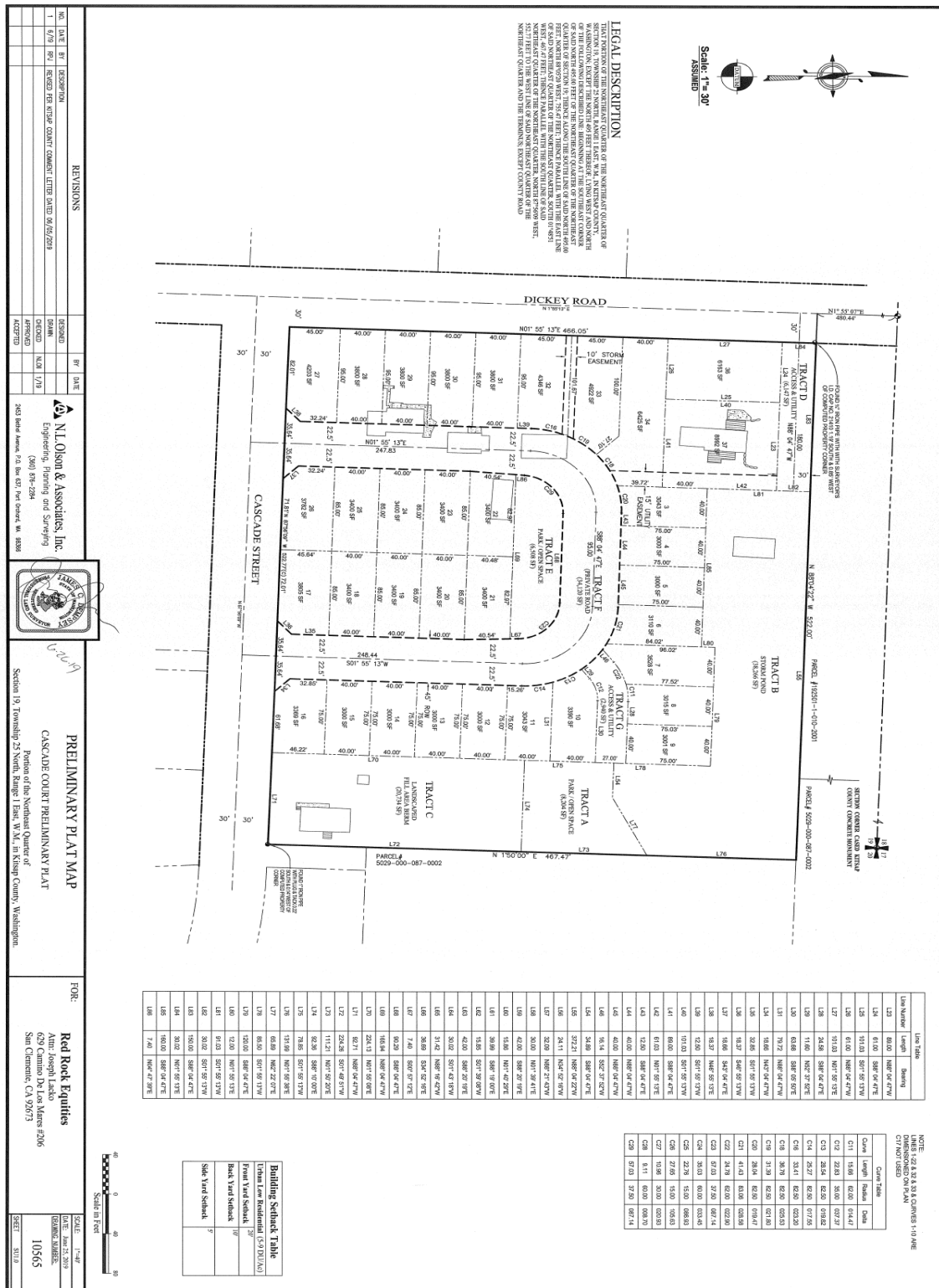
- Attachment A – Site Plan Amended Preliminary Plat
- Attachment B – Site Plan Site Plan - Preliminary Plat (Original)
- Attachment C – Engineer Boring Map
- Attachment D – Zoning Map

CC: Cascade Court Homes LLC, joseph@jlmanagement.com
Joe Kisiday with N.L. OLSON & ASSOCIATES, INC, jkisiday@nlolson.com
Trish Walton with N.L. OLSON & ASSOCIATES, INC, twalton@nlolson.com
Interested Parties: Ralph Stricklin, 9246 Cascade Pl NW, Silverdale, WA 98383
Kitsap County Public Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff smith

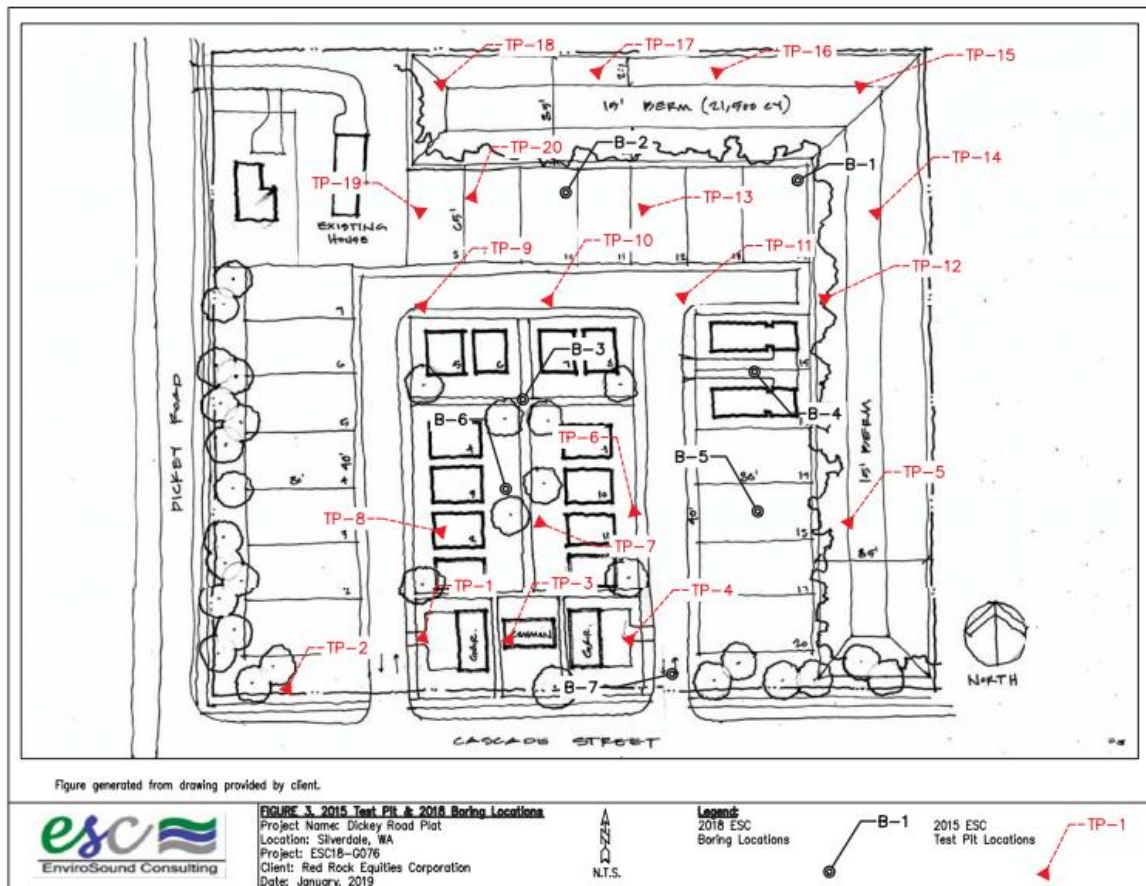
Site Plan



Original Preliminary Plat Site Plan Map



Soil Boring Map



Subject Property Zoning

