



## Notice of Administrative Decision

**Date:** 12/22/2022

**To:** Silverdale Development LLC, justin@cascadiadevelopment.com  
N L Olson & Associates, twalton@nlolson.com  
Interested Parties and Parties of Record

**RE:** **Permit Number:** Permit # 21-00731  
**Project Name:** Fieldstone III Multi-Family - Cascadia Senior Living Administrative Conditional Use  
**Type of Application:** ADMIN CUP

The Kitsap County Department of Community Development has **APPROVED** the land use application for **Permit # 21-00731: Fieldstone III Multi-Family - Cascadia Senior Living Administrative Conditional Use – ADMIN CUP**, subject to the conditions outlined in this Notice and included Staff Report.

**THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY APPEALED TO THE KITSAP COUNTY HEARING EXAMINER ON OR BEFORE 14 DAYS FROM THE DATE OF DECISION PER KITSAP COUNTY CODE 21.04.290.**

The written appeal shall be made on, or attached to, an appeal form found on DCD's website: <https://www.cognitofirms.com/KitsapCounty1/RequiredPermitQuestionnaireAppealObjectionOfAnAdministrativeDecision>.

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file is available for review by contacting the Department of Community Development; if you wish to view the case file or have other questions, please contact [help@kitsap1.com](mailto:help@kitsap1.com) or (360) 337-5777.

**CC:** Interested Parties:  
Mac Sahr, thesahrs@wavecable.com  
Mark Sorrels, 14.7atsl@gmail.com  
Kitsap County Health District, MS-30  
Kitsap County Public Works Dept., MS-26  
Parks  
Navy  
DSE

Permit # 21-00731, Fieldstone III Multi-Family - Cascadia Senior Living Administrative  
Conditional Use  
Date 12/22/2022

Kitsap Transit  
Central Kitsap Fire District  
Central Kitsap School District  
Puget Sound Energy  
Water Purveyor  
Sewer Purveyor  
Point No Point Treaty Council  
Suquamish Tribe  
Port Gamble S'Klallam Tribe  
Squaxin Island Tribe  
Puyallup Tribe  
WA Dept of Fish & Wildlife  
WA State Dept of Ecology-SEPA  
WA State Dept of Ecology-Wetland Review  
WA State Dept of Transportation  
DCD Staff Planner: Jeff Smith  
DCD File # 21-00731



## **Administrative Staff Report**

**Report Date:** December 19, 2022

**Application Submittal Date:** February 01, 2021

**Application Complete Date:** February 08, 2021

**Project Name:** Fieldstone III Multi-Family Cascadia Senior Living Development

**Type of Application:** Type-II, Administrative Conditional Use Permit (ACUP)

**Permit Number:** 21-00731

### **Project Location**

11000 block, Greaves Way  
Silverdale, WA 98383  
Commissioner District #3

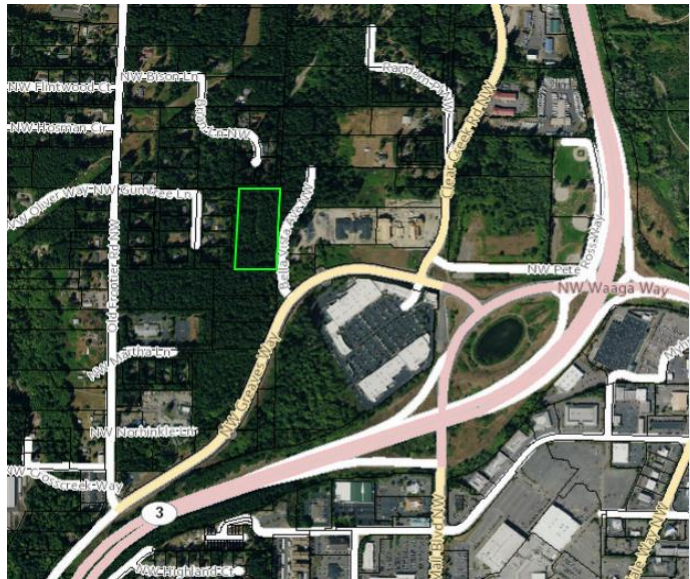
### **Assessor's Account #**

082501-4-014-2004

### **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 is proposing a commercial development which includes the construction of three buildings, two (2) four-story over-basement units for multi-family buildings and a single-story recreational clubhouse community facility. Multi-family buildings “A” and “B” each have a footprint of 15,619 square feet (sf), a total sf of 71,589 sf, per building and 72 units for a total of 144 senior housing units. The recreational clubhouse community building is a single-story facility with a sf and footprint of 2,400 sf. The total sf of all three buildings is 145,578 sf with a total of 144 multi-family units, with a total multi-family building footprint of 33,638 sf and a recreational facility with a total building. This proposal is Phase 3 of the Fieldstone Senior Living complex (SDAP #18-02430). Access to the site is from Greaves Way via a commercial connector road proposed with Fieldstone Phase II Independent Living Building (SDAP # 20-02518). The connector road is proposed from NW Greaves Way northerly through this project site to terminate at the project north boundary. The site

is located in the Waaga Way Town Center design district of the Silverdale UGA. 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 the connector road to NW Greaves Way, as required by the Silverdale Design Standards, Waaga Way Town Center Design District.

## **2. Project Request**

The request is for approval of an Administrative Conditional Use Permit to construct 144 units, associated clubhouse and associated off-street parking.

## **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 MDNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated September 17, 2021. A Mitigated Determination of Nonsignificance (MDNS) was issued on October 25, 2022. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions 29-34 at the end of this report:

### CONDITIONS:

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

### MITIGATION:

1. 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.
2. 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.

3. The Silverdale Design Standards identified a commercial connector called Bella Vista Avenue NW to provide alternative access to commercial properties north of NW Greaves Way. Pursuant to Kitsap County Road Standards, a development with 100 or more dwelling units (1,000 ADT) requires an additional access road separated by a space not less than one half the distance of the greatest diagonal of the property of project area. Prior to the 100<sup>th</sup> unit or final approval of SDAP 22-04563, Silverdale Development LLC/Fieldstone Community is required to construct that portion of the Greaves Connector Road to current County standards, be accepted by the Fire Marshal, Kitsap County Public Works, and be deeded as public right-of-way from NW Greaves Way to the north boundary of the project site (approximately 700 feet).
4. 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.
5. 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 8, 2022. No appeals were filed; therefore, the SEPA determination is final.

#### **4. Physical Characteristics**

The subject property is 4.92 acres in size and located north of Greaves Way. The property is rectangular in shape with the longer dimensions extending north and south. The existing topography splits the site into two drainage basins with a common outlet to Clear Creek. The development site generally slopes between 2% to 20% from the west to the east. The property is vacant with no residences or ancillary buildings on the site. The development site has a history of being used as pasture and growing hay. The site is covered with a variety of vegetation that includes brush, grass, scotch broom, shrubs with the western portion covered with Douglas fir trees. Based on a site investigation, the soil is 3 feet of loose to medium dense silty sand, underlain by dense to very dense glacial till. There was no groundwater encountered.



**Table 11 - Comprehensive Plan Designation and Zoning**

Comprehensive Plan: Urban High Intensity Commercial Zone: Commercial	Standard	Proposed
Minimum Density	10 (4.92 acres of net developable acreage x 10 = 49.2 or 49 required units)	142 (28.45 DU/Ac)
Maximum Density	30 (492 acres x 30 = 147.6 or 148 maximum units)	
Minimum Lot Size	NA	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	35 ft, standard, can be increased to 65 ft per Footnote #17.	4-5 stories, <65 ft
Maximum Impervious Surface Coverage	85%	~196,240 or 64%
Maximum Lot Coverage	NA	NA

Applicable footnotes: KCC 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.

KCC 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: It has been stated that the applicant's request is similar previous requests to the east for height increase (see request dated December 16, 2021). The buildings were reviewed for compatibility and by the Kitsap County Fire Marshal's Office for height requirements and were approved.*

**Table 22 - Setback for Zoning District**

	Standard	Proposed
Front (East)	20 ft	20 ft
Side (North)	20 ft (10 ft standard setback)	20 ft
Side (South)	10 ft	10 ft
Rear (West)	20 ft (10 ft standard setback)	20 ft

**Table 33 - Surrounding Land Use and Zoning**

Surrounding Property	Land Use	Zoning
North	Developed Single Family Residence. (within a short plat Rural Planned Unit Development).	Rural Residential (RR)
South	Undeveloped	Urban Industrial (I)
East	Multi-family residences	Commercial (C)
West	Developed Single Family Residences (within a short plat Rural Planned Unit Development).	RR

KCC 17.420.060 Footnote #21 Twenty feet when abutting a residential zone.

*Staff Comments: The project is consistent with minimum required building setbacks.*

**Table 44 - 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 #403



## 5. Access

The project access is from Greaves Way via a proposed road called Bella Vista Lane. It is anticipated that the Bella Vista Lane, a commercial connector 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 from 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-ft wide sidewalks with concrete curb and gutter, two 12-ft travel lanes and 5-ft wide bike lanes on both side of the road.

As conditioned through environmental review, Kitsap County Road Standards Chapter 4.1 #12, requires two access points for projects more than 1,000 Average Daily Trips (100 dwelling units). Prior to the 100<sup>th</sup> unit or final approval of SDAP 22-04563, Silverdale Development LLC/Fieldstone Community is required to construct that portion of Bella Vista Lane (Greaves Connector Road) to current County standards, be accepted by the Fire Marshal and Kitsap County Public Works, and be deeded as public right-of-way from NW Greaves Way to the north boundary of the project site (approximately 700 ft).

## 6. Site Design

Within the Commercial zone the apartment complex is a permitted use but was conditionally approved by an Administrative Conditional Use Permit (ACUP), per KCC 17.240 Commercial Zone. The request was reviewed for consistency with KCC 17.540 ACUP, the intent of the Commercial zone and compatibility with the abutting residential development, adjacent commercial uses, and the pedestrian circulation/traffic. Application was made prior to the June 2022 KCC T 17 Zoning Code change and the applicant agree to continue with the process.

The development was reviewed for consistency with requirements in KCC 17.410.042 Allowed Uses, KCC 17.420.030 Design Standards, KCC 17.420.052 Commercial, Industrial, Parks and Public Facilities Zones Density and Dimensions Table, and Chapter 17.540 Administrative Conditional Use Permit. KCC 17.110.250 defines dwelling, multi-family means a building containing three or more dwelling units (horizontal or vertically) and designated for occupancy by three of more families. The apartment complex was reviewed through the 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 and as amended April 27, 2020.

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

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*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 will provide 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
Title 11	Kitsap County Road Standards
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 Application	February 2, 2021
Supplemental Application	February 2, 2021
Environmental (SEPA) Checklist	February 2, 2021
Critical Areas Review -BGE	February 2, 2021
Revised Site Plan	January 14, 2022
Landscape Plan	January 14, 2022
Project Narrative	January 14, 2022
Building Height Increase Request	December 16, 2021
 <u>Staff Communication</u>	 <u>Dated</u>
Dev. Services & Engineering Memo	March 02, 2022
SEPA Determination MDNS	October 25, 2022

**9. Public Outreach and Comments**

Pursuant to KCC Title 21 Land Use and Development Procedures, the Department gave proper public notice 800 ft around the subject property for the Administrative Conditional Use Permit. To date, the Department has received two letters commenting on the project which include a letter from Marc and Erlinda Sahr with a question on the development proposal and from Mark Sorrels.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
1	The developer is proposing a 20-foot landscape setback (buffer) from the neighbor’s greenbelt. Considering the rural nature of the of the neighborhood, 20-feet of bark and trees even with a wood fence is not much of a buffer visually and acoustically between low and high density living. More to the point, its likely Fieldstone 3 tenants will benefit from the our 50-foot undisturbed greenbelt of tall trees and considerable undergrowth.	9/22/2021

Issue Ref. No.	Issue	Staff Response
1	Greenbelt and screening buffers	The project where Fieldstone III is zoned Commercial and the multifamily development is a permitted use within the zone. As required by Code the applicant is increasing the setback from 10 to 20 ft per KCC 17.420.060 Footnote #21. The applicant is proposing with the setback 2 offset rows of evergreen trees (Douglas fir) 10 ft on center (OC) with a solid wood panel fence which is consistent with KCC 17.500 027. The natural vegetation open space in Rural Residential conditioned by the Rural PUD Short Plat (#4749) does help provide a functional screen.

**10. Analysis**

**a. Planning/Zoning**

The proposed is for multi-family housing for apartments, which are permitted use but conditionally approved under an Administrative Conditional Use Permit (ACUP) within the Commercial zone. The proposal was reviewed for consistency with the intent of the Commercial zone and compatibility with the abutting single-family, multi-family residential developments and adjacent commercial uses. The proposal was reviewed for consistency with requirements KCC 17.420.030 Design Standards for provide functional

screens, pedestrian circulation/traffic to avoid pedestrian-vehicle conflicts. In addition, the project was reviewed consistency with KCC 17.470 Multifamily Design Standards and the Silverdale Design Standards. *(The proposed multi-family use is currently, with latest KCC T 17 Zoning code effective June 2022, a permitted use with the zone.)*

**b. Lighting**

Consistent with KCC 17.420.030 Design Standards and 17.105.110 artificial outdoor lighting, if 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. Not more than one-foot candle of illumination may leave the property boundaries. The project has been conditioned and the applicant has provided a functional screen along the west property line between the Rural Residential zone and the Commercial zone, consistent with KCC 17.500.027 to help mitigate potential glare impacts (See Light Plan (see photometric map dated January 14, 2021).

*Staff Response: For urban lighting requirements staff will review at the time of Building Permit for location and shielding specifications.*

**c. Screening of Equipment, Storage, and Refuse Areas per consistent with KCC 17.420.030 Design Standards.**

The location of service areas, outdoor storage areas and other intrusive site features away from neighboring properties to reduce conflicts with adjacent uses. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.

All roof mounted air conditioning or heating equipment, vents, ducts, or other equipment shall not be visible from the abutting lot, or any public street or right-of-way as feasible. This shall be accomplished using a parapet roof extension or screened in a manner which is architecturally integrated with the main structures.

*Staff Response: The two trash and recycling enclosure locations are adequately screened with vegetation, fencing and/or CMU walls. No other service areas are proposed. Elevations indicate the HVAC system is screened and not visible from the roadway or abutting properties. Visibility requirement will be verified at Building Permit Review.*

**d. Off-Street Parking**

The applicable minimum off-street parking space requirement is contained in KCC 17.490.030 for the "Multifamily (Condos/Townhomes/Apartments)" classification which is a minimum of 1.5 spaces per unit + 0.5 unit on-street or set aside .50 of a space per unit for a minimum total of 2 parking spaces per unit regardless of apartment size and number of bedrooms in the unit. The proposal is for 7 compact and 11 accessible (ADA) spaces The applicant is proposing 216 off-street parking spaces (25% reduction). The

applicant is also required to provide weather protective parking for bicycles at a ratio 1 space per 10 spaces and a ratio 1 space per 20 spaces (11 to 22).

Justification for Multifamily Parking Reduction Request

Applicant Response: As allowed by KCC 17.490.030.A.1. "Relaxation of Required Spaces", the applicant is requesting the Director of Community Development to authorize up to a 25% reduction to the minimum amount of required off-street parking for this development.

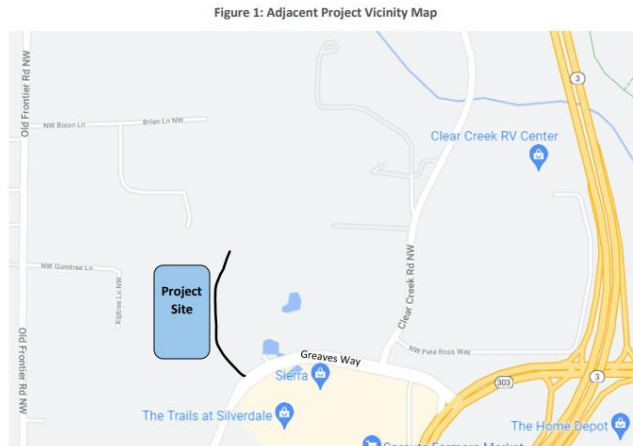
1. Proposed parking ratios for a trip demand reduction or public transit availability to forecasted minimum number of parking spaces:

Existing Site Conditions: The applicant states that the subject property slopes downward from the west the east approximately 40 ft, that occurs in the fall span of the property (320 ft), which equates to a 12% slope. The existing grade limits the ability to meet the 288-parking minimum parking requirement per code.

Peak Parking Demand Calculation: An independent peak parking demand calculation was completed by applicant using the current (5<sup>th</sup>) edition of the ITE Parking Generation Manual. The applicant's data was based on 73 different sites which averaged 261 apartment units. At 90% capacity with a peak parking demand of 189 parking spaces that equates to 210 spaces. The applicant states this is consistent with the 25% reduction allowed by Kitsap County Code.

Kitsap Transit Access: Applicant states that the proximity to transit services should reduce the need for personal vehicle ownership at the proposed project and provide an alternative mode of travel for visitors thus reducing the overall need parking supply needs of the project.

Staff Comment: *There is an agreement with WSDOT to vacate the current Transit Center next to the Trails Mall with the opening of the Kitsap Transit Center across from St. Michael's (formerly Harrison) Hospital. The applicant is correct there will be an accessible transit stop for Fieldstone residences approximately half of a-mile walk on the north side Greaves Way or at the Trails retail mall.*



**Table 55 - Parking Table**

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
144 Multi-Family units (Senior Apartments)	1.5 per unit + 0.5 per unit on street or set aside	216 + 72 on-street or set aside = 288	162 off street and 54 overflow or set aside = 216 (up to 25% reduction requested)
Total		288	216

*Staff Comments: Staff finds the parking reduction per KCC 17.490.030 supportable. The applicant has justified the reduction pursuant to steep topography, (5<sup>th</sup>) edition of the ITE Parking Generation Manual and alternative transportation plan to offset the parking reduction. At SDAP the applicant will show how the project is consistent with weather protective bicycle parking.*

**e. 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).

**f. 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 separation landscape buffers and roadside buffer with street trees along the commercial connector. At time of SDAP the applicant will need to demonstrate how the project provides 35 ft of landscaping per space.*

**Table 66 - Landscaping Table**

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	15% (.74 acres)	37% (1.81 acres)
Required Buffer(s) 17.500.025		
North	Solid Screening Buffer	Separation Buffer
South	Separation Buffer	Separation Buffer
East	Roadside and Setback Buffer	Roadside and Setback Buffer
West	Solid Screening Buffer	Solid Screening Buffer
Street Trees	Yes	Yes

**g. 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 of approval.*)

**h. 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:



The site is currently zoned Commercial with a comprehensive plan designation of Urban High Intensity commercial (10-30 DU/Ac) as are adjacent parcels to the north, south, east, and west. The site lies within the Wagga Way Town Center of the Silverdale Design District. Per Kitsap County Code Table 17.420.050(D) "Silverdale Regional Center and Design District Density and Dimension Table", required setbacks are 20-foot minimum front and 10-foot minimum side and rear. Required permits for this project include a Site Development Activity Permit (SDAP), building permits, and Administrative Conditional Use Permit.

### **10.2 Design intent**

The 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 while reinforcing with pedestrian friendly open spaces and connectivity between buildings. The proposed design meets the intent of the above-mentioned design guidelines and standards as follows:

The project meets the requirements of the Silverdale Design Standards as follows:

#### **10.3 Design Principles**

- A. *Pedestrian accessibility*: The Waaga Way Town Center shall be a pedestrian and bicycle-friendly environment built to a human-scale with convenient pathways, connecting buildings and parking lots in a landscaped setting.  
Applicant Response: A pedestrian assessable path is provided from Clear Creek road that runs through the site with stair access located on the east side of the IL (Independent Living) building. An ADA access to the Greaves Way connector road is also provided at slopes less than 5%. Also, sidewalks and bike lanes are provided along the proposed connector road.
- B. *Dispersed parking*: Parking shall be in dispersed lots, while avoiding large expansive areas of paved surfaces, where feasible. Parking areas shall include landscaped pedestrian and bicycle pathways that are protected from vehicular traffic. Development shall include low impact development techniques, where feasible.  
Applicant Response: The proposed parking areas are single row stalls with landscaped islands and pedestrian access via sidewalk.
- C. *Retaining natural topography and incorporation of views*: Future development should avoid disturbance of the natural topography by retaining trees and natural features, where feasible. Development shall also incorporate natural vistas, such as views to Dyes Inlet, the Cascade Mountain range, and Clear Creek into the overall orientation of the development.  
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 and Clear Creek and to the south and Dyes inlet. See east side of the

proposed IL building.

- D. Interior access roads shall provide landscaped edges or medians.

Applicant Response: As is practical as much of the interior road is boarded by landscaped islands and areas.

- E. *Larger buildings shall be designed in a manner to have the exterior appearance from all public areas of several smaller buildings using architectural features or other methods.*

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

- F. *Buildings shall be architecturally distinct using multiple roof forms and elevations. Building scale and bulk shall be mitigated using prominent architecture at corners, focal points and business accesses. The visual effect of expansive walls shall be broken up using wall treatments and/or horizontal articulation.*

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

- G. *Business center, industrial and commercial development patterns will protect and buffer adjacent residential developments with enhanced landscape features and other techniques.*

Applicant Response: N/A the proposed construction is bordered by residential development, however the site has a landscaped perimeter buffer.

- H. *Green building technologies shall be used where feasible.*

The building is designed with to be energy efficient.

- I. *Clear creek trail orientation of public spaces., adjacent to the Clear Creek Trial System Public areas.*

Applicant Response The proposed development is not adjacent to the Clear Creek Trail.

#### **10.4. Wagga Way Connector Roads**

Applicant Response: A connector road is proposed. The collector road section has two 5 -ft wide sidewalks with concrete curb gutter, two 12-ft wide drive lanes and two 5-ft bike lanes. The section is consistent with the Waaga Way Town Center design district guidelines for a Northern Connector Road.

#### **10.5 Site Development Standards**

- A. *Primary building entrances shall be orientated toward pedestrian, facilities:*

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

- B. Applicant Response: N/A

- C. Applicant Response: N/A
- D. Applicant Response: N/A
- E. Monument signage is to be provided at the main entrance to the facilities.

#### **10.5.1 Architectural and Building height Design and Height**

- A. *The proposed buildings are orientated to a connector road.*
- B. *Building facades have offset surfaces to avoid block appearance.*
- C. *The proposed buildings are not at the corner of a full motion access intersection.*
- D. *Entrances have a portico and canopy to define the entrance space.*
- E. Applicant Response: N/A
- F. Applicant Response: N/A
- G. Applicant Response: *Please see building elevation drawings.*
- H. Applicant Response: *Awnings and over hangs are provided.*
- I. Applicant Response: *Building is within code limits.*

#### **10.5.4 Vehicular Circulation and Parking Standards**

Parking lots shall be integrated in such a manner as to encourage pedestrian and bicycle access to the development, connect uses to the street and decrease the distance between adjacent developments

##### **B. Multi-modal circulation:**

The multi-modal circulation system and parking shall be designed as an extension of the street system to provide a connection to the street and to draw users onto the site.

Applicant Response: The site has continuous sidewalks next to the parking areas. The perimeter of the roadways and parking areas are landscaped. Road improvements including 5-ft wide bike lanes and 5-ft wide sidewalks are also included in the project proposal.

##### **C. Shared parking:**

Applicant Response: N/A

##### **D. Common driveways:**

Applicant Response: N/A

##### **E. Bicycle interconnectivity:**

To provide greater opportunity for pedestrian and bicycle interconnectivity and to prevent automobiles from having to use the public street system to travel between adjacent developments, parking and pedestrian and bicycle circulation shall be designed to accommodate connections between developments, where feasible.

Applicant Response: Two bike lanes are proposed with the new connector road.

##### **F. Zoned RC, HTC, ULR or BC:**

For properties zoned Regional Commercial, Highway Tourist Commercial, Urban

Low Residential or Business Center, a minimum of a 15-foot landscaping buffer is required along the Waaga Way Extension Road, all connector roads and other public streets. Vegetation shall include street trees and shrubbery. Irrigation may be required based upon the species of vegetation installed. The uses allowed within this buffer include utilities, street lighting, gathering areas, pedestrian and bicycle access, transit facilities and vehicular access to the overall development.

Applicant Response: N/A

*G. For properties zoned Industrial:*

For properties zoned Industrial, a 25-foot screening buffer is required along the Waaga Way Extension Road, all connector roads and other public streets. Vegetation shall include evergreen trees and other vegetation to provide adequate functional screening of the uses on site.

Applicant Response: N/A

*H. Parking rows shall have a planting strip every 10 stalls:*

Rows of parking stalls shall include a planting strip every ten (10) stalls protected by a vertical curb. Such a strip shall be five (5) ft in width and include a minimum of one (1) tree and other shrubbery. Irrigation may be required based upon the species of vegetation installed. See Landscape plans. Parking stalls abutting a building frontage shall include a planting strip every six (6) stalls protected by a vertical curb. Such a strip shall be a minimum of five (5) ft in width and include a minimum of one (1) tree and other shrubbery. Irrigation may be required based upon the species of vegetation installed.

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

*I. Parking rows fronting building shall have a planting strip every 6 stalls with 5-ft landscaping strip:*

- J. In order to reduce the growth of surface parking which results in decreased intensity of uses, increased sprawl and separation of uses and anti-pedestrian environments, the amount of surface parking shall be limited to no more than hundred percent (100%) of the required minimum amount. Any parking in excess of the 100% required minimum must be located within a parking structure(s).

Applicant Response Planting strips shall be provided every 6 stalls, and landscaping strip is provided.

*K. Parking spaces shall be limited to 100% of the requirement:*

Applicant Response 288 stalls are required at a minimum, 216 stalls are proposed.

**10.5.5 Pedestrian Infrastructure Standards**

*A. Pedestrian Linkages shall have direct paths:*

Applicant Response: An accessible path is provided to Greaves Way connector road from the site. A shared access is located on the east side of the IL building to Fieldstone connectivity path with Clear Creek Road.

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

Applicant Response: Courtyards (on the east side of the IL building) which include sitting areas are provided along walking access to the pedestrian path of Fieldstone.

*D. Rain Protection to be provided for pedestrian, bicycle and building frontages:*

Applicant Response: The main entrances to the building are covered by yawning.

### **10.6 Incorporation of Low-impact Developments Techniques**

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

### **10.7 Silverdale Design Committee Review**

Applicant Response: Design Committee Review N/A

### **KCC 17470 Multi-family Design Standards**

The multi-family proposal is required to be reviewed for consistency with KCC 17.470 Multi-Family Development Design Standards. The intent is to ensure that new multifamily development is sensitive to the character of the surrounding neighborhoods to enhance the built environment for pedestrians in higher density areas and ensure adequate light, air and readily available open space for multifamily development in order to maintain public health, safety and welfare.

Staff Response: *The project will be required to minimize glare with associated lighting. The applicant has prepared a photometric study demonstrating compliance (LC-001). The proposed lighting and pedestrian access around the complex are adequate, the supporting facilities, off-street parking and to building entries. All lighting shall be recessed and/or directed down (see Condition #3 below).*

#### **i. Development Engineering/Stormwater**

The request is to construct two multi-family residential buildings and a recreation building on an approximate 4.92-acre parcel. Potable water is to be provided by Silverdale Water District; sanitary sewage disposal is proposed to be provided by Kitsap County Public Works. Adequate vehicular access is proposed via an on-site loop road through the development that will intersect Greaves Connector Road in two locations. The proposed stormwater facilities include three storm vaults for stormwater quantity control; and an engineered soil media vault for stormwater quality control. Runoff discharges from the site at two locations northern portion drains east to the middle of Fieldstone-1 with a small abandon pond that drain to a Category IV ravine wetland. The wetland drains to a stream to 18" concrete culvert under Clear Creek Road to the Werner wetland system. The southern portion discharges to the Greaves Way connector to concrete vault at Fieldstone II. Greaves Connector Road, providing access to the parcel, has been reviewed, approved, and will be constructed under Fieldstone Phase II Site Development Activity Permit 20-02518. Development Services and Engineering has reviewed the above land use proposal and finds the concept supportable in its approach

to civil site development. Comments are based on the accepted storm drainage plans, dated February 4, 2021. (*See Storm Drainage Conditions*)

**j. Environmental**

The project is located within a Category II Critical Aquifer Recharge Area 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 ft and increases in elevation to the west to approximately 220 ft. Slopes 15% or greater are considered "moderate geologic hazard" by KCC 19.400.420.2. There was a Preliminary Geotechnical Engineering Investigation (Phase 3) prepared by N.L. Olson and Associates submitted with the application. BGE concluded that the hydrologic variability from Fieldstone development to the Warner wetland complex is minimized to the maximum extent possible.

**k. 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 ft 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: Two access points are proposed off Bella Vista Lane being constructed per SDAP 18-02430. As noted above the project is consistent with access and circulation requirements per the Zoning Code and the Silverdale Subarea Plan. However, the connector is required to be constructed to provide a secondary access to Fieldstone 1 and II as well and for the two projects to the north (See Traffic Condition).*

**l. 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. To address fire safety, the Fire Marshal's Office has requested that when the project exceed 100 units that Bella Vista Lane, the commercial connector be completed by all developments to provide a secondary access (*See Fire Conditions*).

**m. Solid Waste**

The applicant is proposing two (2) solid waste enclosures for the project. Waste Management is the County's waste handler/hauler. The applicant has requested a written approval from Waste Management for the proposed locations of solid waste enclosures meet design and access standards. The request will document the frequency of Solid Waste pickup service

**n. 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. occurred

**o. 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 Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit.

**12. Findings**

1. The proposal is consistent with the Comprehensive Plan.

*Staff Comment: The proposed use is consistent with the Comprehensive Plan, providing multi-family development in the Commercial zone.*

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.

*Staff Comment: The project complies with required development standards per Title 17 Zoning and other applicable development regulations in KCC Titles 11 Road Standards, 12 Stormwater Drainage, Title 19 Critical Areas Ordinance, and other development code.*



3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.

*Staff Comment: The proposed multi-family project is permissible and should not create adverse impacts on the surrounding zones.*

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.

*Staff Comment: The preliminary design of buildings incorporates physical characteristics such as modulation of walls, roof and fenestration to reduce building mass and help promote pedestrian scale.*

### 13. Decision

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

#### a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. As allowed by KCC 17.490.030.A.1. "Relaxation of Required Spaces", the applicant requested the Director of Community Development authorize up to a 25% reduction to the minimum amount of required off-street parking for this development. The Department has approved the relaxation and a minimum of 216 are required and on the property maintain a transit connection to the south.
3. Consistent with KCC 17.490.020 General Provisions–Off-street Parking, the applicant shall provide the location of weather protective parking for bicycles at a ratio 1 space per 10 spaces and a ratio 1 space per 20 spaces on the civil site plan.
4. 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 KCC 17.500.
5. Landscaping shall be installed and maintained in conformance with the requirements of KCC 17.500. All landscaping, including the screening buffer and fencing along the Rural Residential zone shall be installed and inspected prior to requesting a final inspection or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.

6. The applicant shall submit a vegetation management plan to control invasive species, as identified by the State and Kitsap County Weed Board until the site is built-out and landscaping is established.
7. Artificial outdoor lighting shall be arranged so that the lighting is fully recessed or fully shielded from side view and directed downward and away from surrounding properties. No more than one foot-candle of illumination shall leave the property boundary. Lighting shall be the minimum necessary for safety purposes and be compatible with the rural character of the area. Light standards (poles) shall not exceed 20 ft in height.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. 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.
14. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.
15. The project shall follow the design criteria in the Silverdale Design Standards, Waaga Way Town Center District, specifically as described above.

**b. Development Engineering**

16. 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**

17. 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.
18. 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, February 9, 2021. 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.
19. 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 Permit application was deemed complete, February 9, 2021.
20. Washington State Department of Fish and Wildlife (WDFW) may require a Hydraulic Project Approval (HPA) for work at the proposed outfall. Prior to SDAP approval, the

applicant shall submit an approved HPA from WDFW or documentation from WDFW specifying that an HPA is not required.

21. 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](mailto:joshklimek@ecy.wa.gov). This permit is required prior to issuance of the SDAP.
22. The application indicates that a significant quantity of grading material may be exported from the site. Prior to issuing the SDAP an approved fill site(s) must be identified.
  - Any fill site receiving 150 cubic yards or more of material must obtain an SDAP.
  - Fill sites receiving 5,000 cubic yards or more, or located within a critical area, must have an engineered SDAP.
  - 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.
23. The application indicates that a significant quantity of grading material may be imported to/exported from the site. Typically, this means five or more trucks entering/leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan.
24. 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.
25. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before requesting a final inspection for the required Site Development Activity Permit, 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. If the project proposal is modified from that shown on the submitted site plan accepted for review February 4, 2021, Development Services and Engineering will require additional review and potentially new conditions.

**c. Environmental**

27. The project proposes to discharge stormwater into a stream and Category IV wetland with Fieldstone Phase 1 and to a culvert under Clear Creek Road to the Werner wetland system. The SDAP submittal shall follow guidelines set forth in Appendix I-C of DOE's 2019 SWMMWW. Wetland hydrology analysis shall be included in final storm drainage report and concurrence from wetland biologist must be provided prior to SDAP approval (See Condition #18 for HPA with WDFW).

**d. Traffic and Roads**

28. 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.

29. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.

30. The property owners shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the accepted construction plans. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.

31. Prior to issuance of the Site Development Activity Permit required by conditions of this permit, Site Development Activity Permit 20-02518 for Fieldstone Phase II shall be completed and obtain approval of all required inspections, including as-built and final inspections.

32. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.

33. 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).
34. Driveway approaches shall be constructed to Kitsap County Road Standards Figure 4-4 or 4-5.
35. Prior to issuance of the Site Development Activity Permit required by conditions of this permit, the developer shall pay proportionate share towards Greaves Way at Old Frontier Roundabout Project. Proportionate share shall be based on total PM peak hour entering site traffic (Figure 5 from TIA prepared 10/2020) divided by total projected 2023 PM peak hour traffic with project (Figure 7 from TIA prepared 10/2020).
36. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time.

**e. Fire Safety**

37. The applicant is required to comply with all applicable Fire Marshal requirements.
38. Per the Fire Marshal, the Greaves Connector must be in place, in addition all fire hydrants must also be in place as a condition for approval.
39. Height authorization is contingent upon approved construction and approval of the 2<sup>nd</sup> means of access (the Greaves connector) prior to issuance of any building permits for structures subject to this application. Over height approval is not authorized without building permit approval and construction and approval of the 2<sup>nd</sup> access together with, installation of the water system for fire flow - in its entirety.

**f. Public Works Sewer**

40. 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.

41. Sewer Availability Agreement account must be kept current and in good standing through date of permit approval.

**g. Solid Waste**

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

43. 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.

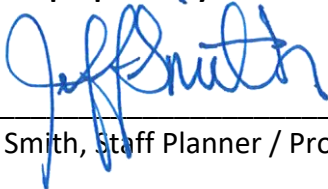
44. The SDAP submittal shall show that at least 150 sq ft of exterior recyclable materials storage space for the project. Describe collection containers and show their locations, method for securing the enclosure gates in an open position and pad dimensions on the civil plans submitted for approval. 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.

45. 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.

**h. Kitsap Public Health District**

46. The project shall comply with all applicable requirements with the Kitsap Public Health District.

**Report prepared by:**



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Jeff Smith, Staff Planner / Project Lead

12/15/2022

Date

**Report approved by:**





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Scott Diener, DSE Manager

12/16/22

Date

**Attachments:**

Attachment A –Project Site Plan

Attachment B – Architectural Elevations

Attachment C – Zoning Map

CC: Silverdale Development LLC, [justin@cascadiadevelopment.com](mailto:justin@cascadiadevelopment.com)

N L Olson & Associates, [twalton@nlolson.com](mailto:twalton@nlolson.com)

Interested Parties: Mac Sahr, [thesahrs@wavecable.com](mailto:thesahrs@wavecable.com)

Mark Sorrels, [14.7atsl@gmail.com](mailto:14.7atsl@gmail.com)

Kitsap County Health District, MS-30

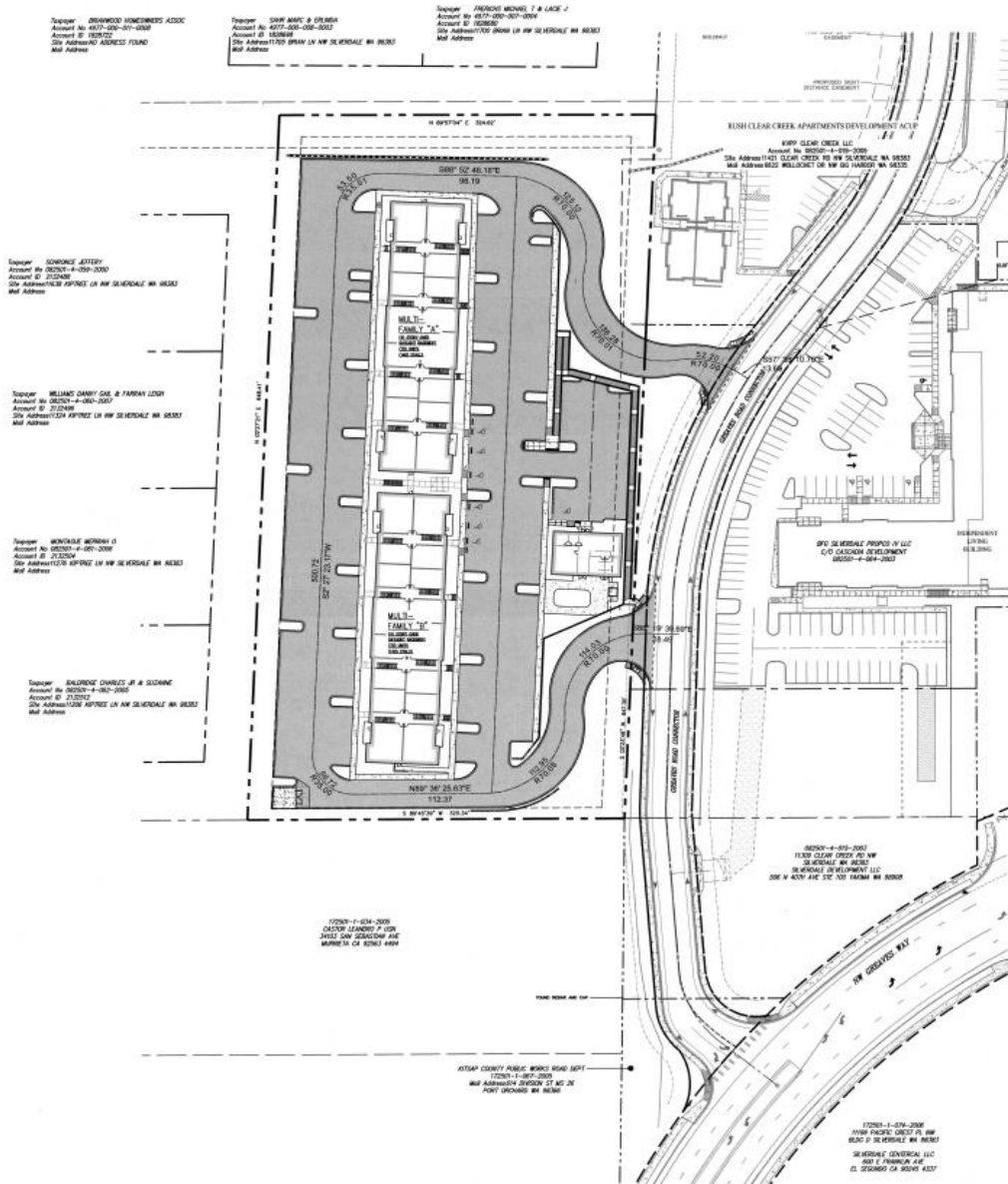
Kitsap County Public Works Dept., MS-26

DCD Staff Planner: Jeff Smith

**Attachment A**

Site Plan

FIELDSTONE SILVERDALE MULTI-FAMILY ADMINISTRATIVE CONDITIONAL USE PERMIT (A.C.U.P.)



SITE DATA

SITE ADDRESS:	NO ADDRESS
TAX NUMBER:	082501-4-014-2004
ZONING:	COMMERCIAL (10-30 DU/AC)
SANITARY SEWER:	KITAP COUNTY
WATER SUPPLY:	SILVERDALE WATER
SCHOOL DISTRICT:	CENTRAL KITAP
FIRE DISTRICT:	CENTRAL KITAP FIRE
TOTAL SITE AREA:	214,315 SF (4.82 AC)
BUILDING A (70 UNITS)	~15,600 SF FOOTPRINT
BUILDING B (70 UNITS)	~15,600 SF FOOTPRINT
REC BUILDING (NO UNITS)	~ 2,400 SF FOOTPRINT
TOTAL UNITS=140	
PARCEL AREA	082501-4-014-2004 214,315 SF 4.82 AC

APPROXIMATE EARTHWORK QUANTITIES

CUT	20,000± Cu Yd
FILL	20,000± Cu Yd

NOTE:  
THIS IS A SIMPLE SURFACE COMPARISON OF FINISHED GRADE TO EXISTING GRADE.  
SURFACES ARE BASED ON FINISHED GRADE AND EXISTING GRADE CONTOURS.

NOTES:  
CONTRACTOR TO VERIFY QUANTITIES SHOWN AS THEY ARE NOT TO BE USED FOR BID PURPOSES.

PARKING DATA

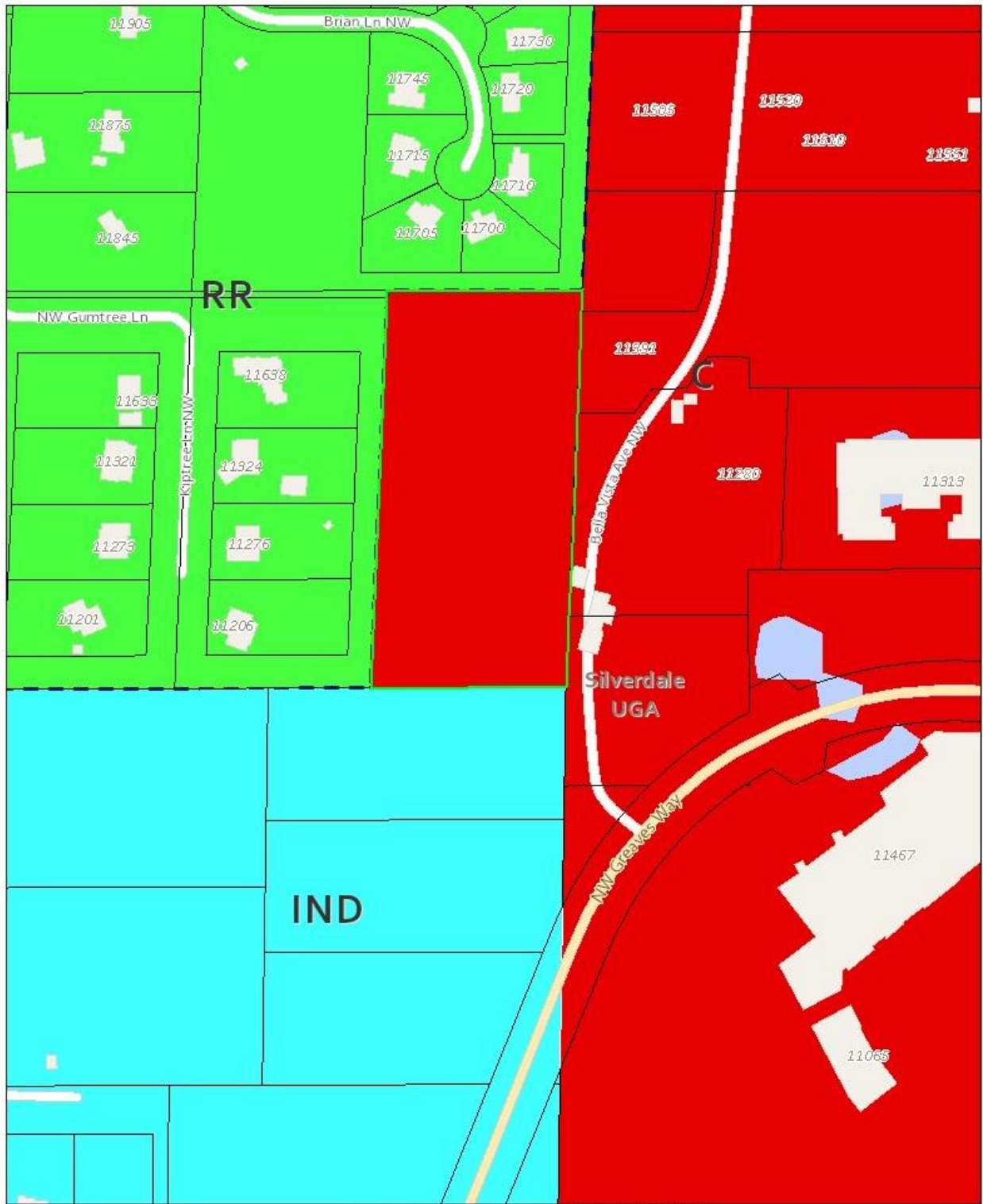
STANDARD STALLS	208
COMPACT STALLS	7
ADA STALLS	9
TOTAL STALL PROVIDED	224
TOTAL REQUIRED	= 288 STALLS
ADMINISTRATIVE 25% REDUCTION REQUESTED	TOTAL REQUIRED 216 STALLS

N.L.Olson & Associates, Inc.  
Engineering, Planning and Surveying  
(360) 876-2284  
2403 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98365





**Attachment C**  
**Zoning Map**



**Comments**

\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 200 feet  
Parcel No: 082501-4-014-2004 TaxPayer: SILVERDALE DEVELOPMENT LLC Site Address: NO ADDRESS FOUND

Kitsap Co. Parcel Search Application

