



Staff Report for the Hearing Examiner

Report Date: April 19, 2018

Application Submittal Date: June 28, 2017

Hearing Date: April 26, 2018

Application Complete Date: June 28, 2017

Permit Number: 17-02589

Project Name: Tracyton Greens - Preliminary Subdivision

Type of Application: Preliminary Plat

This staff report was prepared by Jeff Smith, Planner, Candy Vickery, Engineering 1, and Steve Heacock, Environmental Planner, based on information available up until the time the report was prepared. New information relevant to review of this application may become available prior to the hearing or at the hearing. Staff may wish to change their analysis based upon that new information and reserves the right to do so.

Proposal Summary:

Linden Land Investments LLC has made a request to subdivide 6.5 acres into 19 standard residential lots for detached single-family homes using the existing access off Tracyton Boulevard NW. The proposal will include a 40-foot wide private roadway, associated internal and external sidewalks, on-street parking, public sewer and water. The proposal also includes open space, a recreational amenity, and preserved area for a stream, wetland, and associated buffers. The request was reviewed pursuant to Kitsap County Code (KCC) Title 16 Land Segregations, Title 17 Zoning, KCC Titles 12 Storm Water Drainage and 19 Critical Areas. The Hearing Examiner is the Review Authority for the development and makes a recommendation to the Board per Title 21 Land Use and Development Procedures.

Project Request:

Linden Land Investment LLC, is requesting a Preliminary Plat approval to create 19 single-family urban lots in Central Kitsap County.

Project Location:

6394 and 6398 Tracyton Boulevard NW,
Bremerton, WA, Commissioner District 3



Tracyton Greens Preliminary Plat
April 19, 2018

Assessor's Account #:

272501-3-070-2004

272501-3-069-2007

Applicant/Owner of Record:

Linden Land Investment LLC
12968 Old Military Road NE
Poulsbo, WA 98370

Applicant's Engineer:

Seabold Engineering LLC
PO Box 445
Indianola, WA 98342

SEPA (State Environmental Policy Act):

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

This MDNS is issued after using the optional DNS process in WAC 197-11-355 on April 19, 2018. There is no further comment period on the DNS.

COMMENTS:

1. The SEPA comment period previously occurred concurrent with the Notice of Application dated July 13, 2017. There were public comments received by neighbors concerned with potential traffic impacts, right of way safety concerns and future sewer extension connections to the area. Comments will be addressed in the staff report.

CONDITIONS:

1. The proposal will be conditioned for Stormwater control pursuant to KCC Title 12 (Stormwater Management). On-site dispersion and infiltration is proposed.
2. Due to the presence of wetlands and a fish-type creek on site (Moser creek), the proposal will be conditioned to follow the requirements in KCC Title 19.200 (wetlands) and KCC Title 19.300 (streams).
3. On site wetland and streams buffers will be placed in a protective Open Space Tract.
4. Frontage improvements along the entire property frontage of Tracyton Blvd NE are required, including a 12-foot travel lane, 5-foot bicycle lane, vertical curb, gutter, and 5-foot sidewalk. This work will interface with the planned Kitsap County culvert replacement project, slated for replacement in the summer of 2018.

MITIGATION MEASURES:

1. Due to the proximity of the existing entrance road to the creek and wetland, a non-conforming access impact is un-avoidable. Impacts to the buffer include 5,370 square feet. Buffer averaging of 6,175 square feet is proposed on site.

Tracyton Greens Preliminary Plat
April 19, 2018

2. An on-site well supplies potable water to the neighbor to the north. Decommissioning this well would benefit the recharge of the wetland and Moser creek. Negotiation to decommission this well and provide a water supply to the neighbor is encouraged.

The SEPA appeal period is due to expire on May 3, 2018. If no appeals are filed; the SEPA determination is will be final.

Physical Characteristics:

The subject property is currently vacant, 6.51 acres in size, comprised of two tax lots, which historically contained single-family residences. The project site is located on the north side of Tracyton Boulevard NW within the unincorporated community of Tracyton. The existing access is located on the east and south side of the project site. The parcel includes mixed forest and open space. A well is located near the center of the property that provides water service to an abutting property to the north. Depending on negotiations with the property owner to the north, the well may be decommissioned. The site topography is rolling with a downhill gradient from the east down to the west.

The western edge of the project contains Moser Creek, a Type-F stream that requires 150-foot buffer. A Category II Riverine, forested scrub-scrub wetland, which, requires 100-foot buffer and associated buffer. The stream drains north to south to a culvert under Tracyton Boulevard NW, and the water travels across residential properties for approximately a third of a mile to Dyes Inlet. Kitsap County Public Works is currently in the process of replacing the culvert through a program to eliminate fish blockage. The Soil Survey of Kitsap County classifies the soils onsite as being Alderwood gravelly sandy loam which are moderately deep, moderately well drained and Mckenna gravelly loam, moderately deep and poorly drained.

Comprehensive Plan Designation and Zoning:

The property designation and zoning are Urban Low Residential and located within the Central Kitsap Urban Growth Area. The intent of the zone is to recognize, maintain, and encourage urban low-density residential areas by including a full range of services and facilities that are adequate at the time of development.

The following are the development standards per the Urban Low Residential zone:

Minimum Density	= 5 dwelling units/acre
Maximum Density	= 9 dwelling units/acre
Minimum Lot Area	= 2,400 square feet
Minimum Lot Width	= 40 feet
Minimum Lot Depth	= 60 feet
Maximum Height	= 35 feet
Minimum Setbacks	= 20 feet front yard for garages 10-foot habitable area = 5 feet side yard = 10 feet rear yard

Proposed project Net Density: 8.20 dwelling units per acre

Tracyton Greens Preliminary Plat
April 19, 2018

Surrounding Land Use and Zoning:

The surrounding properties along the west, north and east sides are zoned Urban Low Residential. The Sydney Manor and Stampede Subdivisions are located on the east side and the Coronado Subdivision is located northwest of the plat. South of Tracyton Boulevard NW properties are zoned Rural Residential and contain single-family homes on smaller lots. Properties north of the project site contain single-family homes on similar sized parcels.

Public Utilities and Services:

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

Policies and Regulations Applicable to the Subject Proposal:

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

Kitsap County Comprehensive Plan, Adopted June 30, 2016

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

Land Use Chapter

Land Use Goal 1

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

Land Use Policy 17

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

Transportation Chapter

Transportation Goal 1

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

Transportation Policy 3

Continue to require sidewalks on roads when development occurs within Urban Growth Areas of corridors that are safe for all ages.

Staff Comment: *Consistent with the policy above, staff conditioned the project to ensure there were safe walking conditions and encourage completing the pedestrian connection along Tracyton Boulevard NW.*

Tracyton Greens Preliminary Plat
April 19, 2018

Environment Chapter

Environment Goal 4

In support of, and not as a substitute for the above goals, the County will continue to provide opportunities for stewardship, education and public dialogue regarding the management and protection of the natural environment.

Environment Policy 21

Support and coordinate voluntary stream, wetland and shoreline restoration and preservation efforts.

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

Kitsap County Code (KCC)

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

Chapter 18.04 State Environmental Policy Act (SEPA)

Chapter 20.04 Transportation Facilities Concurrency Ordinance

Chapter 21.04 Land Use and Development Procedures

Documents Consulted in the Analysis:

A complete index of exhibits is in the project file. To date, the index to the record consists of Exhibits 1-34.

Exhibit #	Document	Date or date stamped
1	Project Application	06/28/17
2	Supplemental Application – Land Division	06/28/17
3	SEPA Checklist	06/28/17
4	Concurrency Test	06/28/17
5	Project Narrative	06/28/17
6	Project Narrative – Proposed Conditions	06/28/17
7	Reduced Site Plans	06/28/17
8	Engineered Drainage Plans	06/28/17
9	Engineered Drainage Report	06/28/17
10	Sewer Availability	06/28/17
11	Wetland Delineation Report	06/28/17
12	Traffic Impact Analysis	06/28/17
13	Health District Clearance	07/10/17
14	Notice of Application	07/13/17
15	Interested Party Email (Ishihara)	07/24/17
16	Interested Party Email (Ishihara)	07/31/17
17	Interested Party Email (Ishihara)	09/10/17
18	Interested Party Email (Ishihara)	09/25/17

Tracyton Greens Preliminary Plat
April 19, 2018

19	Kitsap County Public Works 6-Year TIP	11/13/17
20	Plat Revision	11/20/17
21	Recorded Easement	02/23/18
22	Memo (Seabold) Revisions & Plan	03/16/18
23	Notice of Public Hearing	04/11/18
24	Interested Party Email (Ishihara)	04/12/18
25	Memo (DCD – Vickery) Preliminary Conditions	04/16/18
26	Map – Zoning	04/16/18
27	Map – Critical Area	04/16/18
28	Map – Comprehensive Plan	04/16/18
29	Map – Aerial	04/16/18
30	Map – Aquifer Recharge	04/19/18
31	SEPA – Mitigated Determination of Non-Significance (MDNS)	04/19/18
32	Revised Water Availability	04/19/18
33	Staff Report	04/19/18
34	Certification of Public Notice	04/20/18

Public Comments:

Pursuant to KCC Title 21 Land Use, and Development Procedures, the Department gave proper public notice for the Preliminary Plat 800 feet around the property. To date the project has three interested parties and only two people have commented. The Department received public comments from Donald Goschke, regarding need for an easement across his property and stated his concerns with traffic safety at the plat entrance. Jim Ishihara had questions on sewer facilities and whether sewer will be extended on Tracyton Boulevard.

Preliminary Plat Analysis and Hearing Examiner Recommendation

Project Characteristics

The request is to subdivide 6.15 acres into 19 standard single-family residential lots for detached housing. The proposal includes a private roadway, associated sidewalks, on-street over-flow parking, a recreation area, served by public water and sewer. The applicant is proposing approximately 2.5 acres of disturbed area of the project site. The existing access off Tracyton Boulevard NW is named Clifford Place NW, which provides access to the project site, and two additional properties to the north with single-family homes. Through information provided by an abutting property owner to the south, the road crossed the corner of property owned by Donald Gosche. To resolve the issue, the applicant negotiated an access easement with the abutting property owner and recorded the agreement with the Kitsap County Auditor, Auditor File #201802230104, (Exhibit 21).

Through the County's 2018 Transportation Improvement Program, Kitsap County Public Works has programed the replacement of the failing culvert as TIP Project #10 at a cost of \$365,000 (Exhibit 19). There is an existing failing undersized 18-inch diameter corrugated culvert located under Tracyton Boulevard NW that is in Moser Creek, a fish bearing stream, which is located on the west side of the property. The culvert replacement involves a new 10-foot span, 6.5-foot rise three-sided concrete structure over Moser Creek. The new structure will provide enhancement of fish passage beneath the roadway and will occur both upstream and downstream. The applicant is dedicating property to extend the culvert for the future construction of future 5-foot

Tracyton Greens Preliminary Plat
April 19, 2018

sidewalk and 5-foot bike lane. Public Works plans to replace the culvert in 2018 prior to the construction of the plat.

Preliminary Plat Data Table			
Project Site Data		Acres	% of Area
Total Lot Area	268,549	6.15	100%
Tract A, Roadway Parking & Sidewalk	25,758	0.59	10%
Tract B Common Open Space Wetland and Buffer	134,585	3.08	51%
Recreation Area	7,410	.17	2%
Net Developable Area Remaining Home Site	100,796	2.31	37%
Proposed Density			8.2 dwelling units per acre
Required Density			5 to 9 dwelling units per acre

Access and Transportation:

The development will receive vehicular access from Tracyton Boulevard NW which has a functional classification as Minor Arterial. Except along the property frontage, the right-of-way is mostly 60 feet wide with approximately two 11-foot travel lanes. The applicant has agreed to dedicate approximately 30 feet of private property to provide additional space for frontage improvements and the culvert replacement. The applicant has prepared a traffic impact analysis report to address potential impacts on the road system. The traffic engineer estimates that there will be 14 peak AM trips and will provide field verification of the required sight distance (Exhibit). The proposal includes dedication of property and frontage improvements or the entire length on Tracyton Boulevard NW with a 5-foot sidewalk, curb and a future 5-foot bike lane. Engineering staff and Public Works have reviewed the transportation component of the project and issued preliminary approval on April 19, 2018.

Stormwater:

Stormwater facilities are proposed, utilizing full dispersion for the road surfaces to meet the requirements for stormwater treatment and flow control; and proposing rain gardens for the rooftop hard surfaces. The applicant has prepared a storm drainage report (Exhibit 9). Engineering has reviewed the stormwater element of the project and issued preliminary approval on April 12, 2018 (Exhibit 25).

Schools:

The Central Kitsap School District was notified regarding the pending proposal for the preliminary plat. If the District responds with comments on a bus stop or other issues, their comments will be included with the review of the Site Development Activity Permit.

Preliminary Plat Analysis and Recommendation:

The proposed Tracyton Green Plat was reviewed through the following requirements, pursuant to KCC Section 17.420.030 Design Standards, Chapter 16.24 Land Segregation Standards, and Chapter 16.40 Subdivisions. Staff comments are in italics.

KCC 17.420.037 Single-Family Subdivision /Development Standards

The following development standards apply to the proposed preliminary subdivision pursuant to KCC 17.420.037 (Single-Family Subdivision /Development Standards):

Tracyton Greens Preliminary Plat
April 19, 2018

A. Sidewalk Requirements:

1. Sidewalks are required on both sides for all public or private streets meeting the classification of principal, minor arterial, collector, local sub-collector, or local minor roads described by the Road Standards.

Staff Comment: The road within the plat will remain private and will have a functional classification as a low volume local access road. A separated 5-foot sidewalk will only be required on one side. It will be the responsibility of property owners within the plat to maintain the private roadway.

2. Sidewalks are required at a minimum on one side of all public or private local roads per the Road Standards.

Staff Comment: The revised site plan dated March 16, 2018, shows sidewalks on one side of the private roadway internal to the plat. Frontage improvements are required along Tracyton Boulevard NW and the site plan shows frontage improvements for pedestrian safety.

3. Rolled curbing is prohibited, except where the road is separated by a bioswale or other water quality treatment facility.

Staff Comment: Rolled curbing is not proposed. However, the applicant is showing a thickened edge in the civil plans along the roadway and a 2.5-foot vegetated strip, which will keep vehicles from parking outside the designated on-street parking spaces.

- B. Public Streets and Connectivity Requirements:** The dedication of deeding property for right-of-way within, or along the boundaries of single-family subdivisions or developments may be required.

Staff Comment: As already stated, the preliminary subdivision will include an internal private road, which will not involve the dedication of the road to the County. Except for the two property owners to the north, there is limited opportunity for connectivity due to topographic limitations, and the existing Olympic High School campus.

- C. Utility Connectivity Requirements for public utility extensions to abutting or contiguous properties.**

Staff Comment: There may be an opportunity for connectivity for urban services from the abutting residential subdivisions.

- D. Landscaping Requirements:** Landscaping is required at entrances and street trees along streets or on individual lots or units prior to occupancy.

Staff Comment: Landscaping is required on Tracyton Boulevard NW at the subdivision entrance and street trees are required along the internal private road. Street trees may conflict with the critical area buffer and will not be required to be planted along Tracyton Boulevard. At the time of submittal of the Site Development Activity Permit, the applicant is required to submit a final landscaping plan. The landscape plan will need to be bid ready plan and consistent with the requirements in this section and KCC Chapter 17.500.

Tracyton Greens Preliminary Plat
April 19, 2018

- E. Off-street Parking: Project shall provide off-street parking per KCC 17.490 Off-street and Loading.

Staff Comment: On street and off-street parking is included with this proposal consistent with KCC 17.490 Off-street Parking and Loading. The applicant is proposing 38 off-street parking spaces in driveways. Per the parking narrative, the applicant is proposing 10 parallel on-street parking spaces (9'x 20') for guests. Per 17.490.020, the County calculates the required number of spaces in the driveway and not within individual residential garages.

Staff Evaluation of Decision Criteria

Title 16 Land Division and Development

The proposal was reviewed for consistency with zoning requirements in KCC, Chapter 16.04.080 General Provisions, 16.24.040 Urban Standards and 16.40 Subdivisions.

16.04.080 General Provisions

Land segregation makes appropriate provisions for public health, safety and welfare.

- A. Comply with the Kitsap County Comprehensive Plan.

Staff Comment: Base on the review of the proposed preliminary plat, staff believes the development proposal is consistent with the Comprehensive Plan designation, goals, and policies. Provisions are made to comply with the Land Use Chapter, the protection of critical areas is consistent with the Natural Systems Chapter and Kitsap County Code.

- B. Adequacy of Access

Staff Comment: Staff has reviewed the adequacy of the plat access on Tracyton Boulevard NW. Provisions have been made to verify sight distance on Tracyton Boulevard NW at construction. At the time of the approval of the Site Development Activity Permit, the County will evaluate sight distance based on traffic speed, the geometry of the intersection, and road frontage improvements.

- C. Safe Walking Conditions

Staff Comment: By requiring 5-foot sidewalks, provisions are being made for safe walking conditions internal to the plat and exterior along Tracyton. The County anticipates, as growth occurs in the Tracyton Community, there will be an opportunity to connect sidewalks improving pedestrian safety.

- D. Lot Configuration

Staff Comment: The applicant is not creating irregular lots and proposing lot lines that run at right angles relative to the roadway which the lots face, consistent with the requirement.

- E. Home Owners Association

Staff Comment: Land segregations of five or more lots within a UGA with privately maintained facilities and open space with critical areas are requires a home owners association. The Tracyton Green Plat will have a privately maintained road, storm drainage facilities and open space containing the fish stream and the Category II wetland. With the preliminary approval of this subdivision, a home owners association will be required to be formed consistent with State

Tracyton Greens Preliminary Plat
April 19, 2018

law. All the property owners within the plat will be required to contribute to the long-term costs of maintaining the private facilities.

16.24.040 Urban Standards

The following are land segregation standards for preliminary subdivisions:

A. Access- See access comments above.

B. Public Transit Provisions

If feasible Kitsap Transit may contact the County about frontage improvements and determine the feasibility of a bus shelter.

Staff Comment: The project is not currently located on an existing Kitsap Transit route.

C. Non-motorized Facilities

Staff Comment: There are no internal trails proposed. Public Works has identified a future bicycle lane, which is to be constructed to address the non-motorized plan requirements.

D. Off-Street and On-Street Parking

The preliminary plat is required to be consistent with KCC 17.490 Off-Street Parking and Loading. Two off-street parking spaces are required per residential lot and 0.5 per lot for over flow on-street parking. Based on the number of lots the project will need to include a minimum of 38 off-street spaces. The applicant is providing 10 on-street parking spaces.

Staff Comments: Off-street parking will be verified at the time of building permit review. The applicant has documented that the project is consistent with the minimum overflow parking requirements and on-street parking will be shown on the SDAP civil site plan.

E. Fire Protection

The Fire Marshal's Office has reviewed the project, included conditions of preliminary approval, and forwarded a copy of the plans to Central Kitsap Fire and Rescue for comments. The Fire Marshal conditioned the project to provide fire flow with fire hydrants not more than 600 feet apart within the plat.

F. Landscaping Requirements

Street trees are required to be spaced at a minimum of 25 feet on-center along the internal roadway.

Staff Comments: As stated above a final landscape plan will be required to be submitted with the Site Development Activity Permit. Street trees can be planted on individual lots or the 2.5-foot vegetative strip. The street trees adjacent to sidewalks should be a variety with a limb height to not impede pedestrians walking on the sidewalk. For recommended types of trees, review the Kitsap County Road standards.

G. Utilities

Water Supply: The single-family homes within the plat will be served by the City of Bremerton. The City of Bremerton serves the incorporated and the unincorporated urban

Tracyton Greens Preliminary Plat
April 19, 2018

growth area for potable water. The applicant has received a non-binding letter of water availability form from the water utility (Exhibit 32).

Public Sewer: Kitsap County Waste Water will be the public sewer provider for the 19 lot plat, which is consistent with KCC 17.410.050 Footnote #48. The preliminary site plans show a pump station and Public Works has conditioned the plat to require the pump station for approval of the Site Development Activity Permit

H. Recreation Requirements

The preliminary plat will include a recreational open space amenity consistent with subdivision standards. The applicant calculated the area based on standards of 7,410 square feet.

Staff Comments: The recreation facility is centrally located near the southeast side of the wetland. Provisions must be made to provide a level area to provide a safe location for younger children and provide appropriate amenities.

16.24.060 Low Impact Development: Low impact development practices may be reviewed during SDAP to reduce storm drainage runoff. The applicant's storm drainage concept is a combination of infiltration and detention.

Agency Recommendation to Hearing Examiner

Based upon the information above, the Department of Community Development recommends that the Tracyton Greens Preliminary Subdivision development be **approved**, subject to the following 52 conditions:

1. All required permits shall be obtained prior to commencement of land clearing and/or construction.

Planning/Zoning

2. All Building permits on these lots will be subject to impact fees pursuant to Kitsap County Code.
3. A Final Landscape Plan will be required to be submitted consistent with KCC 17.500 Landscaping, during civil site plan review, which depicts natural vegetation, and the planting and irrigation plan. The tree retention plan recommended should be included with the SDAP.
4. Street trees shall be planted along the access road on individual lots at approximately 25' spacing or the vegetative strip between the sidewalk and thicken edge. A final landscape plan will be subject to approval by the Department prior to SDAP approval. Trees on individual lots are required to be installed prior to Certificate of Occupancy of individual

Tracyton Greens Preliminary Plat
April 19, 2018

residential units.

5. Include a note on the face of the plat showing building setbacks for the lots as conditioned per the plat approval.
6. Prior to the plat transferring to the Home Owner's Association (HOA), the developer will be responsible for irrigation, and maintenance of all landscaping to ensure survival up to two years. The developer or the HOA should maintain all landscaping consistent with the Tree Care Industry Association standard practices.
7. Pursuant to KCC Section 21.04.110 Timeline and Duration of Approval, Kitsap County's land use approval for the preliminary plat is valid for a period of up to five (5) years from the decision date of the preliminary plat consistent with RCW 58.17.140 and .170.
8. The decision set forth herein is based upon representations made and exhibits contained in the project application (Exhibits 1A and 1B). 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.
9. 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.
10. Any violation of the conditions of approval shall be grounds to initiate revocation of this Plat.
11. Land segregations of five or more lots within a UGA that propose roads and/or storm water facilities to be privately maintained shall form a homeowners' association, registered with the state of Washington. Conditions, covenants and restrictions (CCR) document shall address, at a minimum, ownership of and maintenance responsibilities for any private roads and any private storm water facilities. In rural zones where private roads and/or storm water facilities are proposed, road and storm facility maintenance agreements may suffice.

Environmental

12. Land use approval is limited to the uses proposed by the applicant on the recommended site plan and the SEPA Environmental Determination dated April 18, 2018. Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Any modifications or expansion of the project will be subject to further review pursuant to the requirements of the appropriate sections of the Kitsap County Code.

Health

13. The existing septic tank needs to be abandoned to code. Sewered building clearances will be required prior to building permit issuance.
14. The existing well needs to be decommissioned by a licensed well driller prior to final plat.

Tracyton Greens Preliminary Plat
April 19, 2018

Fire

15. Fire hydrants - Water line size and location, the location of new and existing fire hydrants must be shown on SDAP plans. A letter of water availability indicating available fire flow from the water purveyor is required to be submitted to the Kitsap County Fire Marshal's office prior to the approval of any building permits. Minimum fire flow of 500 gallon per minute at 20 psi is required. IFC 507.3 Amended by Kitsap County.
16. Access - When a road is more than 150 feet a turnaround is required. What appears to be a modified turnaround is shown on plans but not identified as such. If this is the case provide minimum of 25 feet inside radius and a method of how turn around will be kept clear of obstructions, per IFC 503, 503.4 Amended by Kitsap County.
17. No parking signs - When fire department access is only 20' wide roads shall be posted with approved signs or marked per IFC 503.3.

Development Engineering

General

18. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.
19. 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

20. The information provided demonstrates this proposal meets the definition of a Large Project and as such will require a Full Drainage Review Site Development Activity Permit (**SDAP**) from Development Services and Engineering.
21. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with **Kitsap County Code Title 12** effective at the time the Preliminary Plat application was deemed complete, June 28, 2017. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
22. The Site Development Activity Permit shall demonstrate the project meets the requirements of Minimum Requirements 1 – 9, by using the first feasible BMP for each surface from BMP List #2 or by meeting the LID Performance Standard.
23. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information about this permit can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email joshklimek@ecy.wa.gov. This permit is required prior to issuance of the SDAP.
24. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before recording the Final Plat for this development, the person or persons holding title to the subject property for which the storm drainage facilities

Tracyton Greens Preliminary Plat
April 19, 2018

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.

25. The impervious area per lot accounted for in the overall drainage facilities installed shall be indicated on the face of the final plat; provide per lot areas for rooftop and for driveway.
26. The following note shall be added to the face of the Final Plat: 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.
27. 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 performance bond covering that work.
28. 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.
29. If the project proposal is modified from that shown on the submitted site plan dated November 20, 2017, Development Services and Engineering will require additional review and potentially new conditions.

Traffic and Roads

30. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.
31. The following note shall appear on the face of the final plat map. "All interior roads shall remain private as proposed by the applicant. Should the applicant or his successors or assigns choose to dedicate these roads to Kitsap County, it shall be subject to a further review by Kitsap County Development Services and Engineering. All improvements necessary to bring said roads 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."
32. 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.
33. The hammerhead shall be designed to accommodate a SU design vehicle. The wheel path of the design vehicle shall remain within the paved area for all required movements.
34. All rights of access for adjoining properties currently in existence shall be preserved and documented on the face of the final plat. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to recording the final plat.
35. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.

Tracyton Greens Preliminary Plat
April 19, 2018

36. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
37. The property owners within the plat shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the face of the final plat map and the accepted construction plans. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
38. Submit plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards, Figure 4-3.
39. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
40. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of the interior plat road and Tracyton Boulevard. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
41. With the SDAP application submittal materials, provide an Auto-TURN analysis of site access at Tracyton Boulevard showing the design vehicle can make all movements without lane encroachment.
42. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, MUTCD Manual on Uniform Traffic Control Devices, NEMA National Electrical Manufacturer's Association, NEC National Electrical Code, WSDOT Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA).
43. The property owner shall dedicate adequate right-of-way along the entire property frontage of Tracyton Boulevard, to accommodate a 12-foot travel lane, 5-foot bike lane, and 5-foot sidewalk. The Final Plat shall include a dedication statement and depict this right-of-way dedication.
44. Frontage improvements, consisting of 12-foot travel lane, vertical curb, gutter and 5-foot sidewalk, and 5-foot bike lane, are required along the area of the dedicated right-of-way of Tracyton Boulevard. Applicant shall coordinate with Kitsap County Public Works regarding the planned culvert installation project and construct the required frontage improvements prior to recording the Final Plat.
45. Frontage improvements, consisting of curb, planting strip and 5-foot sidewalk on one side, are required along the interior plat roads.
46. 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.

Tracyton Greens Preliminary Plat
April 19, 2018

Survey

- 47 A Final Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
- 48 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.
- 49 Access to all lots shall be from roads within the proposed plat boundaries. A note to this effect shall be placed on the Final Plat.

Waste Water

- 50. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plans, profiles, and specifications designed in accordance with Kitsap County Public Works - Sewer Utility Division Standards and Regulations.
- 51. The preliminary utility design shows individual sewage pump stations. A commercial sewage pump station will be required for approval of the Site Development Activity Permit.

Solid Waste

- 52. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider for the project. Pay particular attention to the access requirements of collection trucks. Documentation shall be provided from the solid waste/recycling service provider that their requirements for this project have been met.

Attachments:

- Appendix A – General Site Plan
- Appendix B – Plat Map
- Appendix C – Frontage Improvement Site Plan
- Appendix D – Culvert Replacement and Planting Plan

Jeff Smith, Staff Planner

Date

Shawn Alire, Development Services and Engineering Supervisor

Date

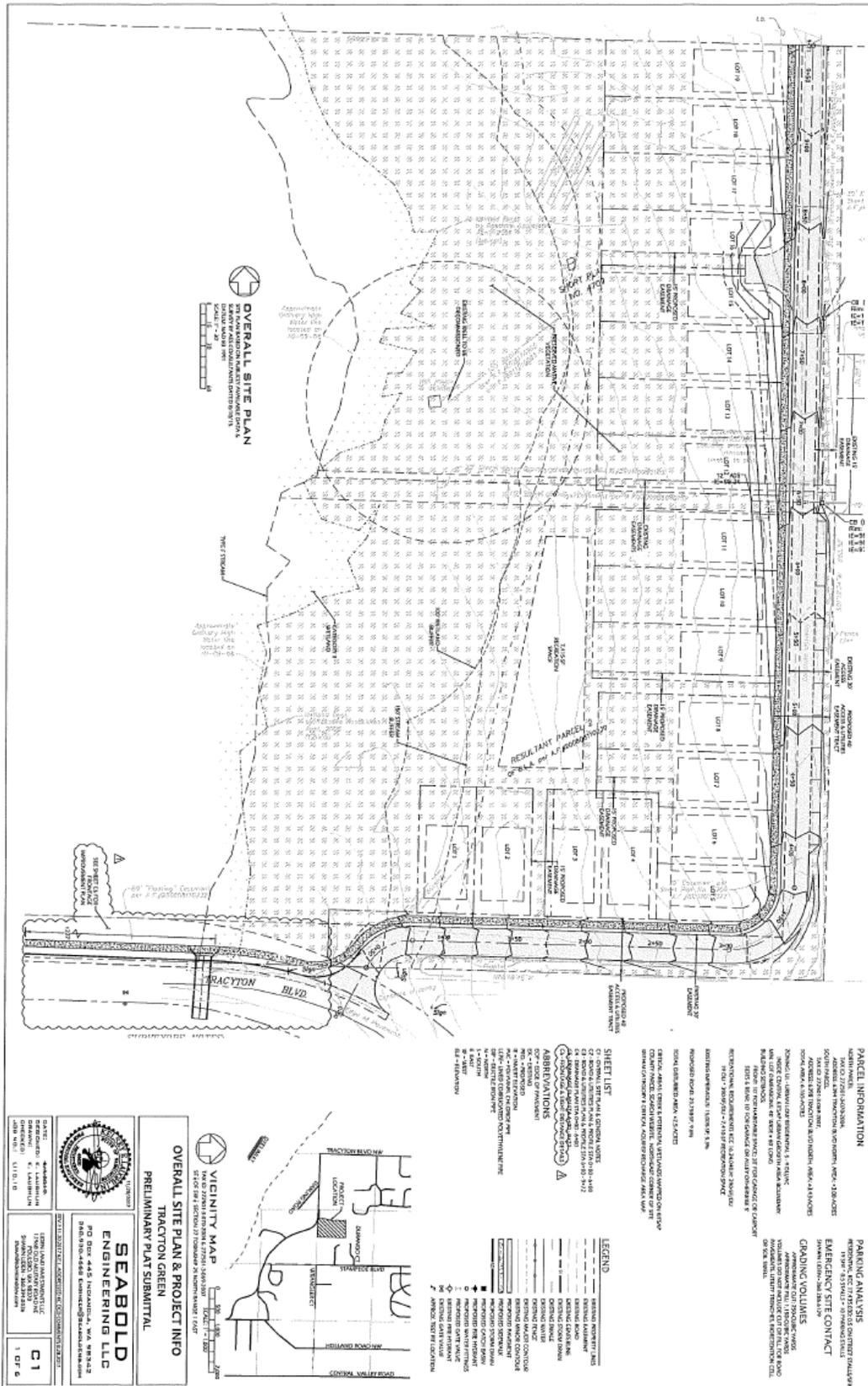
CC: Linden Land Investment LLC
Seabold Engineering LLC
Interested Parties:

- Jim Ishihara, jim.ishihara@wavecable.com
- Allison O’Sullivan, aosullivan@sugumish.nsn.us
- Robert Meria, bmeria@hotmail.com

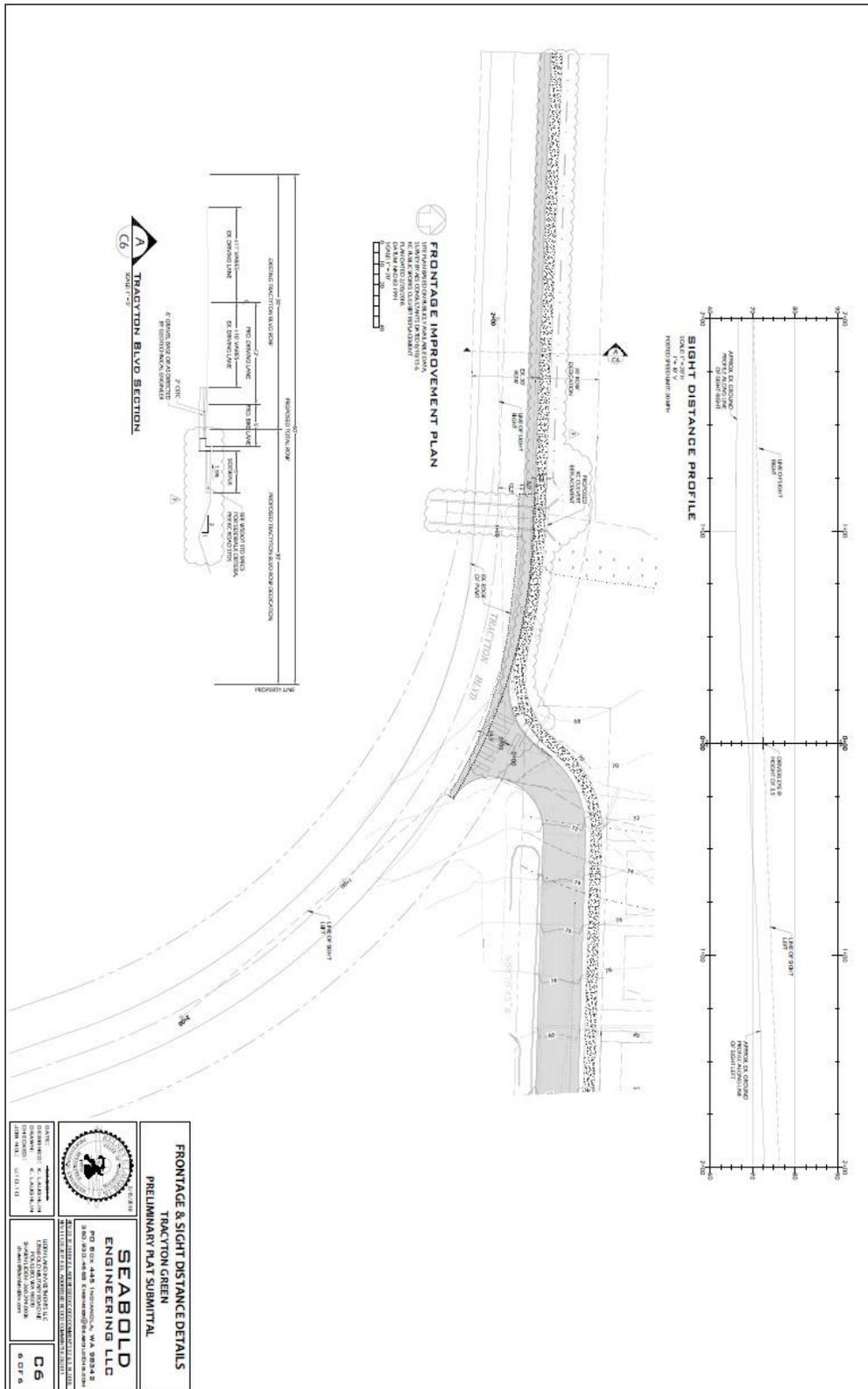
Tracyton Greens Preliminary Plat
April 19, 2018

Donald Leroy Goschke, 6392 Tracyton Blvd. NW Bremerton, WA 98311
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith
DCD File 17-02589

Tracyton Greens Preliminary Plat
 April 19, 2018



Tracyton Greens Preliminary Plat
 April 19, 2018



Tracyton Greens Preliminary Plat
April 19, 2018

