



Administrative Staff Report

Report Date: December 8, 2020

Application Submittal Date: December 4, 2019

Application Complete Date: December 11, 2019

Project Name: Fieldstone Independent Living Facility

Type of Application: Administrative Conditional Use Permit (ACUP)

Permit Number: 19-05606

Project Location

11309/11313 Clear Creek Road NW
Silverdale, WA 98383
Commissioner District #3

Assessor's Account

082501-4-064-2003
082501-4-014-2004
172501-1-067-2005

Applicant/Owner of Record

BFG Silverdale Propco IV LLC C/O Cascadia
Development
506 N 40th Ave Suite 100
Yakima, WA 98908

VICINITY MAP



Decision Summary

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

1. Background

Cascadia Senior Living & Development has submitted Phase 2 of the Cascadia Senior Living Complex north of NW Greaves Way. The first phase was for the eastern portion of the site that included a memory care facility and independent and assisted living units. Phase 2 is proposed for independent living facility for 114-unit-independent living facility with a building footprint of approximately 25,455 square feet. The development proposal includes associated off-street parking areas for the land use; stormwater quality and quantity control facilities; utilities to serve the living facility; and construction of a portion of a Connector Road to NW Greaves Way, as required by the Silverdale Design Standards, Waaga Way Town Center design district. The Connector Road is proposed from NW Greaves Way northerly through this project site to terminate at the project north boundary. The proposal also includes grading and providing utility stub-outs in the southerly portion of the site for future development. The facility will operate 7 days a week, and 24 hours a day.

2. Project Request

The request is for approval of an Administrative Conditional Use Permit.

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 Notice of Application dated December 23, 2019. A Mitigated Determination Nonsignificance (MDNS) was issued on November 6, 2020. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions 35, 37, 38, 40 and 46 at the end of this report:

CONDITIONS:

1. The proposal will be conditioned for Stormwater Control per Kitsap County Code Title 12 and Critical Areas per Kitsap County Code Title 19.

MITIGATION:

2. 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.
3. The property owners shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the face of 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.
4. Greaves Connector Road shall be constructed to current County standards and deeded as public right-of-way from NW Greaves Way to the north boundary of the project site.

5. Design of the Greaves Connector Road shall be coordinated with development of the northerly adjoining parcel, to achieve a continuous connector roadway. That development, known as Clear Creek Road Apartments, was conditioned to construct the Greaves Connector Road from its south boundary (the north boundary of this subject property) to its north boundary.

6. 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).

The SEPA appeal period expired November 20, 2020. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The subject property is 2.36 acres in size. The applicant's proposal is for commercial development of three adjacent parcels on the north side of NW Greaves Way. The site is within a Category II Critical Aquifer Recharge Area and there is a mapped wetland on the eastern portion of the site. There are long asphalt driveways and parking areas on the site. The building site has been cleared, and there are two residences and accessory buildings, which will be demolished. The site slopes generally from the west to the east with slopes between 2% to 20%. The site is covered with brush, lawn grass and scotch broom with the western portion being covered with fir trees.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban High Intensity Commercial Zone: Commercial	Standard	Proposed
Minimum Density	10 (1.94 acres of net developable acreage x 10) = 59 units (required units)	114
Maximum Density	30 (2.36 acres x 30) = 147.3 or 147 maximum units	
Minimum Lot Size	N/A	N/A
Maximum Lot Size	N/A	N/A
Minimum Lot Width	N/A	N/A
Minimum Lot Depth	N/A	N/A

Maximum Height	35 feet standard, can be increased to 65' per Footnote 17.	65'
Maximum Impervious Surface Coverage	85% (87,366)	72,860 total square feet proposed square feet = 70.8%, under threshold
Maximum Lot Coverage	N/A	N/A

Applicable footnotes:

17.120.060.A Footnote #17. A greater height may be allowed as set forth below and in accordance with the procedures in Title 21. Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:

- a. In the NC and P zones: forty-five feet.
- b. In the UH and C zones: sixty-five feet.

17.420.060 Footnote #33: Except for the height and density requirements reflected in Section 17.420.058, Silverdale Regional Center and design district density and dimension table, all development within the Silverdale design district boundaries must be consistent with the Silverdale Design Standards.

Staff Comment: The project building was reviewed for compatibility and by the Kitsap County Fire Marshal's office for height requirements and was approved.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (South)	20 feet	28.5 feet
Side (East)	10 feet	21 feet
Side (West)	10 feet	152.6 feet
Rear (North)	10 feet	10 feet

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Proposed Clear Creek Apartments, ACUP	Commercial
South	Sheds/Garages	Commercial
East	Undeveloped Land	Commercial
West	Undeveloped Land	Commercial

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

The project access is from Greaves Way via a proposed connector road. It is anticipated that the commercial connector road will have a functional classification as a collector road. Because the development site is located within in the Waaga Way Town Center design district of the Silverdale Design Standards, a portion of the connector road to Greaves Way is required to be constructed on the west side of the site. The connector road will be dedicated right-of-way and maintained by Kitsap County. The collector road section will include two 5-foot wide sidewalks with concrete curb and gutter, two 12-foot travel lanes and 5-foot wide bike lanes on both side of the road.

6. Site Design

KCC 17.420.030 Design Standards:

The apartment complex was reviewed through the following requirements, pursuant to KCC 17.420.030 Design Standards for landscaping, lighting, signage, solid waste, off-street parking, etc. The following analysis below provides information on consistency with design standards for land use review.

7. Policies and Regulations Applicable to the Subject Proposal

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

Kitsap County Comprehensive Plan, adopted June 30, 2016

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

Staff Comment: The project with conditions is consistent with Comprehensive plan and meets the goals and policies listed.

Chapter 1 Land Use

Land Use Goal 1

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

Land Use Policy 2

Support innovative, high quality infill development and redevelopment in existing developed areas within the Urban Growth Areas.

Land Use Policy 17

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

Chapter 4 Housing

Housing and Human Services Goal 6.

Integrate affordable housing and human services planning for transportation, workforce development and economic development efforts.

Housing, Human Svcs. Policy 23.

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

Chapter 5 Transportation

Transportation Goal 1

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

Transportation Policy 3

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

Silverdale Subarea Plan Silverdale Transportation

Silverdale Goal 13

Locate design and construct transportation connections to the NW Greaves Way that facilitate coordinated access to commercial, business center and industrial zoned lands.

Silverdale Policy 33.

Locate and develop connector roads for NW Greaves Way that provide access to surrounding properties. Coordinate with property owners on alignment alternatives and roadway.

Staff Comments: The project provides pedestrian access to transit stops consistent with policies to promote-multi-modal transportation alternatives.

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

8. Documents Consulted in the Analysis

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Administrative CUP Questionnaire	June 15, 2020
Environmental (SEPA) Checklist	June 16, 2020
Wetland Assessment	June 15, 2020
Wetland Delineation	June 15, 2020
Geotechnical Report	December 11, 2019
Drainage Plans & Site Plan	December 11, 2019
Drainage Plans & Site Plan, Revised	June 15, 2020
Drainage Report	June 15, 2020
Project Narrative	December 5, 2019
<u>Staff Communication</u>	<u>Dated</u>
Dev. Services & Engineering Memo	August 6, 2020
SEPA Environmental Determination	November 6 2020

9. Public Outreach and Comments

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department gave proper public notice 800 feet around the subject property for the Administrative Conditional Use Permit. The Department received a request from a Ron Pittman to be an interested party on January 7, 2020. To date, the Department has not received project comments from the public.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
	None	

Issue Ref. No.	Issue	Staff Response
	None	

10. Analysis

a. Planning/Zoning

The proposed senior living facility is a permitted use but conditionally approved under an ACUP within the Commercial zone. The proposal was reviewed for consistency with the intent of the Commercial zone and compatibility with the abutting residential development, adjacent commercial uses, and the pedestrian circulation/traffic requirements.

This application describes the use as a "Senior Living Community." Both independent living and assisted living are proposed. Kitsap County Code's closest related use to this proposal is congregate care facility and convalescent care.

Kitsap County Code 17.110.180 defines congregate care facility as "any building in which people live in individual housing units which provide for independent living while providing common living areas and limited services such as health care, meals and housekeeping."

Kitsap County Code 17.110.190 defines convalescent, nursing or rest home as "any building or premises in or on which sick, injured, or infirm persons are housed, for a period in excess of twenty-four consecutive hours and furnished with meals and nursing care for hire."

Kitsap County Code KCC 17.410.040(B).112 – Convalescent home or congregate care facility requires an Administrative Conditional Use Permit (ACUP) in the Commercial zone. The applicant has requested Administrative Conditional Use Permit approval, and therefore has complied with this requirement.

The convalescent home or congregate care facility is classified under Kitsap County Code 17.410.040(B).112 as also requiring an ACUP and is subject to KCC 17.410.060 Footnote #97 which states "cottage housing is an allowed use in conjunction with congregate care facilities and shall be reviewed under the congregate care facility permit review process." This application does not include cottage housing and does not need review under this congregate care facility permit review process.

b. Lighting

Consistent with KCC 17.420.030 Design Standards and KCC 17.105.110 if artificial outdoor lighting is necessary, the lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent single-family residential properties. The project has been conditioned and the applicant has provided a functional screen along the west property line between the Commercial and the Rural Residential zones consistent with 17.500.027 to help mitigate potential glare impacts.

c. Off-Street Parking

The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.490 Off-street Parking and Loading. Pursuant to KCC 17.490.030 Number of required spaces, the project is required to provide minimum off-street parking for senior housing at a ratio 0.5 per unit and 1 space per on duty employee. Using the off-street parking ratio, the minimum number of spaces for a 114-unit development with 6 on duty employees is 63 off-street parking spaces.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Senior Housing	0.50 per unit; 1 per on-duty employee	120 units x 0.5 = 60 units 6 employees on duty = 6	102 proposed
Total		63	102

d. Signage

Pursuant to KCC 17.510. Sign Code the applicant can apply for signage near the entrance to the apartment complex during or after construction. Signage is not proposed at this time. To be consistent with 17.510.100.E Monument signs, and any stand-alone monument sign will need to be coordinated with the Certificate of Occupancy (1 sign per road frontage).

e. Landscaping

The project is required to be reviewed for consistency with KCC 17.500 Landscaping and 17.700 Appendices A. The Landscaping Plan is required to show how all disturbed areas, buildings and structures, and off-street parking areas are to be landscaped. Landscaping was calculated based on total site area.

Kitsap County Code 17.500.027. A.2 requires a "Separation Buffer" to create a visual separation that may be less than one hundred percent sight-obscuring between compatible land uses or zones. The subject property is surrounded with like commercial zoning. The application proposes separation buffer with evergreen and deciduous trees. A final landscaping plan is required at time of Site Development Activity Permit (SDAP) submittal which complies with these requirements. An Irrigation Plan was also submitted in accordance with KCC 17.500.040.A.

Staff Comment: The applicant has submitted a preliminary landscaping plan and plant schedule with the preliminary land use proposal. Consistent with a review comments by staff, the applicant has included a separation landscape buffers and street trees along the commercial connector.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	Gross Acreage = 102,783 s 15% required: 15,471	26,223 square feet, 26%.
Required Buffer(s) 17.500.025		
North	Separation Buffer	Separation Buffer
South	Separation Buffer	Separation Buffer
East	Separation Buffer	Roadside and Setback Buffer
West	Separation Buffer	Separation Buffer
Street Trees	Yes	Yes

f. Frontage Improvements

The project was reviewed for potential pedestrian and vehicular traffic impacts. The project site includes frontage improvements that provide for pedestrian safety, and commercial road approach to help reduce pedestrian and vehicle conflicts. Kitsap Transit commented that sidewalk improvement helps support access to transit, which is consistent with the parking reduction. (See Traffic and Roads Conditions.)

g. Design Districts/Requirements

Silverdale Design Standards

The subject property is located within the Waaga Way Design Center. The district is located northwest of State Highway-3 and 303 interchange in the community of Silverdale. The applicant has prepared the following responses to the Chapter 10 Waaga Way Design District standards and design guidelines:

10.2 Design Intent

Waaga Way Town Center is intended to include a compatible mix of office/retail, business and residential uses constructed in a coordinated park-like setting.

10.3 Design Principles

A. Pedestrian accessibility:

Applicant Response: A pedestrian accessible path is provided from Clear Creek Road that runs through the site at slopes less than 5%. Also, a sidewalk and bike lane are provided in and along the proposed connector.

B. Dispersed Parking:

Applicant Response: The proposed parking areas are single row stalls with landscaped islands and pedestrian access via sidewalk.

C. Retaining natural topography and the incorporation of view:

Applicant Response: Approximately 35% of the site is to be landscaped with natural vegetation. Orientation of courtyards, gardens and common spaces is to the east, Clear Creek and to the south Dyes Inlet.

D. Roads shall have landscaped edged medians:

Applicant Response: As is practical, the interior road is bordered by landscaped islands and areas.

E. Larger Buildings shall have an exterior appearance from Public areas:

Applicant Response: The buildings are designed with the exterior appearance from the (common areas) which are located on the east side of the proposed IL [Independent Living] building.

F. Larger building architecturally broken up to provide distinction:

Applicant Response: The building is designed with the exterior appearance of broken elevations and roof lines and facades.

G. Landscaping buffers shall protect residential developments:

Applicant Response: Requirement is not applicable. The proposed construction is bordered by residential development, however the site (residential development) has a landscaped perimeter buffer.

Staff Response: The current project does not border residential development. However, the 4.92-acre parcel identified as future development, owned by Silverdale LLC has approximately 980 feet of the western edge of the subject property abuts a residential neighborhood zoned Rural Residential. Pursuant to KCC 17.500.027 the project will require a separation buffer with landscaping to help project mitigate impacts.

H. Green Building technologies shall be used where feasible.

Applicant Response: The buildings are designed to be energy efficient.

I. Clear Creek Trail orientation of public spaces adjacent to the Clear Creek Trail System

Applicant Response: The buildings are within code limits.

10.4 Waaga Way Connector Roads

Applicant Response: A portion of the connector road is proposed. The design standards map shows the road crossing from NW Greaves Way through the adjoining parcel to the south. The proposed road construction area lies just on the parcel for the proposed development.

10.5.1 Site Development Standards

A. Primary building entrances shall be oriented toward pedestrian facilities

Applicant Response: The entrance to the buildings are toward the vehicle drop-off lanes with ADA accessibility.

B-D. NA

E. Applicant Response: Monument signage is to be provided at the main entrance of the facilities.

10.5.2 Architectural and Building height Design and Height

A. Applicant Response: The proposed buildings are orientated to a connector road.

B. Applicant Response: Building facades have offset surfaces to avoid block appearance.

C. Applicant Response: The proposed buildings are not at the corner of a full motion access intersection.

D. Applicant Response: Entrances have a portico and canopy to define the entrance space.

E-F. NA

G. Applicant Response: Please see building elevation drawing.

H. Applicant Response: Awnings and over hangs are provided.

I. Applicant Response: Building is within limits.

10.5.4 Vehicular Circulation and Parking Standards

A. NA

B. Multi-modal circulation

C. Shared Parking

Applicant Response: Tenant parking will be identified.

D. NA

E. Bicycle Interconnectivity

Applicant Response: A Bike lane is proposed with the new connector road.

G. For properties zoned Industrial - NA

H. Parking Rows shall have a Planting strip every 10 stalls

Applicant Response: Planting strips shall be provided every 10 spaces.

I. Parking rows fronting building shall have a planting strip every 6 stalls with a 5' landscaping strip

Applicant Response: Planting strips are provided every 6 stalls and landscaping strip is provided.

J. Parking spaces shall be limited to 100% of the requirement.

Applicant Response: Off-street parking standards require 66 spaces at a minimum and 66 spaces are proposed.

10.5.5 Pedestrian Infrastructure Standards

A. Pedestrian Linkages shall have direct paths

Applicant Response: An accessible path is provided to Clear Creek Road from the site with slopes of less than 5% via Fieldstone connectivity.

B.NA

C. Amenities such as benches sitting areas shall be provided along Pedestrian Paths

Applicant Response: Courtyards (on the east side of the Independent Living Building) are provided along the pedestrian path which includes sitting areas.

D. Rain Protection to be provided for pedestrian, bicycle and building frontages
Applicant Response: The main entrances to the buildings are covered by an awning.

10.6 Incorporation of Low-Impact Development Techniques

Applicant Response: Runoff from roads and parking areas are treated via engineered soil media.

10.7 Silverdale Design Community

NA

Staff Comment: The Fieldstone Independent Living Facility was reviewed for consistency with the above criteria in the Waaga Way Design District of the Silverdale Design Standards. Based on the applicant's responses and the submitted documentation staff determined the project is consistent with the above criteria.

h. Development Engineering/Stormwater

The development proposal includes associated parking areas for the use; stormwater quality and quantity control facilities; utilities to serve the living facility. The proposed stormwater system consists of conveyance pipes and catch basins to convey runoff to one of two detention facilities, a concrete vault and a barrel vault; runoff from parking and driving surfaces will be treated via engineered soil media vault. Development Services and Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans accepted for review December 11, 2019 to Kitsap County Development Services and Engineering, and as revised by resubmittal accepted for review June 16, 2020.

i. Environmental

The project is located within a Category II Critical Aquifer Recharge Area and mapped with a wetland on the eastern side; however, it was documented that there is no wetland. The western portion of the existing site topography consists of a gradual slope that descends from the west side of the property to the east with gradients of 10% to 20%. The elevation at the base of the property to the east was an elevation of 160' and increases in elevation to the west to approximately 220'. Slopes 15% or greater are considered "moderate geologic hazard" by KCC 19.400.420.2. There was a Preliminary Geotechnical Engineering Investigation (Phase 2) prepared by N.L. Olson and Associates submitted with the application. The permit has been conditioned for a final geotechnical report to be submitted with the Site Development Activity Permit.

j. Access, Traffic and Roads

Access and Circulation: Pedestrian access shall be accommodated on-site from the public right-of-way, and throughout the site to minimize potential conflicts between pedestrian and vehicular circulation. Pedestrian paths must correspond with state and

local codes for barrier-free access. Projects should also integrate walkways into the site plan leading to transit stops within one thousand two hundred feet of the site and incorporate transit stops within the site plan design as appropriate.

The applicant proposes to construct a portion of a connector road to NW Greaves Way, as outlined in the Silverdale Waaga Way Town Center Design District. The collector road section includes two 5-foot sidewalks with concrete curb and gutter, two-12-foot wide drive lanes and 5-foot bike lane on the north bound side. The proposed road section is consistent with the design district guideline for a northern connector. Adequate vehicular access is provided via a joint use easement with the property adjoining on the south; the access road intersects Clear Creek Road and is currently being constructed under a separate Site Development Activity Permit (#18-02430) for the development known as Fieldstone Senior Living Community.

Staff Comments: Only one access point is proposed off Clear Creek Road through Phase-I. As noted above the project is consistent with access and circulation requirements per the Zoning Code and the Silverdale subarea plan.

k. Fire Safety

The Fire Marshal's office commented on the need for two access points to serve the project due the number of units and fire sprinklers will be required. All comments have been addressed. The Fire Marshal will review the site improvements for consistency with preliminary conditions of approval through the Site Development Activity Permit.

l. Solid Waste

Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted public works standards and be of sufficient size to accommodate the trash generated. All receptacles shall be screened on three sides with fencing and/or landscaping as determined appropriate by the director.

m. Water/Sewer

Potable water is proposed to be provided by Silverdale Water District; sanitary sewage disposal is proposed to be provided by Kitsap County Public Works. The County will coordinate with utility providers for water and sewer during the development permit review.

n. Kitsap Public Health District

The applicant will be required to comply with all Kitsap Public Health District regulations and conditions of approval. If there is an existing onsite sewage disposal system, the system will be required to be abandoned per regulations.

11. Review Authority

The Director has review authority for this Administrative Conditional Use Permit application under KCC, Sections 17.540.020 and 21.04.100. The Kitsap County Commissioners have

determined that this application requires review and approval of the Director. The Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit.

12. Findings

The following are findings supporting the project proposal Fieldstone Senior Living Facility:

1. The proposal is consistent with the Comprehensive Plan.

Staff Comment: The project with conditions is consistent with Comprehensive plan and meets the goals and policies listed.

2. The proposal complies or will comply with requirements of KCC Title 17 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. Decision

Based upon the analysis above and the decision criteria found in KCC 17.540.040.A, the Department of Community Development recommends for the Administrative Conditional Use Permit request for the Fieldstone Senior Living Facility be **approved**, subject to the following 64 conditions:

a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. As required with the Site Development Activity Permit, a Final Landscaping Plan with an irrigation plan will be required to be submitted (include stream and wetland information) consistent with Kitsap County Code (KCC) 17.500.
3. Landscaping shall be installed and maintained in conformance with the requirements of KCC 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.

4. Any and all signage design and location (including exempt signs) shall comply with KCC 17.510 and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
5. The recipient of any administrative conditional use permit shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of an agreement to abide by the terms and conditions of the administrative conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.
6. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the KCC. Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
7. The decision set forth herein is based upon representations made and exhibits contained in the project application. 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.
8. 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.
9. This Administrative Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
10. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

11. The project shall follow the design criteria in the Silverdale Design Standards, Waaga Way Town Center District.

b. Development Engineering

GENERAL

12. 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.

STORMWATER

13. 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 Review Site Development Activity Permit (SDAP) from Development Services and Engineering, that demonstrates a design meeting Minimum Requirements 1-9, as outlined in the Kitsap County Stormwater Design Manual.
14. 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 Administrative Conditional Use Permit application was deemed complete, December 11, 2019. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
15. Any project that includes offsite improvements that create additional impervious surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with Kitsap County Code Title 12 effective at the time the Administrative Conditional Use application was deemed complete, December 11, 2019.
16. The Washington State Department of Fish and Wildlife may require a Hydraulic Project Approval for the work required at the proposed outfall.
17. 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.

18. 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.
19. Any fill site receiving 150 cubic yards or more of material must obtain an SDAP.
20. Fill sites receiving 5,000 cubic yards or more, or located within a critical area, must have an engineered SDAP.
21. 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.
22. The application indicates that a significant quantity of grading material will be exported from and/or imported to 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.
23. This project includes the construction of a detention vault, which requires a building permit issued by the Department of Community Development. A Structural Engineer, registered in the State of Washington, shall prepare the construction drawings. In addition, a geotechnical engineering analysis of the vault design is required. That analysis will be prepared by a Civil Engineer licensed in the State of Washington, knowledgeable in the practice of soils engineering and mechanics. The analysis will address the effects of groundwater infiltration, seepage, potential slip planes, and changes in soil bearing strength. The proposed facilities will be designed following the recommendations of the geotechnical analysis.
24. Upon completion of the Greaves Connector Road and its associated storm drainage 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, the County will take over maintenance and operation of the system and maintenance of the Connector Road. 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.
25. The owner shall be responsible for maintenance of the on-site storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to

- inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
26. Soil amendment is required over all disturbed areas that are not covered by hard surfaces, and shall be verified by inspection prior to requesting the Site Development Activity Permit final inspection; provided, that in the event required landscaping has been bonded, soil amendment shall be completed and verified by inspection prior to expiration of the bond covering that work.
27. 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.
28. If the project proposal is modified from that shown on the submitted site plan accepted for review June 16, 2020, Development Services and Engineering will require additional review and potentially new conditions.

OTHER

29. This project includes the construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge. A separate building permit with an engineered design is required for such walls. This note shall be placed on the face of the final construction drawings.
30. Rock and retaining walls shall meet all applicable setback requirements of Vol. II, Chapter 9 of the Kitsap County Stormwater Design Manual.
31. A Hydraulic Project Approval (HPA) may be required for work at the proposed outfall. Prior to SDAP approval, the applicant shall submit an approved HPA from the Washington State Department of Fish and Wildlife (WDFW) or documentation from WDFW specifying that an HPA is not required.
- c. Environmental**
32. Prior to SDAP approval, a final geotechnical report will be submitted to address the final site plans and the recommendation for infiltration testing and subsurface exploration, per the preliminary technical report (N.L. Olson and Assoc., dated Condition November 2019).

d. Traffic and Roads

33. The applicant shall 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.
34. Public roads shall not exceed 12% grade or less depending on the road classification per Kitsap County Road Standards.
35. 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.
36. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
37. The property owners shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the face of the accepted construction plans. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
38. Greaves Connector Road shall be constructed to current County standards and deeded as public right-of-way from NW Greaves Way to the north boundary of the project site.
39. The Site Development Activity Permit shall include design for construction of the Greaves Connector Road and associated storm drainage features. Applicant shall be responsible for the construction of the north-south connector road through the site, as required by the Silverdale Design Standards Chapter 10.
40. Design of the Greaves Connector Road shall be coordinated with development of the northerly adjoining parcel, to achieve a continuous connector roadway. That development, known as Clear Creek Road Apartments, was conditioned to construct the Greaves Connector Road from its south boundary (the north boundary of this subject property) to its north boundary.
41. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on Greaves Connector Road. 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.

42. Submit plans for construction of the site road approaches 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.
43. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
44. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of the site access and Greaves Connector Road and at the intersection of Greaves Connector Road and NW Greaves Way. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
45. The Site Development Activity Permit application shall include, as a required submittal item, an easement document for a clear sight distance triangle along the property frontage on Greaves Connector Road. The sight distance easement shall be delineated on the Site Development Activity Permit plans. After review and approval, the easement document shall be recorded by the applicant; a copy of the recorded document shall be provided to the Department of Community Development prior to issuance of the Site Development Activity Permit.
46. 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).
47. Prior to scheduling the preconstruction meeting, the applicant shall apply for and obtain an approved ROW permit for all work within the county right of way. Additional permit conditions, bonding, traffic control, inspections, and other requirements may apply to the right of way permit and will be determined by Kitsap County Public Works.

e. Fire Safety

48. A minimum of two access points, separated by no less than half the diagonal of the property or area served, shall be required for developments that will generate more than 1,000 ADT or contain more than 100 homes, unless other mitigating measures are approved by the County Fire Marshal.
49. A minimum of two hydrants are required and should be placed no more than 600 feet if protected by a fire sprinkler system. One hydrant shall be within 50 feet of the fire department connection (FDC). IFC 507.5.1.1 Amended by Kitsap County
50. Fire flow in the amount of 2000 gpm @ 20 psi for a minimum of is required for the project. This is based on the proposed building of 106,059 square feet and constructed of Type VB construction (after 75% reduction for automatic sprinklers).
51. Automatic fire sprinklers will be required for this project. A fire alarm shall be installed to monitor the fire sprinkler system.
52. Water line size and the location of 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.
53. When required by the Fire Code Official, fire department access roads shall be posted with approved signs or marked as follows: All curbs shall be painted red on the sides and top, and shall be labeled with 4-inch high white lettering at 25-foot intervals with the words "NO PARKING FIRE LANE" IFC 503.3

f. Solid Waste

54. 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 (e.g. dumpster size and location) 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.
55. The SDAP submittal shall show solid waste dumpster location, method for securing the enclosure gates in an open position and pad sizes on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans. Provided area must accommodate a minimum 6-yard dumpster.
56. The SDAP submittal shall show that at least 150 square feet of exterior recyclable materials storage space for the project. Describe collection containers and show

their locations, method for securing the enclosure gates in an open position and pad dimensions on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans.

57. If using a compactor, liquid wastes generated as a result of compaction must not discharge into the stormwater system per BKCBH Ordinance No. 1996-11, Section IV.2.a.

g. Wastewater

58. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer" to KCPW Sewer Utility Division.

59. Sewer Availability Agreement account(s) must be kept current and in good standing through permit approval.

60. 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.

h. Kitsap Public Health District

61. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.

Report prepared by:

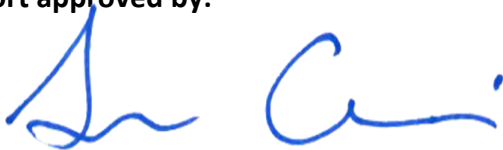


Jeff N. Smith, Staff Planner / Project Lead

11/21/2020

Date

Report approved by:



Shawn Alire, Department Manager / Supervisor

11/21/2020

Date

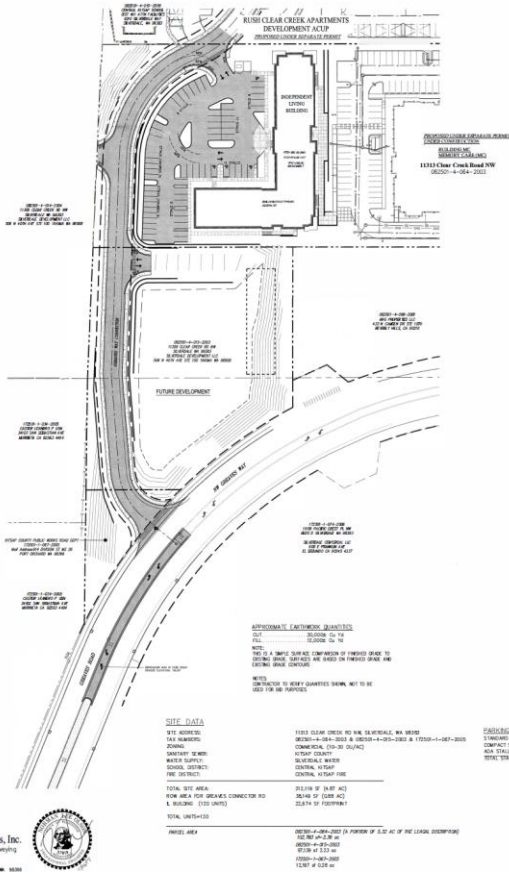
Attachments:

- Attachment A – Site Plan
- Attachment B – Phasing Plan
- Attachment C – Architectural Elevations
- Attachment D – Zoning Map

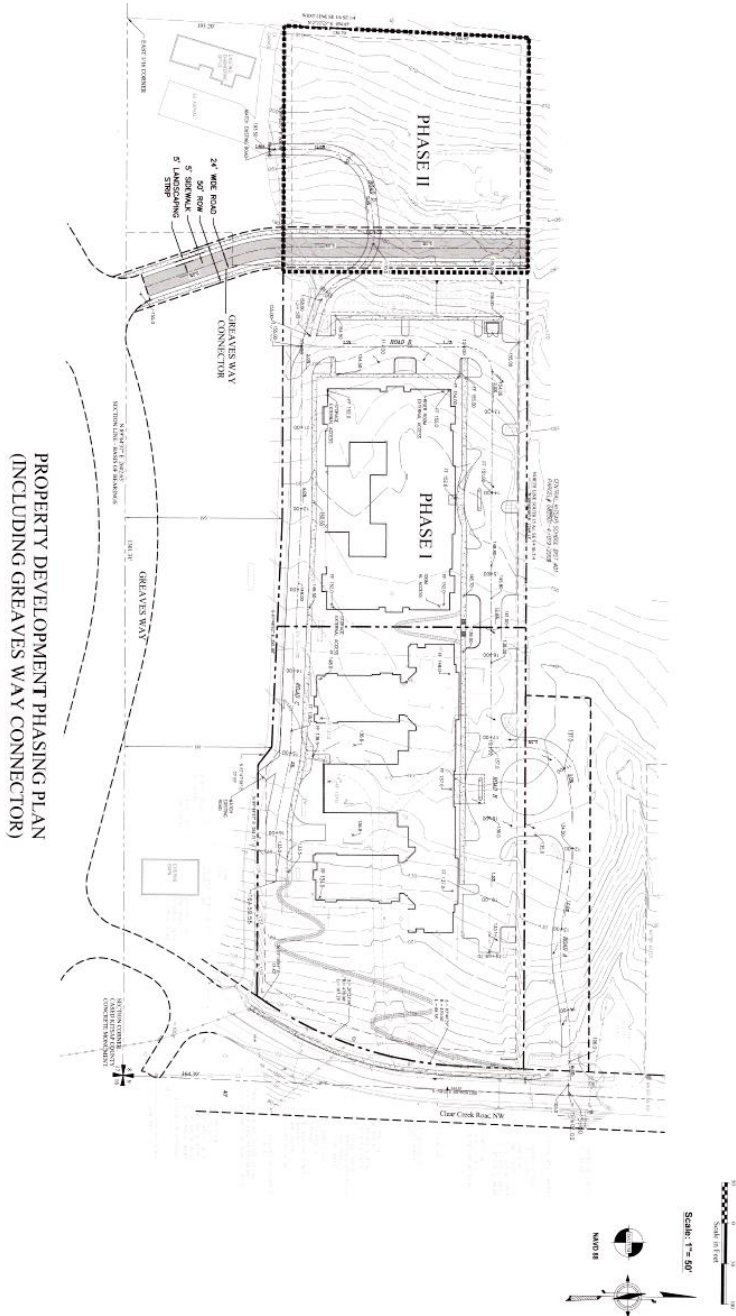
CC: justin@cascadiadevelopment.com
 jkisiday@nlolson.com
 Interested Parties: Ronald and Diane Pittman, 555 N Pantanto Road, Unit 322 Tucson,
 AZ 85710-2321
 Kitsap County Health District, MS-30
 Kitsap County Public Works Dept., MS-26
 DCD Staff Planner: Jeff Smith

Site Plan

FIELDSTONE SILVERDALE INDEPENDENT LIVING FACILITY
 ADMINISTRATIVE CONDITIONAL USE PERMIT (A.C.U.P.)



Phasing Plan



Architectural Elevations



SENIOR APARTMENTS - NORTH ELEVATION

DATE: 10-4-19

SCALE: 1/8"=1'-0"



SENIOR APARTMENTS - EAST ELEVATION

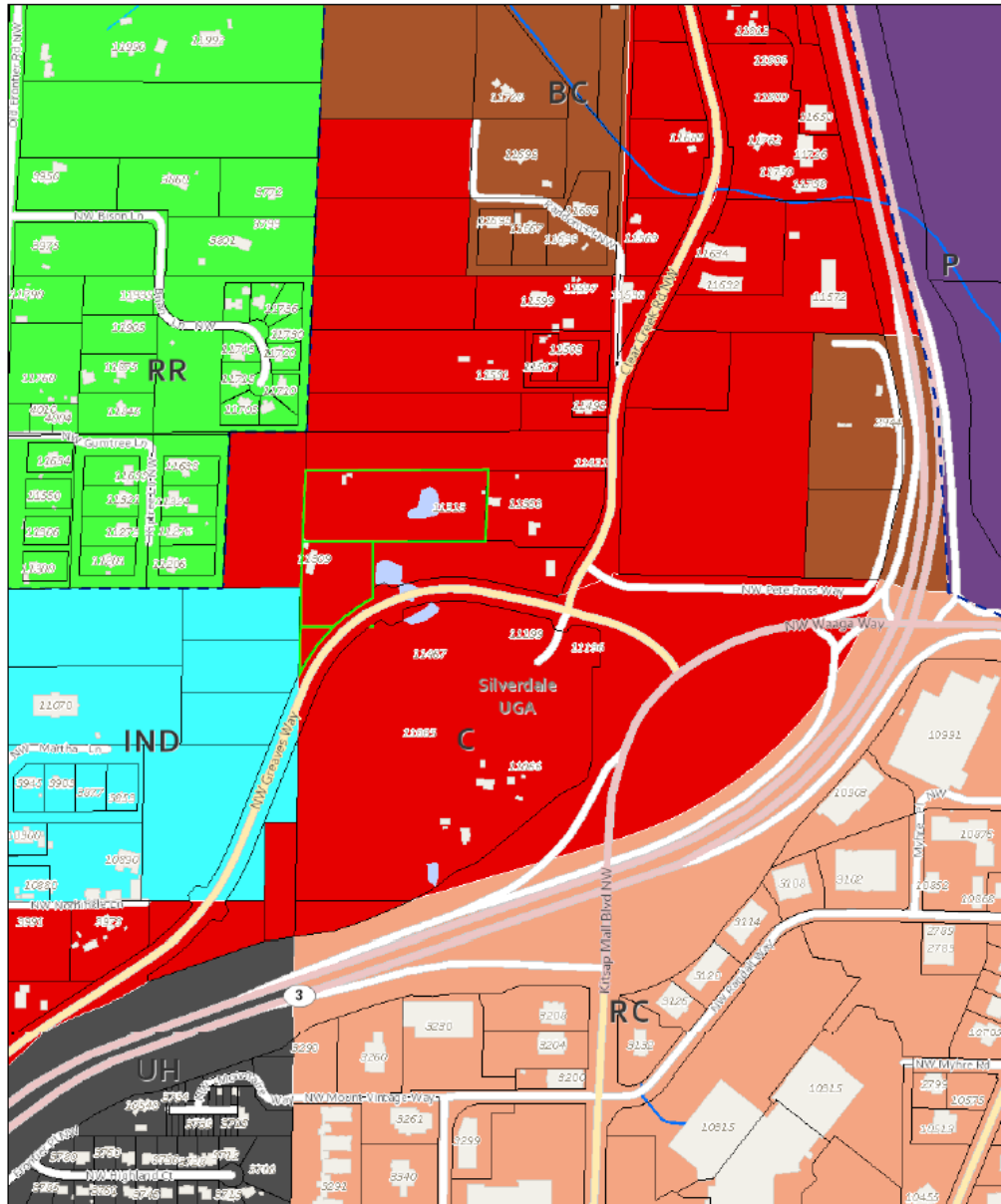
DATE: 10-4-19

SCALE: 1/8"=1'-0"

Zoning Map

Legend

Kittapow County Zoning Designations	<ul style="list-style-type: none"> RR - Rural Residential (1 DU/5 AC) MRO/RR - Mineral Resource/Rural Residential (1 DU/10 AC) RP - Rural Protection (1 DU/10 AC) MRO/RRP - Mineral Resource/Rural Protection (1 DU/10 AC) 	<ul style="list-style-type: none"> RRW - Rural Wooded (1 DU/20 AC) MRO/RRW - Mineral Resource/Rural Wooded (1 DU/20 AC) FRL - Forest Resource Lands (1 DU/40 AC) Mineral Resource/Forest NC - Neighborhood Commercial (10-30 DU/AC) COMMERCIAL BC - Business Center (10-30 DU/AC) 	<ul style="list-style-type: none"> SP - Business Park IND - Industrial MRO/IND - Mineral Resource/Industrial RI - Rural Industrial Commercial (10-30 DU/AC) Regional Center (10-30 DU/AC) Neighborhood Commercial (10-30 DU/AC) Low Intensity Commercial (10-30 DU/AC) 	<ul style="list-style-type: none"> RC - Rural Commercial REC - Rural Employment Center RI - Rural Industrial TTEC - Twelve Thes Employment Center MRO/TTEC - Mineral Resource/Thes Employment Center Resource/Tw... URBAN 	<ul style="list-style-type: none"> GB - Greenbelt (1-4 DU/AC) UR - Urban Cluster Residential (5-9 DU/AC) UR - Urban Restricted (1-5 DU/AC) MRO/UR - Mineral Resource/UR Restricted UL - Urban Low Residential (5-9 DU/AC) 	<ul style="list-style-type: none"> UM - Urban Medium Residential (10-15 DU/AC) UH - Urban High Residential (15-30 DU/AC) Urban Village Center (min 10 DU/AC) KEYPORT VILLAGE KVC - Keypoint Village Commercial KVLR - Keypoint Village Low Residential 	<ul style="list-style-type: none"> KVR - Keypoint Village Residential MANCHESTER VILLAGE MVC - Manchester Village Commercial MVLR - Manchester Village Low Residential MUR - Manchester Village Residential 	<ul style="list-style-type: none"> RURAL HISTORIC TOWN RHTC - Rural Historic Town Commercial RHTR - Rural Historic Town Residential RHTW - Rural Historic Town Waterfront DUQUAMISH VILLAGE DVC - Duquamish Village Commercial 	<ul style="list-style-type: none"> DVLR - Duquamish Village Low Residential DVLR - Duquamish Village Residential OTHER Park CITY - Incorporated City MIL - Military Mineral Resource 	<ul style="list-style-type: none"> P - Park (Kittapow County) T - Tribal Land Lake Salt Water INDUSTRIAL LI - Light Industrial CITY OF POULSBORO RL - Residential Low
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** This map is not a substitute for field survey ** Map Scale: 1 inch = 400 feet

Comments Parcel No: 1725014-05-2025 %Type: KITTAPOW COUNTY PUBLIC WORKS %Address: NO ADDRESS FOUND

Kittapow Co. Parcel Search Application
 Printed: September 16, 2020