

Royal Valley / Gluds Pond

State of Development and Next Steps

Notes to the reader: This document will review land division and development FAQs and provide status of Royal Valley and Gluds Pond applications as of 3-14-25. To find Kitsap County code, referenced throughout the below discussion, Google 'Kitsap County Code'. Exhibits for applications are shown at the end of the document.

FREQUENTLY ASKED QUESTIONS

What is the Preliminary Plat (P-Plat) process?

A P-Plat project applies to 10 lots or greater and allows land to be divided in a manner consistent with several KCC Titles, with Title 16 Land Division and Development being the primary development code (see KCC 16.04-16.40) and Title 21 Land Use and Development Procedures guiding the process of review (from Notice of Application through Notice of Decision). P-Plat apps require a public hearing and if approved are considered the 'parent approval'. Subsequent associated permits do not need to be noticed (under logic that once a P-Plat is approved, it is reasonable and normal to expect follow-on permit apps, like clearing/grading and building permits). The application must demonstrate a 60% level of feasibility of the proposed project and proposed infrastructure. During a P-Plat, the State Environmental Policy Act (SEPA) (see KCC 18.04) requires a review of environmental impact and often requires mitigating conditions. This typically takes 2 forms—a Determination of Non-significance (DNS) where adequate conditions have been proposed by the applicant, or a Mitigated Determination of Non-significance (MDNS) where adequate conditions have been added by DCD. Notice occurs to parties 800' from the exterior of the property with some provisions to notice further.

What is the Site Development Activity Permit (SDAP) process?

The SDAP is the permit allowing the site to be contoured and graded, and for utilities and infrastructure to be placed (see KCC Title 12 Stormwater Drainage). The SDAP proves the 60% concept in the P-Plat is feasible and valid. The SDAP is also reviewed against the P-Plat approval to make sure there is consistency with the Hearing Examiner's decision. One of the primary objectives of SDAPs is to manage stormwater during the development process with final stormwater facilities to be dedicated to the County for future maintenance. Once the SDAP is approved, the Final Plat (F-Plat) becomes eligible to be recorded. Upon recordation with the Auditors Office and the receipt of tax lot numbers, the property becomes eligible for building permits and home development.

Why is tree removal occurring?

Tree removal occurs for a number of reasons. Most often it is to 'clear and grade' the site for suitable lot creation (trees are a type of vegetation in KCC Title 12 Stormwater Drainage; see also KCC 17.500). Tree removal at or in buffers is often necessary due to diseased trees (eg, laminar

root rot) and to prevent the spread of disease (which may mean pulling stumps). Ideally, tree removal results in creating tree snags (ie, dropping a tree and leaving it for habitat). At other times, DCD and applicants alike have experienced over-zealous loggers who will ‘poach’ a tree beyond the clearing limits. If tree removal results in more visibility through the trees, DCD often requires replantings. DCD Development Engineering Inspectors visit sites frequently, often daily, to ensure the applicant and their contractors are mindful of clearing limits.

How are transportation impacts addressed?

The 2020 Kitsap County Road Standards, prepared by Public Works (shown on their home page under *Plan Your Project*), informs on required local transportation requirements and design standards. Traffic impacts are analyzed through a Traffic Impact Assessment (TIA) provided by a consultant to the applicant. The TIA is reviewed by Kitsap County, which informs on what traffic infrastructure improvements may be needed, such as turn pockets, round-a-bouts, or stop lights. Often the TIA will recommend improvements to a state highway. In those instances the State Dept of Transportation is the lead authority for reviewing the TIA, accepting the TIA, and requiring improvement projects. Those improvements must be constructed as part of the appropriate SDAP.

How are buffers modified?

There are a few ways to modify buffer widths. Wetlands buffers are discussed at KCC 19.200 and are the subject of this discussion; stream buffers are shown at KCC 19.300.

- 1) Buffer widths may be modified via buffer averaging—a process where a buffer may be reduced in one area in exchange for at least a like-sized increase in another area. Several criteria must be met, and key criteria include: the change is the minimum needed to accommodate a need (eg, to provide for access to a site), a study to show no adverse impact to the feature being protected (eg, wetlands), and width reductions may not exceed 50 to 75% of the original buffer depending on the importance of the feature being protected.
- 2) Where buffer averaging is not feasible, an applicant may apply for an Administrative Buffer Reduction. In this instance, the applicant must demonstrate the reduction is the minimal needed to accommodate the proposed use and the reduction must provide as great or greater functions and values as would be provided under the standard buffer requirement. This may be accomplished through enhancement of a degraded buffer. There are review standards and limits to Administrative Buffer Reductions, some of which require buffer enhancement of degraded buffer areas, retention of native vegetation on other portions of the site to maintain habitat or offset habitat loss, or minimizing impacts from the built environment.
- 3) A buffer reduction Variance may be applied for if the prior approaches cannot be implemented. KCC 19.100.135 allows for a variance when all of several criteria are met, and key criteria include: the strict application of the code would deny a reasonable use of the property, the request is a function of special circumstances (eg, size, shape, topography), the variance will not result in substantial detrimental impacts to the critical area, the request is the minimum necessary, no other practicable or reasonable alternative exists, and, when required, a mitigation plan has been submitted which meets the mitigation requirements of KCC 19.200.230.

Are existing landscaped vegetative buffers required to remain?

KCC 17.500 stipulates native vegetation is preferred, while non-native vegetation may be removed and replaced with native vegetation. In the instance of residential subdivision, a 'buffer of twenty-five to fifty feet of sight-obscuring, screening vegetation shall be provided.' (KCC 17.500.027.B.2) However, the Director of DCD has codified authority to modify this requirement when considering safety concerns (eg, wind-throw). Additionally, if the native buffer has high branches which allow visibility through the screening, additional plantings of evergreen trees, planted 10' on center, may be required. It has been observed in areas around the County that even wider vegetated areas allow some visibility 'through the forest', and the Director will exercise reasonable requirements to comply with buffer code. Site assessment of existing vegetation shall be performed in conformance with the Kitsap County Stormwater Design Manual.

What is the requirement to replace vegetation and when is that accomplished?

Any tree that is removed inside the buffer (through grading or natural means, such as windthrow) is required to be replaced at a 3-1 ratio (3 trees replaced for every 1 removed). However, these won't be replaced immediately. Just like when you build a home, landscaping is the last thing you do. Otherwise, a lot of what you plant will be killed as anyone working on the house continues to walk across and trample all these beautiful things that were newly planted. Same goes here. The replacement of trees and all other buffering (a combination of natural tree planting, natural ground cover, and fencing) won't be completed until the lots are developed. And certificates of occupancy won't be issued until DCD inspectors verify the replacement trees and ground cover have been planted and meet sight obscuration requirements.

What is the Final Plat (F-Plat) process?

The F-Plat is the final recorded plat map with all appropriate agency and KC department signatures. The F-Plat is compared against the SDAP to make sure all conditions are carried forward. At this point, the application is a perfunctory process and F-Plat review and approval typically occurs under 30 days. F-Plats are regulated by KCC 16.40.050.

What is the construction Process?

Once a F-Plat is recorded and tax ID numbers have been issued for lots, the applicant will apply for building permits. These are considered ministerial (ie, Type 1) and no notice is given for building permit applications. The construction cycle has several inspection stages before a final Certificate of Occupancy is issued. KCC Title 14 *Building and Construction* references the International Residential Code Requirements and local amendments thereto and also references International Building Code and amendments thereto. These are prescriptive requirements.

PROJECT STATUS

20-05572 Preliminary Plat – Approved 11-25-20

Scope: Subdivide 46 acres into 159 single-family, detached lots. Narrative provided with original application by Rush:

A. Project Summary and Background

Rush Development Company, Inc. (Rush) proposes to subdivide 46.09 acres of Urban Cluster Residential (UCR) zoned property located along NE Waaga Way/SR 303 into 159 single-family, detached lots (Figure 1). The 46.09--acre Royal Valley Preliminary Plat site is comprised of resultant Parcels 1 and 2 of a segregation survey recorded on June 23, 2020 (AFN 202007230105, Appendix A) which segregated parent parcel 122501-3-030-2008 (116.5 acres) into five resultant parcels:

142501-3-034-2004 - Parcel 1

142501-3-035-2003 - Parcel 2

142501-3-036-2002 - Parcel 3

142501-3-037-2001 - Parcel 4

142501-4-050-2001 - Parcel 5

Resultant Parcels 3 through 5 are not part of the proposed Plat boundary. However, access and utilities to the Plat will be through Parcels 3 through 5, project export is proposed to be placed on Parcels 3 through 5, Plat residents will be provided pedestrian access to Nadean Park on Parcel 5. and provisions for future interconnectivity of access and utilities from Parcel 5 to the adjacent UCR parcel (142501-4-013-2007) is contemplated.

Other than grading and access and utilities to be constructed for serving the Plat, Rush anticipates further development of Parcels 3 through 5 to be under one or more future development review and approval processes. While project details are currently unknown, preliminary planning is underway to ensure future development plans are consistent with the requirements of the UCR zone and result in a unified development pattern between the Royal Valley Plat and these parcels. Future projects are anticipated to be residential in nature with potential commercial uses commensurate with residential neighborhoods. Future projects will be interconnected with the proposed Plat by roadways, pedestrian linkages, open spaces, and park areas to be maintained by a common property owners association.

SEPA: The County acted as lead agency and analyzed the environmental impacts of the proposed preliminary plat, as required by the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW). The County reviewed the Applicant's environmental checklist and other information on file and determined, with mitigation measures, the proposal would not have a probable significant adverse impact on the environment. Accordingly, the County issued a Mitigated Determination of Nonsignificance (MDNS) on August 26, 2021. The County sent its determination to reviewing government agencies the same day and, on August 27, 2021, published its determination in the *Kitsap Sun*, with a comment and appeal deadline of September 10, 2021.

21-05597 SDAP – Re-issued 5-27-22

Scope: Mass grading and clearing of land approved with P-Plat and in coordination with approval conditions of the P-Plat. The last inspection by a DCD Development Engineering Inspector was on 3-13-25; the next inspection is scheduled for 3-17-25, unless there is a moderate+ rain event before.

22-01031 SDAP-LSUB – Issued 10-29-24

Scope: Specific grading and infrastructure development for lots approved with P-Plat and in coordination with approval conditions of the P-Plat. The last inspection by a DCD Current Planner was on 3-13-25.

22-06204 SDAP-COMM – Returned to Applicant 2-5-25 (Information Request)

Scope: This is SDAP grading and infrastructure work for the Royal Valley Connector Road and Gluds Pond Apartments. The apartments are an outright permitted use in KCC 17.410. See attached narrative. A response to the DCD Information Request has been received from the applicant, but staff has not finished review of the response. Once the application is determined Technically Complete, a SEPA Determination will be sent out to the neighbors and interested parties.

23-00822 P-Plat Amendment-Minor – Approved 6-18-24

Scope: The amendment reduced the lot count in the SW part of the plat from 159 lots to 140 lots. A SEPA Addendum to the P-Plat MDNS was issued 5-29-24. Per KCC 21.04.265, the change is considered minor and was processed as an Administrative change (ie, Type II).

23-04238 P-Plat – In review

Scope: The application was declared complete 9-21-23. The last response to a DCD Information Request was received 12-31-24. The applicant's response includes a change in the mix of housing unit, adding more multi-family buildings in the central portion of the P-Plat where there will be a combination of attached and detached single-family units. The proposed uses are consistent with the Urban Cluster Reserve. This application is tied directly to, and will be processed with, the PBD noted immediately below. Once this application and the PBD are determined Technically Complete, a joint SEPA Determination will be sent out to the neighbors and interested parties.

23-03870 Performance Based Development – In review

Scope: The PBD application was declared complete 9-7-23. The PBD is seeking deviation to lot sizes, as allowed in KCC 17.450, in exchange for increased recreational and open space dedications (see page 8+ of the Narrative). This application is tied directly to, and will be processed with, the P-Plat noted immediately above. Once this application and the P-Plat are determined Technically Complete, a joint SEPA Determination will be sent out to the neighbors and interested parties.

Gluds Pond, eastern-most parcel – 142501-4-013-2007

No permit applications have been received.

[illegible]

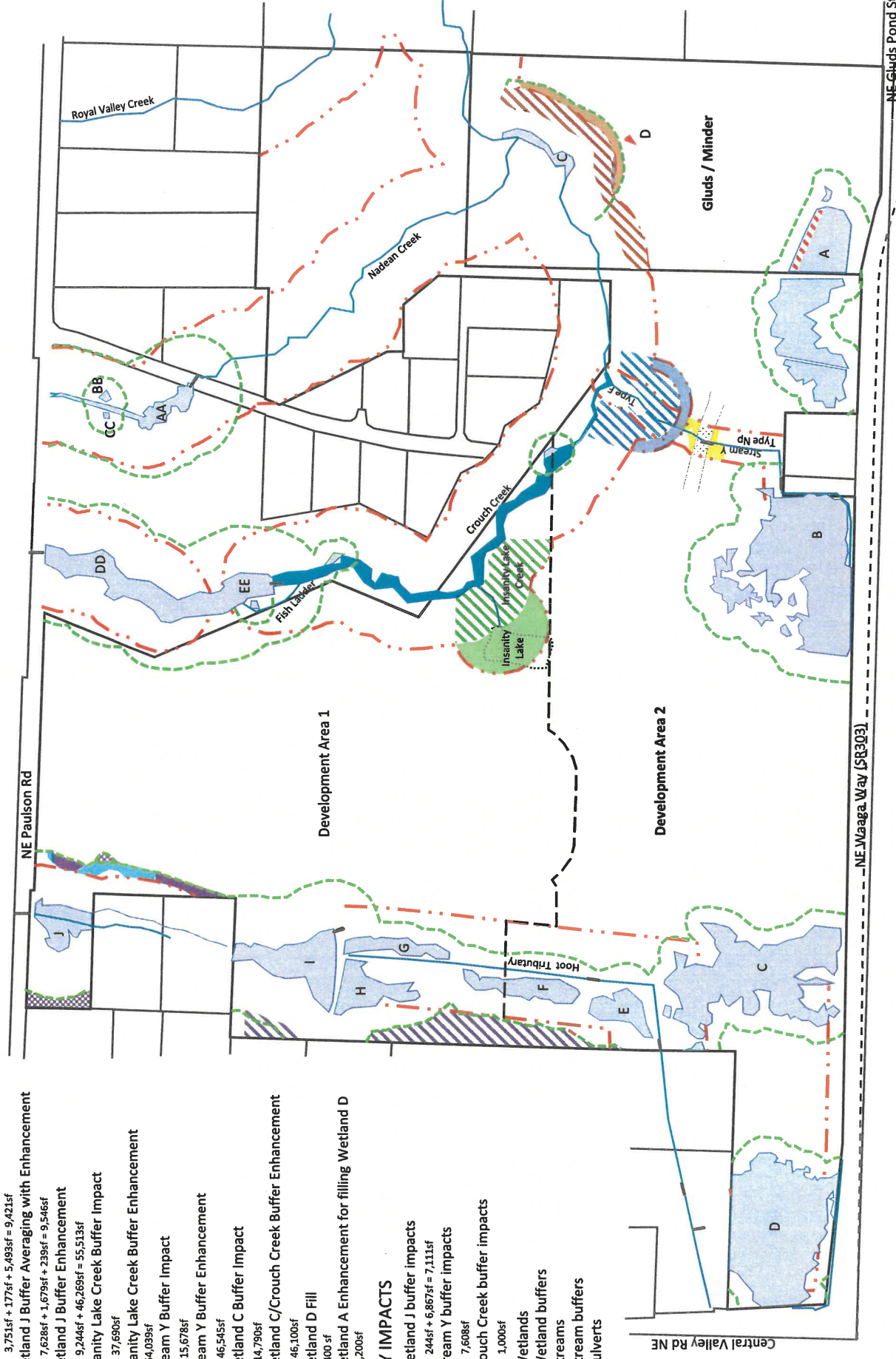
LEGEND

WETLAND, STREAM, BUFFER IMPACTS

	Wetland J Buffer Impact	3,751sf + 177sf + 5,493sf = 9,421sf
	Wetland J Buffer Averaging with Enhancement	7,628sf + 1,679sf + 239sf = 9,546sf
	Wetland J Buffer Enhancement	9,244sf + 46,269sf = 55,513sf
	Insanity Lake Creek Buffer Impact	37,690sf
	Insanity Lake Creek Buffer Enhancement	54,039sf
	Stream Y Buffer Impact	15,678sf
	Stream Y Buffer Enhancement	46,545sf
	Wetland C Buffer Impact	14,790sf
	Wetland C/Crouch Creek Buffer Enhancement	46,100sf
	Wetland D Fill	400 sf
	Wetland A Enhancement for filling Wetland D	3,200sf

TEMPORARY IMPACTS

	Wetland J buffer impacts	244sf + 6,867sf = 7,111sf
	Stream Y buffer impacts	7,608sf
	Crouch Creek buffer impacts	1,000sf
	Wetlands	
	Wetland buffers	
	Streams	
	Stream buffers	
	Culverts	



This mitigation plan is part of a multi-phased development recorded and approved by Kitsap County Department of Community Development. The information depicted here is some or part of the mitigation measures presented in this mitigation plan.

ROYAL VALLEY PLAT
MITIGATION MASTER PLAN

BGE20__0960

ROYAL VALLEY LAND LLC
1000 GLUDS POND LLC



BGE Environmental, LLC

Wetland Consulting & Land Use Planning

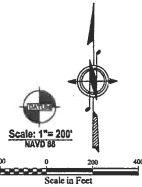
January 30, 2024

Preliminary Plat

20-05572

PRE-PLAT
20-05572

ROYAL VALLEY PRELIMINARY PLAT



GENERAL INFORMATION:
 SITE ADDRESS: 388 NE WAAGA WAY, PORTLAND, WA 98311
 ZONING: URBAN CLUSTER RESIDENTIAL (S-9 DU/AC)
 WATER SERVICE: NORTH PERRY AVENUE WATER DISTRICT
 POWER: PUGET SOUND ENERGY
 SEWER: KITSAP COUNTY PUBLIC WORKS
 FIRE: CENTRAL KITSAP FIRE & RESCUE

RESIDENTIAL DEVELOPMENTS AREA - PARCELS 1 & 2:
 TAX ACCOUNT NO. 142501-3-034-2004 & 142501-3-035-2003

PARCEL 1 & 2 GROSS AREA 2,007,800 SF (46.09 AC)
 WETLANDS, STREAMS & BUFFERS 690,044 SF (16.05 AC)
 NET SITE AREA 1,306,656 SF (30.04 AC)
 PROPOSED NUMBER OF LOTS 150 LOTS
 TOTAL LOT AREA 773,181 SF (17.70 AC)
 REQ'D REC PARK SPACE (390 SF PER LOT)=63010 SF (1.43 AC)
 PROVIDED=63090 SF (1.48 AC)

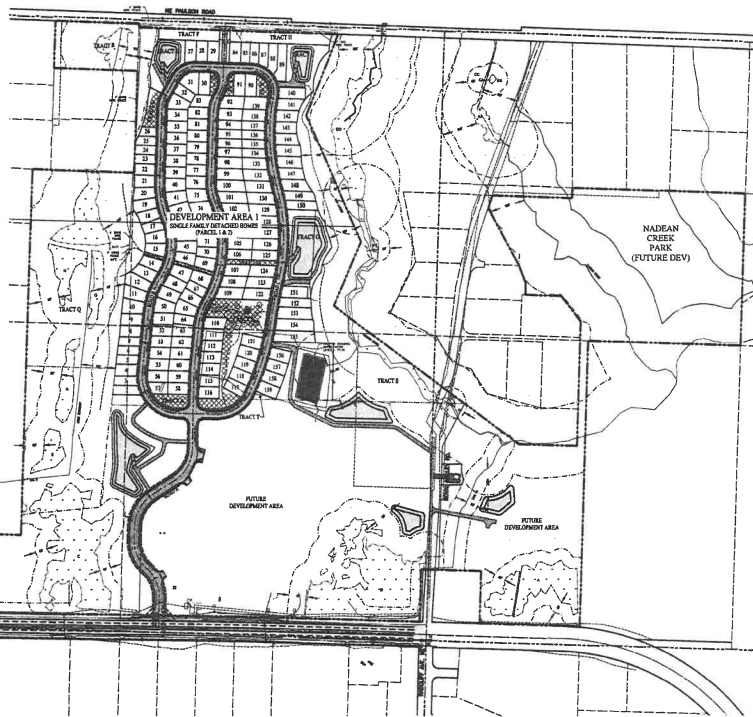
STREET PARKING: TIME PROVIDED (NO REQUIRED)
 OFF-STREET PARKING 318+ PROVIDED
 2 SPACES/PER LOT

FUTURE DEVELOPMENTS AREA - PARCELS 3, 4 & 5:
 TAX ACCOUNT NO. 142501-3-036-2002, 142501-3-037-2001 & 142501-4-050-2001

PARCEL 3, 4 & 5 GROSS AREA 3,067,487 SF (70.42 AC)
 WETLANDS, STREAMS & BUFFERS 1,502,923 SF (34.05 AC)
 NET SITE AREA 1,564,574 SF (34.77 AC)

APPROXIMATE EARTHWORK

CUT 180,000+ Cu Yd
 FILL 180,000+ Cu Yd
 NOTE: CONTRACTOR TO VERIFY QUANTITIES SHOWN, NOT TO BE USED FOR BID PURPOSES



VICINITY MAP
 SCALE: 1"= 1/4 MI
 RECT 14 T 20N E 1E

N.L. Olson & Associates, Inc.
 Engineering, Planning and Surveying
 (360) 895-2350 or (360) 876-2284
 2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



FOR: Rush Development Company, Inc.
 Attn: Steve Yester
 6622 Wollochet Drive
 Gig Harbor, WA 98335
 Phone: (253) 858-3636

NOTE
 THE APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLAT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES THAT MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE, PROTECT AND PROTECT UNDERGROUND UTILITIES.
CALL 48 HOURS BEFORE YOU DIG
 811

OWNER: RUSH DEVELOPMENT COMPANY, INC.
 CONTACT: STEVE YESTER
 (253) 432-7064
CIVIL ENGINEER: N.L. OLSON & ASSOCIATES, INC.
 CONTACT: NORM OLSON
 (360) 895-2350
SURVEYOR: N.L. OLSON & ASSOCIATES, INC.
 CONTACT: FRED REEDS
 (360) 895-2350
GEOTECHNICAL ENGINEER: GEOSOURCE
 CONTACT: KEITH SCHWENK
 (253) 586-1011
TRAFFIC ENGINEER: SCI ALLIANCE
 CONTACT: BOB JEWELL
 (360) 325-1465
WETLAND BIOLOGIST: BSE ENVIRONMENTAL, LLC
 CONTACT: ROBERT WATERS
 (360) 782-2224
LANDSCAPE ARCHITECT: BRANLEY DESIGN GROUP, INC.
 CONTACT: KATHLEEN REARDER
 (253) 272-6848

Pre-Plat

20-05572



EXHIBIT B

BUFFER IMPACT AND MITIGATION AREAS

ROYAL VALLEY PRELIMINARY PLAT

STATE ROUTE 303/WAAGA WAY

BGE Environmental, LLC

Wetland Consulting & Land Use Planning

20-05572

Pre Plat

**KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**619 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-5777 HOME PAGE - www.kitsapgov.com/dcd/

Jeff Rimack, Director

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: **Royal Valley Preliminary Plat (20-05572)** Rush Development Company, Inc. (Rush) proposes to subdivide 46.09 acres of Urban Cluster Residential (UCR) zoned property located along NE Waaga Way/SR 303 into 159 single-family, detached lots. The plat boundary consists of two parcels (142501-3-034-2004; 142501-3-035-2003), however access and utilities are proposed on three parcels to the south (142501-3-036-2002; 142501-3-037-2001; 142501-4-050-2001). Access to the project is proposed from Waaga Way (SR 303) via an existing access road. The proposal includes improvements to the access intersection and widening of SR 303 to accommodate additional traffic. The project is proposed to be served by public sewer (Kitsap County) via a gravity flow system to a proposed sewer lift station. Water is proposed to be provided by North Perry Water District via an existing water main. Parking is proposed with two parking stalls provided on each proposed lot with an additional 106 on-street parking stalls provided on interior plat roads. Approximately 180,000 cubic yards (CY) cut and 180,000 CY fill are proposed to accommodate the plat. The applicant proposes approximately 1.49 acres of recreational open space within the plat boundary. Various sidewalks and pedestrian trails are also proposed, connecting open space tracts, community park areas, and existing pedestrian networks.

Future development areas have been identified to the southeast and south of the proposal. Project details have not been submitted at this time. Subsequent development phases will require a new SEPA checklist and further environmental review and analysis.

Proponent: Royal Valley LLC

Lead Agency: KITSAP COUNTY

Location of proposal: Parcel numbers 142501-3-034-2004; 142501-3-035-2003; 142501-3-036-2002; 142501-3-037-2001; 142501-4-050-2001

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued after using the process in WAC 197-11-340. The lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by September 9, 2021.

COMMENTS AND PROJECT MITIGATION:

The following features of the project, which are proposed by the applicant, are critical to the determination that the project will not have a significant adverse environmental impact.

STORMWATER

1. Stormwater runoff will be generated from rooftops, driveways and right of way improvements, and will be collected, provided water quality treatment where appropriate, and conveyed to eight stormwater detention ponds. The ponds will outlet to existing drainage courses, mimicking the predeveloped state. The project currently proposes eight detention ponds for water quantity control, and Filterra devices for water quality control. The proposal will be conditioned for stormwater quality and quantity controls pursuant to Kitsap County Code Title 12 Stormwater Drainage.

CRITICAL AREAS

1. The proposal includes 10 jurisdictional wetlands of which six (6) are Category III and four (4) are Category IV. Surface waters include a tributary to Hoot Creek, Crouch Creek, Nadean Creek and Royal Valley Creek, all of which are Type F. Other regulated features on-site include discharge from a stormwater pond to a Type N stream whose confluence is to Crouch Creek. An updated Critical Areas Assessment and Buffer Mitigation Plan was prepared by BGE Environmental (August 9, 2021). The project proposes buffer averaging to a single wetland (wetland J). A conceptual mitigation plan applies wetland buffer averaging as well as buffer enhancement to a degraded area on-site within Hoot Creek Watershed. The details and recommendation of the mitigation actions will be provided in a Final Royal Valley Plat Mitigation Plan to support development plans consistent with Kitsap County Code Title 19.
2. The project proposes redevelopment of a stormwater pond known as Insanity Lake and applies an exemption criterion pursuant to Kitsap County Code 19.100.125(E) as normal and routine maintenance or repair of existing utility structures. Redevelopment includes mitigation to the receiving water through restoration of channel morphology, installation of habitat elements, and buffer enhancement to the ponds overflow termed Insanity Lake Creek.
3. Future development is anticipated on adjacent parcels (Parcels 3 and 5) and will require further analysis and environmental review. Mitigation sequencing will be required at that time. These future development areas include pasture wetlands, Type F waters, and their associated buffers. The Wetland Mitigation Plan prepared by BGE proposes a 25% buffer reduction to a Type N/F water outside of the Plat Boundary allowing for the construction of the sanitary sewer pump station that is required to serve the current Plat and future development phases.
4. The proposal will be conditioned to follow KCC Chapters 19.200, KCC 19.300 and KCC 19.700.

HISTORIC AND CULTURAL PRESERVATION

5. If an archaeological resource or site is found during construction, activity must be halted, and the State Historical Preservation Officer must be notified (Phone # 360-586-3065) and be requested to provide recommendations on how to proceed. The Suquamish Tribe and Kitsap County SEPA Official or SEPA Coordinator must also be notified. A Cultural Resources Inadvertent Discovery Plan will be required prior to any ground disturbance.

TRANSPORTATION

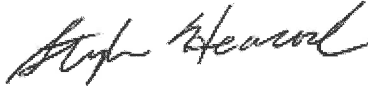
1. If interior roads are to be public, they shall be designed to Kitsap County road standards for local road designation at 25 mph.
2. A Traffic Impact Analysis (TIA) prepared by SCJ, and updated April 2021, was submitted for the subject plat with provisions for additional development of the adjacent Future Development Areas of Royal Valley (referred to in the TIA as Phase 1b).
3. The applicant is responsible for coordinating any required frontage and access improvements with Washington State Department of Transportation (WSDOT) along SR 303. Final WSDOT approval shall be provided to Kitsap County Public Works prior to issuance of a Site Development Activity Permit.
4. At the request of WSDOT, an Intersection Control Evaluation (ICE) regarding mitigation at the westbound offramp of SR 303 at Central Valley Road NE was prepared by the applicant for WSDOT review. If offsite intersection improvements are required, selected improvements will be required to be complete as a condition of final plat approval.
5. As included in the WSDOT Plan for Approval, the project construction will include a continuous 5-foot wide (minimum) accommodation for bicycle use on the north side of SR 303. In addition, the applicant will include east-west non-motorized facilities within the future phases of the overall Royal Valley project as the development expands easterly from the current plat boundary that is located on the western margin of the developable land. These facilities will include separated bicycle lanes/sidewalks and/or multi-modal pathways.
6. The project borders access to NE Paulson Road which is designed for a rural level of service. NE Paulson Road will be limited to access for emergency vehicles only.
7. The project will be subject to traffic impact fees pursuant to Kitsap County Code Chapter 4.100 – “Impact Fees”.

Position/Title: SEPA COORDINATOR, Dept. of Community Development Phone: (360) 337-5777

Address: 614 Division Street, Port Orchard, WA 98366

DATE: August 26, 2021

Signature:



You may appeal this determination to the Department of Community Development, at 614 Division Street, MS-36 Port Orchard WA 98366, no later than September 9, 2021 in writing, with a \$500.00 appeal fee. You should be prepared to make specific factual objections. Please contact Colin Poff for any questions about this Determination or to ask about the procedures for SEPA appeals.

Site Development Activity Permit

21-05597

SDAP

21-05597

ROYAL VALLEY MASS GRADING SITE DEVELOPMENT ACTIVITY PERMIT

GENERAL INFORMATION:
SITE ADDRESS: 356 NE WALGA WAY, PORTLAND, WA 98111
ZONING: URBAN CLUSTER RESIDENTIAL (U-3 DU/AC)

WATER SERVICE:
NORTH PERRY AVENUE WATER DISTRICT
KITSAP COUNTY PUBLIC WORKS
SEWER:
CENTRAL KITSAP FIRE & RESCUE

TOTAL SITE AREA:
5,075,364 SF (116.51 AC)
DISTURBED AREA:
2,338,500 SF (53.88 AC)
BUILDINGS & ROADS REMOVED:
~46,200 SF (1.52 AC)
PROPOSED POND & T.E.S.C.:
~140,000 SF (3.21 AC)
MAINTENANCE GRAVEL ACCESS ROADS:

APPROXIMATE EARTHWORK

Excavation: 220,000 cu yd
Fill: 220,000 cu yd

NOTE: CONTRACTOR TO VERIFY QUANTITIES SHOWN, NOT TO BE USED FOR BID PURPOSES

LEGAL DESCRIPTION

PARCEL 1:
PARCEL 1 AS DELINEATED IN A DECLARATION OF SEGREGATION RECORDED UNDER AUDITOR'S FILE NUMBER 202007230100 BEING A PORTION OF THE SOUTHWEST QUARTER, SECTION 14, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON

PARCEL 2:
PARCEL 2 AS DELINEATED IN A DECLARATION OF SEGREGATION RECORDED UNDER AUDITOR'S FILE NUMBER 202007230100 BEING A PORTION OF THE SOUTHWEST QUARTER, SECTION 14, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON

PARCEL 3:
PARCEL 3 AS DELINEATED IN A DECLARATION OF SEGREGATION RECORDED UNDER AUDITOR'S FILE NUMBER 202007230100 BEING A PORTION OF THE SOUTHWEST QUARTER, SECTION 14, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON

PARCEL 4:
PARCEL 4 AS DELINEATED IN A DECLARATION OF SEGREGATION RECORDED UNDER AUDITOR'S FILE NUMBER 202007230100 BEING A PORTION OF THE SOUTHWEST QUARTER, SECTION 14, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON

PARCEL 5:
PARCEL 5 AS DELINEATED IN A DECLARATION OF SEGREGATION RECORDED UNDER AUDITOR'S FILE NUMBER 202007230100 BEING A PORTION OF THE SOUTHWEST QUARTER, SECTION 14, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON

OWNER:
RUSH DEVELOPMENT COMPANY, INC.
CONTACT: (253) 432-7084

CIVIL ENGINEER:
N.L. OLSON & ASSOCIATES, INC.
CONTACT: (360) 895-2350

SUBCONTRACTOR:
N.L. OLSON & ASSOCIATES, INC.
CONTACT: FRED KEEL (360) 876-2284

GEOTECHNICAL ENGINEER:
GEOSCIENCES
CONTACT: KEITH SCHEMIS (253) 886-1011

TRAFFIC ENGINEER:
SCJ ALLIANCE
CONTACT: (360) 325-1465

WETLAND BIOLOGIST:
BSE ENVIRONMENTAL, LLC
CONTACT: (360) 782-2224

LANDSCAPE ARCHITECT:
BRADLEY DESIGN GROUP, INC.
CONTACT: KATHLEEN READER (253) 272-6466

N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



NLD PROJECT #0233



VICINITY MAP

SCALE 1" = 1/4" MILE

NOTES:

1. TEST MEASURES AND BMPs SHOWN ON THESE PLANS ASSUME GRADING TO OCCUR DURING DRY CONSTRUCTION SEASON. IF GRADING AND CONSTRUCTION IS TO OCCUR DURING WET WEATHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY MEASURES TO BE REQUIRED TO COMPLY WITH WASH. COUNTY AND WASHINGTON DEPARTMENT OF ECOLOGY STANDARDS FOR WATER QUALITY. AT ALL TIMES, MAINTAIN WATER QUALITY STANDARDS ARE MET. FILTERING OF STORM WATER PRIOR TO DISCHARGE MAY BE REQUIRED. REFER TO ALL NOTES REGARDING WATER QUALITY.
2. ALL KNOWN FUEL STORAGE TANKS WITHIN 100' OF PROJECT
3. BOUNDARIES ARE SHOWN (PROMINENT TANK SHOWN ON SHEET C2-03)
4. DRAINAGE AREAS ARE SHOWN. ANY AUTOMATED STATIONS THAT AREA LOCATED AND ARE TO BE REMOVED MUST BE DONE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
5. THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN OR ARE SHOWN IN APPROXIMATE LOCATIONS ONLY BASED UPON RECORDS TO MAKE ACCURATE LOCATIONS. BEFORE ANY CONSTRUCTION ACTIVITIES OCCUR IT WILL BE NECESSARY TO CONTACT THE LOCAL LOCATE SERVICE FOR UTILITY LOCATIONS.
6. REMOVAL OF SURFACE STRUCTURES TO BE COORDINATED WITH OWNER.
7. ALL TREES WITHIN CLEARING UNITS TO BE REMOVED UNLESS OTHERWISE SPECIFIED. OWNER TO VERIFY REMOVAL OF TREES TO BE COORDINATED AND APPROVED BY OWNER.
8. SEE SHEET C3-10, C3-11 & C3-12 FOR T.E.S.C. NOTES AND DETAILS.
9. IF 5,000 BOARD FEET OF MARKETABLE TIMBER IS TO BE REMOVED FROM THE SITE, A FOREST PRACTICE PLAN WILL BE REQUIRED.
10. CONSULT THE LOCAL LOCATE SERVICE FOR ADDITIONAL INFORMATION AND RECOMMENDATIONS.

MASS GRADING SHEET INDEX

SHEET	DESCRIPTION
C1-00	COVER SHEET
C2-00	TOPOGRAPHIC SURVEY
C2-01	TOPOGRAPHIC SURVEY
C2-02	TOPOGRAPHIC SURVEY
C2-10	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C3-00	CLEARING, GRADING, STORM & T.E.S.C. PLAN
C3-01	CLEARING, GRADING, STORM & T.E.S.C. PLAN
C3-02	CLEARING, GRADING, STORM & T.E.S.C. PLAN
C3-03	CLEARING, GRADING, STORM & T.E.S.C. PLAN
C3-04	CLEARING, GRADING, STORM & T.E.S.C. PLAN
C3-10	T.E.S.C. NOTES & DETAILS
C3-11	T.E.S.C. DETAILS
C4-00	GENERAL POND DETAILS
C4-01	POND 1 & 2 SECTIONS & DETAILS
C4-02	POND 3 & 4 SECTIONS & DETAILS
C4-03	POND 5 & 6 SECTIONS & DETAILS
C4-04	POND 7 & 8 SECTIONS & DETAILS
C4-10	STORM & GRADING NOTES & DETAILS
C4-11	STORM INDEX
C4-20	STORM PROFILES
C4-30	FENCE DETAILS

NOTE

THE APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY MEASURES TO BE REQUIRED TO COMPLY WITH WASH. COUNTY AND WASHINGTON DEPARTMENT OF ECOLOGY STANDARDS FOR WATER QUALITY. AT ALL TIMES, MAINTAIN WATER QUALITY STANDARDS ARE MET. FILTERING OF STORM WATER PRIOR TO DISCHARGE MAY BE REQUIRED. REFER TO ALL NOTES REGARDING WATER QUALITY.

CALL 48 HOURS BEFORE YOU DIG
811

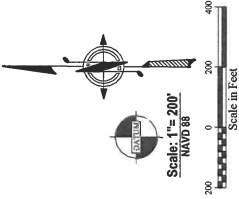
Site Development Activity Permit -
Land Subdivision
22-01031

SDAP LSWB 22-01031

ROYAL VALLEY DEVELOPMENT AREA 1 SITE DEVELOPMENT ACTIVITY PERMIT



VICINITY MAP
SCALE 1" = 100'



Scale: 1" = 200'

NAVD 88

Scale in Feet

GENERAL INFORMATION:
SITE ADDRESS: 388 NE WAGGA HWY, POULSBORO, WA 98311
ZONING: URBAN CLUSTER RESIDENTIAL (C-9 DU/AC)
WATER SERVICE: NORTH PERRY AVENUE WATER DISTRICT
SEWER: KITSAP COUNTY PUBLIC WORKS
FIRE: CENTRAL KITSAP FIRE & RESCUE

RESIDENTIAL DEVELOPMENTS AREA 1 - PARCELS 1 & 2:
SITE ADDRESS: 388 NE WAGGA HWY, BREMERTON, WA 98311

TAX ACCOUNT NO. 142501-3-034-2004 & 142501-3-035-2003

PARCEL 1 & 2 GROSS AREA 2,007,800 SF (46.09 AC)

WETLANDS, STREAMS & BUFFERS 698,164 SF (16.05 AC)

NET SITE AREA 1,309,636 SF (30.04)

PROPOSED NUMBER OF LOTS 140 LOTS

TOTAL LOT AREA 711,801 SF (16.34 AC)

RECYCLED PAVEMENT SPACE (300 SF PER LOT) = 42,000 SF (0.96 AC)

PROPOSED = 56,170 SF (1.24 AC)

RECYCLED PAVEMENT SPACE

GROSS SITE LANDSCAPED/WATERSIDE VEGETATION AREA = 400,000 SF (9.09 AC OF DEVELOPMENT AREA 1)

STREET PARKING 93 PROVIDED

0 FT. STREET PARKING (70 REQUIRED)

2 SPACES PER LOT 280+ PROVIDED

FUTURE DEVELOPMENTS AREA - PARCELS 3, 4 & 5

TAX ACCOUNT NO. 142501-3-036-2002, 142501-3-037-2001 & 142501-4-050-2001

PARCEL 3, 4 & 5 GROSS AREA 3,067,497 SF (70.42 AC)

WETLANDS, STREAMS & BUFFERS 1,555,923 SF (35.65 AC)

NET SITE AREA 1,511,574 SF (34.77)

NOTE: THESE QUANTITIES ARE BASED ON MASS

MEASUREMENTS OF SPACES AND AREAS. FOR A MORE

PRECISE MEASUREMENT, A SURVEYOR'S REPORT AND

PERMIT #20-0597.

CONTRACTOR TO VERIFY QUANTITIES SHOWN, NOT TO BE

USED FOR BID PURPOSES

APPROXIMATE EARTHWORK

FILL 220,000 Cu. Yd

EXCAVATION 220,000 Cu. Yd

NOTE: THESE QUANTITIES ARE BASED ON MASS

MEASUREMENTS OF SPACES AND AREAS. FOR A MORE

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MEASUREMENTS OF SPACES AND AREAS. FOR A MORE

PRECISE MEASUREMENT, A SURVEYOR'S REPORT AND

PERMIT #20-0597.

CONTRACTOR TO VERIFY QUANTITIES SHOWN, NOT TO BE

OWNER: ROYAL VALLEY LAND LLC
CONTACT: STEVE YESTER
(253) 432-7064

CIVIL ENGINEER: N.L. OLSON & ASSOCIATES, INC.
CONTACT: NORM OLSON
(360) 895-2350

SURVEYOR: N.L. OLSON & ASSOCIATES, INC.
CONTACT: STEVE YESTER
(360) 895-2350

GEOTECHNICAL ENGINEER: GEORESOURCES
CONTACT: BOB JEWELL
(360) 895-1001

TRAFFIC ENGINEER: SCJ ALLIANCE
CONTACT: BOB JEWELL
(360) 325-1465

WETLAND BIOLOGIST: RFE ENVIRONMENTAL LLC
CONTACT: ROBBY WATERS
(360) 782-2224

LANDSCAPE ARCHITECT: BRADLEY DESIGN GROUP, INC.
CONTACT: BRADLEY DESIGN
(253) 272-4448



N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2413 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366

FOR: ROYAL VALLEY LAND LLC

Attn: Steve Yester
6622 Wollochet Drive
Gig Harbor, WA 98335
Phone: (253) 858-3636

NOTE
THE APPROVED LOCATION OF EXISTING UNDERGROUND UTILITIES
ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY
TO LOCATE, PRESERVE AND PROTECT UNDERGROUND UTILITIES
BEFORE YOU DIG
CALL 48 HOURS
BEFORE YOU DIG
811

Site Development Activity Permit -
Commercial
22-06204

8

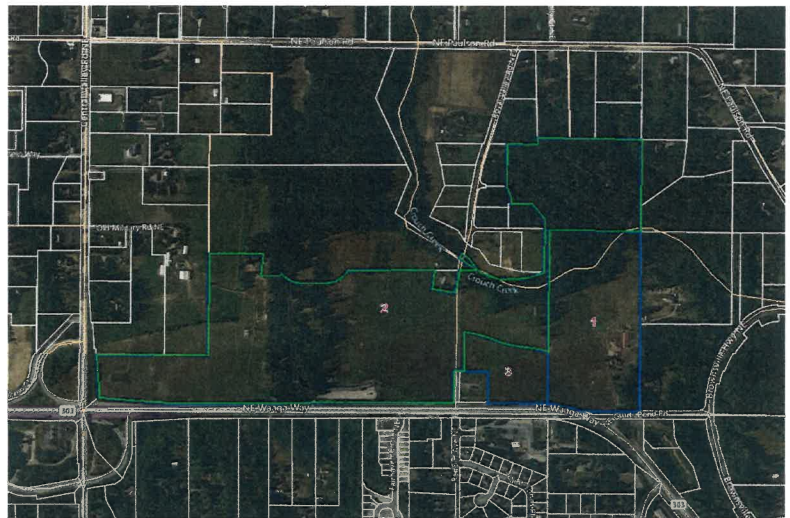
SDAP 22-06204 Narrative
Royal Valley Connector Road & Gluds Pond Apartments
Revised 1/31/24 for Submittal 2

Rush Development Company, Inc. (Rush) representing Royal Valley Land, LLC and 1000 Gluds Pond, LLC as the two involved private landowners, proposes to construct the Royal Valley Connector Road (Road E) and re-open Glud's Pond Street as a one-way road to connect to Brownsville Highway (right turn only onto Brownsville Highway). This proposal was the result of a Memorandum of Understanding for Traffic Impact Mitigation Coordination executed in October 2022 between both property owners, Kitsap County and Washington Department of Transportation which contemplated this project as an alternative traffic mitigation for Development of the future development of Royal Valley (Development Area 2) as well as serving development of the 1000 Gluds Pond property.

Because of the coordination required in design, review and construction of the Connector Road and the Gluds Pond project timing, the Gluds Pond Apartments were included as a component of this same SDAP.

Two civil engineers are on the project, with N.L. Olson and Associates responsible for the "Royal Valley Connector Road" as well as all mass grading and overall storm water design. Ethos Civil then provided the civil design for the apartments including fine grading, utilities and site improvements, within that sub-basin for the apartments designed by Milbrandt Architects.

The entire site is located adjacent and north of Waaga Way (SR 303), adjacent and south of NE Paulson Road and east of Central Valley Road. It is situated in the Southeast Quarter of the Southwest Quarter of Section 14, Township 25 North Range 1 East, Willamette Meridian, Kitsap County, Washington (See Figure 1 in Appendix A).



ROYAL VALLEY DEVELOPMENT AREA 2
Royal Valley Land, LLC

Address: 368 Waaga Way,
Poulsbo, WA 98311

Parcel #: 2) 142501-3-035-2003

Area: 65.38 Acres

Zone: Urban Cluster Residential

Density: 5 – 9 DU/Acre (121 – 588 units)

Involvement: Connector Road Phase 2 and 3

GLUDS POND APARMENTS
1000 Gluds Pond, LLC

1000 Gluds Pond St
Bremerton, WA 98311

1) 142501-4-013-2007 (Development Parcel)
3) 142501-4-050-2000 (Open Space)

Development Parcel = 19.38 Acres
Open Space Parcel = 5.14 Acres
Total: 24.52 Acres

Urban Cluster Residential

5 – 9 DU/Acre (50 – 220 units) – 212 Apartments proposed.

Apartments Construction, Connector Road Phase 1

The common mass grading for the combined project involves approximately 31.8 acres which is analyzed in the NL Olson storm water report. About 21 acres of the total is in an area of the Royal Valley property covered under an active mass grading permit (21-05597). The remainder of approximately 10 acres is the developable area of the Gluds Pond development parcel 142501-4013-2007 (total parcel area = 19.38 acres). The overall earthwork is planned to be in balance with the excavation of the first Royal Valley plat in Development Area 1 (142501-3-034-2004 and 142501-3-035-2003).

Water quantity and quality facilities associated with the Connector Road, Gluds Pond Apartments and anticipated future development of remaining grading areas in Royal Valley Development Area 2 are being provided. Separate site development activity permits (SDAPs) will be submitted for final site construction in those future phases. The additional improvements proposed with this SDAP for Connector Road and Gluds Pond Apartments are described separately below.

THE ROYAL VALLEY CONECTOR ROAD & GLUDS POND STREET/BROWNSVILLE HIGHWAY REOPENING

The design for the Royal Valley Connector Road (Royal Valley Road “E”) was pursuant to a Memorandum of Understanding for Traffic Impact Mitigation Coordination executed in October 2022 between the Gluds Pond property owners, the Royal Valley property owners, WSDOT and Kitsap County to address the anticipated traffic impacts of development of both properties. Royal Valley traffic impacts anticipated at full build out had been analyzed and considered with the plat of Development Area 1. With this SDAP submittal, an updated Traffic Impact Analysis was submitted to WSDOT and Kitsap County adding the assumed Royal Valley eastbound exiting trips as a pipeline/background traffic in addition to the 220 units developed on the Gluds Pond property (equivalent to 100 single family units in traffic generation originally scoped and presented for Gluds Pond in 2021). All intersections evaluated for were shown to have sufficient site distance, queuing space and to operate at an acceptable Level of Service with or without the Royal Valley background trips.

The Connector Road is expected to be constructed in 3 phases (see Phasing Plan at ):

Phase 1 serves the Gluds Pond Apartments and will construct the full road section from Gluds Pond Street to the apartment complex driveway entrance. Phase 1 provides for the reconnection of Gluds Pond Street as a one-way road to Brownsville Highway (right turn exit only onto Brownsville Highway). This accommodates eastbound exiting traffic from the project, the existing Gluds Pond Street access to Waaga Way will then be restricted to right out, westbound only. Between the entrance to the apartments’ driveway off the Connector Road and historic Royal Valley Road, a utility maintenance/emergency vehicle access will be constructed with Phase 1. This also would serve as a pedestrian and bicycle connection between neighborhoods consistent with UCR zoning.

Phase 2 will initially be constructed as a utility maintenance access road from Royal Valley Development Area 1 to historic Royal Valley Road (vacated right-of-way with remaining utility easements). This was already included in a separate SDAP (22-01031) over sewer and water mains being extended to serve the plat. This road segment was not required for public or emergency vehicle access to that 1st Royal Valley plat. Completion of the segment to full access will be constructed with abutting development within Royal Valley Development Area 2.

Phase 3 was the segment resulting from the MOU designed to improve a full unrestricted access connection between the Royal Valley and Gluds Pond developments. As a traffic mitigation alternative for the buildout in Royal Valley Development Area 2 the connection would route all eastbound exiting through the Gluds Pond development to Brownsville Highway rather than a turnaround maneuver through the Central Valley SR-303 interchange. The current standing of the MOU has recently been questioned. This final connection would only be constructed pursuant to a definitive development agreement between both property owners, Kitsap County and WSDOT or otherwise may not be improved beyond the restricted access completed in Phase 1 and Phase 2.

The required permits for this project include Site Development Activity Permit, NPDES from Washington State department of Ecology (expand coverage of previously issued permit), a Forest Practice Application (expanded coverage of previous permit), and permits required to work in right-of-way. Other permits may be required.

GLUDS POND APARTMENTS

Pre-Application 23-01971 was held on June 1, 2023 to discuss this amendment detailing the site development for 212 apartment units on two parcels totaling approximately 24.52 acres for a density of 8.65 units per gross acre. The 212 units are a mix of studio, 1-, 2- and 3-bedroom plans distributed amongst 11 buildings of between 12 units and 24 units each, all three-story walk-up structures in a garden style arrangement across one of the two parcels (142501-4-013-2007, the "Development Parcel"). One of the apartment buildings includes a leasing office and community amenity space on the ground floor which will be designed to accommodate conversion in future to 4 additional units. The twelfth building contains 6 individual attached garages.

Within the Development Parcel, the clearing limit to the north is the 150-foot stream buffer with an additional 15-foot building setback. The development is located north of the Connector Road right of way, with wetlands delineated by BGE Environmental and open space located south of the road along Waaga Way. A 5-foot setback is kept along the west property line in common with Royal Valley. A setback of approximately 50 feet off the eastern property line to any proposed building or parking area is being maintained from the east property line as the buffer between the project and two neighboring rural residential properties.

Associated site development includes all roadways, walkways, infrastructure landscaping and parking for the proposed project. The Royal Valley Connector Road which is under review (SDAP 22-06204) as the access road and primary utility corridor serving the project. This includes public water and sanitary sewer mains to be extended through the project. The clearing and grading plan included with the Connector Road provides the rough grade (treated as existing) for the project and storm ponds from that design will be utilized.

Multifamily Design Requirements. The project is designed to be oriented to the Connector Road (17.470.030(A) with a landscape-accentuated entry and three fronting buildings while minimizing the visibility of parking along the frontage. Pedestrian connectivity along the Connector Road is maintained with only one interruption for the entrance and is provided through the site with minimal interruption (17.470.090(A) and would at a minimum provide continuous pedestrian and bicycle connectivity between the Royal Valley and Gluds Pond developments with the completion of Phase 1 and Phase 2 consistent with UCR standards. Many of the mature trees in the southeast corner of the project were protected and supplemented with landscaping meeting the requirements of 17.500 throughout the project and supporting elements at the primary central park area (17.470.080(A)). The central open space areas are available to all residents (17.470.070) with playground and recreational amenities as are a series of perimeter trails with an amenity space in Building K. The clearing limits provide a natural buffer approximately 50' wide along the eastern property line abutting the two rural residential properties as well as fencing between any proposed buildings or parking. The trash compactor is fenced and landscaped. There are no unscreened services areas or rooftop HVAC units. (17.470.100(A).

Parking Requirements. Approximately 354 parking stalls are proposed including the six garages and approximately 50% of the balance will be covered carports. Current Kitsap County Code requires 1.5 parking stalls per multifamily unit, regardless of unit type/size, plus .5 per unit as 'set aside'. The project traffic engineer, SCJ Alliance, will be providing a memo documenting a parking demand study for the Gluds Pond Apartments in support of an administrative variance request of no more than the 25% parking reduction allowed by code. In managing the apartments, we expect to explore van pools or extended transit service from nearby transit centers for tenant convenience. Such measures could further reduce traffic and parking requirements.

Preliminary Plat –
Amendment – Minor
23-00822



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

619 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682

David Kinley, Interim Director

(360) 337-5777 HOME PAGE - www.kitsap.gov/dcd

ADDENDUM TO SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DATE: May 29, 2024

TO: Recipients of the Mitigated Determination of Non-Significance for the Royal Valley
Preliminary Plat (20-05572) and Minor Plat Amendment (23-00822)

RE: Minor Plat Amendment to Area-1 Royal Valley Preliminary Subdivision - SEPA

The Kitsap County Department of Community of Development is issuing this addendum to the SEPA MDNS for the Royal Valley Preliminary Plat with the associated Minor Plat Amendment, reviewed under 20-05572. In addition, the SEPA addendum includes the Site Development Activity Permit, reviewed under permit 22-01031. Please note that consistent with Section WAC 197-11-625 of the State Environmental Policy Act (SEPA), Kitsap County is sending this addendum to the recipients of the MDNS decision. The SEPA comment period for the Preliminary Plat occurred concurrent with the Notice of Application, dated January 29, 2021. There is not an appeal period for this SEPA addendum.

The addendum has been prepared in compliance with SEPA (RCW 43.21.C.030(2(c))), SEPA Rules (WAC 197-11), and Chapter 18.04 Kitsap County Code, implements SEPA in Kitsap County procedures.

The addendum provides additional information about the Minor Plat Amendment and the Site Development Activity Permit. The modification and the impacts of these modifications are within the range of the alternatives and significant adverse environmental impacts previously analyzed in the MDNS, dated, August 26, 2021, and the addendum does not substantially change that analysis (see WAC 197-600). The addendum does the following:

1. Describes modifications to the project per the revised submittal received and deemed complete on October 26, 2021, that includes the removal of nineteen lots, reconfiguration of lots, storm drainage facilities, revisions to roadway access, and traffic mitigation measures at the west bound offramp of SR-303 and Central Valley Rd NE specifically to restripe the existing north bound left turn lane serving Bucklin Court as a two-way left turn lane.
2. All conditions of the Hearing Examiner's Decision for the previous Land Use Actions shall apply, including required SEPA substantive for traffic and Right of Way mitigation conditions (Mitigation Measure 5, conditions 43 through-46).

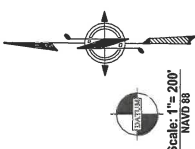
Jeff Smith, Senior Planner

05/24/2024

Date

Pre Plat Amendment- Minor 23-00822

ROYAL VALLEY DEVELOPMENT AREA 1 PRELIMINARY PLAT AMENDMENT



GENERAL INFORMATION:
SITE ADDRESS: 388 NE WAAGA HWY, POULSBORO, WA 98311
ZONING: URBAN CLUSTER RESIDENTIAL (U-9 DU/AC)
WATER SERVICE: NORTH PERRY AVENUE WATER DISTRICT
SEWER: PUGET SOUND PUBLIC WORKS
FIRE: CENTRAL KITAP FIRE & RESCUE

RESIDENTIAL DEVELOPMENTS AREA 1 - PARCELS 1 & 2:
SITE ADDRESS: 388 NE WAAGA HWY, BREMERTON, WA 98311
TAX ACCOUNT NO. 142501-3-034-2004 & 142501-3-035-2003

PARCELS 1 & 2 GROSS AREA: 2,007,800 SF (46.03 AC)
WETLANDS, STREAMS & BUFFERS: 699,164 SF (16.05 AC)
NET SITE AREA: 1,308,636 SF (30.04 AC)
PROPOSED NUMBER OF LOTS: 140 LOTS

TOTAL LOT AREA: 711,801 SF (16.34 AC)
REC'D REG PARK SPACE (380 SF PER LOT) = 54,000 SF (1.25 AC)
PROVIDED = 54,000 SF (1.24 AC)
REG. PARK SPACE

GROSS SITE LANDSCAPED/NATIVE VEGETATION AREA = 800,000 SF (18.36 AC OF DEVELOPMENT AREA 1)

STREET PARKING
83 PROVIDED (70 REQUIRED)

OFF-STREET PARKING
2 SPACES/PER LOT
280+ PROVIDED

ELULURE DEVELOPMENTS AREA - PARCELS 3, 4 & 5:
TAX ACCOUNT NO. 142501-3-036-2002, 142501-3-037-2001 & 142501-4-050-2001

PARCELS 3, 4 & 5 GROSS AREA: 3,067,487 SF (70.42 AC)
WETLANDS, STREAMS & BUFFERS: 1,552,933 SF (35.05 AC)
NET SITE AREA: 1,514,554 SF (34.77 AC)

APPROXIMATE EARTHWORK

FILL: 220,000 Cu Yd
CUT: 220,000 Cu Yd
NOTE: THESE QUANTITIES ARE BASED ON MASS
GROUNDING OF SITE AND GRADING PLANS FOR HAVE BEEN
PERMIT #20-00597.
CONTRACTOR TO VERIFY QUANTITIES SHOWN, NOT TO BE
USED FOR BID PURPOSES



VICINITY MAP
SCALE 1" = 100'
SECTION 14, T20N, R12E



NOTE
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CALL 48 HOURS BEFORE YOU DIG
811

FOR: ROYAL VALLEY LAND LLC
Attn: Steve Yeater
6622 Wollochet Drive
Gig Harbor, WA 98335
Phone: (253) 858-3636



N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2330 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366

- OWNER:** ROYAL VALLEY LAND LLC
CONTACT: STEVE YEATER
(253) 432-7064
- CIVIL ENGINEER:** N.L. OLSON & ASSOCIATES, INC.
CONTACT: NORM OLSON
(360) 895-2330
- SURVEYOR:** N.L. OLSON & ASSOCIATES, INC.
CONTACT: (360) 895-2330
- GEOTECHNICAL ENGINEER:** GEORESOURCES
CONTACT: KETH SCHEMBS
(253) 886-1011
- TRAFFIC ENGINEER:** SCJ ALLIANCE
CONTACT: BOB JEWELL
(360) 325-1465
- WETLAND BIOLOGIST:** BSE ENVIRONMENTAL LLC
CONTACT: ROBBYNN MYERS
(360) 785-2224
- LANDSCAPE ARCHITECT:** BRADLEY DESIGN GROUP INC.
CONTACT: BRADLEY BRADLEY
(253) 272-4848

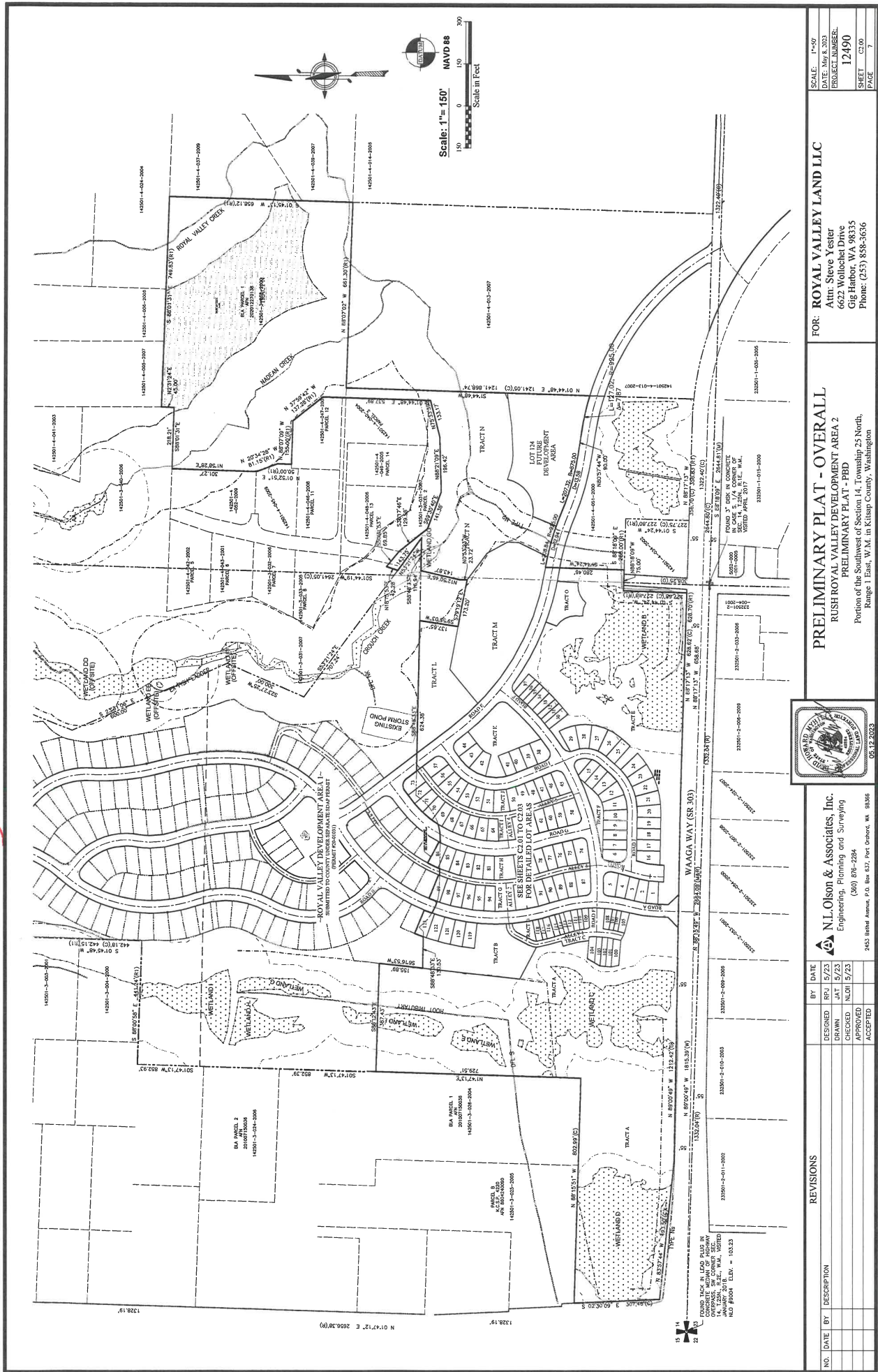
Preliminary Plat

23-04238

Performance Based Development

23-03870

Preliminary Plot #2



23-04238

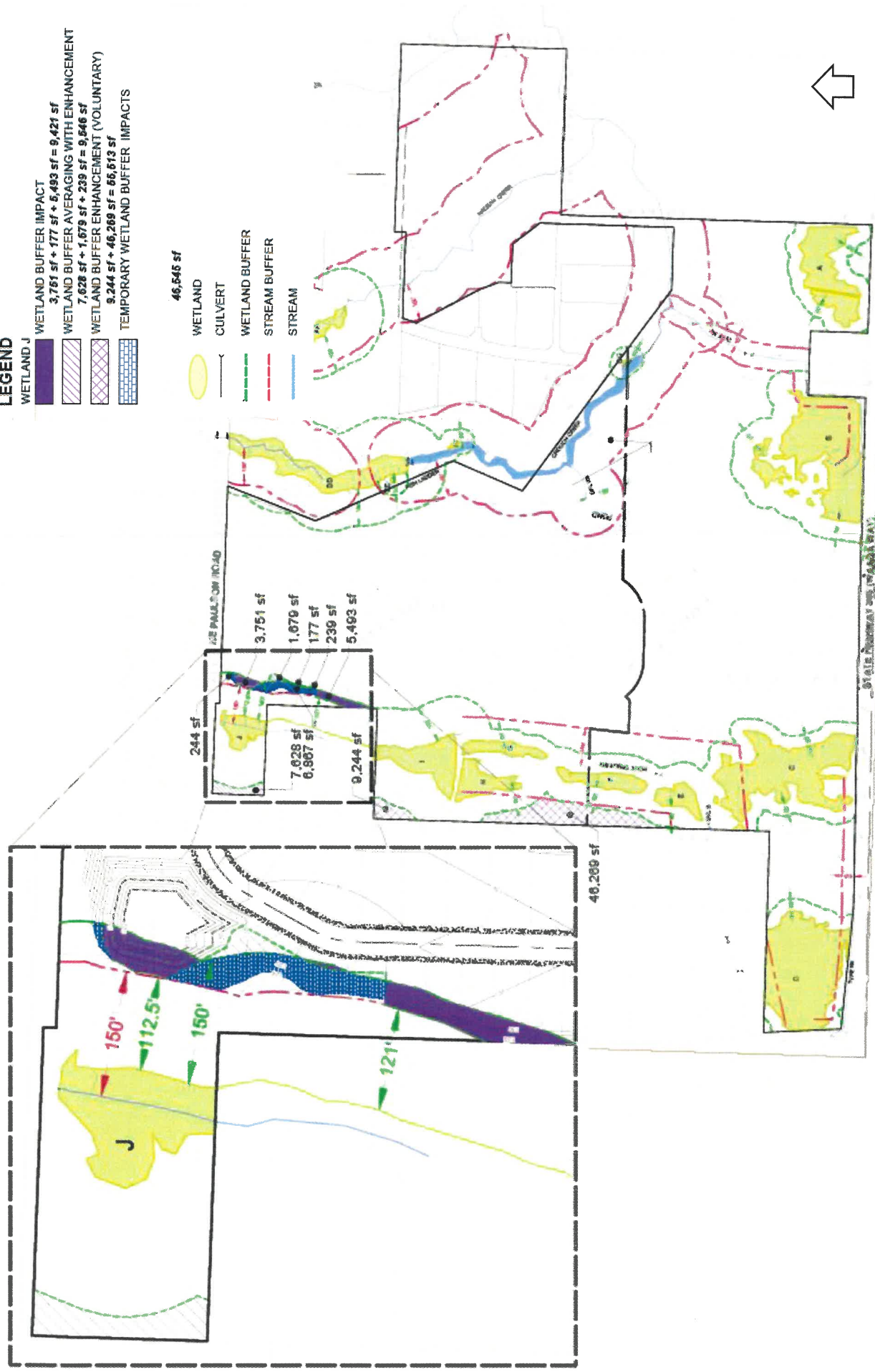


EXHIBIT B
WETLAND J MITIGATION

ROYAL VALLEY PRELIMINARY PLAT
STATE ROUTE 303/WAAGA WAY



BGE Environmental, LLC
Wetland Consulting & Land Use Planning

WE CALLING POWER STAY!

23 - 03870 PBD

23 - 04238 Pre Plat

ROYAL VALLEY DEVELOPMENT AREA #2

PRELIMINARY PLAT/PBD

PROJECT NARRATIVE

August 2023

A. ROYAL VALLEY PROJECT – BACKGROUND & SUMMARY

Royal Valley Land, LLC through its Development Manager Rush Development Company, Inc. and civil engineer NL Olson & Associates, is submitting the preliminary plat application for the proposed the second residential subdivision ('the project' or 'this project') located within the overall 'Royal Valley' Project. This second subdivision of 65.38 acres (TPN 142501-3-034-2004 & 142501-3-035-2003) is contained within the overall 116.5 acres comprising the Royal Valley project. This second preliminary plat subdivision application is being submitted as a performance based development (PBD) to allow flexibility in the lot layout design and to facilitate a mixture of housing types. The first subdivision application was not submitted as a PBD and includes only single family detached housing.

All Royal Valley parcels are zoned Urban Cluster Residential (UCR) and located between Gluds Pond Street and Central Valley Road along the north side of NE Waaga Way/SR 303. The initial (first) preliminary plat application and associated Site Development Activity Permit (SDAP) delineated the Royal Valley Project into development areas. Therefore, as previously proposed, this second plat is proposed within the development area included in the approved mass grading permitting, along with the proposed access and utility construction serving the first preliminary plat, identified in the initial applications as the "Future Development Area". Being an addition to Royal Valley with a basis in prior design and land use processes, that background is briefly summarized for context.

- Preliminary plat PPLAT 20-05572 for the first Royal Valley Development Area was approved by the Kitsap County Hearing Examiner on October 1, 2021 for a subdivision of the two northwest parcels of Royal Valley (TPN 142501-3-034-2004 and 142501-3-035-2003) totaling 46.09 acres into 159 single family lots plus tracts for access/roads, stormwater facilities, utilities, landscaping, open space, and critical areas and their associated buffers. A Minor Plat Amendment 23-00822 is in process which would reduce the number of lots to 140 and adjust the configuration of some internal roads and tracts within the same development area. Consistent with the intent of UCR zoning and for purposes of initial SEPA review, critical areas were delineated to confirm overall clearing and overall development limits. A general land plan and assumed unit count for the full buildout of Royal Valley was used as the design basis for the primary access, traffic impact analysis and utilities to also accommodate the Future Development Area.

- A Mitigated Determination of Nonsignificance (MDNS) for the initial SEPA review was sent to agencies on August 26, 2021 and published in the Kitsap Sun newspaper on August 27, 2021.
- Grading 3 SDAP 21-05597 and Forest Practice Application was approved for a sitewide clearing and mass grading plan balancing cuts and fill across both development areas of Royal Valley and planning for overall stormwater management anticipating impervious areas at full build out.
- LSUB SDAP 22-01031 was submitted in February 2021 covering the full plat improvements in the first development area. First review comments were just received in May 2022. That SDAP includes construction of entry “Road A” from Waaga Way through this second development area as a shared access as well as other shared primary utilities including the sewer lift station which will serve all development in Royal Valley, all located within this second development area.
- SDAP/SEPA 22-06204 submitted in February 2023 is under review for an internal east-west road connecting from Road A east to and through the adjacent 1000 NE Gluds Pond Street property, a contiguous UCR-zoned property. The SDAP also includes public road improvements within the County Right-of-way of Gluds Pond Street for a one-way, right-turn exit only reconnection to Brownsville Highway. Per an agreement between WSDOT, Kitsap County and the two property owners, the interconnecting road and reconnection is provided as coordinated traffic mitigation for the full development of both properties.
- A Development Agreement is being finalized with WSDOT permitting construction of the approved Royal Valley access and frontage improvements within the Waaga Way / SR-303 right-of-way and restriping at Central Valley/SR 303 northwest interchange ramp as additional interim mitigation for Royal Valley which is a condition of the first plat.

Though not yet constructed, the elements of the above within the boundary of this second plat are considered existing for purposes of describing this new proposal.

B. PROJECT SUMMARY

This second subdivision is a proposed Performance Based Development (PBD) pursuant to Chapter 17.425 of the Kitsap County Code (KCC). Consistent with the intent of the UCR zoning and appropriate for the “unique” characteristics of the overall Royal Valley property, this proposal clusters lot development to preserve open space, protect critical areas and provide for increased infrastructure efficiency while facilitating a creative design for the residential densities allowed by the zone.

The subdivision proposes 124 lots clustered within approximately 33.02 acres of development with the remaining 32.36 acres in wetlands, streams and buffers remaining as open space. One of the lots (Lot 124) is designated for future multifamily development and will have access and

infrastructure provided through the plat to support up to 50 units within the lot. The other 123 lots are planned for a combination of single family attached and detached residences. The flexibility allowed through the PBD code to standards such as lot sizes and setbacks will help accommodate diversity of home sizes and styles within the infrastructure framework of the proposed second subdivision.

It is important to point out that Lot 124 (to be developed as multi-family housing) exceeds the maximum lot size specified in the Density & Dimensions Table of KCC 17.420.052, but as allowed KCC 17.420.060 Footnote 25.b the larger lot size of Lot 124 is allowed given the project application will meet minimum density regardless (See Density Analysis below in Section C).

Performance Based Criteria:

C. PERMIT APPROVAL PROCESS AND PROPOSED SCHEDULE

Approval of the Preliminary Plat/Performance Based Development will be subject to compliance with *Kitsap County Code (KCC), Title 12 (Stormwater Drainage), Title 16 (Land Division and Development), Title 17 (Zoning), KCC Title 19 (Critical Areas Ordinance), and Title 21 (Land Use and Development Procedures)*. In addition, the project must comply with the *Kitsap County Stormwater Management Manual*. The proposed preliminary plat and approval as a Performance Based Design will also be subject to the Type III quasi-judicial review procedures outlined in KCC 21.04.080. Additional approvals required for construction of the project include:

- Site Development Activity Permit (Kitsap County)
- General Construction NPDES (Washington State Department of Ecology) (already in place with Grading Permit)
- Water Extension Development Agreement (North Perry Water District)
- Final Plat Approval (Kitsap County)
- Building Permits (Kitsap County)

Rush anticipates preliminary plat approval in Spring 2024. Then, an SDAP for the roads, utilities and plat improvements is anticipated to be approved for Plat construction to begin in 2025.



Figure 1. Vicinity Map

D. SITE INFORMATION

The 65.38-acre “Development Area 2” is located off NE Waaga Way (SR 303) west of Central Valley Road NE within the SW $\frac{1}{4}$ of Section 14, Township 25 North, Range 1 East, W.M. in Kitsap County, WA. The site area is delineated and shown in Figure 1.

The project site is described as:

Resultant Parcel 1 of Boundary Line Adjustment recorded under 202212190110 as amended under recording 202301170045 (Appendix A).

The parcel is zoned Urban Cluster Residential, UCR (5-9 DU/ac), with an Urban Low Density Residential (ULDR) Comprehensive Plan designation. The development area of the parcel is in the central portion of the large southern area. The northeast area connected by a narrow strip of property is part of the open space and recreational area named “Nadean Creek Park”.

Existing Conditions

The project site is currently comprised of forest and pastureland. The pasture to the west of the forested ridge, the southeast corner by Royal Valley Road and the buffer along Crouch Creek are critical areas being preserved in accordance with *KCC Title 19 – Critical Areas Ordinance*. As noted in introduction, the site wide mass grading for drainage and an onsite balance of cuts and fills was designed and approved for the entire area within the clearing limits of Development Area 2 and demolition permits were issued for approximately 6 small to medium structures, utilities and parking areas associated with a former golf driving range and coffee drive-through.

The cleared and graded site will be the existing conditions at the time construction of this Second Development Area PBD begins.

Existing & Proposed Utilities

A North Perry Avenue Water District water main and a 24-inch Kitsap County sewer force main are located within 15-foot-wide utility easement that extends north-to-south through Parcel 4 generally following the alignment of vacated “County Road 5” between NE Paulson Road to Royal Valley Road at NE Waaga Way. Kitsap County sewer mains and North Perry Water District water mains are also located within portion of NW Waaga Way and NE Paulson Road in the project area. A conditional certificate of water availability has been obtained from the district. The sanitary sewer lift station that is being constructed to serve the first Royal Valley plat will also serve this project (second development area).

Traffic & Access

This project will share the access being constructed under the WSDOT approval and Development Agreement associated with the first plat as well as an interim traffic mitigation project at the northwest Central Valley / SR 303 ramp. Refer to Traffic Impact Analysis (SCJ Alliance, April 2021), and Intersection Control Evaluation (SCJ Alliance, July 2021 rev November 2022).

PROPOSED DEVELOPMENT PARAMETERS

124 lots are proposed, one of which (Lot 124) is 2.2 acres designated for approximately 50 units. The other individual single-family lots are shown ranging in size from 960 - 4,734 sf.

Proposed Site Areas

	AREA (SF)	AREA (AC)
Single Family Lot Area (Lots 1 – 123)	370,999	8.52
Multi-Family Lot Area (Lot 124)	95,646	2.20
Road Right-of-Way	204,934	4.7
Alleys (Private)	52,746	1.21
Stormwater Tracts	123,547	2.84
Recreational & Open Space Tracts*	2,000,324	45.92
TOTAL SITE AREA	2,848,196	65.38

TABLE 1

** includes critical areas & buffers of 32.36 acres*

Density Analysis

The UCR zone requires a minimum of 5 dwelling units per acre (DU/ac) based on net developable area and allows a maximum of 9 DU/ac based on gross parcel area. Based on the existing gross acreage of 65.38 acres, the maximum density allowed for this site is 588 units. The minimum density is based on net developable area which is the area remaining after subtracting rights-of-way, critical areas and buffers, stormwater tracts, recreation facilities, public facilities,

community drainfields or other area-wide sanitary sewer facilities, and open space. The net developable area and minimum density calculations area provided below:

Plat Area	65.38ac
ROW	-5.91ac
Stormwater Tracts	-2.84ac
<u>Critical Areas/Buffers</u>	<u>-32.36ac</u>
Net Developable Area	24.28ac

The minimum density is 121 (24.18 ac * 5). The proposed 123 single family lots meets minimum density. Therefore, lot 124 can exceed the maximum lot size otherwise required by KCC 17.420.052. Adding an estimated 50 multifamily units at Lot 124 would bring the total of 173 units, well under the maximum density of 588 units.

Parking Analysis

Parking requirements for a single-family residential (SFR) subdivision are set forth in KCC 17.490.030. Pursuant to KCC 17.450.040, *“Vehicular parking may be provided either on street or off street within the PBD, provided the total number of available spaces is at least equal to the parking specified in the parking and loading requirements.”* The equivalent quantity of spaces the project must provide is based on 2 off-street spaces per unit plus an additional 0.5 on-street spaces per unit. Note - at the time of this project application, garage parking is still not allowed to be counted as required parking based on KCC although it is understood that the country is proposing to revise that restriction.

Parking SFR Units:

Therefore, focusing only on the 123 single family lots, the number of required spaces: 123 lots * 2.5 spaces/per lot = 308 spaces required. Each proposed lot of width approximately 30 feet or greater can support two spaces in the driveways. Approximately 27 proposed lots will only support 1 off-street vehicle in the driveway but will have 1 space available in the garage as well (though garage not counted) The project plan provides a proposed 109 on-street spaces. Therefore, the parking analysis for the SFR portion of the project is summarized as follows: (27 units * 1 space/unit) + (96 units * 2 spaces/unit) + 109 spaces = **328 spaces. Thus, exceeding the required 308 spaces when not counting garage spaces as required by current KCC.**

Parking Multifamily units:

As anticipated for Multi-family Lot 124, it will require 1.5 spaces per unit and an additional .5 set aside spaces for a total of 2 spaces per unit. If determined to be warranted, a parking reduction variance may be requested at the time of application for the multi-family.

Note: Parking within the amenity compound on Tract M will provide additional off-street parking for the convenience of owners using the facilities that is not counted in the parking analysis presented above.

Landscape Design

The project proposes extensive landscaping throughout the site. Roadways will be lined with required street trees and low groundcover plantings that will be selected and placed to ensure sight distance is not obstructed. Stormwater ponds will be planted with a mixture of mostly native trees and shrubs that are predominately evergreen to insure year around screening where visible from the roadway.

Existing vegetation within the critical areas and their buffers along the eastern and western boundaries will be retained and create a natural screen from adjacent properties.

Approximately 38 percent of the site is landscaped exceeding the 15 percent landscape requirement within KCC 17.500.025.

Pedestrian Connectivity & Circulation

In addition to sidewalks along the Plat's Rights-of-way, a network of trails are provided that connect the open space tracts, community park areas and parallel neighborhood streets. These trails allow residents to walk between neighborhood streets and into park areas only encountering vehicles at road crossing. A series of soft trails are also provided within the outer 25% of wetland and stream buffers on the east and west of the project, many of which exist. These soft trails connect to the connect the trail network into future development phases. It is expected that the extensive trail system will be considered a primary amenity of the community. The concept plan is illustrated on the *Overall Landscape & Amenities Plan (Bradley Design Group, updated August, 2021)*.

Performance Based Development – Deviations Requested

The proposed development standards for the PBD in relation to the UCR standards are as follows:

DEVELOPMENT STANDARD	UCR	
	REQUIREMENT	PROPOSED
Minimum Lot Size	2400 sf	960 sf *
Maximum Lot Size, Single Family	9000 sf	9,000 sf **
Minimum Lot Width	40 feet	16 feet
Minimum Lot Depth	60 feet	50 feet
Maximum Height, Single Family	35 feet	35 feet
Maximum Height, Multifamily	35 feet	<= 50 feet ***

TABLE 2

* The 960sf minimum lot size would relate to a townhome plan of which was not an end unit.

** Multi-family lot 124 exceeds the maximum lot size which is allowed as the 123 single-family lots meet minimum density.

** Additional multifamily height restricted to area east of the Road A access road Waaga Way and to no higher than 35 feet above the highest centerline grade taken directly parallel to the building footprint.

Recreational Open Space & Common Open Space Analysis

The following Table 3 summarizes the Area and Proposed Use of Tracts and identifies the area calculated to provide the quantification of required recreational open space.

TRACT	AREA (SF)	USE	BASE RECREATIONAL SPACE	ADDITIONAL UPLAND REC / OPEN SPACE (SF)
A	724,593	OPEN SPACE / REC		103,490 SF Upland + Trails
B	49,478	STORM		
C	16,491	ALLEY		
D	3,639	OPEN SPACE / REC	3,639	
E	315,111	OPEN SPACE / REC	16,350	59,850 SF Area outside of Buffer +Trail
F	6,628	OPEN SPACE / REC	6,628	
G	18,275	ALLEY		
H	6,243	OPEN SPACE / REC	6,243	
I	17,980	ALLEY		
J	4,137	OPEN SPACE / REC	4,137	
K	32,134	OPEN SPACE / REC	32,143	
L	60,073	STORM		
M	119,195	HOA AMENITIES	35,500 +Clubhouse & Pool	
N	788,644	OPEN SPACE / REC (Nadean Creek Park)		207,301 sf Park +1,800 LF Trail
O	13,996	STORM		
TOTAL	2,716,617 SF		311,941 SF + Trails, Clubhouse & Pool	370,641 Total SF + trails

TABLE 3

As shown in Table 1, the gross project site area is 65.38 acres and the critical areas and buffer areas is 32.36 acres. **The difference between these two areas is 33.02 acres which is the basis for the open space calculations for the PBD.**

This project's PBD Open Space Quantity Analysis:

Required Common Open Space = 15% of 33.02 acres = 4.95 acres

Provided Common Open Space (Tracts D, F, H, J, M and N) = **6.79 acres**

Required Recreational Open Space = 5% of 33.02 acres = 1.65 acres

Provided Recreational Open Space (Tracts D, F, H, J and M) = **2.02 acres**

The proposed preliminary Plat/PBD exceeds the open space requirements as well as providing high quality amenities.

Open Space Criteria

The proposed recreational areas have been generally designed with a maximum grade of 5 percent and they are located on site, visible from roads and the majority of the dwellings, with greater than 30 feet dimensions, a minimum of 500 square feet, accessible for year-round use and will be dedicated to a homeowners' association. The area of the tracts calculated as meeting these specific PBD requirements are provided in Table 3 and labeled "Base Recreational Areas".

Open Space Description & Amenity Summation

Tract A is the 16.62 acre western open space tract consisting of critical areas and associated buffers as well as about 2 acres of uplands preserved as open space. With a minimum width of about 380 feet from the western property line to the edge of development, the tract serves as a buffer for the adjacent rural residential properties. The area has traditionally hosted informal, community sponsored recreational activities such as disc golf. Existing recreational features and trail networks are being maintained. Given the size and condition of Tract A it is counted as two (2) amenities toward the PBD requirement.

Tract D is a 3,639 sf recreational parcel at one end of the trail corridor through the central group of lots. The parcel is a gateway to and overlooks Tract A and will provide picnic amenities and pet station. It is counted as one (1) amenity.

Tracts G, H, I and J provide a pedestrian oriented connecting corridor through the center of the development from Tract D to Tract K. Pet stations and smaller play equipment are being accommodated.

Tract K is 32,132 sf recreational tract at the eastern end of the central corridor slated for a larger scale play equipment installation which is counted as one (1) amenity toward the PBD requirement.

Tract M, located across the street from Tract K, is the central amenity complex to feature a large clubhouse with fitness facilities, lounges, community business center and pet spa. The complex will additionally feature a pool, BBQ facilities and sport court. The clubhouse and pool are each counted as 2 amenities toward the PBD requirement, the sport court as one. Community storages and RV garages owned and controlled by the association are located on the other side of the tract around the sewer lift station.

Tract N is located north of Tract K with the trail head leading from the clubhouse across the bridge over Crouch Creek. Named Nadean Creek Park, at over 18 acres, the area is a mature forest with a network of trails being maintained. The central area beyond the creek buffers is almost 5 acres of upland area suitable for an off-leash dog park and a "challenge trail" with functional fitness stations such as pull up bars and intentional 'natural' obstacles promoting flexibility, agility and balance. Nadean Creek Park is counted as two (2) amenities toward the PBD requirement given the size and variety of recreational opportunities featured. The mature forest with giant trees

and spectacular scenery will be preserved for the community as open space which will be a significant benefit.

Tract E is the large open space tract along Waaga Way providing a trail loop in the outer 25% of the buffer and a dog park and community garden behind lots 23 and 24 counting as one (1) amenity toward the PBD requirements.

Summation of Provided Amenities:

In combination, the variety of recreational opportunities meet the intent of the PBD requirements of one amenity per 20 lots. The recreational aspect will be a fundamental aspect of the community.

Tract A = 1

Tract D = 1

Tract K = 1

Tracts G-J combined = 1

Pool = 2

Clubhouse = 2

Sport Court = 1

Nadean Creek Park = 2

Tract E = 1

Total = 12 Amenities Provided

Required Amenity Count

The amenity requirement, including the up-to 50 future multifamily units on Lot 124, is calculated as 173 units / 20 units/ amenity = **9 amenities required**.

APPENDIX A – PLAT LEGAL DESCRIPTION

RESULTANT PARCEL 1 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 202212190110, AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED UNDER AUDITOR'S FILE NO. 202301170045, BEING A PORTION OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER, SECTION 14, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

Commonly Known As 368 NE WAAGA WAY POULSBO WA 98370

Tax Parcel: 142501-3-038-2000