



Rafe Wysham
Director

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

To enable the development of quality, affordable, structurally safe and environmentally sound communities.

Notice of Administrative Decision

Date: 7/7/2026

To:

Sequoia Spring III LLC, max@bluefern.com
Ben Paulus - Blue Fern, ben@bluefern.com
Anna Drumheller - Blue Fern, anna@bluefern.com
Michelle Branley – Blue Fern, michelle@bluefern.com
Interested Parties and Parties of Record

RE:

Permit Number: 26-00112
Project Name: MEADOWVIEW - Minor Amendment to Preliminary Plat to Reduce the Number of Proposed Lots (2x6)
Type of Application: Preliminary Plat Minor Amendment (P PLAT AMEND MINOR)

The Kitsap County Department of Community Development has **APPROVED** the land use application for **Permit 26-00112: MEADOWVIEW - Minor Amendment to Preliminary Plat to Reduce the Number of Proposed Lots (2x6) (P PLAT AMEND MINOR)**, subject to the conditions outlined in this Notice and included Staff Report.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY 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 titled: *'Appeal/Objection of an Administrative Decision'* found on DCD's website, through the Online Permit Application Portal: <https://app.oncamino.com/kitsapcounty/login>.

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 by contacting 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.

CC:

Engineer: Holli Heavrin with Core Design Inc, HHeavrin@coredesigninc.com
Surveyor: Core Design Civil Engineering, permits@coredesigninc.com
Kitsap County Health District, MS-30

26-00112 Meadowview P PLAT AMEND MINOR
7/7/2026

Kitsap County Public Works Dept., MS-26
Dept of Archaeological Historic Preservation
Point No Point Treaty Council
Port Gamble S'Klallam Tribe
Puyallup Tribe
Skokomish Tribe
Squaxin Island Tribe
Suquamish Tribe
WA Dept of Fish & Wildlife
WA Dept of Natural Resources
WA State Dept of Transportation
DCD Staff Planner: Darren Gurnee
Interested Parties: Taylor Harriman - Suquamish Tribe Archaeologist,
tharriman@suquamish.nsn.us; John & Toni Center, jiccenter59@gmail.com
USACE
Parks
Navy
DE & PEP
Kitsap Transit
Central Kitsap Fire District
Central Kitsap School District
North Kitsap Fire District
North Kitsap School District
Puget Sound Energy
Water Purveyor WATER DIST - SILVERDALE
Sewer Purveyor PUBLIC UTILITY DIST NO 1
WA Dept of Transportation/Aviation
WA State Dept of Ecology-Wetland Review
WA State Dept of Ecology-SEPA
WA State Dept of Ecology-Shoreline Review
Puget Sound Clean Air Agency
Central Kitsap CAC
DCD
Cascade Natural Gas
Assessor's Office
Kitsap Sun
Prosecutor's Office
WA Department of Health



Kitsap County Department of Community Development

Staff Report and Recommendation

Report Date: 6/30/2026

Application Submittal Date: 1/06/2026

Application Complete Date: 1/29/2026

Project Name:

Meadowview

Type of Application:

Preliminary Plat Minor Amendment
(PPlat Amend Minor)
Type II Permit

Permit Number:

26-00112 PPlat Amend Minor

Project Location:

12473, 12497, and 12500
Camp Ct NW
Poulsbo, WA
Commissioner District #1

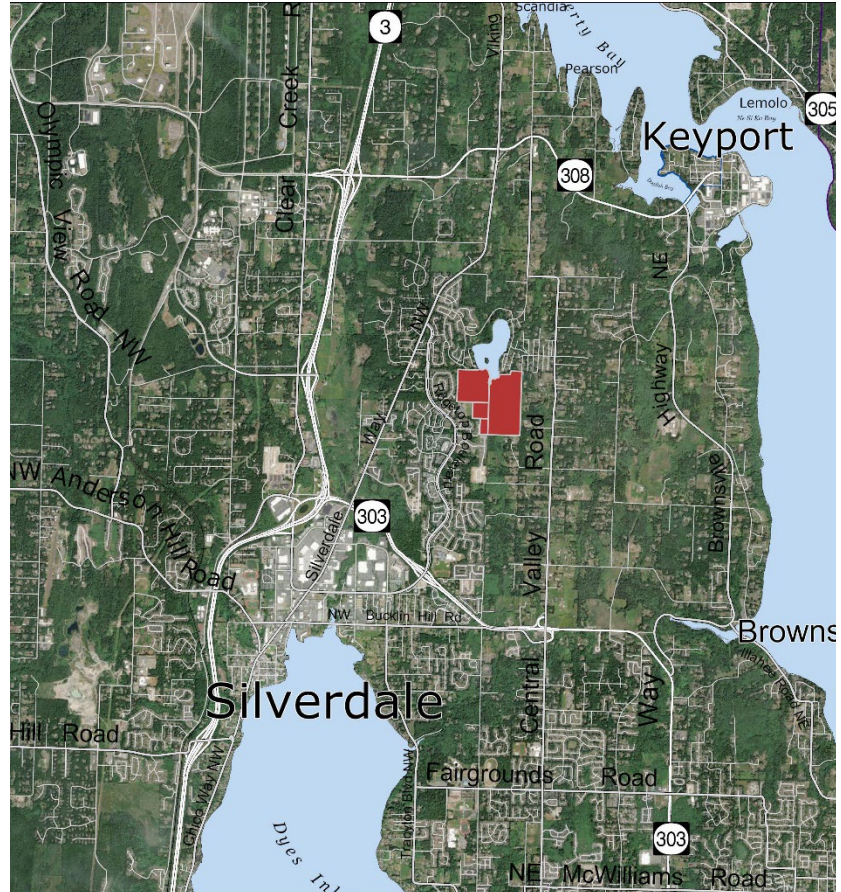
Assessor's Account #:

102501-2-004-2006
102501-1-016-2004
102501-2-002-2008
102501-2-001-2009

Applicant/Owner of Record:

Sequoia Spring III LLC
8300 Redmond Way, Ste 120
Redmond, WA 98052

Vicinity Map:



Recommendation Summary: Approval subject to conditions in Section 13 of this report.

1. Background

The Department of Community Development approved the Meadowview Preliminary Plat (23-03239) and recommended approval of the Shoreline Conditional Use Permit (SCUP) (23-03929). The Washington State Department of Ecology (Ecology), the review authority for SCUPs, approved the SCUP with conditions of approval.

Staff Report: 26-00112 Preliminary Plat Amend Minor - Meadowview

The original Meadowview Preliminary Plat (23-03239) included grading, disturbance, and mostly landscape amenities in the 200 ft shoreline jurisdiction. This minor plat amendment removes 4 lots and increases the open space dedication in order to minimize these activities in the shoreline jurisdiction and retain more trees near Island Lake.

The applicant has represented that the purpose of this amendment is limited to modifications associated with the reduced lot count and shoreline-related changes. Review of roadway ownership, roadway design, utility access, maintenance feasibility, compliance with KCRS, Sewer Standards, and Stormwater requirements are subject to separate permit reviews. No determination is made herein regarding the acceptability of the proposed public/private road configuration.

The project proposes a total of 325 single-family lots developed in three phases. The site includes proposed tracts supporting utilities, access, stormwater facilities, open space, and protected critical areas and their buffers.

This staff report incorporates the original staff report by reference and only analyzes the changes from the original Hearing Examiner and Ecology approvals.

- Number of lots..... 325 residential lots
- Number of Tracts..... 29 tracts
- Number of Buildings 325 homes
- Building Use Residential homes
- Size of Buildings TBD
- Phasing..... Yes, 3 phases
- Roadways..... Roadways are a mix of public and private, see civil plan sheet C1.16
- Stormwater management Stormwater Ponds will be privately owned and maintained
- Management type 2 wet ponds will provide stormwater management for the site
- Hard surfaces..... 29.83 acres impervious – 59.1% of the site

Other permits SDAP, FPA, Walls, Demolition, ROW Use and Water

Density (see sheet C1.03 for more information)

Gross Area	2,408,586	55.29
ROW Dedication	422,706	9.70
Access and Utility Tracts (Tract A - Tract J)	29,171	0.67
Critical Area Tract (Tract CA 1)	110,467	2.54
Open Space Tracts (Tract OS 1 - Tract OS 19)	469,458	10.78
Utility Tract (Tract Util 1)	9,975	0.23
Net Area (Gross - ROW - Tracts)	1,366,809	31.38
Number of Lots Proposed		325
Minimum Density Required (based on Net Acreage x 5)	157	
Maximum Density Allowed (based on Gross Acreage x 9)	498	

2. Project Request

The applicant is requesting approval to amend an approved subdivision from 329 parcels to 325 residential parcels with associated infrastructure and recreational open space.

3. SEPA (State Environmental Policy Act)

The lead agency for this proposal modified its SEPA threshold Determination of Non-Significance (DNS) in consideration of the changes described above. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The lead agency made this decision after reviewing a completed environmental checklist and other information on file for consistency with KCC Title 17 Zoning, Title 19 Critical Areas, Title 22 Shoreline Master Program and Title 12 Stormwater. This information is available to the public on request.

The Department issued a modified DNS under WAC 197-11-340(2)(f), which does not include additional notice and comment periods since the changes qualify as an addendum per WAC 197-11-706 and does not substantially change the analysis of significant impacts and alternatives in the existing environmental document.

4. Physical Characteristics

This proposal consists of three undeveloped urban parcels (total gross area of 55.29 acres) and one rural parcel (75.74 acres). The site partially drains directly to Island Lake located north of Barker Creek. Barker is located to the east with associated buffers and building setbacks extending onto the project site. The elevation increases 200 feet to the east and west of Barker Creek.

Table 1 – Adjacent Land Use and Zoning Designations

Surrounding Property	Current Land Use	Zoning Designation
North	Single-family residence	Urban Low Residential (UL) Rural Residential (RR)
South	Single-family residence	UL RR
East	Single-family residence	RR
West	Single-family residence, Park, School	UL

Table 2 – Density, Dimensions, and Design (KCC 17.420)

Standard Dwelling Unit (du) Acre (ac)	UL (5)(33)	Proposed
Min. density (du/ac) (acres = net developable area)	158 du required (5 du/ac * 31.62 ac)	325 du
Max. density (du/ac) (acres = gross site acreage)	498 du allowed (9 du/ac * 55.29 ac)	
Min. lot size (square feet)	N/A for multifamily; 2,400 sf for single-family	3,227 sf

Max. lot size (square feet)	9,000 sf (25)	8,085 sf
Min. lot width (feet)	N/A for multifamily; 40 ft for single-family	40 ft
Min. lot depth (feet)	N/A for multifamily; 60 ft for single-family	60 ft
Max. height (feet) (37)(40)(50)	35 ft	35 ft
Max. impervious surface coverage	N/A	N/A
Max. lot coverage	N/A	N/A
Setbacks (34)(35)(48)		
Min. front (feet) (41)(42)(43)	20 for garage or carport, 10 for habitable area (29)	20 for garage or carport, 10 for habitable area
Max. front (feet)	NA	
Side (feet) (42)(43)	5 ft if on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29)	5 ft
Rear (feet) (42)(43)	10 ft if on an alley, 20 ft for a garage or carport opening directly onto the alley (29)	10 ft

No applicable footnotes.

Table 3 – Public Utilities and Services

Utility/Service	Provider
Water	Silverdale Water District
Power	Puget Sound Energy
Sewer	Kitsap County Sewer
Police	Kitsap County Sheriff
Fire	North Kitsap Fire & Rescue
School	North Kitsap School District No. 400

5. Access

Camp Court NW, a county-maintained right-of-way, provides direct access to the project site. The proposal includes pedestrian only connections to Thackery Place and Emerald Heights Elementary School.

6. Site Design

This Minor Plat Amendment only affects the portions immediately adjacent to the Island Lake shoreline jurisdiction previously approved in the PPlat and SCUP. Most of the overall project site design, as described below, remains unchanged.

Camp Court NW provides a full access to the project site. Proposed Road A will lead users in a northwest to southeast direction, continuing to curve around the northeast corner of the property. The majority of roads within the development run in a north-south or east-west direction. Since the southernmost end of the project reduces in width in two locations, two cul-de-sacs have been utilized to optimize the limited area. A third cul-de-sac has been placed in the northeastern-most corner near the entrance of the development.

The proposed subdivision provides recreational and open space trails throughout the residential areas. A dedicated transit stop is located central to the residential development areas as well as pedestrian connections up to the project site boundaries where adjacent to Emerald Heights Elementary School and Thackery Place on the southwestern edge.

The urban parcels direct stormwater to dispersion trenches southwest of the Island Lake buffer area and to two large stormwater ponds located east of Barker Creek on the rural parcel.

The project includes a small access point to the eastern parcel to allow continued use of the existing driveway that serves a commercial and recreational resort facility.

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.

The project is vested to the Comprehensive Plan as it existed in 2023. This means the Kitsap County Comprehensive Plan adopted June 30, 2016, with annual updates through April 2020, applies to this project. The Plat Amendment still aligns with the goals and policies referenced in the original staff report.

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 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)

Title 19	Critical Areas Ordinance
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures
Title 22	Shoreline Master Program

8. Documents Consulted in the Analysis

A complete index of exhibits is located in the project file. To date, the index to the record consists of:

File Name	Exhibit Name	Cycle
Project Narrative REV 03-11-2026 Meadowview.pdf	Revised Project Narrative	2
Civil & Landscape Plans-Complete Set REV 03-12-2026 Meadowview.pdf	Civil Plan set and Landscape Plans	2
Response Ltr to Info Req dtd 3-6-2026 03-12-26 Meadowview.pdf	Response to Information Request	2
21063 Meadowview Kitsap County SEPA Checklist 2026-01-28 - Signed.pdf	SEPA Checklist	1
Proposed Lot Sizes 12-22-2025 Meadowview.pdf	Proposed Lot Sizes	1
Application to Construct Sanitary Sewer Service 6-22-2023 Meadowview.pdf	Sewer Availability Letter	1
Concurrency Test 12-22-2025 Meadowview.pdf	Concurrency Test	1
Drainage Report Checklist 12-19-2025 Meadowview.pdf	Drainage Report Checklist	1
Drainage Report 12-19-2025 Meadowview.pdf	Drainage Report	1
Full Drainage Review Civil Plans Checklist 12-19-2025 Meadowview.pdf	Drainage Review Civil Plan Checklist	1
Narrative Checklist 12-19-2025 Meadowview Minor Modification.pdf	Project Narrative Checklist	1
PPlat Overall Site Plan and PPlat 07-30-2024 Meadowview.pdf	Preliminary Plat Overall Site and Statistics	1
Preliminary Plat Amendment 12-17 2025 Meadowview.pdf	Preliminary Plat Amendment Detail Sheet	1
Preliminary Plat Minor Revision Site Plan Changes 12-22-2025 Meadowview.pdf	Preliminary Plat Amendment Overall Site and Statistics	1
PREP Report 2025-12-16 Meadowview.pdf	PREP Report	1
Previous NOD HE Appeal - NOD 02-26-2025 Meadowview.pdf	Preliminary Plat Notice of Decision	1
Property Owner Authorization 2022-08-01 Meadowview.pdf	Owner Authorization	1

Sewer Availability Agreement 06-24-2023 Meadowview.pdf	Sewer Availability Letter	1
Stormwater Worksheet 01-05-2026 Meadowview.pdf	Stormwater Worksheet	1
SUBMISSION-2025-7809.pdf	Permit Submittal Form	1
Water Availability Cert 07-19-2022 Meadowview.pdf	Water Availability Letter	1
23-03239 23-03929 Meadowview PPLAT SCUP - Staff Report.pdf	PPlat and SCUP Staff Report 12/31/2024	
2025-04-07 – NOD Meadowview Reconsideration	Notice of Decision: Hearing Examiner Reconsideration	
2025-NWRO-8807 Meadowview Decision	Ecology Decision	
	Stormwater Conditions Memo	
	Notice of Application	
	SEPA Determination Addendum	
	Staff Report	

9. Analysis

Note to reader: Where the project proposal features are discussed, stricken language is being removed from prior staff approval; underline language is new for the Amended PPlat staff report.

a. Planning/Zoning

16.40.040 Amendments to approved preliminary subdivisions.

This section provides the criteria and limitations for amending an approved preliminary subdivision, including amendments to conditions of approval.

A. Notification. Any requested amendment to an approved preliminary plat shall require a notice of application to all parties who received the notice of application of the original preliminary subdivision, all property owners within the notification radii required in Title 21 and all parties of record, in accordance with Title 21.

B. Minor Amendment.

1. General Requirements. Minor amendments are classified as Type II applications under Chapter 21.04 and address those changes to an approved preliminary subdivision that fall within the scope of the original approval and/or do not significantly increase impacts to surrounding properties. For these purposes, “significant” shall mean a greater than ten percent increase when the impact is quantifiable.

2. Written Findings. A proposed minor subdivision amendment may be approved if the director makes written findings that all of the following are satisfied. If one or more are not satisfied, the application must proceed as a major amendment.

- 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, stormwater, traffic, open space, landscaping, screening, on-street or set-aside parking, or noise;
- b. The proposal satisfies the applicable general requirements of this title;
- c. The proposal does not result in a change of use;
- d. The proposal falls within the scope of the original approval and complies with the intent of the conditions originally imposed;
- e. The proposal does not expand the perimeter boundary of the original plat, or the boundary of any phases within the original plat;
- f. The proposal does not increase residential density by greater than ten percent, provided the density requirements of the zone are maintained;
- g. The proposal does not increase the intensity of housing types; for example, from detached single-family to attached one- and two-family dwellings;
- h. The proposal does not reduce the designated perimeter buffers, recreation or open space areas by more than ten percent;
- i. The proposal does not reduce or increase the number of access points or significantly alter the location of access points;
- j. The proposal does not reduce required setbacks; and
- k. The proposal does not reduce any street frontage improvements (e.g., sidewalks, curb/gutter, and bicycle lanes).

Staff Comment: When compared to the approved PPlat and SCUP, this Minor Plat Amendment reduces:

- *the number of parcels from 329 to 325.*
- *the amount of tree removal in the 200 ft shoreline jurisdiction.*
- *the amount of proposed grading in the 200 ft shoreline jurisdiction.*
- *shifts designated public roads to private roads.*

These changes qualify as a minor amendment to the previously approved Preliminary Plat since they reduce the intensity of the development.

17.550.030 Decision criteria – Conditional use permit.

Staff Comment: The proposal meets the goals and policies of the Comprehensive Plan and Kitsap County Code. Publicly adopted codes implement the Comprehensive Plan goals and policies, which allow and expect single family residential use in the Urban Low Residential zoning designation. The project site is immediately adjacent to single family detached residential developments of the same character; however, the project is still conditioned to provide

landscaping, buffers, and general design features that will increase compatibility with urban development.

16.04.120 Phased development.

Staff Comment: This Minor Plat Amendment will not affect phasing previously approved in the PPlat and SCUP.

16.40.030 Preliminary subdivisions.

Staff Comment: This Minor Plat Amendment will not affect street alignments, pedestrian connections to adjacent properties, potable water, or sewage disposal previously approved in the PPlat and SCUP.

The project shows the required platting elements and shows the location of all critical areas with the associated vegetative buffers and building setbacks. However, easements and tracts for critical areas and stormwater facilities can be shown in the Final Plat after identification, review, and approval of these in the Site Development Activity Permit (SDAP) at 90% design.

16.24.040 Urban standards.

This Minor Plat Amendment will not affect the Traffic Impact Analysis (TIA) previously approved in the PPlat and SCUP.

The Department reviewed the project against, and imposed conditions to comply with KCC Title 12. This proposal changes some of roads to a private road designation. These are conditioned to comply with requirements for emergency vehicular access and sidewalk improvements.

The proposal intends to dedicate rights of way for roads labeled within the site plan within Civil and Landscape plan sets. Roads dedicated for public rights of way must be designed to the Kitsap County Road Standards, which require no greater than 12% grade. The project conditions of approval require that roads not exceed 12% grades.

Dedicated shared driveways are shown as tracts in the Civil and Landscape plan sets. KCC doesn't require shared driveways for all parcels; however, the Department suggests use of shared driveways where possible to reduce the number of curb cuts and increase the potential for on-street parking in the subdivision.

The proposal includes:

- *a dedicated transit stop centrally located within the development with ADA access.*
- *sidewalks on both sides that comply with Kitsap County Road Standards.*
- *open space tracts and pedestrian connections throughout the entire site that allow non-motorized access even though the Kitsap County Non-Motorized trail plan does not identify the project site as part of the overall plan. The conditions of approval specify a durable surface trail with a trail detail for these pedestrian connections.*

- *off-street and on-street parking consistent with KCC 17.490 regarding number of parking spaces and design. The project must comply with KCC fire codes and other applicable ordinances. This includes proper turn radii for roads, individual sprinkler systems for each residence, maintaining proper sight distances at intersections, and ensuring sufficient turnarounds where appropriate.*
- *Compliance with KCC 17.500 Landscaping. This includes landscaping for the development entrance, street tree requirements, buffer requirements, and compliance with Kitsap County Road Standards. The Department will review detailed planting plans and plant schedules with the required SDAP.*
- *Connections to the Silverdale Water District system for potable water and the Kitsap County Sewer System for sewage disposal. Sewer and water availability agreements submitted with the project demonstrate an ability to serve the project site. Expansion of sewer or water line capacity is not required at this time; however, if requirements for fire flow change, these agreements may require revision in the future; such changes shall be considered a minor amendment to the plat as noted at KCC 21.04.265.*
- *10-foot utility easement for all public and private road frontages.*
- *~~329-325~~ units at less than 9 dwelling units per acre. This requires 390 square feet per unit, or ~~128,310 square feet (2.94 acres)~~ 126,750 square feet (2.91 acres). The project proposes 181,361 square feet (4.40 acres) of recreational open space, which meets this requirement.*
- *Labels for all recreational open space tracts on the urban parcels. Conditions of approval for the project require maintenance via a homeowners' association.*
- *Active and passive recreational elements. Pedestrian trail tracts central to the development allow dimensions less than 30 feet. Generally, KCC intends for recreational tracts to serve the entire development. The scale of this development requires tracts throughout the entire 55-acre site to meet the intent of KCC.*
- *Multiple active recreational open space sites throughout the development. These locations include active recreational equipment and trails to accommodate the general public and not just those within the development. This amendment removes parcels and an active recreational area within the 200 ft shoreline jurisdiction of Island Lake. Existing trees will remain in this area and serve as a naturally vegetated area.*
- *A condition of approval that requires a SDAP. A recreational open space plan is required as part of the SDAP submittal.*
- *Compliance with KC Road Standards which includes lighting requirements. However, parcel lighting will be conditioned to not exceed 1 candle foot at the edge of the project site. The project must use downcast lighting to reduce glare to parcels with visual access to the project site.*

b. Off-Street Parking

Use Identified in 17.490.030	Standard	Number of Spaces Required	Number of Spaces Provided
Single-Family (attached or detached)	<p>During subdivision, 2 per unit + 0.5 per unit on street or set aside; for historical lots or lots with no standing requirement, 3 per unit.</p> <p>1 additional space for accessory dwelling units or accessory living quarters. Garages are not calculated towards any parking requirement.</p>	<p>329 <u>325</u> dwelling units * 2 spaces per dwelling unit + 329 <u>325</u> dwelling units * .5 = 658 per parcel + 165 on-street = 823 spaces <u>650 per parcel + 163 on-street</u> = <u>803 spaces</u></p>	<p>658 per parcel + 179 on-street = 837 spaces <u>650 per parcel + 163 on-street</u> = <u>803 spaces</u></p>

KCC Section 17.500.027 Buffer Types – When Required

This Minor Plat Amendment increases the buffers previously approved in the PPlat and SCUP. This amendment reduces tree removal and grading within the 200 ft shoreline designation area.

The SDAP requires a planting plan at a 90% design be shown. This includes a detailed plant schedule with spacing, and implementation that comply with KCC Section 17.500.030 Installation and Maintenance.

c. Frontage Improvements

This Minor Plat Amendment does not affect frontage improvements previously approved in the PPlat and SCUP.

d. Design Districts/Requirements

Staff Comment: The project site is not within a design district.

e. Development Engineering/Stormwater

Staff Comment: Development Engineering has reviewed the 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 accepted for review 01/29/2026 and 4/9/26 to Kitsap County Development Engineering.

Development Engineering accepts the concepts contained in this preliminary submittal and requires the conditions identified in this staff report as revised from the associated Meadowview 23-03239 P-Plat and 23-03929 CUP-Shoreline notice of decision dated 2/26/25 as an element of the land use approval. The project will endure a more detailed review with the Site Development Activity Permit at a 90% design submittal.

f. Environmental

Wetlands 19.200.225 Development Standards and Geological Hazards

19.400.435 Development standards

Staff Comment: This Minor Plat Amendment will not affect wetlands, streams, geologic hazards or their associated buffers and building setbacks previously approved in the PPlat and SCUP. The sewer lift station near Barker Creek is newly identified in a separate tract but does not change any impacts or analysis regarding these critical areas.

Critical Aquifer Recharge Areas 19.600.615 Development standards

Staff Comment: This Minor Plat Amendment reduces the number of trees removed and grading in the 200 ft shoreline jurisdiction. The previously approved PPlat and SCUP determined that the project does not impact, or mitigates any impacts to, the Critical Aquifer Recharge Area, this determination remains unchanged.

Shoreline

Chapter 22.400 General Regulations

Chapter 22.500 Permit Provisions, Review and Enforcement

Chapter 22.600 Shoreline Use and Modification Development Standards

Staff Comment: The previously approved PPlat and SCUP determined that the project does not impact, or mitigates any impacts to, the required vegetative buffer and building setbacks, this determination remains unchanged.

This Minor Plat Amendment reduces the number of trees removed and grading in the 200 ft shoreline jurisdiction. The amendment also reduces the number of trails and recreational amenities which originally provided additional visual access to Island Lake. However, this proposed amendment still meets all requirements for shoreline development as required by the Washington State Department of Ecology (Ecology) decision for the Shoreline Conditional Use Permit.

The project requires coordination with the appropriate agencies and governments that identified potential for archaeological sites. This includes completion of research and a report prior to any land disturbing activities. The applicant completed an initial assessment; however, this will be part of the submittal items for the SDAP. This staff report includes a new condition of approval to memorialize this requirement as requested by the Suquamish Tribe.

g. Access, Traffic, and Roads

This Minor Plat Amendment will reduce the impacts to access, traffic, and roads previously approved in the PPlat and SCUP. The proposed Meadowview project will have vehicular access via the proposed extension of Camp Court NW which intersects with NW Island Lake Road. Existing local roadways in the project vicinity that will serve the site and provide access to the adjacent arterial street system include Camp Court NW, NW Island Lake Road, NW Gallery Street, and Bennington Drive NW. The proposed roadways will be designed to meet County standards.

h. Fire Safety

This Minor Plat Amendment will reduce the impacts associated with fire safety previously approved in the PPlat and SCUP. Kitsap County Code (KCC) Title 11 requires development to comply with Kitsap County Road Standards Manual, which includes Chapter 4.1.12. This requires a minimum of two access points, separated by no less than half the diagonal of the property or area served for developments that generate more than 1,000 ADT unless the County Fire Marshal approves other mitigating measures. The conditions of approval require installation of sprinkler systems which allows for the development to use a single full access via Camp Court.

i. Solid Waste

This Minor Plat Amendment will reduce the impacts associated with solid waste previously approved in the PPlat and SCUP. The project must comply with codes regulating Kitsap County solid waste. This includes providing vessels for trash removal from each residence that Waste Management will serve and confirmation that Waste Management will serve the proposed development.

j. Water/Sewer

This Minor Plat Amendment will reduce the impacts associated with water and sewer availability previously approved in the PPlat and SCUP. Per the water availability letter provided, Silverdale Water District #16 can provide potable water to 344 dwelling units.

Per the sewer availability letter provided, Kitsap County Public Works will provide sanitary sewage disposal for up to 345 dwelling units.

Availability for both utilities exceeds the proposed 325 dwelling units. Binding availability letters must be provided before construction of any housing can occur.

k. Kitsap Public Health District

Non-project action - not analyzed as part of this proposal due to use of sewer mainline conveyance.

10. Review Authority

KCC 21.04.100 identifies the Director as the review authority for the project application. The Director may approve, approve with conditions, or deny an application(s).

11. Findings

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies or will comply with requirements of KCC Titles 16, 17, 21 and 22 and complies with or will comply with all of the applicable provisions of Kitsap County Code and other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
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.

12. Recommendation

Based upon the analysis above and the decision criteria noted above, the Department of Community Development **approves** the Plat Amendment - Minor application, subject to the following conditions. Conditions of approval content that changed from the Hearing Examiner Notice of Decision are indicated with underline and ~~strikeout~~ except for the numbering. The Hearing Examiner decision removed some conditions of approval which changes the number sequence. Conditions of approval from the original Preliminary Plat may not have the same numeric value in the following list.

A. Planning/Zoning

1. The decision set forth herein is based upon representations made and exhibits contained in the project application(s). 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.
2. 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.
3. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval.
4. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
5. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.

6. Any and all signage design and location (including exempt signs) shall comply with KCC 17.510, and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
7. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the KCC. Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
8. This permit application approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
9. Any violation of the conditions of approval shall be grounds to initiate revocation of permit approval(s).
10. KPHD will require sewer building clearance prior to building permit issuance. The applicant shall provide either binding water letters or proof or a construction agreement for a main extension prior to sewer building clearance approval.
11. Artificial outdoor lighting shall be arranged so that the lighting is fully recessed or fully shielded from side view and directed downward and away from surrounding properties. No more than one foot-candle of illumination shall leave the property boundary. Lighting shall be the minimum necessary for safety purposes and be compatible with surrounding properties.
12. Provide an irrigation plan at SDAP submittal.
13. A final landscaping plan is required at SDAP submittal.
14. A Construction Agreement must be entered into between the Developer and Silverdale Water District to build an extension of the water system, all the conditions of the agreement must be satisfied, and all charges must be paid.
15. A Forest Practices Application shall be reviewed and approved by Kitsap County DCD prior to the commencement of any conversion logging of the site. Any proposal to thin or log existing forested areas outside of the project area are subject to the requirement of a timber harvest conversion option harvest plan with Kitsap County DCD to the extent required by County or state regulations.
16. Building Site Applications will be required prior to building permit issuance.
17. Prior to any logging, clearing, or grading of the site, the applicant shall flag all buffer areas including lake, creek and wetland buffers and request an inspection from the DCD. DCD must approve buffer flagging prior to commencement of any on site work.
18. All critical area buffers shall be considered no-cut natural vegetation areas. Any removal of vegetation within the buffer or open space areas shall require prior approval from the DCD. These areas shall be depicted on the face of the plat and marked "Existing Natural Vegetation to Remain".
19. A physical barrier, ie, split rail fence, shall be constructed on all lots which abut open space or buffers. Fencing need not be sight obscuring but should clearly identify the open space/buffer boundary.

20. The final construction drawings shall include detail plans for pedestrian walkways, paths, and road improvements.
21. A Homeowner's Association and 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. The Washington State Legislature adopted updated HOA rules through the Washington Common Interest Ownership Act March 6, 2018, that went into effect July 1, 2018.
22. A Hydraulic Project Approval (HPA) may be required for the drainage features proposed with associated shoreline permit application. Prior to SDAP approval, the applicant shall submit an approved HPA from the Washington State Department of Fish and Wildlife (WDFW) or documentation from WDFW specifying that an HPA is not required.
23. The required SDAP shall demonstrate how the project complies with conditions of approval imposed by the associated shoreline permit.
24. The pedestrian paths identified for public use must be shown in an easement dedicated to the public on the Final Plat. These are limited to the pedestrian connection shown in Tract OS 12 and Tract OS 17 only.
25. Per WAC 173-175, the construction of pond berms that will impound a volume of ten acre-feet or more of water requires review and approval by the Department of Ecology. This approval must be completed prior to issuance of the associated SDAP.
26. Final plat approval will require all wells be decommissioned by a licensed well driller and the septic tanks abandoned per KPHD code. Sewer and water availability will be required for all lots prior to final plat approval.
27. The SDAP review process must confirm that no more, or less, material amount of water shall leave the lake as a result of this improvement.
28. Landscaping for the north, west, and southern borders of the project require partial separation buffers consistent with KCC Section 17.500.027 A. A solid fence or combination of semi-solid fence and vegetation must partially screen the development from adjacent urban residential properties.
29. The face of the final plat shall include a note as follows: Fences shall be maintained in perpetuity to comply with the partial separation buffer requirements of the project.
30. The east border and all stormwater facilities require a solid screen buffer consistent with KCC Section 17.500.027 B. The associated SDAP must show detailed plant spacing, schedule, and implementation notes. All installations must comply with KCC Section 17.500.030 Installation and maintenance.
31. Concurrency capacity reservation certificates must be acquired through the Public Works Department.
32. Critical area buffers or setbacks shall remain undisturbed natural vegetation areas except where the buffer can be enhanced to improve its functional attributes and as Code allows for disturbances in setbacks. Refuse shall not be placed in buffers.

A 150-foot native vegetation buffer shall be retained along the perimeter of the stream as depicted on the approved site plan and in accordance with the Critical Areas Report authored by Ecological Land Services on February 16, 2023 (Revised 6/26/2023 and 4/17/2024) and Habitat Management Plan authored by Ecological Land Services on June 26, 2023 (Revised on 4/17/2024). In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer.

Discovery of critical areas not previously identified, such as wetlands or streams, during the course of clearing or construction shall require an update to the Critical Areas Report. This update shall delineate the wetland(s) and/or stream(s) and provide additional analysis showing the project complies with Kitsap County Code.

33. Danger Trees. Minor pruning, removal, or elimination of danger trees in the buffer may be allowed, subject to approval by the DCD. (360)337-5777
34. Bald Eagles. Approval is conditioned for compliance with the Federal Bald and Golden Eagle Protection Act and the National Bald Eagle Management Guidelines. The applicant is responsible for following all federal setbacks, construction windows and obtaining any federal permits as necessary through the US Fish and Wildlife Service.
35. Prior to final inspection and occupancy, the common boundary between the stream/wetland buffer and the adjacent land shall be permanently identified with critical area buffer signs. A total of 45 Critical Area Ordinance (CAO) signs on the western buffer edge shall be placed along the designated boundary spaced approximately 50-feet apart, visual from sign to sign. Signs must be attached to existing trees with diameter breast height greater than 4 inches. Alternative methods include 4x4 posts, metal posts or split rail fencing. Signs may be requested with any inspection prior to final, but not at final inspection. The consulting habitat biologist shall place the signs.
36. Vegetation planting shall occur as specified in the approved mitigation or enhancement plan produced in support of this permit. Planting of native vegetation shall occur within the first dormant season once the permitted project has been constructed and approved. When planting is complete, the applicant shall submit an as-built plan to DCD for approval prior to requesting the final inspection. Any assignment of savings, financial surety or other like security for performance of the buffer mitigation plan shall be released if planting requirements are satisfied upon completion of the site inspection and as-built approval.
37. Monitoring and maintenance of the planted area shall be conducted for five years, and extended if necessary, after DCD staff approves planting. Monitoring includes live and dead vegetation counts and records of all maintenance activities. Maintenance activities can be defined as, but are not limited to, removal practices on invasive or nuisance vegetation and watering schedules. Monitoring information shall be summarized in a report with photographs depicting conditions of the vegetation and overall site. Monitoring reports are due to DCD annually. If more than 20 percent of the plantings do not survive within any of the monitoring years, the problem areas shall be replanted, and provided with better maintenance

- practices to ensure higher plant survival. The construction of the permitted project is subject to inspections by DCD. Extensions of the monitoring period may be required if original conditions are not met. All maintenance and construction must be done in full compliance with KCC, including the Kitsap County Critical Area Ordinance (Title 19 KCC) and Shoreline Master Program (Title 22 KCC). Any corrections, changes or alterations required by DCD Inspector shall be made prior to additional inspections. Any assignment of savings, financial surety or other like security for maintenance of the buffer mitigation plan shall only be released if monitoring requirements are satisfied in the final year of the monitoring term.
38. Mitigation Planting Bond. A performance bond, assignment of savings, or other like security has been required by the department in an amount necessary to provide for future site monitoring and possible corrective action required for compensatory mitigation projects (one and one-half times the estimated cost of mitigation). Once the project is completed and a maintenance bond is established, the performance bond will be released. The maintenance bond, as determined by the wetland specialist/habitat biologist, will be released upon success of the project, as determined by the metrics in the mitigation plan, and no earlier than five years after completion of the mitigation project or as otherwise established. If the approved mitigation is not completed or fails to meet its success standards, the property owner must agree to a property access release form, with forfeiture of funds after the specified monitoring period. An 85-foot native vegetation buffer must be maintained landward of Ordinary High Water on parcel 102501-2- 004-2006. A 130-foot native vegetation buffer must be maintained landward of Ordinary High Water on parcel 102501-1-016-2004. Both are and shall be depicted on the approved site plan for any subsequent permits. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer.
39. Development shall be subject to the conditions of the geotechnical report associated with this permit and on file at the Department of Community Development, authored by Terra Associates on July 28, 2022 as subsequently amended and updated.
40. Critical Aquifer Recharge Area.
All development in Kitsap County is subject to conditions of Section 19.600.615 Development Standards and subsection A. Category I Critical Aquifer Recharge Areas:
- a. and uses identified in Table 19.600.620 are prohibited in Category I Critical Aquifer Recharge Areas, unless a waiver is granted by the department; and
 - b. Requests for waivers for activities listed in Table 19.600.620 shall include a hydrogeological report (See Chapter 19.700, Special Reports) that includes a detailed risk-benefit analysis that considers credible, worst-case scenarios. The hydrogeological report shall evaluate, where applicable, potential impacts of a proposed land use or activity on both groundwater and surface water quality and quantity. The waiver will be evaluated and treated as a special use review and be reviewed by the department, the health district, affected tribes, and the affected water purveyors.

41. Geologic hazards that may impact a parcel shall require a notice to title for each parcel affected.
42. Walking trails and pedestrian connections, when not sidewalks, shall be a resilient all-weather surface (see Attachment G: Trail Detail) that requires no (or very nominal) care:
 - a. All trail construction shall include standard Clearing Limits as follows:
Brush and branches above 36" above ground level shall be removed to a height of 8' within 3' of trail. All vegetation below 36" height shall be cut back to the width of the trail. Fallen Logs shall be cut flush at the edge of the trail.
 - b. Clearing within the designed trail corridor: Remove all roots and organic debris to a depth of 6" prior to importing crushed rock. Establish design cross-slope in subgrade materials, slope or crown as directed. In areas of significant tree roots, excavate ONLY 4" to subgrade and compact. Provide 4" base course and 2" top course per specifications. Roll compact edges of finish path and blend back to adjacent grade. Finish grade path will be flush or slightly elevated/crowned above adjacent surfaces.
 - c. Import crushed rock following departmental approval of prepared trail bed. Taper edges at a 45-degree angle into the subgrade. Top course shall be flush with finish grade. Provide complete mechanical compaction. Where complete mechanical compaction is impracticable or impossible, compact by hand with appropriate weighted implement.
 - d. Perform site restoration and re-vegetation immediately upon completion of trail and/or related drainage work or as directed by the Engineer.
43. The project shall include off-site improvements to Camp Court NW, and the intersection of Camp Court NW and Island Lake Road, as identified in the Traffic Impact Analysis document. All applicable SDAP and ROW permitting requirements shall apply.
44. Landscaping is required to conceal all retaining walls throughout the project site.
45. The project shall retain existing trees where reasonably feasible.
46. The number of road trees shall equal 1 tree per 25 lineal feet of roadway. Street trees shall comply with 17.500, 17.700 Appendix A, and the tree species listed in the Kitsap County Road Standards Appendices.
47. The project shall comply with 17.490 for all parking requirements, including the number of spaces and design of off-street parking. This includes compliance with bicycle parking requirements (17.490.070) and electric vehicle parking requirements (17.490.080). All parking spaces must be located within 300 feet of the use they intend to serve.
48. The project shall supply sidewalks to connect all parking spaces to the sidewalk network or to community facilities they serve.
49. The project must provide durable trail access up to the property boundary, using construction details noted earlier, to Thackery Place, Emerald Heights Elementary School, and throughout the open space tracts. These trails must be maintained by the Homeowners Association. Trail requirements of this condition may be modified as authorized in Condition No. ~~102 and 103~~ 99 and 100.

50. The project shall incorporate a public transit access location, as depicted on the site plans, centrally located and ADA accessible to anyone within this development.

B. Development Engineering

GENERAL

51. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer and easements for access, construction and maintenance of stormwater facilities on parcel 102501 -1-016-2004 shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.
52. 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.

STORMWATER

53. 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 SDAP from Development Engineering.
54. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Engineering for review and approval. The phasing plan shall, as a minimum, address the following items: Time tables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase; and the extent of drainage improvements to be installed during the various phases.
55. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with KCC Title 12 effective at the time the SDAP application is deemed fully complete. 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 Code in effect at the time of SDAP application.
56. Any project that includes off-site improvements that create additional hard surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with Kitsap County Code Title 12.
57. 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 Alyssa Brewer at 564-669-4922, email alyssa.brewer@ecy.wa.gov. This permit is required prior to issuance of the SDAP. Processing time for NPDES permit is a minimum of 37 days.~~
This permit is required prior to issuance of the SDAP.

58. Per WAC 173-175, the construction of pond berms that will impound a volume of ten acre-feet or more of water requires review and approval by the Department of Ecology. This approval must be completed prior to issuance of the SDAP.
59. 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.
 - a. Any fill site receiving 150 cubic yards or more of material must obtain an SDAP.
 - b. Fill sites receiving 5,000 cubic yards or more, or located within a critical area, must have an engineered SDAP.
 - c. For any fill site receiving less than 150 cubic yards, the SDAP holder shall submit to Kitsap County Department of Community Development load slips indicating the location of the receiving site and the quantity of material received by said site.
60. The application indicates that a significant quantity of grading material will be imported to and/or exported from the site. Typically, this means five or more trucks entering/leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan.
61. All retention facilities shall be a minimum of 200 feet from any slope steeper than 30%. This distance may be reduced based on a geotechnical engineering report. That analysis shall be prepared by a Civil Engineer licensed in the State of Washington, knowledgeable in the practice of soils engineering and mechanics. The analysis shall address the effects of groundwater infiltration, seepage, potential slip planes, and changes in soil bearing strength. The proposed facilities shall be designed following the recommendations of the geotechnical analysis.
62. 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 note:
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 and may require a Site Development Activity Permit.
63. The following shall be added to the face of the Final Plat, under the heading Notes and Restrictions:
 - a. Maintenance of roof and yard drains and appurtenances shall be the responsibility of the individual homeowners.
 - b. All runoff from roof and yard drains must be directed so as not to adversely affect adjacent properties.
 - c. All lots are obligated to accept road drainage at the natural locations after the grading of streets is complete.
 - d. This Plat is subject to all elements of the Declaration of Covenant Conditions and Restrictions (CC&R's) recorded under Auditor File Number [#####].
 - e. No owner or occupant may obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers or storm drains. It is expressly understood that any alteration of the water flow shall be completed only after approval by Kitsap County Department of Community Development.
64. The Final Plat shall include the following under the heading Easements:

- a. All storm sewer easements are granted to Kitsap County for operations and maintenance of storm drainage facilities.
 - b. A permanent storm drainage easement is granted to Kitsap County for the purpose of operation and maintenance of storm drainage facilities on and across all Tracts.
65. 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.
 66. Prior to recording the Final Plat, 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.
 67. All publicly maintained drainage systems outside public dedicated right of way shall be located either in a tract dedicated to Kitsap County or in an easement, granted to Kitsap County, for ingress, egress, operations and maintenance of the stormwater facilities contained therein.
 68. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before requesting final inspection for the SDAPs (or for the Building Permit if an SDAP is not required) 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.
 69. Upon completion of the ~~storm drainage facilities~~ internal public roads, the developer will be required to post a two-year maintenance bond for the ~~facility~~ internal public roads. The developer will be responsible for providing regular and adequate maintenance during this two-year period and supportive maintenance records. At the end of this time, the County will inspect the ~~system roads~~ and, when all (if any) requested improvements made during the maintenance bond period have been completed, the ~~facility roads~~ is are acceptable, and 80% of the homes have been completed, the County will take over maintenance and operation ~~of the system~~. Wording to this effect must appear on the plat and in the covenants before final recording. Areas proposed to be maintained by the County that are not in the public right-of-way must be shown as a separate tract(s) ~~public or drainage easement/s~~ with Kitsap County being designated as the grantee.
 70. 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.

TRAFFIC AND ROADS

71. At building permit application, submit Kitsap County Public Works Form 1601 for issuance of a concurrency certificate, as required by Kitsap County Code 20.04.030, Transportation Concurrency.
72. Prior to recording the Final Plat, vehicular access shall be constructed to provide access to all proposed lots.
73. Public roads shall not exceed 12% grade or less depending on the road classification per Kitsap County Road Standards.
74. The interior roads of the proposed plat shall be designed and constructed in accordance with Kitsap County Code 11.22 and the Kitsap County Road Standards for a local access road or an approved higher standard unless accepted as private roads. Roads shall be publicly maintained and the right-of-way dedicated to Kitsap County as proposed unless accepted as private roads.
75. The interior roads of the proposed plat shall be designed and constructed in accordance with Fire Marshal standards for emergency vehicular access.
76. The following shall appear on the face of the Final Plat, under the heading Conditions:
 - a. Should the applicant or their successors or assigns choose to dedicate private roads to Kitsap County, it shall be subject to further review by Kitsap County Development Services and Engineering. All improvements necessary to bring said road to the then current Kitsap County standards shall be done, at no expense to the County, prior to being accepted into the Kitsap County road system for maintenance.
 - b. All lots shall access from interior roads only.
 - c. 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.
 - d. 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.
77. The developer shall request that the Board of Kitsap County Commissioners transfer tax title lands into the Kitsap County road system as indicated on the preliminary plat as amended, and said lands shall have been transferred prior to construction plan acceptance.
78. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction and shall be inspected accordingly.
79. 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 accepted construction plans. In addition, Development Engineering reserves the right to

- require that covenants be recorded to address special maintenance requirements depending on final design.
80. Interior plat roads shall be constructed to current County standards and deeded as public right-of-way unless accepted as private roads.
 81. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on existing fronting roads where access is proposed. The cross-sections shall show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections shall also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
 82. The Site Development Activity Permit shall include plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county or state rights-of-way. Approaches to county rights of way shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Approaches to state rights of way shall be designed in accordance with current WSDOT standards. Existing approaches may need to be improved to meet current standards.
 83. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
 84. The developer's engineer shall certify that there is adequate entering sight distance at all project intersections with County rights of way or State rights of way. 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 for County rights of way and shall meet WSDOT standards for state rights of way. The certification shall also note necessary measures to correct and maintain the minimum sight triangle. The required information shall be submitted with the SDAP, or with the commercial building permit application if a SDAP is not required.
 85. 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, Manual on Uniform Traffic Control Devices (MUTCD), National Electrical Manufacturer's Association (NEMA), National Electrical Code (NEC), Washington State Department of Transportation (WSDOT) Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA).
 86. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time.

SURVEY

87. A Final Short/Large Lot/Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.

88. All private roads shall be labeled as tracts and constructed in accordance to Fire Code requirements. Ten-foot widths for utility easements shall be provided on each side of private road tracts.
89. 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.

PUBLIC WORKS SEWER

90. Kitsap County sanitary sewer is available for the project. The 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.
91. A Sewer Availability Agreement account(s) must be kept current and in good standing through the approval date for this permit.

SOLID WASTE

92. Prior to SDAP approval, applicant shall provide documentation from the solid waste/recycling service provider that their requirements for this project have been met. Waste Management Northwest can be reached at pnwcmsservices@wm.com or 1-800-592-9995; their website is <http://wmnorthwest.com/kitsap/index.html>

OTHER

93. 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.
 94. Rock and retaining walls shall meet all applicable setback requirements of Vol. II, Chapter 9 of the Kitsap County Stormwater Drainage Manual.
- C. Fire Safety
95. Fire apparatus access shall be clear and unobstructed at all times during construction.
 96. Plans have been redlined for hydrant relocation. Final plan shall reflect changes.
- D. Hearing Examiner Added Conditions
97. In assessing infiltration feasibility, as identified in Finding of Fact No. 6B2d the Applicant shall use the measured infiltration rate, shall not apply the hydraulic gradient to compute the measured infiltration rate and shall not employ grain size analysis. If infiltration proves feasible the project shall be redesigned accordingly. The Applicant shall revise its feasibility analysis and implement any design revisions prior to SDAP and final plat approval.
 1. The Applicant shall resolve any property ownership gap existing between project boundaries and the pedestrian access proposed for Thackery Place prior to SDAP and final plat approval. The pedestrian connection may be removed if it cannot be reasonably be permitted ~~resolved~~ and permitting staff does not require any

reasonable alternatives; such determination of “reasonableness” shall be made by DCD.

2. The pedestrian connection to Emerald Heights Elementary School shall be redesigned prior to final plat and SDAP approval to prevent unsafe access to elementary school grounds. Permitting staff may require fencing, alternative routes or other measures to protect school children from general public access.
 3. The Applicant shall improve shoulders along one side of Island Road NW from the project site to Lakeridge Circle NW in areas where sufficient undeveloped right of way is available, excluding privately landscaped or developed areas, to provide safe walking areas as reasonably available outside the travelled portion of the walkway. In the alternative the Applicant may agree to install pedestrian pathways as found consistent with County road standards by County public works staff.
 4. If not done so already, the Applicant shall acquire verification from North Kitsap School District No. 400 that all school bus stops will be located on site. If any bus stop is not located on site the Applicant shall install off-site improvements to the extent necessary as determined by permitting staff to assure safe walking conditions to and from the school bus stop(s). Such improvements may require additional agreements and permitting not addressed by approval of this application.
 5. The owner of the dock and beach area of the project site shall be responsible for ensuring that the beach and dock areas of the project site within the proposed no trespass areas are not used for recreational purposes. If this beach and/or dock area is used for recreational purposes a total more than eight times per month for three consecutive months, the current owner of those areas shall have the options o(1) to remove the dock and revegetate the beach within 120 days of demand by the County, or (2) applying for an amendment to this approved shoreline conditional use permit within 60 days of demand that results in authorized use of the beach and dock.
 6. The footbridge accessing the beach of the project site to the extent located on the projects site shall be blocked from pedestrian access and posted as no trespass.
 7. Dispersion trenches for roof drainage shall be installed in the open space tracts to the extent reasonably practicable and not inconsistent with recreational and critical area functions.
- E. Ecology Conditions of Approval.
8. The applicant shall comply with the revised site plans dated October 13, 2025 and sent to Ecology on October 14, 2025.
Vegetation clearing within shoreline jurisdiction shall be minimized in constructing the proposed fill slopes and soil-retaining structures. Prior to any development activities authorized by this permit, the applicant shall submit to Ecology a plan that illustrates the following:
 - a. The extent of vegetation clearing necessary within shoreline jurisdiction to construct the proposed fill slopes and soil retaining structures associated with the plat,
 - b. Tree protection measures, such as construction exclusion fencing or other protections to ensure the health of remaining trees adjacent to the work area,

- c. Temporary erosion and sedimentation control measures to be employed to protect the water quality of Island Lake and its associated wetlands,
- d. Revegetation plan to restore areas disturbed within shoreline jurisdiction with native trees, shrubs and groundcover, and
- e. Any additional development in shoreline jurisdiction, including stormwater infrastructure.

The applicant shall submit the plan to smp@ecy.wa.gov with the label "2025-NWRO-8807 Clearing and Grading." Upon receipt. Ecology will review and provide a decision on the plan for consistency with this condition within 30 days.

- 9. No vegetation removal within shoreline jurisdiction shall occur outside of areas authorized by this permit, with the exceptions of hazard trees and invasive or non-native vegetation as part of restoration or enhancement projects, as allowed by Kitsap County Code.

Prior to submittal of the plat for final approval by Kitsap County, the applicant/owner shall create a community shoreline access plan that includes the following:

The location of areas on the property where the community has access (existing trails, docks, amphitheater, etc.) and where they do not (existing buffer areas, forested areas, etc.),

- a. Critical areas and their buffers, where access is not allowed,
- b. Location of upland storage of hand-launchable watercraft such as canoes, kayaks and paddle boards.
- c. Location of solid waste disposal bins.

The plan shall also include conditions that do the following:

- d. Prohibit the use of existing docks on the property for moorage of vessels/watercraft,
- e. Prohibit or control pet use of community access areas (leash requirements, pet waste stations and disposal, etc.),
- f. Establish appropriate hours of use,
- g. Prohibit or control campfires,
- h. Prohibit or control limited motor vehicle access with exception of necessary emergency access (first responders, etc.),
- i. Establish a mechanism for solid waste management and disposal,
- j. Provide an appropriate mechanism to address security,
- k. Address maintenance of docks and other existing infrastructure, and
- l. Provide appropriate mechanisms for enforcement of rules and associated restoration of damage to critical areas and buffers.

The applicant shall submit the plan to smp@ecy.wa.gov with the label "2025-NWRO-8807 Community Shoreline Access Plan." Upon receipt of the plan, Ecology will review and provide a decision approving or denying the plan based on consistency with this condition within 30 days.

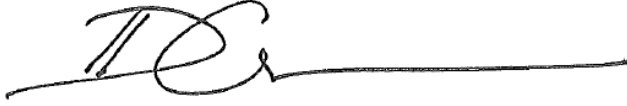
The Ecology-approved community access plan shall be referenced on the face of the plat as part of final plat approval by Kitsap County.

10. The property owner hereby authorizes Department of Ecology staff to access the subject property for the purposes of compliance inspections associated with this permit. Except otherwise conditioned by this approval, such right of access shall begin from the date of the receipt of this letter and extend for a period of five years following project completion. Ecology staff must provide reasonable notice to the applicant or their designee prior to coming onto the site.

The applicant shall work with Kitsap County to produce any revisions or addenda to approved local permits necessary for consistency with this decision and with the site plans dated October 13, 2025.

11. The applicant shall provide an Inadvertent Discovery Plan (IDP) which outlines procedures for supervisors and construction personnel when archaeological materials or human remains are identified during construction activities such as trenching, grading, bulkhead removal, or other ground disturbance. These procedures shall be followed to meet permit requirements and state and federal laws. The IDP should always be kept at the project site during all project activities, and all personnel onsite should be familiar with its contents and know where to find it. The project proponent and contractor shall notify Suquamish Tribe archaeologists of the planned start date of construction at least two weeks prior to the start of ground disturbing activities.
12. Prior to recording the Final Plat, all work associated with the required Site Development Activity Permit and any other associated Site Development Activity permits shall be completed, including approval of all required inspections, and submittal of all engineer's certifications or other documentation required by the Site Development Activity Permit.

Report prepared by



Darren Gurnee, Planning Supervisor and Project Lead

5/22/2026

Date

Report approved by



Scott Diener, Planning Manager

6/25/2026

Date

- Attachment A: Project Site Plan
- Attachment B: Public and Private Road System
- Attachment C: Preliminary Plat Amendment Site Plan
- Attachment D: Zoning Map
- Attachment E: Aerial Imagery
- Attachment F: Critical Areas Map
- Attachment G: Shoreline Designation Map
- Attachment H: Existing Conditions Map
- Attachment I: Trail Construction Detail

CC:

Applicant: Sequoia Spring III LLC, max@bluefern.com; Core Design, Inc, permits@coredesigninc.com

Owner: Sequoia Spring III LLC, max@bluefern.com; Ben Paulus - Blue Fern, ben@bluefern.com

Engineer: Heavrin, Holli, HHeavrin@coredesigninc.com

Surveyor: Core Design, Inc, permits@coredesigninc.com

Project Representative: Anna Drumheller, anna@bluefern.com; Michelle Branley, michelle@bluefern.com

Interested Parties: Taylor Harriman - Suquamish Tribe Archaeologist, tharriman@suquamish.nsn.us; John & Toni Center, jjcenter59@gmail.com

SEPA Appellants: Anna Drumheller, anna@bluefern.com; Michelle Branley, michelle@bluefern.com; David Shorett, dshorett@comcast.net; Donald Fenton, dlfent@yahoo.com; Friends of Island Lake, *NO CONTACT INFORMATION PROVIDED*

Kitsap County Public Works Dept., MS-26

Kitsap County Health District, MS-30

Staff Report: 26-00112 Preliminary Plat Amend Minor - Meadowview

DCD Staff Planner: Darren Gurnee

Parks

Navy

DE & PEP

Kitsap Transit

Central Kitsap Fire District

North Kitsap Fire District

Central Kitsap School District

North Kitsap School District

Puget Sound Energy

Water Purveyor – Silverdale Water District

Sewer Purveyor – Kitsap County Public Works

Point No Point Treaty Council

Suquamish Tribe

Port Gamble S'Klallam Tribe

Squaxin Island Tribe

Puyallup Tribe

WA Dept of Fish & Wildlife

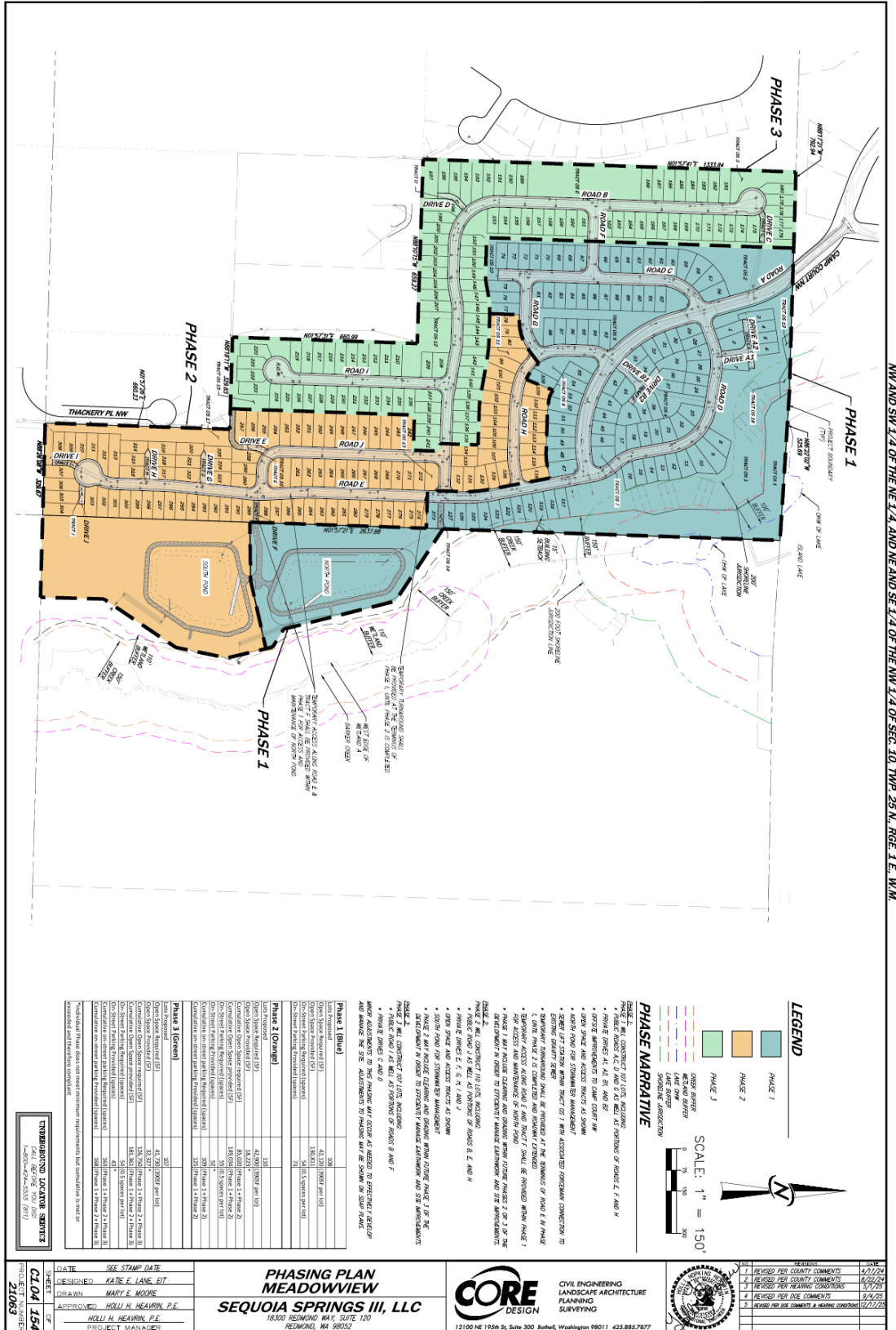
WA Dept of Transportation/Aviation

WA State Dept of Ecology-SEPA

WA State Dept of Ecology-Wetland Review

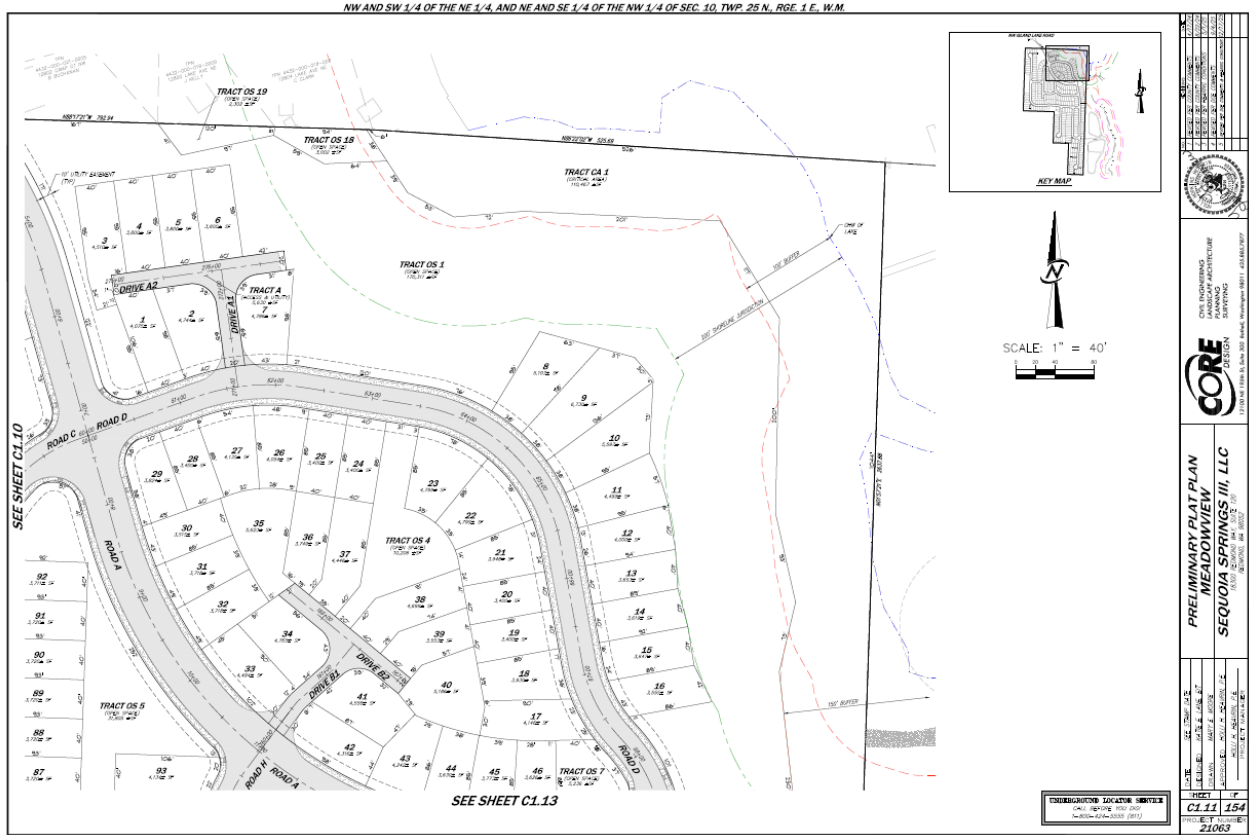
WA State Dept of Transportation

Attachment A: Project Site Plan

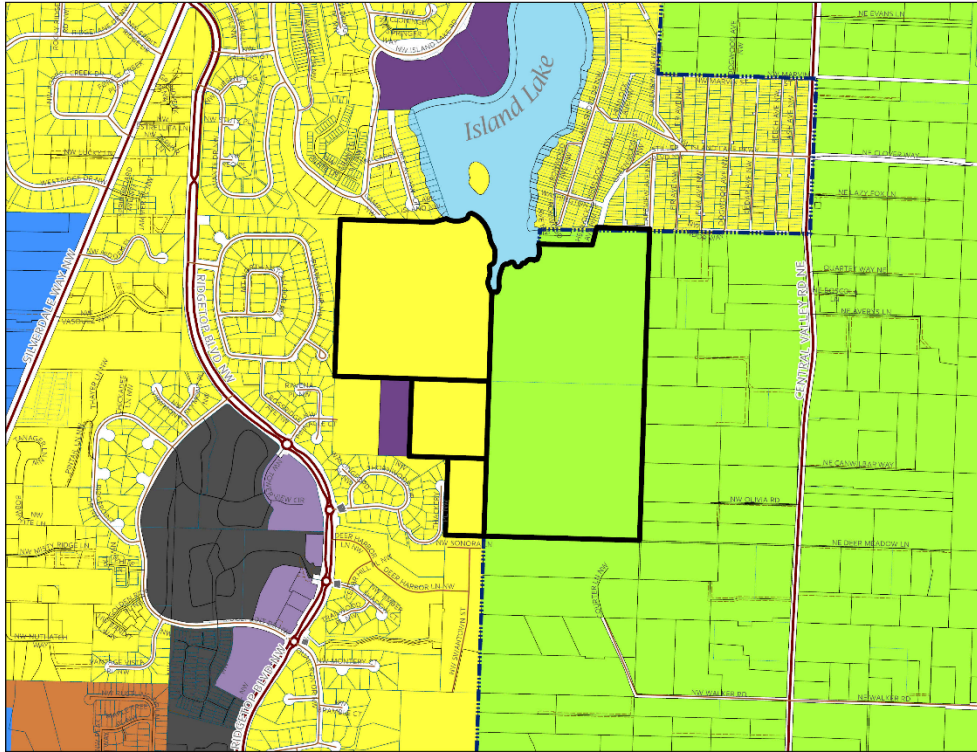


Staff Report: 26-00112 Preliminary Plat Amend Minor - Meadowview

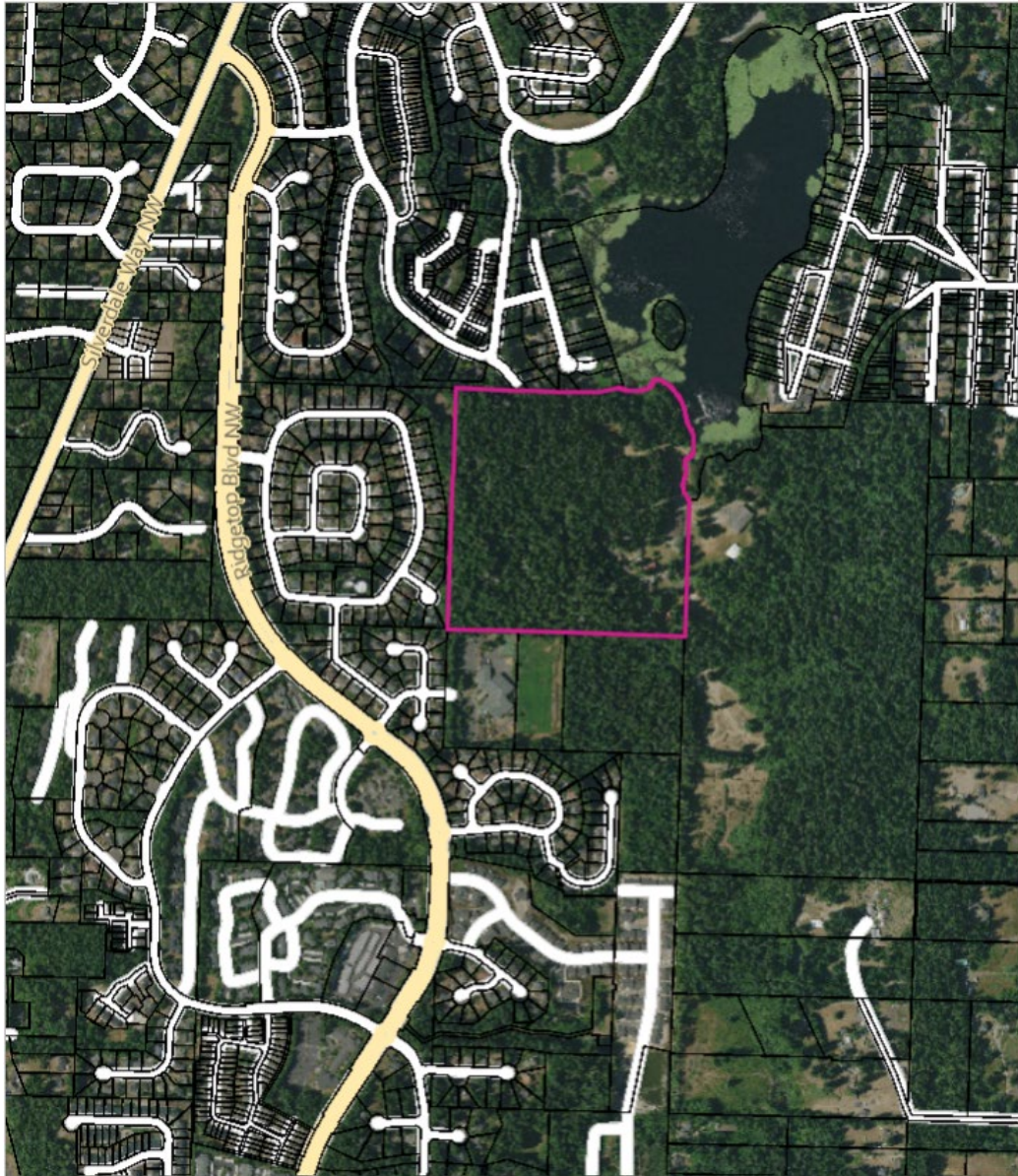
Attachment C: Preliminary Plat Amendment Site Plan



Attachment D: Zoning Map



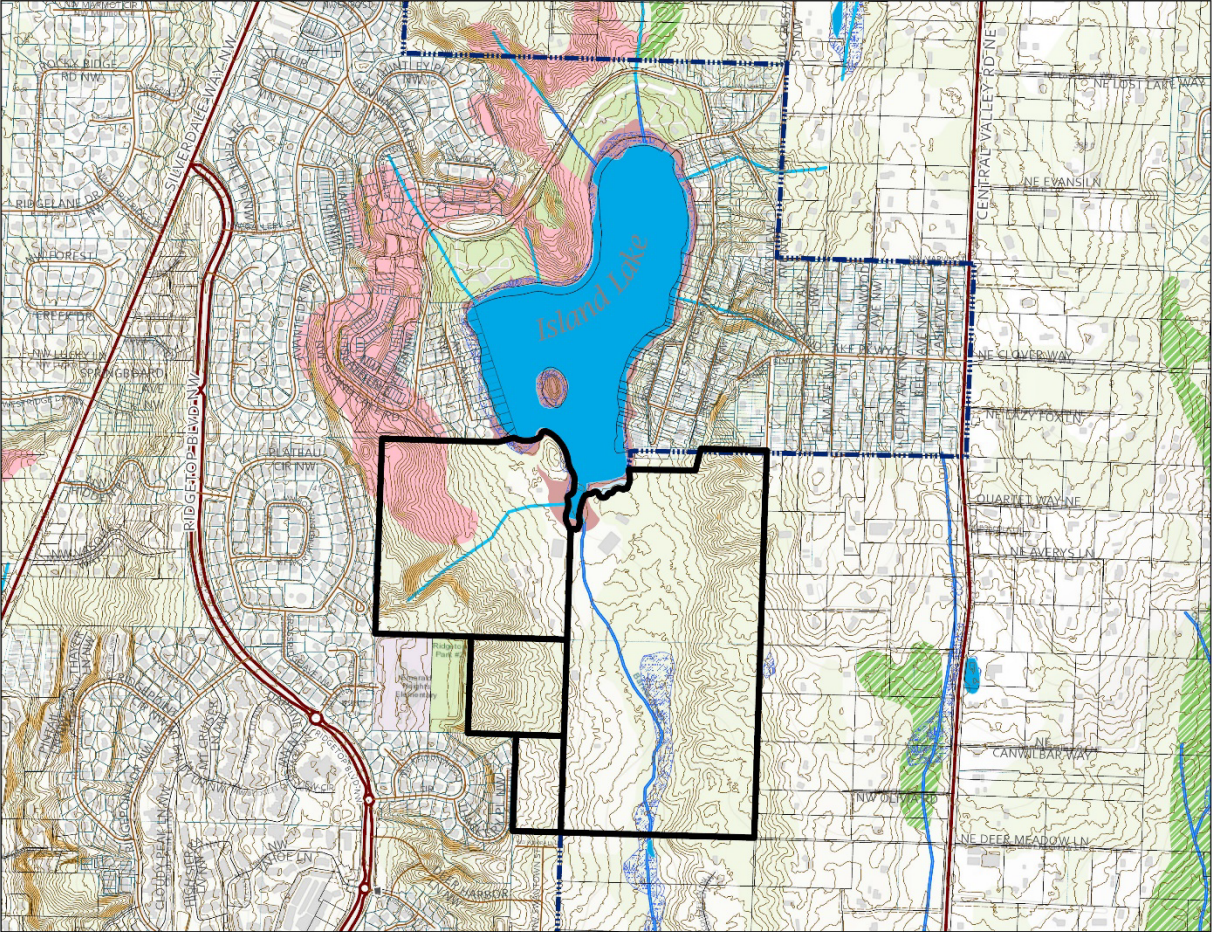
Attachment E: Aerial Imagery



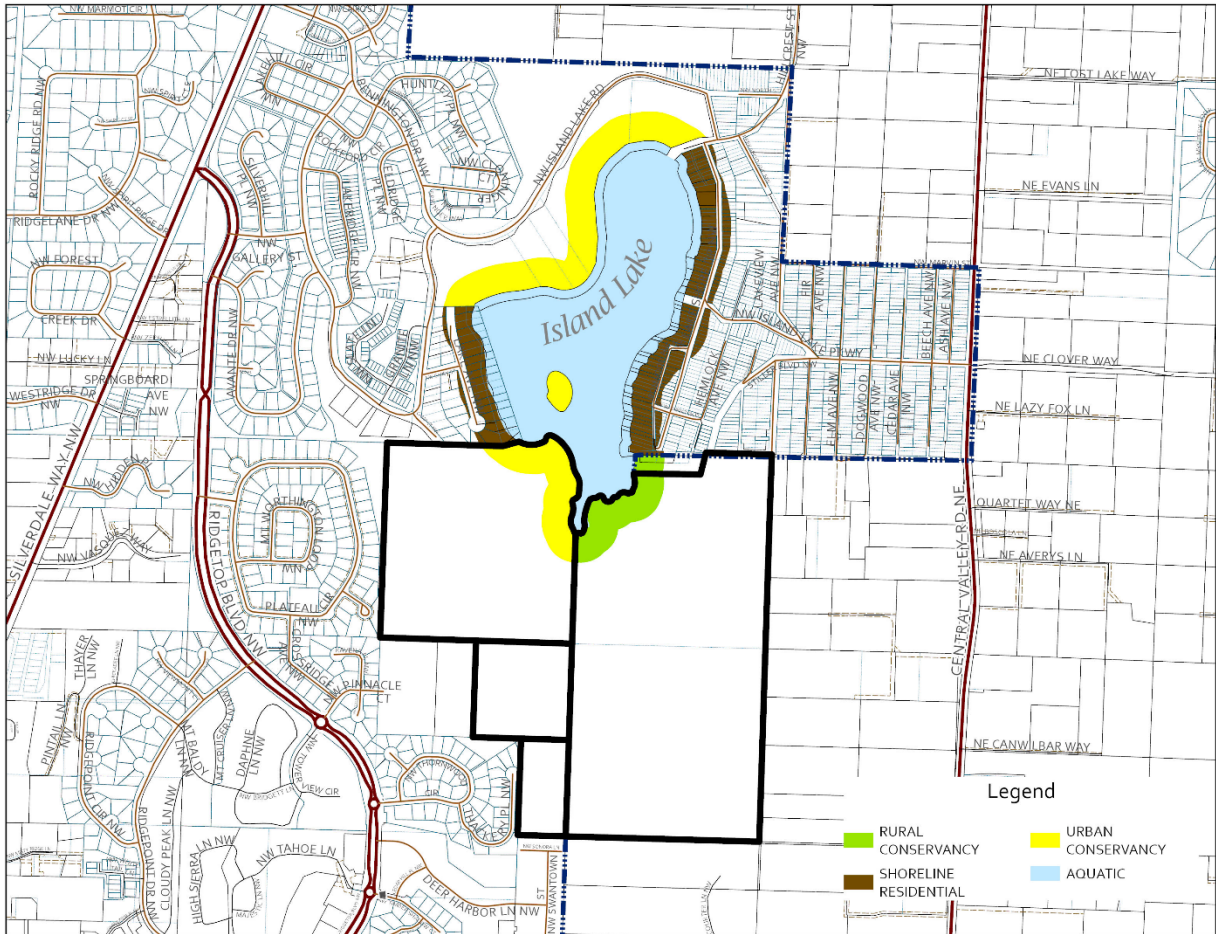
*** This map is not a substitute for field survey ***

1,000 ft

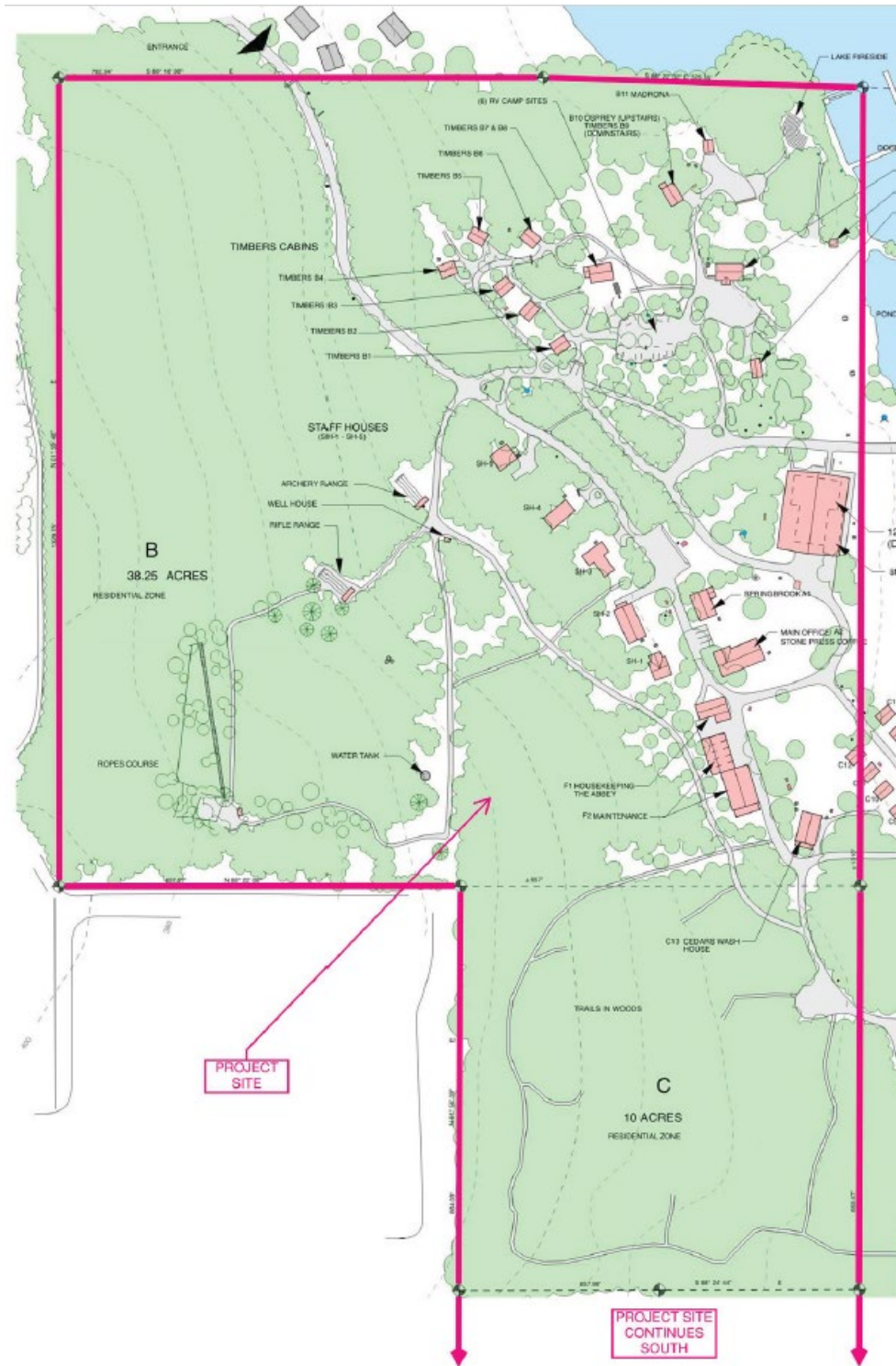
Attachment F: Critical Areas Map



Attachment G: Shoreline Designations Map



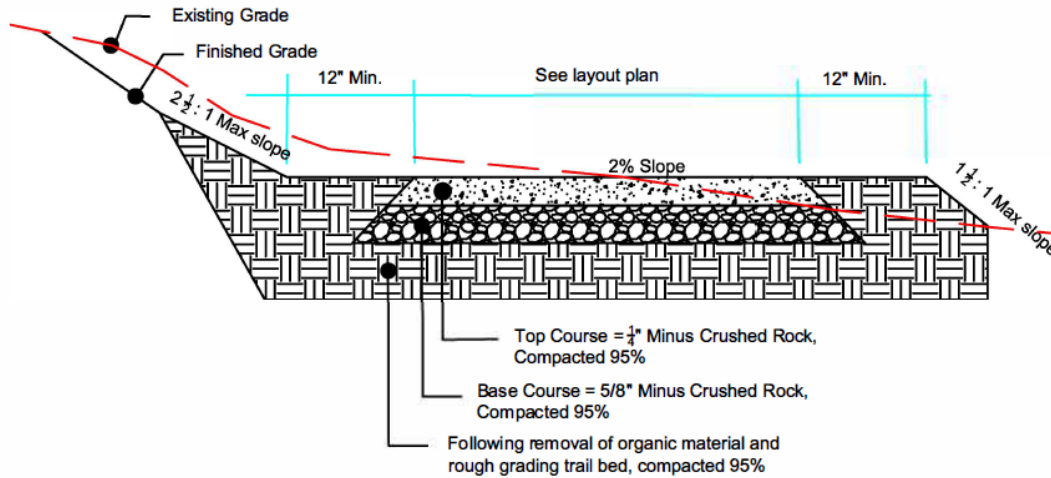
Attachment H: Existing Conditions





Kitsap County Department of Community Development

Attachment I: Trail Construction Detail



General Notes:

- 1.) All trail construction shall include standard Clearing Limits as follows:
Brush and branches above 36" above ground level shall be removed to a height of 8' within 3' of trail. All vegetation below 36" height shall be cut back to the width of the trail. Fallen Logs shall be cut flush at the edge of the trail.
- 2.) Clearing within the designed trail corridor: Remove all roots and organic debris to a depth of 6" prior to importing crushed rock. Establish design cross-slope in subgrade materials, slope or crown as directed. In areas of significant tree roots, excavate ONLY 4" to subgrade and compact. Provide 4" base course and 2" top course per specifications. Roll compact edges of finish path and blend back to adjacent grade. Finish grade path will be flush or slightly elevated/crowned above adjacent surfaces.
- 3.) Import crushed rock following departmental approval of prepared trail bed. Taper edges at a 45-degree angle into the subgrade. Top course shall be flush with finish grade. Provide complete mechanical compaction. Where complete mechanical compaction is impracticable or impossible, compact by hand with appropriate weighted implement.
- 4.) Perform site restoration and re-vegetation immediately upon completion of trail and/or related drainage work or as directed by the Engineer.

CRUSHED GRAVEL PAVING DETAIL