



Hearing Examiner Staff Report and Recommendation

Report Date: December 7, 2021
Hearing Date: January 14, 2021

Application Submittal Date: March 31, 2020
Application Complete Date: May 06, 2020

Project Name: El Dorado (Blue Fern) Preliminary Plat
Type of Application: PPLAT
Permit Number: 20-01380

Project Location

NO SITUS ADDRESS
SEC 30, TWP 25, RNG 1E
Central Kitsap County
Commissioner District 3

Assessor's Account

302501-4-001-2001
302501-3-010-2002
302501-4-012-2008

Applicant/Owner of Record

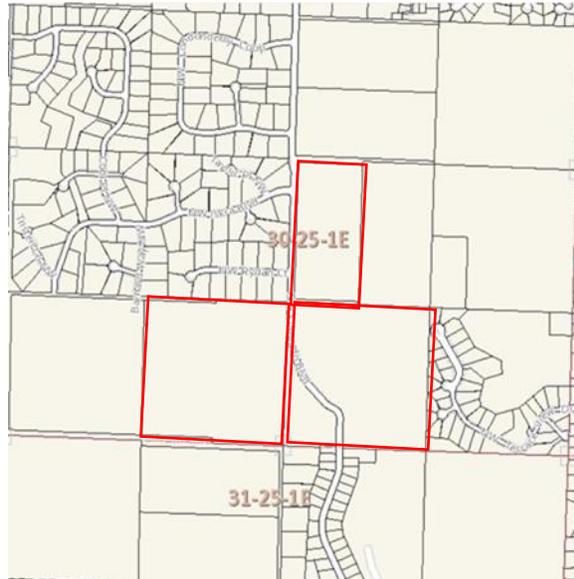
OWNERS:
SEQUOIA SPRING LLC
11232 120TH AVE NE STE 204
KIRKLAND, WA 98033

JP MENTOR
1414 MARKET ST, SUITE 200
KIRKLAND, WA 98033

ELDORADO HILLS II LLC
9330 SILVERDALE WAY NW STE 201
SILVERDALE, WA 98383

APPLICANT:
BEN PAULUS, CEO
BLUE FERN DEVELOPMENT
11232 120TH AVE NE STE 204
KIRKLAND, WA 98033

VICINITY MAP



PRINCIPLE AUTHORIZED AGENT:
HOLLI HEAVRIN, P.E.
CORE DESIGN
12100 NE 195TH STREET, #300
BOTHHELL, WA 98011

Recommendation Summary

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

1. Background

Kitsap County's Department of Community Development (DCD) received a Preliminary Plat (Subdivision) application, which was determined complete on May 6, 2020. Per KCC 21.04.100, Preliminary Subdivisions are Type III applications that require Hearing Examiner Review and approval.

2. Project Request

The applicant is proposing to subdivide three parcels (302501-4-001-2001, 302501-3-010-2002, and 302501-4-012-2008) totaling approximately 93 acres. All parcels are located within the Silverdale Urban Growth Area (UGA) and are zoned Urban Low (UL). The proposed subdivision includes 500 single-family residential lots and 43 tracts (AA through AZ, and BA through BS). The proposed tracts support utilities, access, stormwater facilities, open space, and critical areas and their associated buffers. The applicant proposes a 150-ft buffer from the edge of an off-site Type-F stream and proposes a buffer of 25-ft beyond the top of the ravine slope of two on-site Type-Ns stream segments. The proposal includes five new access points off NW Eldorado Blvd and new interior roads. All lots are proposed to gain access from the proposed interior roads. The applicant is proposing a phased development, consisting of four phases (See Figure 1).

Offsite improvements are also proposed. The applicant proposes to realign NW Eldorado Blvd, built to local sub-collector standards. Sidewalks are proposed on both sides of NW Eldorado Blvd along the property frontage.

Additionally, based on the submitted Traffic Impact Analysis, which included projected traffic impacts in addition to traffic from adjacent developments, the applicant proposes to pay a proportionate share of the total project for future intersection improvements at Newberry Hill Road and NW Eldorado Blvd. The applicant also proposes to pay a proportionate share of future signal improvements. The intersection and signal improvements are detailed in the submitted Traffic Impact Analysis, by Gibson Traffic Consultants, dated 8-31-2020 (Exhibit 28).

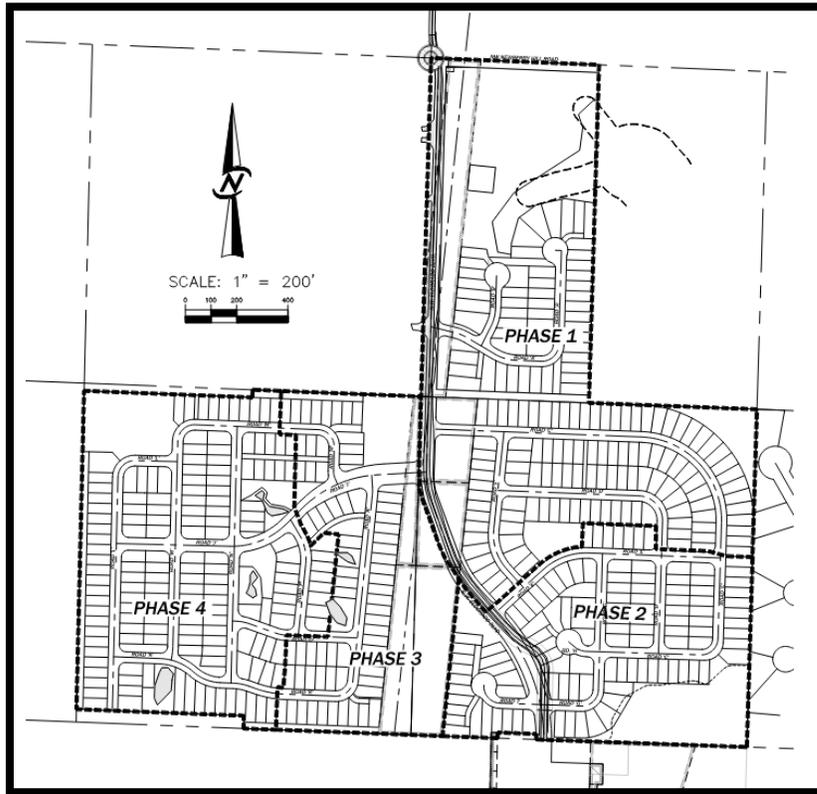


Figure 1 Phasing Plan

3. SEPA (State Environmental Policy Act)

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

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Revised Notice of Application dated May 27, 2020 (Exhibit 23). A Determination of Nonsignificance (DNS) was issued on December 29, 2020 (Exhibit 45) and a Revised DNS was issued on December 30,

2020 (Exhibit 46). A revised determination was needed to clarify proposed mitigation of frontage improvements of curb, gutter and sidewalk construction along the entire property proposal frontage.

The applicant has proposed off-site improvements along NW Eldorado Blvd and at the intersection of Newberry Hill Road and NW Eldorado Blvd. The Department, in consultation with the Department of Public Works Traffic Division, found the proposal to adequately mitigate anticipated traffic impacts; no additional mitigation is required by the Department using SEPA substantive authority. All other environmental impacts are adequately mitigated through compliance with Kitsap County Code.

The SEPA appeal period will expire January 13, 2020. If no appeals are filed, the SEPA determination is will become final.

4. Physical Characteristics

The project area encompasses approximately 93.31-acres of land area within three parcels. A geological assessment, by NL Olson, dated March 27, 2020 (Exhibit 7), survey (Exhibit 11) and a critical areas report, by Ecological Land Services (ELS), dated September 19, 2019 (Exhibit 5) were included in the project application and provided detailed descriptions of the subject parcels, summarized below.

The northern parcel (302501-4-2001) is about 17 acres and is rectangular in shape. The topography (Figure 2) of this section descends from south to north with gradients in the range of 5-10 percent. A ravine is located roughly in the center of the parcel with gradients in the range of 40-percent, to nearly 100-percent. The ELS confirmed the presence of two on-site Type-N stream segments that connect to an off-site Type-F stream to the east (Figure 3).

The eastern parcel (302501-4-012-2008) is approximately 37.5 acres and is square in shape. The topography (Figure 2) of this section descends from south to north with gradients in the range of 5-10 percent. In the south east corner begins a steep slope that extends south off site. The slopes in this area measure approximately 30 percent.

The western parcel (302501-3-010-2002) is approximately 38.5 and square in shape. The topography (See Figure 2) of this section descends from south to north with gradients in the range of 5-10 percent. The west parcel was clear cut before 1993 and has since regrown primarily with Douglas fir and a forest underbrush with a scattering of Western Red Cedar, Red Alder, and Big Leaf Maple. The ELS report confirmed the presence of five Category IV wetlands within the boundaries of the western parcel (See Figure 3). A full environmental analysis is included in Section 10.k of this report.

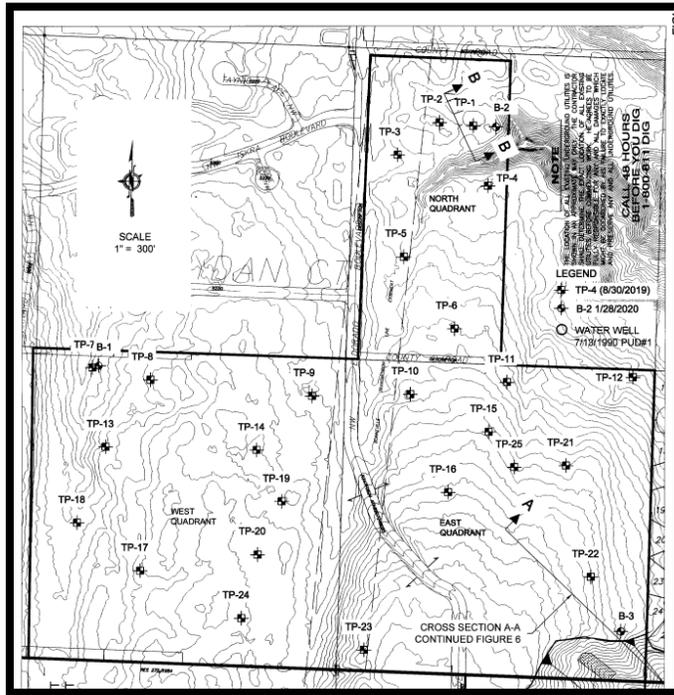


Figure 2 Excerpt from NL Olson Geologic Assessment (Exhibit 7)

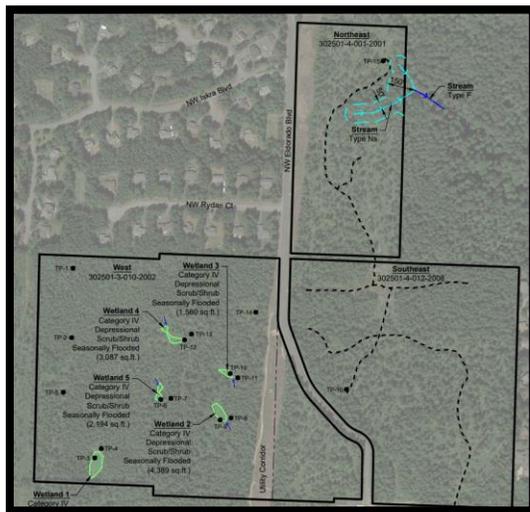


Figure 3 Excerpt from Ecological Land Services Report (Exhibit 5)

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban Low Density Residential (ULDR) Zone: Urban Low (UL)	Standard	Proposed
Minimum Density	5 (48.11 acres of net developable acreage x 5	

	= 240.6 or 241 required units)	
Maximum Density	9 (93.31 acres x 9 = 839.8 or 840 maximum units)	5.36 (93.31 acres x 5.36 = 500)
Minimum Lot Size	2400 square feet	3248 square feet
Maximum Lot Size	9000 square feet	8890 square feet
Minimum Lot Width	40 feet	40 feet
Minimum Lot Depth	40 feet	60 feet
Maximum Height	35 feet	NA – no structures are proposed at this time through preliminary land use. Building height standards must be met at the time of building permit application.
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Table 2 - Setback for Zoning District

	Standard	Proposed
Front	20 feet for garage, 10 feet for habitable area	* Structures will be reviewed for setbacks at the time of building permit.
Side	5 feet, 10 feet for garages opening directly to an alley	
Side	5 feet, 10 feet for garages opening directly to an alley	
Rear	10 feet, 20 for garages opening directly to an alley	

* There are various parcels associated with associated steep slopes. A Geotechnical Engineering Report and Addendum (Exhibit 7 and 36) were submitted and reviewed by the department (See Section 10.k for additional details.) Structure setbacks will also be reviewed at time of building permit and Geotechnical reports will be required at that time.

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Undeveloped Land.	Urban Low (UL)
South	Single Family Residences and Undeveloped Land	Urban Low (UL) Urban Restricted (UR) Rural Residential (RR)
East	Single Family Residences and Undeveloped Land	Urban Low (UL) Urban Restricted (UR) Rural Residential (RR)
West	Single Family Residences and Undeveloped Land	Urban Low (UL) Rural Residential (RR)

*See Exhibit 48 – Zoning Map

Table 4 - Public Utilities and Services

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

5. Access

Access to the development is proposed at five locations from NW Eldorado Boulevard, a county maintained public right-of-way. All lots are proposed to gain access from the proposed interior roads.

6. Site Design

The proposal includes 500-single family residential lots to be built in four phases. 43 tracts also proposed for supporting utilities, access, stormwater facilities, open space, and critical areas and their buffers. The applicant submitted a preliminary landscape plan (Exhibit 42) showing approximately 1.2 million square feet of open space (~30% of the total site area), with various trails and recreational features proposed within the open space tracts. The plan shows approximately 750,000 square feet (~18%) of the site is proposed as landscaping or to remain natural vegetation. Stormwater runoff is proposed to be captured and conveyed to three on-site storm retention ponds (Exhibit 41). All lots are proposed to be served by public water (Silverdale Water District) and public sewer (Kitsap County). The proposal includes off-site improvements to El Dorado Boulevard, including sidewalks, curbs, along the entire property frontage. The interior plat roads also include frontage improvements, designed, and constructed in accordance with Kitsap County Road Standards, if public roads; or in accordance with Kitsap County Code 16.24.040 Urban Standards, if private roads.

7. Policies and Regulations Applicable to the Subject Proposal

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

Kitsap County Comprehensive Plan, adopted June 30, 2016 and amended April 30, 2020.

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

Silverdale Goal 1. Provide sufficient capacity within the Urban Growth Area to properly accommodate a mix of residential, commercial, and industrial development to meet the extended population and employment projections for Silverdale.

Silverdale Policy 3. Incorporate reasonable measures that are appropriate to the Silverdale area to help focus growth in the urban growth area. These measures could be incentives, standards, policies, and/or regulations. In this Sub-Area Plan, incorporated reasonable measures include:

- *Inclusion of an economic development plan element intended to encourage employment and related housing/population growth in the Urban Growth Area;*
- *Support the Silverdale Regional Plan goals and Policies.*

Silverdale Policy 5. In areas where vehicular transportation will continue to be the predominate mode of travel, ensure that access to rights-of-way and site design standards provide for safe and convenient access by the traveling public.

Silverdale Policy 7. Preserve and enhance the natural and aesthetic qualities of shoreline areas and riparian creek corridors while allowing reasonable development to meet the needs of property owners.

Silverdale Policy 18. Identify opportunities for community services and general recreation facilities within or between residential neighborhoods, with strong emphasis on private development and maintenance by neighborhoods.

Silverdale Policy 21. Develop and maintain performance standards, including operational level of service (LOS) standards for roadways and critical intersections within Silverdale.

Silverdale Policy 24. Identify the effective use of public transit in the design Silverdale districts and surrounding areas; especially the implementation of point-to-point shuttles and loop service, and service to high priority destinations.

Silverdale Policy 30. Encourage public/private development of trails as well as public/private maintenance of trails.

Silverdale Policy 31. Develop and maintain an effective multimodal transportation system for Silverdale and the surrounding areas.

Silverdale Policy 32. Develop and implement an effective transportation concurrency system that provides effective transportation infrastructure to support concurrent land use in growth and development.

Silverdale Policy 39. Ensure that stormwater facilities provide adequate drainage and minimize flooding while protecting and enhancing the water quality and habitat value of streams, wetlands, lakes and Dyes Inlet.

Silverdale Policy 40. Coordinate with private solid waste collection services to ensure adequate service capacity for planned growth.

Land Use Goal 1. Focus current and future planning on infill and redevelopment of existing Urban Growth Areas.

Land Use Policy 11. In accordance with Kitsap County Health District and Washington State requirements, require connection to a public sewer system for new or extensively remodeled development located within 200 feet of the public sewer system, and within an urban growth area.

Land Use Goal 2. Promote health in the built environment.

*Land Use Policy 12. Review spatial requirements and proximity as considerations when requiring new development to provide connectivity to existing trails, paths and sidewalks and seek locations and means to expand existing trail system
Foster rural business and business opportunities on designated commercial and industrial lands in the rural area, while balancing protection of rural character.*

Land Use Goal 3. Support more dense residential areas with access to transportation, urban amenities, goods and services, physical activity and healthy foods.

Land Use Policy 15. Link non-motorized planning requirements to land use planning decisions.

Land Use Policy 16. Promote housing preservation and development in areas that are already well served by schools, public transportation and commercial facilities, and have adequate infrastructure to support alternative modes of transportation.

Land Use Goal 6. Direct development to designated Urban Growth Areas consistent with projected population growth, Growth Management Act and Countywide Planning Policies while considering development patterns that reduce sprawl, use urban land more efficiently, and that incorporate feasible, innovative and sustainable practices.

Land Use Policy 29. Through application of Growth Management Act goals, increase density in urban areas and limit sprawl in rural lands.

Environment Goal 1. Formally treat natural environments, including forest lands, shorelines, freshwater systems, intact ecosystems, and other critical areas, as an essential asset that is planned for, managed, and invested in to meet the needs of current and future generations.

Transportation Goal 1. Provide a safe and reliable multi-modal transportation system for people of all ages and abilities.

Transportation Policy 2. Approve site design that is supportive of transit services and its patrons.

Transportation Policy 3. Continue to require sidewalks on roads when development occurs within Urban Growth Areas.

Transportation Policy 6. Prioritize maintenance, preservation, and operation of existing transportation infrastructure in a safe and usable state.

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

Code Reference	Subject
Title 11	Kitsap County Road Standards
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction (For Fire Safety/Access)
Title 16	Land Division and Development
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Title 19	Critical Areas Ordinance
Chapter 20.04	Transportation Facilities Concurrency Ordinance

Chapter 21.04	Land Use and Development Procedures
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8. Documents Consulted in the Analysis

A complete index of exhibits is located in the project file. To date, the index to the record consists of Exhibits 1 through 58.

Exhibit #	Document	Dated	Date Received
1	Project Narrative		5/5/2020
2	Permit Questionnaire		5/5/2020
3	Concurrency Test		5/5/2020
4	Report – Drainage v.1		5/5/2020
5	Report – Critical Areas v.1		5/5/2020
6	Report – Traffic Impact Analysis v.1		5/5/2020
7	Report – Geotechnical v.1		5/5/2020
8	Plans – Preliminary Plat v.1		5/5/2020
9	Plans – Preliminary Drainage v.1		5/5/2020
10	Plans – Preliminary Landscape v.1		5/5/2020
11	Plans – Existing Site Conditions		5/5/2020
12	Stormwater Pollution Prevention Plan Narrative		5/5/2020
13	Engineering Affidavit		5/5/2020
14	SEPA Checklist		5/5/2020
15	Sewer Availability Agreement		5/5/2020
16	Stormwater Worksheet		5/5/2020
17	Site Assessment and Planning Packet		5/5/2020
18	Title Guarantee		5/5/2020
19	Water Availability Letter		5/5/2020
20	Public Comments: 5/18/2020 – 6/12/2020		5/18/2020
21	Notice of Application		5/21/2020
22	Notice of Application Revised		5/21/2020
23	Notice of Application Revised Final		5/27/2020
24	Public Comments: 6/9/2020 – 6/22/2020		6/9/2020
25	Public Comments: 6/24/2020 – 7/8/2020		6/24/2020
26	Public Comments: 7/9/2020 – 7/28/2020		7/9/2020
27	Public Comments: 7/28/2020 – 8/31/2020		7/28/2020
28	Report – Traffic Impact Analysis v.2		8/11/2020
29	Plans – Preliminary Plat v.2		8/11/2020
30	Plans – Preliminary Drainage v.2		8/11/2020
31	Plans – Preliminary Landscape v.2		8/11/2020
32	Stormwater Pollution Prevention Plan Report		8/11/2020
33	Customer Response Letter		8/11/2020

34	Public Comments: 9/1/2020 – 11/09/2020		9/1/2020
35	Public Comments: 11/10/2020 – 1/6/2021		11/10/2020
36	Report – Geotechnical v.2		12/18/2020
37	Report – Critical Areas v.2		12/18/2020
38	Response Letter – Ecological Land Services		12/18/2020
39	Response Letter – Core Design		12/18/2020
40	Plans – Preliminary Plat v.3		12/18/2020
41	Plans – Preliminary Drainage v.3		12/18/2020
42	Plans – Preliminary Landscape v.3		12/18/2020
43	SEPA Checklist v.2		12/18/2020
44	Owner Authorization Form – Sequoia Springs		12/18/2020
45	SEPA Determination (DNS)		12/29/2020
46	SEPA Determination (DNS) Revised		12/30/2020
47	Notice of Public Hearing		12/30/2020
48	Map – Zoning		1/4/2021
49	Map – Comprehensive Plan		1/4/2021
50	Map – Aerial 2019		1/4/2021
51	Map – Critical Areas		1/4/2021
52	Map – Critical Aquifers		1/4/2021
53	Map – Assessor’s		1/4/2021
54	Correspondence: Puget Sound Energy and DCD		1/6/2021
55	Preliminary Conditions Memo	12/28/2020	
56	Staff Report		1/7/2021
57	Certification of Public Notice	1/7/2021	
58	Staff Presentation		

9. Public Outreach and Comments

A Notice of Application was distributed per KCC Title 21 procedures providing an opportunity for comment. Written public comments received by the department, up to January 6, 2020 by the close of business, have been incorporated into the staff report. Any comments received afterwards will be addressed by the Department through an addendum.

The applicant (Blue Fern) also held an open invitation, virtual neighborhood meeting on Thursday, August 13, 2020 to provide project information and field questions.

A summary of concerns and staff response is included below.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
1	<p>Density: A primary concern expressed in multiple public comments was related to the issue of the project’s proposed density. Many of these comments felt the proposed density is too high and requests were received to reduce density.</p>	20, 24, 25, 26, 27, 34, 35
2	<p>Stormwater: Multiple public comments expressed concerns over stormwater run-off. The concerns are summarized below.</p> <ul style="list-style-type: none"> • Concern was expressed over stormwater run-off affecting adjacent properties, specifically the “Windsong” development east of parcel 302501-4-012-2008 (Exhibit 11). Owners within this development noted existing stormwater issues that affect their properties and septic drain fields. Concern was expressed that the proposed impervious surface quantity could exacerbate these issues. • General comments were received indicating the proposed amount of impervious surface is too high. • A comment was submitted indicating the proposed pond liners could fail or deteriorate. • Additional comments were received expressing concern that the overflow locations will affect the stream functions. 	20, 24, 26, 27, 34, 35
3	<p>Traffic: Multiple public comments expressed concerns over increased traffic impacts. The concerns are summarized below.</p> <ul style="list-style-type: none"> • Multiple comments expressed concern over the existing and anticipated traffic at the intersection of Eldorado Blvd and Newberry Hill. A traffic light at this intersection was requested. • It was expressed that Eldorado Blvd is currently unsafe for drivers and pedestrians. Due to the narrow shoulder, increased traffic would make affect safety further. Requests were received for street widening and sidewalks. • Concern was expressed that the submitted Traffic Impact Analysis did not account for existing and anticipated traffic from adjacent properties, notably the “Skyfall” development and nearby undeveloped land. • Concern was expressed that the submitted Traffic Impact Analysis did not account for bus traffic. 	20, 24, 25, 26, 27, 34, 35

	<ul style="list-style-type: none"> • Many comments point to mitigating traffic by requiring a reduction in the proposed density. • One request was received to require Eldorado Blvd to terminate at Lenea Dr. 	
5	<p>Critical Areas: The department received multiple comments related to critical areas, summarized below.</p> <ul style="list-style-type: none"> • Geologic Hazards – Concern was expressed over possible landslides and erosion. • Streams – Concern was frequently expressed over the impacts that stormwater mitigation will have on the environmental health of the nearby streams. • Wetlands – Requests for increased wetland mitigation were received. On January 6, 2020 the DCD staff received a comment from Neil Molstad, Wetland Specialist with the Department of Ecology, requesting a site visit to observe on-site wetlands. • Wildlife – Concern was expressed over the loss of wildlife habitat and natural beauty. Requests were received to require a “wildlife corridor” and “green space”. 	20, 24, 25, 26, 27, 34, 35
6	<p>Compatibility with Neighborhood and Comprehensive Plan: Comments were received expressing concern that the proposed development is incompatible with the Kitsap County Comprehensive Plan and surrounding neighborhoods, primarily due to density. Additional concerns were expressed regarding the boundary of the Silverdale Urban Growth Area.</p>	20, 24, 25, 26, 27, 34, 35
7	<p>Property Value: Comments were received expressing concern that the proposed development would have a negative impact on adjacent property values.</p>	20, 24, 25, 26, 27, 34, 35
8	<p>School Impacts: Comments were received expressing concern that the future development will cause negative impacts on nearby schools.</p>	20, 24, 25, 26, 27, 34, 35
9	<p>Park Impacts: The department received comments from Kitsap County Parks Department and the Newberry Hill Heritage Park Stewards expressing concern over potential unsanctioned trails and access points created by the residents of the development. Requests were received for: a formal trail, no trespassing signs, and a requirement for the NHP Stewardship Group to be notified at the time of Phase 4 development.</p>	20, 24, 25, 26, 27, 34, 35
10	<p>COVID Impacts: The department received comments expressing concern that the process was difficult due to COVID restrictions and social distancing requirements.</p>	20, 24, 25, 26, 27, 34, 35

11	Water and Sewer Impacts: Multiple comments were received expressing concern about water and sewer availability, as well as the impacts to existing water and sewer functionality.	20, 24, 25, 26, 27, 34, 35
12	Puget Sound Energy Easement: Multiple comments were received regarding using the PSE easement for compensatory open space.	20, 24, 25, 26, 27, 34, 35
13	SEPA: Multiple comments were received expressing concern over SEPA Determination of Non-Significance.	20, 24, 25, 26, 27, 34, 35

Issue Ref. No.	Issue	Staff Response
1	Density	The proposal complies with density requirements per KCC 17.420.052 (See Section 4, Table 1 of this report). The proposed density is well below the allowable density in the UL zone. A further reduction of density beyond what is permitted in Kitsap County's adopted zoning ordinance is not warranted.
2	Stormwater	<p>The proposed facilities have been reviewed in accordance with the standards set forth by the Kitsap County Stormwater Design Manual, Kitsap County Municipal Code and Washington State Department of Ecology. All existing natural drainage courses have been evaluated meeting the requirements of the downstream drainage investigation as outlined in the Kitsap County Stormwater Design Manual. All stormwater generated on site is collected in a conveyance system of catch basins and pipes and routed to on-site detention facilities (Exhibit 41).</p> <p>DCD Development Engineering reviewed the proposal for compliance with applicable codes and recommends approval with 44 conditions, as detailed in the Preliminary Condition Memo, dated December 28, 2020 (Exhibit 55).</p> <p>Final drainage design is required at the time of Site Development Activity Permit application and will be reviewed once more for compliance and inspected throughout the construction phase. All stormwater is required to be contained on site during the construction phase with temporary stormwater and erosion control measures. These measures will be reviewed prior to approval of any development activity permits.</p>
4	Traffic	The applicant submitted a Traffic Impact Analysis which was reviewed by Kitsap County Public Works Traffic Division for compliance with applicable codes. The proposal meets all applicable standards, as detailed throughout Section 10 of this report and further detailed in the recommended conditions.

		<ul style="list-style-type: none"> • Regarding the intersection at NW Eldorado Blvd and NW Newberry Hill Rd – the applicant has committed to pay a proportionate share of the signal improvements at this intersection. The future signal will provide adequate gaps for all movements. • Regarding the safety of Eldorado Blvd – the applicant has committed to realignment and improvements along Eldorado Blvd consisting of 13-foot travel lanes, vertical curb, gutter, and 5-foot sidewalks. • Regarding the TIA not including traffic impacts from adjacent projects – the most recent Traffic Impact Analysis states in Section 5.3, “The baseline (future without development) 2025 turning movement volumes are estimated by applying a 1.5% annual compounded growth rate to the existing turning movement volumes and trips from three pipeline projects, Skyfall, Cascade Court and Sterling Development Phase III”. It should be noted that any undeveloped land, included the “Dickey Pitt” site, are required to submit a Traffic Impact Analysis at the time of proposed development application. Review for traffic impacts and necessary mitigation will occur at that time. • Regarding the TIA not including bus traffic – school bus traffic typically falls outside of peak hours which would not be included in the analysis. Though the applicant is providing transit facilities (concrete landing pads), these accommodations were made should Kitsap Transit determine a future need for expansion, as indicated in an email from Edward Coviello on 6/24/2021 (Exhibit 20). • Regarding reduction in density to offset traffic volume – see response to density concerns above (#1). • Regarding the termination of roads – the TIA did not demonstrate a need or deficiency and these roads are public right-of-way.
5	Critical Areas	<ul style="list-style-type: none"> • The project was reviewed for compliance with Title 19, Kitsap County’s Critical Areas Ordinance. A full analysis can be found in Section 10.k of this report, which will respond to geohazard, stream, and wetland concerns. • The proposed stormwater facilities are consistent with Kitsap County’s Stormwater Manual, which requires stormwater to be released at its natural outfall point at a pre-developed rate of release. • Approximately 1.2 million square feet of open space (~30% of the total site area) is proposed. This is above the

		code requirement, which requires only 390 square feet of recreational open space per lot.
6	Compatibility with Neighborhood and Comprehensive Plan	<ul style="list-style-type: none"> The proposal is in alignment with the Kitsap County Comprehensive Plan and Silverdale Sub-Area Plan. See Section 7 of this report. Various residential, commercial, and business uses are permitted outright in the UL zoning district per KCC 17.410.042. In terms of residential uses, duplexes are permitted outright, and multi-family dwellings are permitted with an approved Conditional Use Permit. The proposal is for single family dwellings. This residential dwelling type is most consistent with surrounding land uses and the proposed density is within code allowances per KCC 17.420.052. The incorporation of land into an Urban Growth Area is a long-range planning process that includes public comment periods and citizen involvement through the Kitsap County Comprehensive Plan. For more information on Site Specific Amendments and the long range planning process, please visit: https://www.kitsapgov.com/dcd/Pages/Community-Long-Range-Planning.aspx
7	Property Value	<ul style="list-style-type: none"> This concern is speculative based upon market trends and assessed valuations. The project proposal is not anticipated to have a negative impact on property values, and are not a development code basis for project denial.
8	School Impacts	<ul style="list-style-type: none"> At the time of building permit, school impact fees will be paid in accordance with Kitsap County regulations. It should be noted that this is a phased development and impacts when all proposed units are finally occupied are not expected to be immediate or all at-once.
9	Park Impacts	<ul style="list-style-type: none"> Kitsap County staff met with KC Parks and NHHP Stewards representatives to discuss the project. The stewardship group conducted a site visit and it was ultimately determined that there was not a very high likelihood that anyone would build a trail due to topographic features. Kitsap County Parks will be included in the typical public notice process, per the requirements in Kitsap County Title 21.
10	COVID Impacts	<ul style="list-style-type: none"> The applicant held an open invitation virtual community meeting to inform neighbors about the project and field questions from the public on August 13, 2020. Due to the Governor’s emergency proclamations while still maintaining governmental services, DCD has implemented many new processes to accommodate

		public involvement in accordance with state law, including virtual hearings. DCD has also implemented virtual department meetings with the public and an online chatting service to continue to provide direct service to the citizens of Kitsap County.
11	Water and Sewer	<ul style="list-style-type: none"> Adequate water and sewer facilities are available. See section 10.O of this report.
12	PSE Easement/Open Space	<ul style="list-style-type: none"> Compensatory open space cannot be within the easement area. The proposal is required to provide 390 square feet of recreational open space per unit. All other open space is optional. A final compliant open space plan will be required at the time of SDAP.
13	SEPA	<ul style="list-style-type: none"> Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. See Section 3 of this report.

10. Analysis

a. Planning/Zoning (16.40.030 – Preliminary Subdivisions)

Per KCC Chapter 16.40.030, Preliminary subdivisions are classified as Type III applications under Chapter 21.04. The director shall review the application to ascertain if it conforms to the following requirements (*staff comments included and italicized*):

16.40.030:

A. Chapter 16.04, General Provisions.

Staff Comment: *The proposal meets, or will be conditioned to meet, all applicable standards in KCC Chapter 16.04, including 16.04.080 General Requirements and 16.04.120 Phased Development. See Section 10.b of this report for additional details.*

B. Chapter 16.24, Land Segregation Standards.

Staff Comment: *The proposal meets, or will be conditioned to meet, all applicable standards in KCC Chapter 16.24, including 16.24.040 Urban Standards. See Section 10.c of this staff report. Section 16.24.080 Land segregations containing or bordering critical areas has been repealed, and critical areas components are reviewed for compliance with Kitsap County Title 19 (Critical Areas Ordinance). See Section 10.k of this staff report.*

C. The preliminary plat shall consist of the following:

Staff Comment: *The most updated preliminary plat plans (Exhibit 40) contain all applicable details below.*

1. One or more maps, to scale no less than one inch to one hundred feet, which scale shall be shown on the drawing, both graphically and textually; the horizontal and vertical scales for street and utility profiles shall be two hundred feet to the inch and twenty feet to the inch, respectively;
2. Map signed and sealed by a surveyor registered in the state of Washington;
3. The name of the proposed subdivision;
4. North point;
5. Lots labeled numerically;
6. The location of existing structures;
7. The location of existing road approaches;
8. The location of all existing and proposed roads, rights-of-way, and easements, labeling each of the foregoing by width;
9. The location of all other existing and proposed easements appurtenant to the property, labeled with dimensions;
10. The location of all property to be dedicated;
11. Contour lines of at least five-foot intervals or sufficient intervals to show the topography of the land to be subdivided, referenced to either the United States Coast and Geodetic Survey datum, or other datum acceptable to the county;
12. A layout of proposed lots, open space tracts, recreation areas, roads, alleys, sidewalks, other pedestrian or bicycle facilities, utility mains and parcels proposed to be dedicated or reserved for public or community school, park, playground or other uses;
13. Generalized plans of proposed street systems, water distribution systems, sewerage systems, and drainage systems, signed and sealed by a civil engineer, licensed in the state of Washington;
14. The location of all water bodies (including but not limited to lakes, ponds, saltwater shorelines, streams, and wetlands), their associated buffers and construction setbacks, and mapped flood hazard areas;

15. The location of geologically hazardous areas and their associated buffers and construction setbacks. Delineate all slopes thirty percent in grade or greater, and all slopes from fifteen percent to thirty percent in grade where they are rated as areas of "moderate" or "high" geologic hazard pursuant to Section 19.400.410;

16. The location of existing on-site sewage systems, and wells with their protective well radii within and contiguous to the proposal; and

17. In subdivisions proposed to be served by individual or community septic systems, the location of soil log holes together with data regarding soil type and depth;

D. The proposed streets shall align and be coordinated with streets serving adjacent properties;

Staff Comment: *The proposed development is designed around the existing streets serving adjacent properties. The proposed street accessing "Phase 1" aligns with the existing road that accesses the adjacent subdivision to the west. To the south, Eldorado Blvd continues to serve multiple single-family residences. The proposed realignment to Eldorado Blvd will continue to serve these residences.*

E. The proposed streets shall be adequate to accommodate anticipated traffic;

Staff Comment: *The proposed streets are adequate to accommodate anticipated traffic. Kitsap County Public Works, Traffic Division has reviewed the applicant's proposal, which included a Traffic Impact Analysis. To accommodate anticipated traffic, the applicant proposes to realign and improve Eldorado Blvd, built to local sub-collector standards. Additionally, the applicant proposes to pay a proportionate share of the total project for future intersection improvements at Newberry Hill Road and NW Eldorado Blvd as well as pay a proportionate share of future signal improvements. The intersection and signal improvements are detailed in the Revised Traffic Impact Analysis, by Gibson Traffic Consultants, dated 8-31-2020 (Exhibit 28).*

F. If road or pedestrian connectivity between the subdivision and adjacent properties is required, all ingress/egress accesses shall be dedicated to the public and developed consistent with Kitsap County Road Standards;

Staff Comment: *Road or pedestrian connectivity is not required; however the applicant proposes improvements to Eldorado Boulevard, which will be developed consistent with Kitsap County Road Standards (Condition 50, 51, 59). All*

ingress/egress access points that serve the development from Eldorado Blvd will also be developed consistent with KCRS.

G. The Kitsap Public Health District shall recommend approval or denial. Said recommendation shall be in writing and shall address:

- Conformity with current regulations regarding domestic water supply and sewage disposal;
- Adequacy of lot area, soil type, topographic and drainage characteristics, if proposing a sewage disposal method other than public sewer.

Staff Comment: *The Kitsap Public Health District recommends approval with the condition that a Building Clearance application is required for buildings served by sewer prior to building permit approval (Condition 76). A water availability letter has been submitted, verifying adequate water supply for the development (Exhibit 19). Public sewer is proposed. The applicant a Sewer Availability Agreement (Exhibit 15) confirming Kitsap County Public Works Sewer Division has adequate capacity to serve the development.*

b. Planning/Zoning (16.04 General Provisions)

The proposal is subject to the provisions in KCC 16.04.080 General Requirements and KCC 16.04.120 Phased Development.

KCC 16.04.080 General Requirements

The following general requirements shall be met for all land segregations proposed under KCC Title 16.

- A. The proposed land segregation shall comply with the applicable provisions of the Kitsap County Comprehensive Plan and Kitsap County Code.

Staff Comment: The proposal, in addition to the recommended conditions of approval, complies with applicable provisions of Kitsap County Comprehensive Plan (See Section 7 of this report). The proposal also complies with applicable provisions of Kitsap County Code, as detailed in Section 10 of this report.

- B. Adequacy of Access. Each lot within a land segregation shall have approved access to a street conforming to county road or access standards, unless an alternative standard has been approved by the director. To assure safe and adequate access, the director:

1. Shall require a developer to dedicate, establish, or deed right-of-way to the county for road purposes as a condition of approval of a land segregation, when to do so is reasonably necessary as a direct result of a proposed land segregation, for improvement, use or maintenance of the road system serving the development;

Staff Comment: *The director determines that public interior roads are not necessary; therefore, are optional. Staff recommends Conditions 50 and 51 be approved to inform the applicant of applicable standards, should public roads be proposed in later phases.*

2. Shall determine if road connectivity between the land segregation and adjacent properties is required. In cases where the dedication, establishment, or deeding of additional right-of-way cannot be reasonably required as a direct result of the proposed development but such right-of-way is necessary for future expansion of the public road system, the director shall require reservation of the area needed for right-of-way for future conveyance to the county. Building setbacks and all other zoning code requirements will be established with respect to the reservation line rather than the deeded, established, or dedicated right-of-way line. The area reserved for right-of-way may be donated to the county or will be purchased by the county through a county road project;

Staff Comment: *Eldorado Boulevard provides adequate north-south connectivity and is proposed to remain, with improvements. Proposed road 'A' aligns with NW Rydan Ct across Eldorado Blvd, meeting road connectivity requirements (See Figure 4). Proposed roads 'I' and 'G' align with each other, meeting connectivity requirements (See Figure 5).*

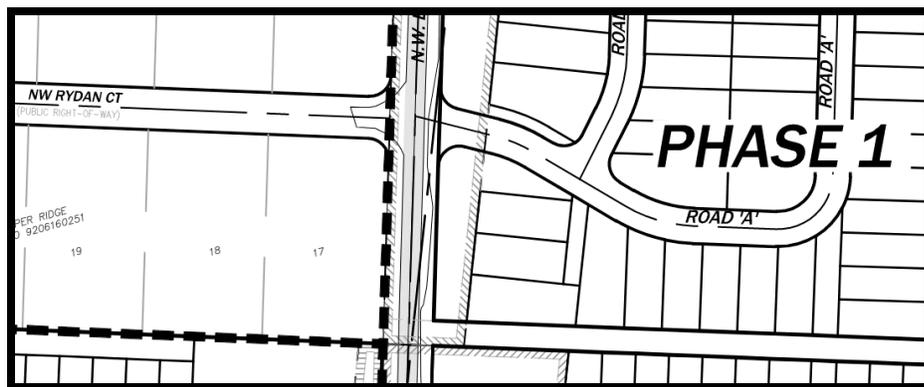


Figure 4 Excerpt from Preliminary Plat Plans

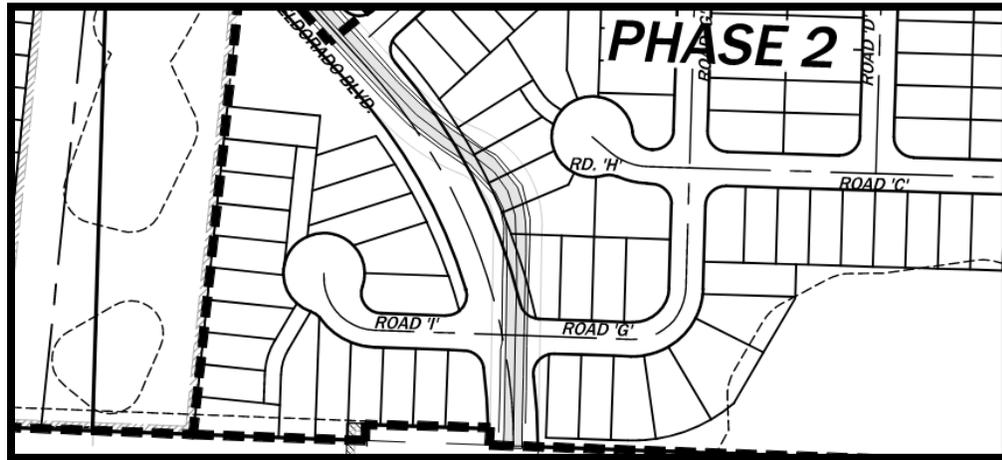


Figure 5 Excerpt from Preliminary Plat Plans

Proposed roads 'C' and 'J' do not align (See Figure 6); however, in coordination with Kitsap County Public Works Traffic Division, it was found that these road segments are adequately off-set and provide proper site distance consistent with the Kitsap County Road Standards.

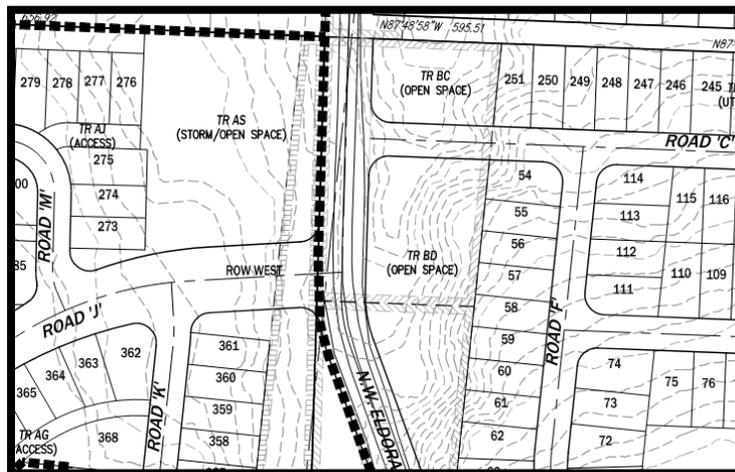


Figure 6 Excerpt from Preliminary Plat Plans

Along the outer boundaries of the subject sites, expansion of the public road system is determined infeasible due to existing development patterns, topography, and critical areas that abut the subject sites; therefore, connectivity to adjacent properties is not required (Exhibit 50 and 51). Approximately 1200-ft to the west is Kitsap County's Newberry Hill Park. Road connectivity to this park was determined infeasible due to topography. Directly abutting the eastern perimeter of the subject site are a ravine and stream, a subdivision with limited

opportunity for connectivity, and a landslide area where a future road is determined infeasible due to topography.

3. Shall be satisfied that the applicant has demonstrated sufficient access rights for the entire access route, where access to the segregation is gained via private easements;

Staff Comment: *Not applicable, access is not gained via private easements. Access to the project is gained directly from Eldorado Blvd, a county maintained public right-of-way.*

4. Shall require that newly established easements for access purposes not be contiguous to an existing access easement, unless there is no other feasible access point as determined by the director;

Staff Comment: *The proposal meets this standard; no newly established easements for access are contiguous to existing easements.*

5. Shall require that off-site improvements be made to public or private streets, if needed to provide adequate access from the land segregation to a road acceptable to the director;

Staff Comment: *The applicant is proposing off-site improvements to El Dorado Boulevard as detailed in earlier sections of this report and further in the conditions. To summarize, The proposal includes off-site improvements to El Dorado Boulevard, including sidewalks, curbs, and along the entire property frontage. The interior plat roads also include frontage improvements, designed and constructed in accordance with Kitsap County Road Standards, if public roads; or in accordance with Kitsap County Code 16.24.040 Urban Standards, if private roads.*

6. May approve private streets, and may require that adequate provision is made for access to the private street to accommodate future segregations, where the county finds the following:

a. Vacant or underutilized land abuts the proposed land segregation or development; and

b. The location of said access easement is reasonable based upon the design needs for future streets; and

c. The establishment of said easement will further the extension of the street system within the urban growth area; and

d. The extension of the street system is reasonably foreseeable; and

e. The establishment of said easement furthers the goals and policies of the Comprehensive Plan;

Staff Comment: *Extension of the street system is not reasonably foreseeable due to topography, critical areas and buffers, and existing development adjacent to the subject sites (Exhibit 50 and 51).*

7. May limit direct access to certain streets and require on-site public or private streets in lieu of individual driveways, in accordance with the county road standards.

Staff Comment: *The applicant is proposing 5 access points to the development along Eldorado Blvd, leading to proposed streets. No individual driveways along Eldorado Blvd are proposed or allowed (Condition 55).*

C. Safe Walking Conditions.

The applicant shall be required to provide information regarding pedestrian needs generated by the proposed land segregation. Where deemed necessary by the department, safe walkways shall be required.

Staff Comment: *The applicant is proposing various pedestrian facilities in the form of sidewalks abutting new and existing roads, as well as walkways/trails throughout the subdivision (Exhibit 42). The proposed trails connect at various points to the paved sidewalk system creating a cohesive pedestrian network.*

1. School Children. In cases where a school is located within one mile of a land segregation and/or where it is likely the children will walk to school, safe walkways shall be required along roads interior to the land segregation and along existing roads fronting the site.

Staff Comment: *Silverdale Elementary is over 2 miles away. Klahowya Secondary School is approximately 1-mile away; however, the walking route from the subject site is approximately 3 miles away. The project will provide safe walkways along interior roads and the existing road fronting the site.*

2. Pedestrian Safety. Any land segregation within a UGA shall provide sidewalks along existing public roads fronting the subject property(ies). Residential segregations creating more than four lots in UGAs shall provide sidewalks internal to the segregation.

Staff Comment: *The applicant is proposing sidewalks on all proposed roads and existing road (NW Eldorado Blvd). All sidewalks connect to create a safe pedestrian system.*

3. When sidewalks are required, they shall be constructed to comply with all applicable standards, including but not limited to county road standards and shall apply the federal American with Disabilities Act (ADA) standards for sidewalk ramps at all intersections, pedestrian crossings and transit stops.

Staff Comment: *Staff recommends Condition 12 and 54. Full design compliance will be reviewed with the associated Site Development Activity Permit (SDAP).*

4. When reasonably necessary for public convenience, pedestrian ways may be required to connect to cul-de-sacs or to pass through unusually long or oddly shaped blocks.

Staff Comment: *The proposed design does not include unusually long or oddly shaped blocks. No additional pedestrian ways are required beyond what is proposed.*

D. Lot Configuration. The side lines of lots, as far as practicable, should run at right angles to the street upon which the lots face.

Staff Comment: *Proposed side lot lines are generally provided at right angles, with slight adjustments where right angles are not practicable, such as along curved roads, cul-de-sacs, and access tracts.*

E. Homeowners' Associations. 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.

Staff Comment: *Required documentation is typically required prior to final plat.*

KCC 16.04.120 Phased Development

A. Phased development may be proposed in conjunction with a preliminary subdivision application or with a site development activity permit (SDAP) associated with said preliminary subdivision application. When phased development is proposed, a phasing plan shall be submitted with the preliminary subdivision application or the SDAP application that clearly sets forth the density proposed for each phase, and identifies each amenity, including infrastructure, traffic mitigation, parks, open space, etc., proposed for each phase.

Staff Comment: *The applicant has chosen to propose the phasing plan in conjunction with the associated SDAP. A phasing plan that meets the provisions of this section is required to be submitted with the SDAP application. Staff recommends Conditions 10 and 11 be approved to ensure compliance.*

B. Review of the phasing plan shall occur as follows:

1. When phasing is proposed with the preliminary subdivision application, conditions regarding the phasing schedule, installation of required amenities and bonding requirements shall be included in the staff report to the hearing examiner.

Staff Comment: *Not applicable. The applicant has chosen to propose the phasing plan in conjunction with the associated SDAP.*

2. When phasing is proposed with the SDAP, conditions regarding the phasing schedule, installation of required amenities and bonding requirements shall be included in the SDAP administrative decision.

Staff Comment: *Staff recommends Conditions 10 and 11 be approved to ensure compliance.*

3. If phasing is proposed after the administrative decision on the SDAP, the applicant is required to meet with department staff to ensure that both the applicant and department staff have a clear understanding of the details of the proposed phasing. Fees shall be assessed at the hourly rates set forth at Title 21. A phasing plan shall be submitted as an addendum to the SDAP and department staff shall provide to the applicant written documentation regarding the phasing schedule, installation of required amenities and bonding requirements.

Staff Comment: *The applicant has not indicated a plan to propose phasing after the administrative decision on the SDAP; however, Staff recommends Condition 10.a be approved to ensure compliance if later phasing should occur.*

C. The first phase submitted for final plat approval must be submitted prior to the expiration of the preliminary plat, and each subsequent phase shall be submitted within three years of the date of final approval of the previous phase. No subsequent phase may be submitted until the preceding phase is finally approved or bonding is increased to two hundred percent of the cost to complete the preceding phase.

Staff Comment: *Staff recommends Condition 11 be approved to ensure compliance.*

c. Planning/Zoning (16.24 Land Segregation Standards)

The proposal is subject to the provisions in KCC 16.24.040 Urban Standards and KCC 16.24.080 080 Land segregations containing or bordering critical areas.

16.24.040 – Urban standards.

A. Access.

1. General.

a. When accessing paved county right-of-way, the project approach shall be paved, per Chapter 4 of the Kitsap County Road Standards, as now or hereafter amended. When adjacent to or accessing Washington State Department of Transportation (WSDOT) right-of-way, WSDOT shall be provided the opportunity to review and comment on the proposed land segregation with respect to access.

Staff Comment: *The proposal meets this standard. WSDOT was contacted and the department received comments from the state department regarding the project's impacts roads in their jurisdiction (Exhibit 25). To ensure compliance, staff recommends Condition 39 and 40, to be verified with SDAP submittal.*

b. Appropriate drainage facilities to mitigate construction of roads shall be provided and constructed in accordance with Title 12, Storm Water Drainage, as now or hereafter amended.

Staff Comment: *The proposal meets this standard. The applicant submitted revised preliminary drainage plans (Exhibit 41) and a drainage report (Exhibit 4). Development Services and Engineering reviewed the proposal and found the concept supportable in its approach to civil site development and recommends 44 conditions of approval. Final engineered drainage plans are required to be submitted at time of Site Development Activity Permit approval and will be reviewed for compliance with Title 12.*

c. When accessing WSDOT right-of-way, the project approach shall meet WSDOT standards and WSDOT storm water requirements shall apply.

Staff Comment: *Not applicable. The proposal does not access WSDOT right-of-way.*

2. Private Roads. All private roads within single-family developments proposing more than four lots shall be in the form of separate access tracts and shall be constructed in compliance with the requirements of the fire marshal's office regarding emergency vehicle access. Private roads shall be cleared, grubbed, graded and paved, using permeable pavement where feasible in accordance with the Kitsap County Stormwater Design Manual.

Staff Comment: *The proposal meets this standard. All proposed roads are within separate access tracts and staff recommends Condition 49 be approved to ensure roads are constructed to meet these standards.*

3. Public Rights-of-Way. For land segregations proposing more than four lots, dedication of right-of-way shall be required when a proposed road meets the criteria for classification as an arterial, collector or sub-collector in the KCRS. All road(s) shall be constructed in compliance with adopted Kitsap County Road Standards, as now or hereafter amended.

Staff Comment: *Not applicable, as the proposed interior roads are local access roads. Staff recommends Condition 50 and 51 be approved to ensure proposed roads meet Kitsap County Road Standards if public roads are proposed at the time of SDAP.*

4. Shared Driveways. For the purposes of limiting access to county roads or reducing impervious surfaces, a shared driveway may be permitted for accessing up to two lots, where approved by the director. Each owner of the shared driveway shall have an appropriate easement to the use of the driveway. Maintenance responsibilities shall be specified within the recorded easement documents or on the face of the final plat. The maximum width for a shared driveway shall be twenty-four feet.

Staff Comment: *Not applicable, no shared driveways are proposed.*

B. Public Transit Provisions. Land segregations shall provide for transit stops, shelters and/or space for said stops or shelters, as deemed necessary.

Staff Recommendation: *The applicant is proposing two bus stops along El Dorado Boulevard, as agreed to by Kitsap Transit (Exhibit 25). Exact transit stop locations are not demarked at this time. Staff recommends Condition 14 to be verified with SDAP submittal.*

C. Nonmotorized Facilities.

1. Pedestrian Sidewalk Requirements.

a. Sidewalks shall be required on both sides of all public or private streets that meet the criteria for classification as a principal or minor arterial, collector, local sub-collector or local minor road as determined under the Kitsap County Road Standards.

Staff Comment: *The proposal meets this standard. El Dorado Blvd meets the criteria for classification as a local sub-collector. Sidewalks are provided both sides of El Dorado Blvd. Staff recommends Condition 57 to ensure compliance.*

b. Sidewalks shall be required on a minimum of one side of all public or private streets that meet the criteria for classification as local road, cul-de-sac or very low volume local road as determined under the Kitsap County Road Standards. Sidewalks may be required on both sides based upon site-specific conditions.

Staff Comment: *The proposal meets this standard. Sidewalks are provided along all proposed roads within the subdivision. Staff recommends Condition 58 to ensure compliance.*

c. Sidewalk design shall be consistent with all applicable standards, including but not limited to Kitsap County Road Standards, shall apply the Americans with Disabilities Act (ADA) standards for sidewalk ramps at all intersections, pedestrian crossings and transit stops and shall be a minimum of five feet wide.

Staff Comment: *Staff recommends Conditions 12 and 54, to be verified with SDAP submittal.*

d. Where clustered mailboxes are proposed or required at the entrance and/or within the development, sidewalks shall be widened to meet required horizontal and vertical clear zones.

Staff Comment: *Clustered mailboxes are not proposed. Staff recommends Condition 13, to be verified with SDAP submittal, should clustered mailboxes be proposed at a later date.*

e. Rolled curbs and thickened edge asphalt are prohibited, except where the sidewalk is separated from the street by at least five feet.

Staff Comment: *Rolled curbs and/or thickened edge asphalt are not proposed.*

2. Nonmotorized Trail Requirements. All development must be consistent with the Kitsap County Greenways, Bicycle Lane and Mosquito Fleet Trail Plan (Mosquito Fleet Trail Plan), as adopted. Where required by the Mosquito Fleet Trail Plan, a nonmotorized trail shall be provided. The trail shall be designed and built to the Mosquito Fleet Trail Plan standards for the required trail classification. Based upon topographic features, safety or other factors, provision of a trail may reduce the requirement for sidewalks.

Staff Comment: *Not applicable; the project is not within the Kitsap County Greenways, Bicycle Lane and Mosquito Fleet Trail Plan (Mosquito Fleet Trail Plan) area.*

3. Multipurpose Facilities. Where required by the Mosquito Fleet Trail Plan, multipurpose facilities, including but not limited to bicycle lanes shall be provided. All bicycle lanes shall be constructed to WSDOT standards at locations required by the Mosquito Fleet Trail Plan.

Staff Comment: *Not applicable; the project is not within the Mosquito Fleet Trail Plan area.*

D. Off-Street Parking.

1. Projects shall provide off-street parking consistent with the requirements of Chapter 17.490. Kitsap County encourages the use of low impact development (LID) techniques that conserve natural areas and minimize development impacts. Deviations from the off-street parking requirements set forth herein may be supported when LID techniques are employed without risk to the traveling public, critical infrastructure or maintenance operations.

2. When calculating the required number of parking spaces, fractional parking space requirements shall be rounded up to the nearest whole number.

3. If the development includes set-aside parking areas, each area shall be limited to no more than ten spaces and shall be distributed throughout the development.

Staff Comment: *The proposal is consistent with the requirements of Chapter 17.490. See Section 10.e for a detailed parking analysis.*

E. Fire Protection. Fire protection including fire hydrants, water supplies for firefighting and emergency vehicle access shall be provided in accordance with Title 14, the Kitsap County Building and Fire Code, and other applicable ordinances.

Staff Comment: *Kitsap County's Fire Marshal's Office has reviewed and approved the proposal. Additional review for fire protection requirements will occur at the time of SDAP when final engineering plans are prepared. Staff recommends Conditions 69 through 72 to ensure compliance.*

F. Landscaping Requirements.

1. Landscaping shall be provided at all entrances to the project development consistent with the landscaping standards of Chapter 17.500.

2. Street trees, landscaping and storm water consistent with Titles 12 and 17 shall be provided along all public and private streets that meet the criteria for classification as a principal or minor arterial, collector or local sub-collector and local access roads as determined by the Kitsap County Road Standards. Street trees shall be located in the road right-of-way or access tract, or the front yards of individual lots or units. Street trees located on individual lots may be installed before final plat approval or before the certificate of occupancy for individual building permits. There shall be at least one tree per every twenty-five feet of road frontage. Trees shall be spaced no further apart than thirty-five feet. Street tree species shall be consistent with the Kitsap County Road Standards (KCRS) and shall be large canopy trees unless otherwise approved by the director for special mitigating circumstances. Maintenance of street trees and landscaping within county right-of-way is the responsibility of the fronting property owner(s).

Staff Comment: *The proposal meets this standard. A preliminary landscape plan was submitted that shows adequate landscaping at the subdivision entrance and along public and private streets. A final landscaping plan that meets the standards of KCC 17.500 is required to be submitted with the SDAP and the project will be reviewed for full compliance (Condition 15).*

G. Utilities.

1. Water Supply and Sanitary Sewer System. Where an approved public water supply and/or an approved public sewer system is available to the land segregation project, connection thereto may be required upon the recommendation of the health officer or other Kitsap County requirements.

Staff Comment: *The proposal meets this requirement. Connection to the public sewer system is proposed.*

2. Utility Easements. A ten-foot utility easement shall be located along those lot frontages within the land segregation project that abut private and public roads. This easement shall accommodate what is commonly referred to as broadband access.

Staff Comment: *The proposal meets this requirement. Utility easements are shown on preliminary plat plans (Exhibit 40).*

3. Utility Connectivity Requirements. Easements for future public utility extensions to abutting properties shall be required as a condition of application approval in cases where the county finds the following:

a. Vacant or underutilized land abuts the proposed land segregation or development; and

b. The location of said utility easement is reasonable based upon the design needs for future utility infrastructure; and

c. The establishment of said easement will further the extension of utility infrastructure within the urban growth area; and

d. The extension of utilities using the easement is foreseeable; and

e. The establishment of said easement furthers the goals and policies of the Comprehensive Plan.

Staff Comment: *The proposal meets this requirement. Utility easements are shown on preliminary plat plans (Exhibit 40). The project is connecting to public water and sewer.*

H. Recreation Requirements.

1. All land segregations (except those segregations proposed as a performance based development) of more than four lots within residential zoning designations or that include residential units and that result in lots of less than eight thousand square feet in size shall provide recreational open space at the following ratios:

a. Where developed at a density of nine units or less per acre, three hundred ninety square feet per unit;

b. Where developed at a density of greater than nine units per acre, one hundred seventy square feet per unit;

c. If calculations result in a fraction, the fraction shall be rounded up to the nearest whole number;

d. A project applicant may propose a different standard for meeting these recreational requirements so long as the proposed facilities meet the minimum level of service for recreational facilities as set forth in the Kitsap County Comprehensive Plan.

Staff Comment: *The proposal meets this requirement. The development's proposed density is 5.36 units per acre; therefore 390 square feet of recreational open space per unit is required. The project proposes 500 units. 195,000 square feet of recreational open space is required (500 x 390). The revised landscape plan (Exhibit 42) shows 201,500 square feet of proposed recreational open space, meeting the minimum size requirement.*

2. Recreation facilities shall be placed in a designated recreational open space tract and shall be dedicated to a homeowners' association or other acceptable organization, to provide continued maintenance of the recreational open space tract.

Staff Comment: *The proposal meets this requirement. All recreation facilities are in separate tracts (Exhibit 40).*

3. Recreational open space tracts shall:

a. Be of a grade and surface suitable for recreation improvements and generally have a maximum grade of five percent, unless a steeper grade is acceptable for the activities associated with the amenity;

b. Be located on the site of the proposed land segregation;

c. Be located within the land segregation in a manner that affords good visibility of the tract from roads, sidewalks and the majority of dwellings;

d. Have no dimensions less than thirty feet, except the width of trail segments;

e. Be at least five hundred square feet in size;

f. Be located in one designated area, unless it is determined that recreational opportunities would be better served by multiple areas developed with recreation or play facilities; and

g. Be accessible and convenient for year-round use to all residents within the land segregation.

Staff Comment: *A final landscape plan showing that the proposed open space meets this requirement is required at the time of SDAP submittal (Condition 15).*

4. Play equipment, paved sports courts, exercise fitness trails, community gardens with water service, age-appropriate facilities or similar amenities shall be provided within the recreational open space tract. Construction of amenities shall meet the latest industry safety standards.

Staff Comment: *A final landscape plan showing that the proposed open space meets this requirement is required at the time of SDAP submittal (Condition 15).*

5. A recreational open space plan shall be submitted to the department and reviewed and approved with the site development activity permit (SDAP). Said plan shall show dimensions, finished grade, equipment, landscaping and improvements to demonstrate that the requirements of this subsection are met.

Staff Comment: *A final landscape plan showing that the proposed open space meets this requirement is required at the time of SDAP submittal (Condition 15).*

d. Lighting

At the preliminary plat stage, lighting is not required to be shown on the plans and no lighting is proposed at this time. Any proposed exterior lighting will be reviewed at the time of SDAP submittal and is subject to KCC Title 17 and KCC Title 19, as applicable.

e. Off-Street Parking

The proposal requires 1250 total parking stalls (1000 stalls per unit, plus 0.5 stalls per unit on the street or set aside. The applicant proposes two stalls on each lot and 250 on street parking stalls distributed throughout the subdivision. On street parking stalls are shown and numbered on the submitted landscape plan (Exhibit 42).

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single Family (attached or detached)	During subdivision, 2 per unit + 0.5 per unit on street or set	1000 + 250 on street or set aside	1000 provided on lots + 250 on street
Total		1250	1250

f. Signage

No signs are proposed at this time. All signs will be subject to KCC 17.510 and will require a separate permit.

g. Landscaping

A revised landscape plan (Exhibit 42) shows the project is compliant with applicable landscaping standards in KCC 17.500. The applicable standards are listed below, and further in the recommended conditions.

Per KCC 17.500.025, a minimum of fifteen percent of the total site area shall be landscaped.

Per KCC 17.500.027.B.2, a solid screening buffer measuring twenty-five to fifty feet of sight-obscuring, screening vegetation is required around residential subdivisions abutting a rural zone. The easterly and southerly property lines of parcel 302501-3-010-2002, as well as a portion of the south east corner of parcel 302501-4-012-2008 abut a rural (RR) zone.

Per KCC 17.500.027.B.3, a solid screening buffer is required around the perimeter of storm drainage facilities, to provide sight-obscuring screening from adjacent properties and/or roadways.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping	15%	~18%

(Sq. Ft.) 15% of Site		
Required Buffer(s) 17.500.025		
North	See Condition 15	See Condition 15
South	See Condition 15	See Condition 15
East	See Condition 15	See Condition 15
West	See Condition 15	See Condition 15
Street Trees	Required along NW El Dorado Blvd and all interior access roads	Along NW El Dorado Blvd and all interior access roads

h. Frontage Improvements

The applicant proposes to realign NW Eldorado Blvd, built to Kitsap County Road Standards for a local sub-collector. The proposal includes off-site improvements to El Dorado Boulevard, including sidewalks, curbs, along the entire property frontage. The interior plat roads also include frontage improvements, designed and constructed in accordance with Kitsap County Road Standards, if public roads; or in accordance with Kitsap County Code 16.24.040 Urban Standards, if private roads.

The applicant also proposes to pay a proportionate share of the total project for future intersection improvements at Newberry Hill Road and NW Eldorado Blvd. The applicant also proposes to pay a proportionate share of future signal improvements. The intersection and signal improvements are detailed in the revised Traffic Impact Analysis, by Gibson Traffic Consultants (Exhibit 28).

i. Design Districts/Requirements

The project is within the Silverdale Sub-Area Plan, which provides general goals and policies detailed in Section 7 of this report. The Silverdale Sub-Area plan designates specific design districts; however, the proposal is not within a designated design district.

j. Development Engineering/Stormwater

DCD Development Engineering reviewed the proposal for compliance with applicable codes and recommends approval with 44 conditions, as detailed in the Preliminary Condition Memo, dated December 28, 2020.

k. Environmental

The subject parcels contain various critical areas (Exhibit 51). The applicant submitted a Critical Areas Report by Ecological Land Services (ELS), dated September 19, 2019 and revised November 20, 2020 (Exhibit 5 and 37), which discussed the on-site wetlands and streams. The applicant also submitted a Preliminary Geotechnical

Engineering Investigation by N.L Olson and Associates, dated March 2020 (Exhibit 7) and a Grade Separation Letter, dated November 24, 2020 (Exhibit 36), as an addendum to the original report.

19.200 Wetlands

The ELS report (Exhibit 5 and 37) identified five unmapped wetlands. All wetlands were rated as Category IV because A) they lack water quality and hydrologic function potential because of the undeveloped conditions in the study area, B) they are dominated essentially by a single shrub species and do not have significant habitat features such as downed logs and snags, and C) there is a lack of priority habitats because of the consistent age of the forest resulting from past and recent logging operations.

KCC Chapter 19.200 specifies wetland buffers based on wetland category, scores for habitat functions on the rating form. The identified wetlands typically require a 40-foot buffer for single family development. However, KCC 19.200.210 specifies exemptions for small wetlands and Category IV wetlands that are less than 7,500 square feet that do not contain federally listed species, or their critical habitat are exempt from the buffer provisions when the following are met:

1. They are not associated with riparian areas or their buffers;
2. They are not associated with shorelines of the state or their associated buffers;
3. They do not contain a Class I fish and wildlife habitat conservation area, identified by the Washington Department of Fish and Wildlife; and
4. The wetland report identifies the specific wetland function affected or at risk, and the proposed mitigation to replace the wetland function, on a per function basis.

The ELS report found that the wetlands met the exemption criteria and are exempt from wetland buffers. Figures 6 through 8 are excerpts from this report and show the location, category, and size of onsite wetlands. The revised ELS report also investigated the absence or presence of the Western pond turtle, identified as a threatened species (Class 1 wildlife habitat conservation area) reported in this area of Kitsap County. Communication is detailed with the consultant and wildlife specialists with the Washington State Department of Fish and Wildlife. Due to the small size of the wetlands and the preponderance of Spirea growing in these wetlands, it was determined that Western pond turtle habitat was not present on site. Though no buffers are required, the wetland itself shall remain undisturbed, without further departmental review and potentially new permits.

On January 6, 2020, the Department received a comment from Neil Molstad, Wetland Specialist with the Washington State Department of Ecology. Mr. Molstad did not agree with County code standards for exempt wetlands. If not accommodated, Ecology recommends mitigation. He requested that a site visit be conducted involving the applicant's wetland consultant and regulatory agencies. At the time the staff report was prepared, the Department coordinated a site visit for January 8, 2020. Though not anticipated to affect the findings of this report, the results of the site visit will be included as addendum to this report.

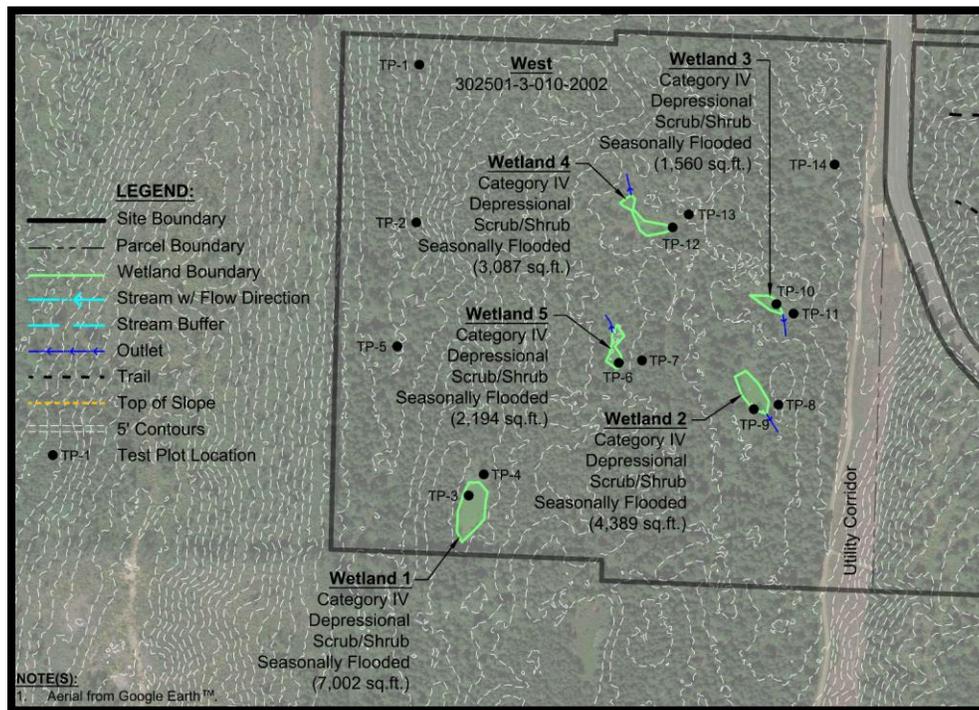


Figure 7

Table 1: Wetland Ratings

Wetland	HGM Class	Vegetation Class	2014 Wetland Rating System				Wetland Category
			Water Quality	Hydrologic	Habitat	Total	
1	Depressional	Scrub/Shrub	6	4	5	15	IV
2-5	Depressional	Scrub/Shrub	6	4	2	15	IV

Figure 8

Table 2: Wetland Exemption Table

Wetland	Wetland Category	Size of Wetland (ft ²)	Exempt* from Kitsap County buffers
1	IV	7,002	Y
2	IV	4,389	Y
3	IV	1,560	Y
4	IV	3,087	Y
5	IV	2,194	Y

Figure 9

19.300 Fish and Wildlife Habitat Conservation Areas

The ELS reports (Exhibit 5 and 37) confirmed the presence of a mapped, Type-F stream located off-site to the east of parcel 302501-4-001-2001 and during field reconnaissance ELS found two additional stream segments. Both were identified as Type-N streams connecting to the mapped Type-F Stream.

KCC Chapter 19.300 specifies stream buffer widths based on the water type. Chapter 19.300.315(A)(5) specifies streams in ravines measure the buffer from the top of the ravine if greater protection is afforded. The Type Ns streams require a buffer of 25 feet, measured from the top of the ravine. Type F streams require a buffer of 150 feet. The offsite Type F stream buffer extends into the study area between the buffers of the onsite Type Ns streams. A 15-foot building and impervious setback is required from the buffer. The proposal meets these standards (Exhibits 40 through 42).

19.400 Geologically Hazardous Areas

There are mapped moderate and steep slopes on the proposed plat which have been analyzed by the Preliminary Geotechnical Engineering Investigation from NL Olson, Inc., dated March of 2020. In addition, a Revised Geotechnical Engineering analysis referenced as a Grade Separation Letter, dated November of 2020, provides further analysis and recommendations for basement developments in conjunction with Mechanically Stabilized Walls (MSE walls) for lots 210 through 227. The Geotechnical report (March 2020) also provides design and drainage recommendations for stormwater ponds and facilities, and grading recommendations for the entirety of the plat. The plat and associated development components will be required to follow all recommendations of the geotechnical report. Individual lots in association with the report-identified sloped properties will be required to follow the recommendations of the March 2020 Geotechnical report and the associated Grade Separation Letter and recommendations. Should development of plat phases near identified sloped parcels exceed five years from the date of the Geotechnical reports, a revised geotechnical report may be required. Individual parcels subject to the geotechnical investigations are required to submit a copy of the geotechnical report and an associate revised or addendum report.

19.500 Frequently Flooded Areas

There are no mapped flood areas on any of the subject parcels (Exhibit 51).

19.600 Critical Aquifer Recharge Areas

A small portion of the northern parcel (302501-4-001-2001) is within a Category II Critical Aquifer Recharge Area (Exhibit 52). The proposed land use (single family development) is not an identified activity with potential threat to groundwater quality per KCC 19.600.620 and no further review is required.

i. Access, Traffic and Roads

Preliminary subdivision applications are subject to the provisions for access, traffic and roads in Kitsap County Code Titles 16.40, 16.04, and 16.24.

Kitsap County Public Works Traffic Division also reviewed and approved the proposal.

The applicant submitted a Traffic Impact Analysis (Exhibit X) which was reviewed by Kitsap County Public Works Traffic Division for compliance with applicable codes. The proposal meets all applicable standards, as detailed throughout Section 10 of this report and further in the recommended conditions.

m. Fire Safety

Kitsap County's Fire Marshal's Office has reviewed and approved the proposal, subject to conditions (Conditions 69 through 72). Additional review for fire protection requirements will occur at the time of SDAP when final engineering plans are prepared.

n. Solid Waste

The subdivision will be serviced by a private solid waste vendor, Waste Management. Staff recommends Condition 75 be approved to ensure Waste Management's requirements are met.

o. Water/Sewer

Water is proposed to be provided by Silverdale Water District. The applicant submitted Water and Fire Flow Availability Letters for the three subject parcels (Exhibit 19). The letters state that Silverdale Water District has adequate capital facilities and source to provide water service to the properties, subject to conditions.

Sewer is proposed to be provided by Kitsap County Public Works – Sewer Division. The applicant submitted Sewer Availability Agreements for the three subject parcels (Exhibit 15). The letters confirm Kitsap County has adequate capacity to accommodate the 500 proposed lots. Kitsap County Public Works also reviewed the

application and approved the application with the following condition: Sewer Availability Agreement fees must be current through permit approval date (Condition 74).

p. Kitsap Public Health District

The Kitsap Public Health District reviewed and approved the proposal with the condition that Sewered Building Clearances shall be submitted at the time of building permit submittal (Condition 76).

11. Review Authority

The Hearing Examiner has review authority for this Preliminary Plat application under KCC, Sections 16.40.030 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a Preliminary Plat application. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make the proper decision. The powers of the Hearing Examiner are at KCC, Chapter 2.10.

12. Findings

1. The proposal is consistent with the Comprehensive Plan and the Silverdale Sub-Area Plan.
2. The proposal complies or will comply with requirements of KCC Title 16 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

13. Recommendation

Based upon the analysis above and the review criteria found in KCC 16.40.030, the Department of Community Development recommends that the (PPLAT) request for El Dorado Preliminary Plat be **approved**, subject to the following 76 conditions:

a. Planning/Zoning

1. A Final Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
2. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
3. The decision set forth herein is based upon representations made and exhibits contained in the project application (20-01380). Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
4. 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.
5. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval.
6. Proof of rights of use of the easement shown as providing access to the subject property shall be submitted with the Final Plat application materials.
7. 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.
8. 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.
9. All private roads shall be labeled as tracts and constructed in accordance to Fire Code requirements. Ten feet for utility easement shall be provided on each side of private road tracts.
10. A phasing plan shall be submitted with the SDAP application that clearly sets forth the density proposed for each phase, and identifies each amenity, including infrastructure, traffic mitigation, parks, open space, etc., proposed for each phase.
 - a. If phasing is proposed after the administrative decision on the SDAP, the applicant is required to meet with department staff to ensure that both the applicant and department staff have a clear understanding of the details of the proposed phasing. Fees shall be assessed at the hourly rates set forth at Title 21. A phasing plan shall be submitted as an addendum to the SDAP and department staff shall provide to the

applicant written documentation regarding the phasing schedule, installation of required amenities and bonding requirements.

11. The first phase submitted for final plat approval must be submitted prior to the expiration of the preliminary plat, and each subsequent phase shall be submitted within three years of the date of final approval of the previous phase. No subsequent phase may be submitted until the preceding phase is finally approved or bonding is increased to two hundred percent of the cost to complete the preceding phase.
12. Sidewalk design shall be consistent with all applicable standards, including but not limited to Kitsap County Road Standards, shall apply the Americans with Disabilities Act (ADA) standards for sidewalk ramps at all intersections, pedestrian crossings and transit stops and shall be a minimum of five feet wide.
13. Where clustered mailboxes are proposed or required at the entrance and/or within the development, sidewalks shall be widened to meet required horizontal and vertical clear zones.
14. The applicant shall provide two bus stop facilities at a final location determined by Kitsap Transit. Prior to Phase 1 SDAP approval, documentation that the transit stop locations and design meet Kitsap Transit needs is required.
15. A final landscape plan shall be submitted with each phase, prior to SDAP approval. The plan shall comply with KCC 17.500. Specifically,
 - Per KCC 17.500.025, a minimum of fifteen percent of the total site area shall be landscaped.
 - Per KCC 17.500.027.B.2, a solid screening buffer measuring twenty-five to fifty feet of sight-obscuring, screening vegetation is required around residential subdivisions abutting a rural zone.
 - Per KCC 17.500.027.B.3, a solid screening buffer is required around the perimeter of storm drainage facilities, to provide sight-obscuring screening from adjacent properties and/or roadways.

The final landscape plan shall include a final open space plan showing all recreational open space facilities, consistent with KCC 16.24.040.

16. A solid screening buffer measuring twenty-five to fifty feet of sight-obscuring, screening vegetation is required around all outer boundaries of the project that abut a rural zone.

b. Development Engineering

17. 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.
18. 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.

19. The information provided demonstrates this proposal is a Large Project as defined in **Kitsap County Code Title 12**, and as such will require a Full Drainage Site Development Activity Permit (**SDAP**) from Development Services and Engineering.
20. 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, May 6, 2020. 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.
21. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Services and Engineering for review and approval. The phasing plan shall, as a minimum, address the following items:
 - a) Timetables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase.
 - b) The extent of drainage improvements to be installed during the various phases.
22. Any project that includes off site improvements that create additional impervious surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with Kitsap County Code Title 12 effective at the time the Preliminary Plat application was deemed complete, May 6, 2020.
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. Per WAC 173-175, the construction of pond berms that will impound a volume of ten acre-feet or more of water requires review and approval by the Department of Ecology. This approval must be completed prior to issuance of the SDAP.
25. The application indicates that a significant quantity of grading material will be exported from the site. Prior to issuing the SDAP an approved fill site(s) must be identified.
 - a) Any fill site receiving 150 cubic yards or more of material must obtain an SDAP.
 - b) Fill sites receiving 5,000 cubic yards or more, or located within a critical area, must have an engineered SDAP.

- c) For any fill site receiving less than 150 cubic yards, the SDAP holder shall submit to Kitsap County Department of Community Development load slips indicating the location of the receiving site and the quantity of material received by said site.
26. The application indicates that a significant quantity of grading material will be exported from the site. Typically, this means five or more trucks leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan.
27. Some of the proposed lots cannot connect to the proposed primary conveyance system. Basic dispersion methods shall be used as a first priority for the individual lots, where feasible and as needed to maintain wetland hydrology. Prior to final plan acceptance the design engineer shall provide a design of the individual dispersal systems for each lot utilizing such a system, or the secondary system(s) serving each lot. Maintenance of these systems will be the responsibility of the homeowner.
28. All publicly maintained drainage systems outside public dedicated right of way, if any, shall be located either in a tract dedicated to Kitsap County or in an easement, granted to Kitsap County, for ingress, egress, operations and maintenance of the stormwater facilities contained therein.
29. If any storm drainage facilities or roads are proposed to be public facilities, upon completion of said facilities, the developer will be required to post a two-year maintenance bond for the facility. The developer will be responsible for providing regular and adequate maintenance during this two-year period and supportive maintenance records. At the end of this time, the County will inspect the system and, when the facility is acceptable and 80% of the homes have been completed, the County will take over maintenance and operation of the system. Wording to this effect must appear on the plat and in the covenants before final recording. Areas proposed to be maintained by the County that are not in the right-of-way must be shown as a separate tract/s or drainage easement/s with Kitsap County being designated as the grantee.
30. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of the Site Development Activity Permit for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
31. Kitsap County will not be responsible for any damage to any private roads,

- tracts, and/or easement areas that may occur during routine maintenance activities and that in Kitsap County's judgment occur, in whole or in part, because of any construction materials or techniques, or any maintenance materials or techniques. This includes, but is not limited to, damage to pavement or vegetated areas caused by maintenance trucks.
32. Prior to recording the Final Plat, soil amendment is required over all disturbed areas within Tracts that are not covered by hard surface; provided, that in the event completion of a Recreational Tract has been bonded, soil amendment shall be completed prior to expiration of the bond covering that work.
 33. 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.
 34. The impervious area per lot accounted for in the overall drainage facilities installed, separated by rooftop area and driveway area, shall be indicated on the face of the final plat, along with the following note: Additional impervious surfaces created on an individual lot beyond the amount accounted for in the overall drainage facilities shall be mitigated in accordance with Kitsap County Code Title 12.
 35. If the project proposal is modified from that shown on the submitted site plan dated August 11, 2020, Development Services and Engineering will require additional review and potentially new conditions.
 36. If the project includes the construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge, a separate building permit with an engineered design is required. This note shall be placed on the face of the final construction drawings.
 37. Rock and retaining walls shall meet all applicable setback requirements of Kitsap County Stormwater Design Manual, Vol. II, Chapter 9.
 38. When phasing is proposed with the SDAP, conditions regarding the phasing schedule, installation of required amenities and bonding requirements shall be included in the SDAP administrative decision.
 39. Before SDAP acceptance, the applicant shall submit a set of drawings to the Washington State Department of Transportation for review. The applicant shall notify Development Services and Engineering in writing when the plans have been submitted to WSDOT. Development Services and Engineering shall coordinate with WSDOT to determine if WSDOT has any comments to the submittal, but responsibility for obtaining concurrence from WSDOT lies with the property owner.
 40. Final plan approval will require documentation of WSDOT approval for impacts to and any required mitigation on any associated WSDOT right-of-way. WSDOT point of contact is Dale Severson at (360) 357-2736:
Washington State Department of Transportation
Olympic Region Development Services Attn: Dale Severson

PO Box 47440
Olympia, WA 98504-7440

c. Environmental

41. The project shall follow all recommendations of the Preliminary Geotechnical Engineering Investigation, dated March of 2020, and the revised report titled, Grade Separation Letter, dated November of 2020. Should phased construction of Site Development Activity permits for the plat development exceed 5 years from the date of the specific reports, a revised geotechnical report and or geotechnical addendum may be required.
42. The project shall follow all recommendations of the Critical Area Report by Ecological Land Services, dated September 2019, and the revised report dated November 2020. Should off site wetlands or Priority 1 species be found within 225 feet of the proximity of the proposed plat (within the maximum identified wetland buffer), a revised report and analysis shall be required. Should development phases exceed 5-years from the date of the associated Critical Area reports, a revised report or addendum may be required.
43. 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.
44. As the wetlands on site are identified as non-regulated Class 4 wetlands and no wetland buffer is required, non-clearing areas have been identified on the plat site plans to reduce wetland impacts. Wetland encroachments must not cross into the delineated wetland boundary as depicted on the approved site.
45. Vegetation buffer shall be retained along the perimeter of the stream as depicted on the approved site plan. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer. Stream buffers associated with slopes shall include a 25 foot top of slope buffer.
46. A Kitsap County Timber Harvest Permit will be required if greater than 5000 board feet of merchantable timber is harvested for the proposal.

d. Traffic and Roads

47. 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.
48. A note shall be placed on the face of the final plat indicating whether interior plat roads are public or private roads; if the interior plat roads include both public and private roads, the note shall clearly identify by road name which are public roads and which are private roads.
49. Private roads shall be designed and constructed in accordance with Kitsap

County Code 16.24.040 Urban Standards.

50. If public roads are proposed, roads shall not exceed 12% grade or less depending on the road classification per Kitsap County Road Standards.
51. If public roads are proposed, roads shall be designed and constructed in accordance with Kitsap County Code 11.22 and the Kitsap County Road Standards for a local access road or an approved higher standard. Roads shall be publicly maintained, and the right-of-way dedicated to Kitsap County as proposed.
52. 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.
53. 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 SDAP acceptance.
54. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
55. All lots shall access from interior roads only. This note shall appear on the face of the final plat map.
56. 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.
57. Frontage improvements are required along the entire property frontage on both sides of Eldorado Boulevard NW and shall consist of 13-foot travel lanes, vertical curb, gutter, and 5-foot sidewalks. Sidewalks adjacent to the roadway are required along all property frontage. Sidewalks may be separated from road with landscape buffer strips. Separate curb ramps for each direction of pedestrian travel shall be provided at public intersections.
58. Frontage improvements are required on the interior plat roads. Interior plat roads proposed to be public roads shall be designed and constructed in accordance with the design criteria for a local road, as outlined in the Kitsap County Road Standards; interior plat roads proposed to be private roads shall be designed and constructed in accordance with Kitsap County Code 16.24.040 Urban Standards.
59. Realignment of NW Eldorado Boulevard shall meet Kitsap County Road Standards for local sub-collector with a design speed of 25 mph.

60. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on Eldorado Boulevard NW. The cross-sections should show existing and proposed pavement, shoulders, ditches, and slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
61. Submit plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.
62. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
63. The developer's engineer shall certify that there is adequate entering sight distance at the intersections of Eldorado Boulevard NW and Road A; Eldorado Boulevard NW and Road C; Eldorado Boulevard NW and Road E; Eldorado Boulevard NW and Road G; Eldorado Boulevard NW and Road I; and Eldorado Boulevard NW and Road J. 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.
64. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, Manual on Uniform Traffic Control Devices (MUTCD), National Electrical Manufacturer's Association (NEMA), National Electrical Code (NEC), Washington State Department of Transportation (WSDOT) Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA).
65. The Site Development Activity Permit application shall include a technical deviation request for pavement excavation and trenching on Eldorado Boulevard NW. Per Kitsap County Road Standards, Section 7.6: A five-year moratorium on pavement excavation and trenching shall be enforced following the completion of a new road or road overlay. This requirement restricts all road trenching except in the event of an emergency repair or if all trenching is outside of the paved area. Eldorado Boulevard NW was resurfaced on 9/2/2016 and is subject to this moratorium.
66. Prior to completion of the first phase of development, the applicants shall pay a proportionate share of the total project (44.5%), as identified by Gibson Traffic Consultants in the TIA Update 8-31-2020, for intersection improvements

at Newberry Hill Road and Eldorado Boulevard. Intersection improvements at Newberry Hill Road and Eldorado Boulevard shall be to Kitsap County Road Standards.

67. Prior to completion of the first phase of development, the applicants shall pay a proportionate share (13.15%) of the signal improvements as identified by Gibson Traffic Consultants in the TIA Update 8-31-2020, for Newberry Hill Road at Provost Road.
68. Prior to completion of this permit with the Department of Community Development, the Applicant shall satisfy all conditions of a Right-of-Way Permit through the Department of Public Works for any and all work performed in the county Right-of-Way associated with this project. Apart from the Site Development Activity Permit (SDAP), the Right of Way permit may require extra work to comply with current Washington State Department of Transportation or Kitsap County Road Standards. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit.

e. Fire Safety

69. Fire protection including fire hydrants, water supplies for firefighting and emergency vehicle access shall be provided in accordance with Title 14, the Kitsap County Building and Fire Code, and other applicable ordinances.
70. A 20-foot unobstructed access road is required for dwellings here and after constructed on lots created by this land division. IFC 503 Amended by Kitsap County Code
71. Fire apparatus access roads are required and must be maintained in accordance with IFC 503 Amended by Kitsap County Code. Any proposed revision to these roads must be submitted to, reviewed and approved by the Kitsap County Fire Marshal's Office. Access roads shall comply with the following:
 - a) Unobstructed width of 20 feet and height of 13 feet 6 inches.
 - b) Shall be designed and maintained to support a 60,000 pound fire apparatus and be provided with an all weather driving surface.
 - c) Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 - d) Inside turning radius shall be a minimum of 25 feet.
 - e) Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility.
 - f) Road shall not be more than 12% grade.
72. Water line size, location, and 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. If fire flow is not available, the

following note shall be added to the face of the plat: "Automatic fire sprinklers, as approved by the Kitsap County Fire Marshal, shall be installed throughout homes here and after constructed on lots created by this land division".

f. Wastewater/Solid Waste

- 73. 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.
- 74. Sewer Availability Agreement account(s) must be kept current and in good standing through permit approval date.
- 75. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider for the project. Pay particular attention to the access requirements of collection trucks. Documentation shall be provided from the solid waste/recycling service provider that their requirements for this project have been met.

g. Kitsap Public Health District

- 76. Prior to building permit approval, the applicant shall submit an approved Building Clearance application from the Kitsap Public Health District.

Report prepared by:



Tasha Santos, Staff Planner / Project Lead

1/7/2021

Date

Report approved by:

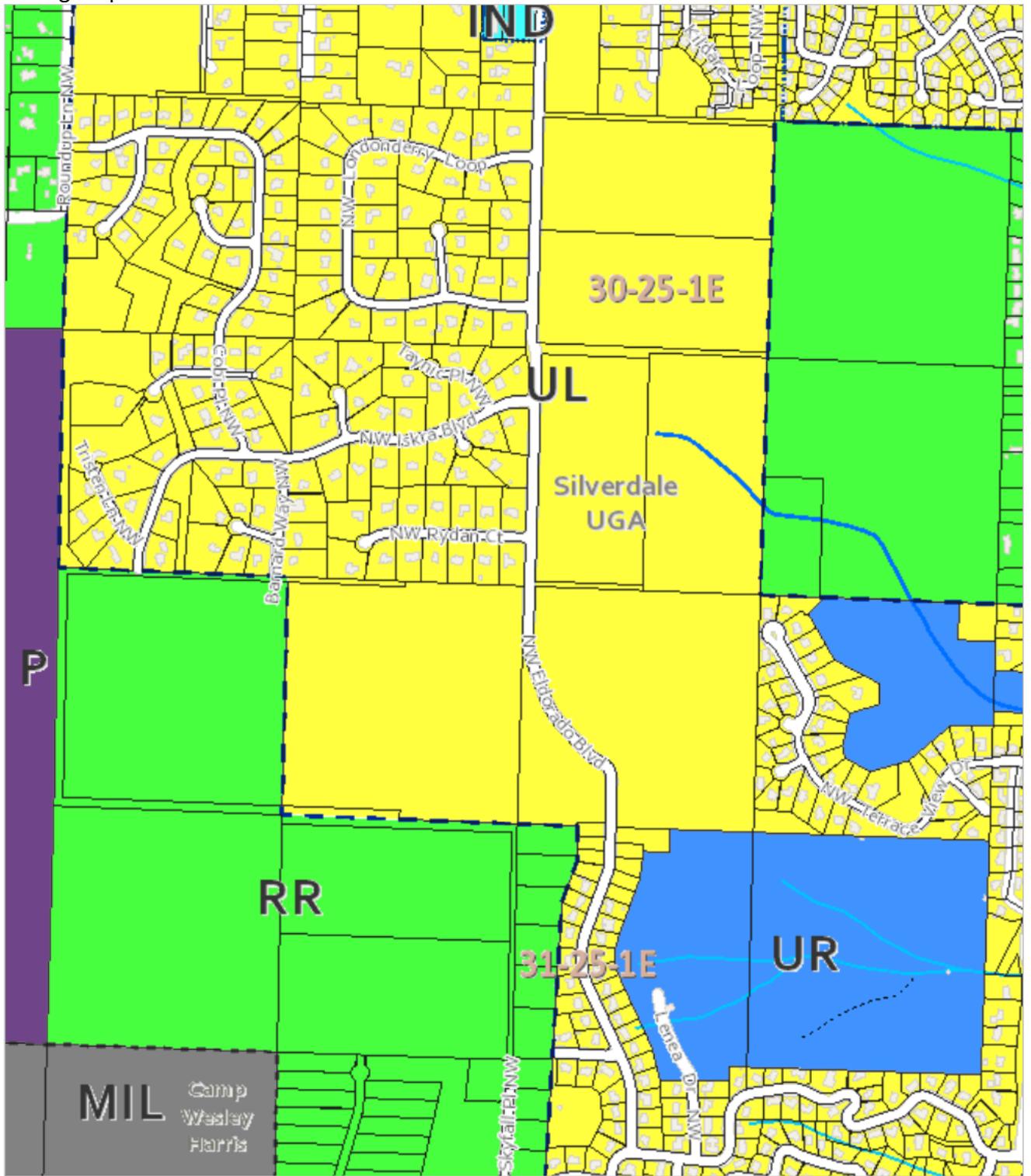


Scott Diener, Department Manager

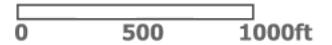
1/7/2021

Date

Attachments:
Zoning Map



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



CC:

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Kitsap Transit, Edward Coviello
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