



Kitsap County Department of Community Development

Administrative Staff Report

Report Date: October 2, 2023

Application Submittal Date: February 9, 2022

Application Complete Date: April 27, 2022

Project Name: Eldorado- Preliminary Plat Minor Amendment

Type of Application: Type-II Decision

Permit Number: 22-00628

Project Location

No Situs Address

Sec. 30, TWP 25, RNG 1E

Bremerton, WA 98312

Central Kitsap Commissioner District 3

Assessor's Account

302501-4-013-2007

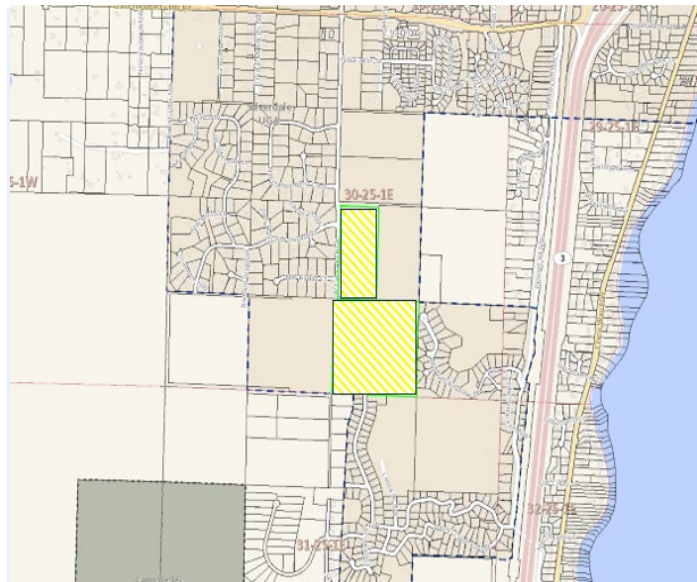
Applicant/Owner of Record

LGI Homes-Washington LLC.

1450 Lake Robbins Dr. Ste430

The Woodlands, TX 77380

VICINITY MAP



Decision Summary

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

1. Background

The applicant is requesting a Preliminary Plat Minor Amendment to the conditionally approved Eldorado Preliminary Plat. The Hearing Examiner approved the plat with a recommendation with conditions of approval on July 1, 2021, to subdivide approximately 93 acres into 500 lots with approximately 47 tracts, for single-family homes (Permit # 20-01380). The proposal includes supporting utilities, vehicular access stormwater facilities, open space, recreation facilities, and critical area buffers.

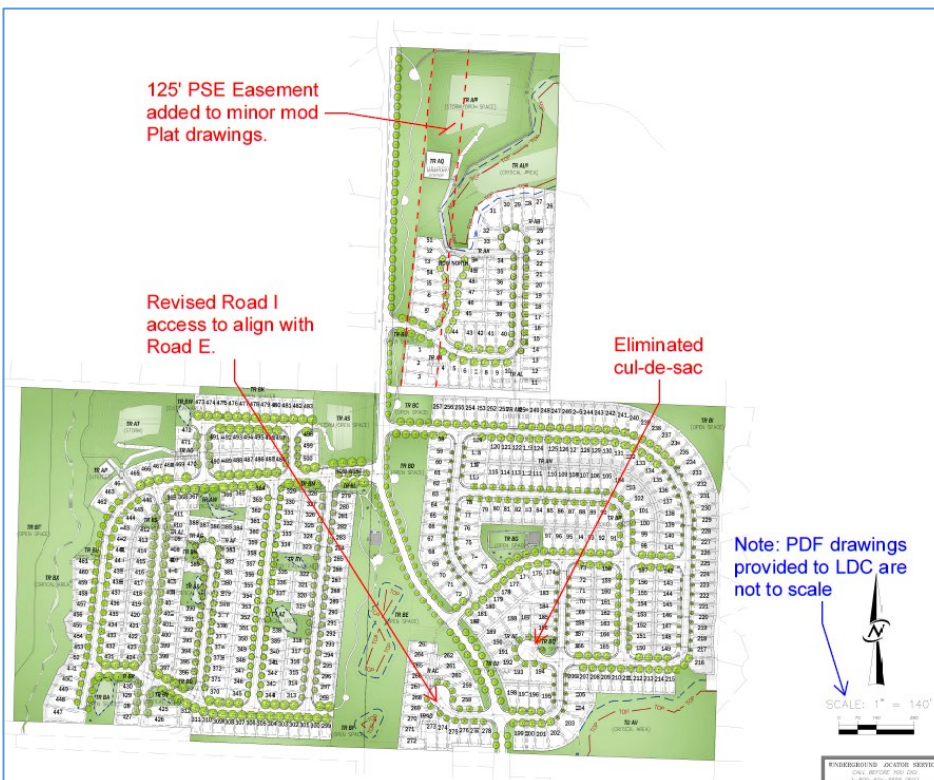
The current proposal is for a reduction to total number of lots from 500 to 490 proposal. The request involves phases 1 and 2 that includes 268 lots for construction of new homes. Phases 1 and 2 are separated by unopened public right-of way. The amendments will modify the northern section of the plat, removing Lots 1 thru 3 and 51 thru-57 to allow for a dedication an additional 125-foot-wide area east of the existing powerline easement to provide for a new Puget Sound Energy (PSE) 115 kV line. The former lot area will become passive open

space. The proposed amendment also includes removal of cul-de-sacs in the northern portion of the site relocating roadways, slopes and associated buffers have been adjusted, and a new road connection to Eldorado Boulevard.

It has been determined the proposed revisions are consistent with a preliminary subdivision minor amendment. The minor amendments are reviewed for consistency with KCC 16.40.040 Amendment to approved preliminary subdivisions, Urban Low Residential zone KCC 17.200, Uses permitted and design standards and Title 17, Definitions KCC 17.110.210-213, Density, KCC 17.110.222 Development Rights and KCC 17.110.507 Net developable area, KCC 17.410.042 Rural and Urban Residential Use Table and KCC 17.420.052 Rural and Urban Residential with associated footnotes. In addition to 16.40.040 minor plat amendment, the project is reviewed against the standards in 16.24 Land Segregation Standards 16.40 Subdivisions.

Transmission Easement: Puget Sound Energy (PSE) has reached an agreement with LGI Homes/Eldorado to purchase an easement for a proposed transmission corridor. In 1987, PSE acquired a 14-mile transmission corridor from Bonneville Power Administration (BPA). The LGI Homes easement is not an expansion but a missing easement segment along the transmission corridor. PSE has identified a need to provide additional capacity to serve existing customers and projected load growth in Kitsap County and improve transmission reliability for all 134,000 customers in Kitsap County and Vashon Island. PSE is in the process of identifying potential solutions (wire and non-wires) to meet Kitsap transmission needs. The project's estimated date of operation will be updated upon finalization of solution in 2024.

Summary of Amendments



2. **Project Request**

The request is for preliminary plat minor amendment to the approved Eldorado Preliminary Plat Alteration, as provided in Section KCC 16.40.040 Amendment to Approved Preliminary Subdivisions.

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.

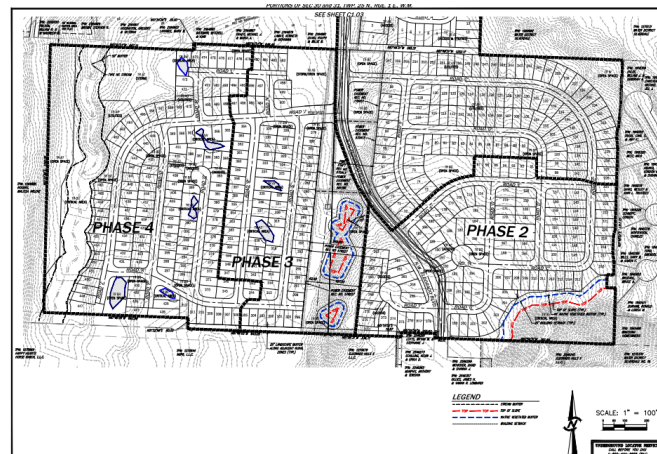
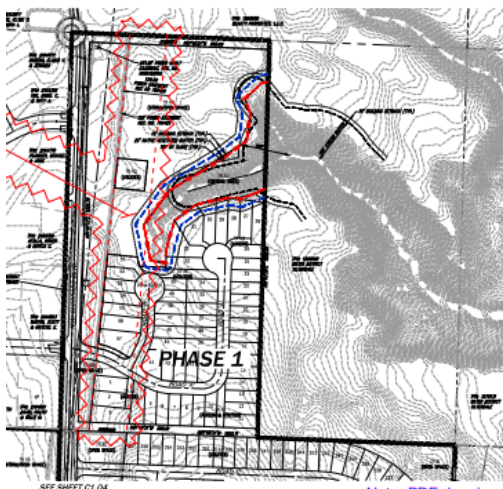
Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated February 16, 2023. A Determination of Nonsignificance (DNS) was issued on 12/30/2020. The SEPA appeal period expired January 13, 2021. No appeals were filed; therefore, the SEPA determination is final. The minor plat amendment does not change the analysis of potential impacts related to the project. Pursuant to WAC 197-11-625, current project proposal falls below the threshold established under the previous environmental determination, Kitsap County Department of Community of Development is issuing this addendum to the SEPA DNS for the Eldorado Preliminary Plat with the associated Minor Plat amendment, reviewed under permit 20-01380. The modification and the impacts of these modifications are within the range of the alternatives and significant adverse environmental impact previously analyzed in the December 30, 2020, DNS, and the addendum does not substantially change that analysis (see WAC 197-600). The addendum does the following:

1. Describes modifications to the project per the revised submittal received and deemed complete on April 27, 2022, including removing ten lots, reconfiguration of lots, revisions to roadway access and amended Geotechnical Reports to address ravine top of slope buffers and setbacks.
2. All conditions of the Hearing Examiner’s Decision for the previous Land Use Actions shall apply including required SEPA substantive traffic and Right of Way mitigation conditions (Mitigation Measure 7, conditions 45 through-51).

4. Physical Characteristics

The subdivision project site area is mostly forested with some areas of tall grass and brush. The existing utility rights-of-way for NW Eldorado Boulevard extend north and south through the project site and borders the west side of Phases 1 and 2. Puget Sound Energy (PSE) currently is the owner of the easement on the west side of the project site for high tension power lines that supply's power to Bangor Federal Reservation and North Kitsap.

The project site contains multiple critical areas. Within the Minor Amendment in the northeast portion of the site has two Type Ns channels flow easterly into a Type-F channel offsite. The center of Phases 1 and 2 only contains minor slopes with no significant wetlands or streams. Along the western side of the property an additional Type Ns channel has been identified. There are also seven wetlands among the western half of the site outside of the amendment area (Phase 3 and 4). All onsite wetlands have been designated as Category IV wetlands. Site improvements have been designed to avoid impacts or within associated buffers. An existing stream designated with fish habitat is located on the northeast side of the project within a steep ravine. Kitsap County Resource maps show a moderate erosion hazard within the ravine. The southeast corner of the project includes steep slopes that include moderate and landslide hazard areas with non-fish habitat draining west to east.



LEGEND
--- PROPERTY BOUNDARY
--- EXISTING UTILITY RIGHTS-OF-WAY
--- EXISTING HIGH TENSION POWER LINE EASEMENT
--- EXISTING STREAM
--- EXISTING ROAD
--- EXISTING DRIVE

Note: PDF drawings provided to LDC are not to scale

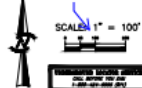


Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban Low Residential Zone: Urban Low Residential	Standard	Proposed
Minimum Density	5 (45.90 acres of net developable acreage x 5 = 229, minimum required units)	NA
Maximum Density	9 (93.31 acres x 9 = 839.8 or 840 maximum units)	5.27 (93.31 acres x 5.36 = 490)
Minimum Lot Size	2,400 sf	2,886 sf
Maximum Lot Size	9,000sf	9,000 sf
Minimum Lot Width	40'	40'
Minimum Lot Depth	60'	70.66
Maximum Height	35'	Up to 3 stories <35'
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Applicable footnotes: KCC 17.420.060 # 25. For new building permit applications on vacant lots over eighteen thousand square feet located in urban low residential (ULR) and urban cluster residential (UCR) zones, the maximum lot size shall not exceed nine thousand square feet. This restriction shall not apply if:

- a. The net developable area of the existing parcel is less than eighteen thousand square feet, or
- b. The project application will meet minimum density requirements as established by this chapter.

Staff Comment: Consistent with KCC 17.420.020.A, density was correctly calculated using gross developable area to determine project density and complies with the requirement above for maximum lot size.

Table 2 - Setback for Zoning District

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

	10 feet for garages opening directly to an alley	
Rear	10 feet, 20 for garages opening directly to an alley	

Table 3 - Surrounding Land Use and Zoning

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

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 #402

5. Access

Subdivision access is proposed at five locations from NW Eldorado Boulevard, a county maintained public right-of-way. Currently NW Eldorado Boulevard is classified as a local access road by the Washington Department of Transportation (WSDOT) Functional Classification Map but may function as a subcollector with several residential projects approved south of the plat. All lots are proposed to gain access from interior roads.

6. Site Design

The revised proposal includes 490-single family residential lots to be built in four phases, 47 tracts also proposed for supporting utilities, access, stormwater facilities, open space, and critical areas and their buffers. The applicant submitted a revised preliminary landscape plan showing approximately 833,674 square-feet of open space (~20% of the total site area), and approximately 4.60 acres of recreation area with various trails and recreational features proposed within the open space tracts. Stormwater runoff is proposed to be captured and conveyed to three on-site storm retention ponds. All lots are proposed to be served by public

water (Silverdale Water District) and public sewer (Kitsap County Public Works). The proposal includes off-site improvements to Eldorado Boulevard, including sidewalks, curbs, along the entire property frontage. The interior plat roads also include frontage improvements, designed, and constructed in accordance with Kitsap County Road Standards, if public roads; or in accordance with Kitsap County Code 16.24.040 Urban Standards if private roads.

7. Policies and Regulations Applicable to the Subject Proposal

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

Kitsap County Comprehensive Plan, adopted June 30, 2016, and amended in 2018 and in 2020.

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

See Staff Report File # 20-01380, dated June 2, 2021, for listed Goals and Policies.

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 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)
Title 19	Critical Areas Ordinance
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 Application Submission	March 07, 2022
Eldorado Landscaping Plans	August 02, 2023
Environmental (SEPA) Checklist	April 12, 2022
Geotech Engineered Slope Setback Memo	August 02, 2023
Minor Amend Preliminary Plat	March 7, 2022
Civil Plan Set	April 05, 2021

Project Narrative

April 13, 2022

Staff Communication

Dated

Dev. Services & Engineering Memo

September 13, 2023

SEPA Addendum

September 15, 2023

9. Public Outreach and Comments

Pursuant to KCC Title 21 Land use and Development Procedures, The Department gave property public notice for the Preliminary Plat Minor Amendment 800 feet around the subject property. To date the Minor Amendment application has not received public comments.

10. Analysis

a. Planning/Zoning

The preliminary plat is zoned Urban Low Residential (UL). The intent of the zone is for recognize, maintain, and encourage urban low density residential areas by including a full range of urban services and facilities that are adequate at the time of development. This zone is also intended to create cost-efficient residential areas which can allow the provision of community services in a more economical manner. The zone allows for single-family detached, attached, multi-family dwellings. The project is vested to Urban Low Residential development standards, and setbacks at the time of approval, pursuant to KCC 21.04.105 Vesting (May 06, 2020).

The original preliminary subdivision was reviewed for consistency with KCC 16.04 General Provisions, specifically KCC 16.04.120 Phased Development and KCC 16.24 Land Segregation Standards. The preliminary plat met standards and was conditioned to meet, all applicable standards in KCC Chapter 16.04, including 16.04.080 General Requirements and 16.04.120 Phased Development.

Per KCC 16.40.040, Preliminary Subdivision Minor Amendments are classified as a Type II application under Chapter 21.04, which requires approval by the Department. In providing approval, the director shall review the application to ascertain if it conforms to the following requirements (staff comments included and italicized).

b. Lighting

Urban residential plats generally include illumination of internal roadways. Pursuant to KCC 11.40 Street Lighting, street lighting is required at intersections where private roads intersect with County right-of-way. The developer is responsible for installing the street lighting at intersections. Lighting will be maintained by the County. If desired, the developer and/or Homeowners Association (HOA) may install the internal street lighting. The individual property owners are billed through the local water purveyor (Silverdale Water District). The HOA is responsible for lighting maintenance. No lighting is proposed currently. Any proposed exterior lighting will be reviewed at the time of SDAP submittal and is subject to KCC Title 17 and KCC Title 19, if applicable.

c. Off-Street Parking

The preliminary Plat was reviewed for consistency with KCC 17.490 Off-street Parking and Loading and 16.24.040.D. Off-Street Parking. The standard for parking pursuant KCC 17.490.030 is 2 spaces per lot not counting garages and 0.5 per lot for overflow parking on street or set aside parking. The proposal requires 1,225 that includes 245 on street or set aside total parking spaces. The minor plat amendment (Phases 1 through 3) includes 268 lots (536 off-street parking spaces), and the applicant is proposing on street parking to accommodate 135 vehicles.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Single Family (attached or detached)	During subdivision, 2 per unit + 0.5 per unit on street or set	980 + 245 on-street or set aside = 490	1,225 +245 on-street (Phase 1 - 3 -135 on street spaces)
Total		1,225	1,225

d. Signage

Pursuant to KCC 17.510 Signs, all subdivision signs will be subject to KCC Chapter 17.510 and will require a separate permit.

e. Landscaping

Pursuant to KCC 16.24.F Urban Standards-landscape requirements, KCC 17.420.037, KCC 17.500 Landscaping, landscaping is required at entrances and street planted along street and on individual lots at construction or for individual units prior to certificate of occupancy.

Per KCC 17.500.027.B.2, a solid screening buffer measuring twenty-five (25) to fifty feet (50) of sight-obscuring, screening vegetation is required around residential subdivisions abutting a rural zone. The easterly and southerly property lines of parcel 302501-1-001-2007, 302501-3-009-2003, 302501-3-010-2003 are parcels that abut the project are zoned Rural Residential (RR) zone. This can be accomplished through a combination fencing and landscaping.

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

Staff Comment: At the time of SDAP submittal, the applicant will be required to demonstrate consistency with the Condition of Approval No. 14 of the Hearing

Examiner Decision for sight-obscuring screening buffers and screening of storm drainage facilities.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	15%	18%
Required Buffer(s) 17.500.025		
North	Separation Buffer	Separation Buffer
South	Screening Buffer	Screening Buffer
East	Separation Buffer	Separation Buffer
West	Screening Buffer	Screening Buffer
Street Trees	Yes	Yes

f. Recreation Requirements

Pursuant to KCC 16.24.040 Urban Standards, all land segregations with four or more lots shall provide recreation open space. The preliminary plat will include recreational open space amenities consistent with subdivision standards. Recreation space requirements for the plat are 390 square feet of active recreation open space per lot, with grades less than or equal to 5%.

Staff Comment: The proposal is consistent with the recreation element. The development's proposed density is 5.27 or 5 units per acre; therefore 390 square feet of recreational open space per unit is required. The project is required at a minimum to provide 191,000 square feet recreation area. For the minor amendment the applicant is proposing 490 units, which is equal to 19,1100 sf recreational open space is required (490 x 390). The revised landscape plan for the Minor Amendment shows 195,873 square feet of proposed recreational open space, meeting the minimum size requirement.

g. Frontage Improvements

Consistent with Comprehensive Plan polices, KCC 16.04.080 General Requirements, KCC 17.420.037 Single Family Design Standards and KCC Title 11 Kitsap County Road Standards, the preliminary plat is required to include frontage improvements along NW Eldorado Boulevard for curb, gutter, and sidewalks.

h. Public Transit Provisions

Kitsap Transit does not have a new route planned for this section of the urban growth area. The nearest bus route is located along Chico Way NW. Transit recommends that the best way for residents receive service would be to utilize the On-Demand style

service. Transit recommends that stop pads be provided now to server a future route and/or for a worker driver bus route for the Puget Sound Naval shipyard.

i. Nonmotorized Facilities

Pedestrian Sidewalks: The Minor Amendment does not propose to change sidewalk requirements from the previous preliminary plat approval. The proposal meets this standard. Sidewalks are provided along all proposed roads within the subdivision.

Nonmotorized Trail Requirements: The project is required to be consistent with Kitsap County Bicycle and Mosquito Fleet Trail Plans. The project is not within the County area plans and still not applicable. However, the project is within the Kitsap County Greenways Nonmotorized trail plan area which identified a trail running south to north along the PSE powerline corridor (See Condition of Approval). In addition, the applicant is proposing trail facilities within the northern section of the minor amendment which is consistent with the intent of the non-motorized plans by including nonmotorized facilities.

Eldorado District

The Eldorado District runs from Newberry Hill Road south generally along the power line easement. The entire length of this district is owned by a few private owners. Most have agreed to the inclusion of the trail into development planning of undeveloped urban growth area land. One property owner just south of Newberry Hill Road prefers the routing be down along the NW Eldorado ROW. Kitsap will work with the land owners to determine the final alignment prior to implementation



Kitsap County Non-Motorized Facility Plan 60 Maps amended December 11, 2019. Plan adopted December 2, 2013

j. Design Districts/Requirements

The project is within the Silverdale Sub-Area Plan, which provides general goals and policies detailed in Section 7 of the previous staff report. The Silverdale Design Standards designate specific design districts for commercial areas; however, the proposal is located outside of the designated design districts.

k. Development Engineering/Stormwater

There are no proposed changes to stormwater facilities, road profiles or grading, and the impervious surface amount is decreasing from 27.86 acres to 25.88 acres.

Development 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 Civil Plans and Engineering Drainage Memorandum accepted for review on April 25, 2022, and as revised by additional materials accepted

for review May 4, 2023, and August 3, 2023, to Kitsap County Development Engineering. Development Engineering accepts the concepts contained in this preliminary submittal.

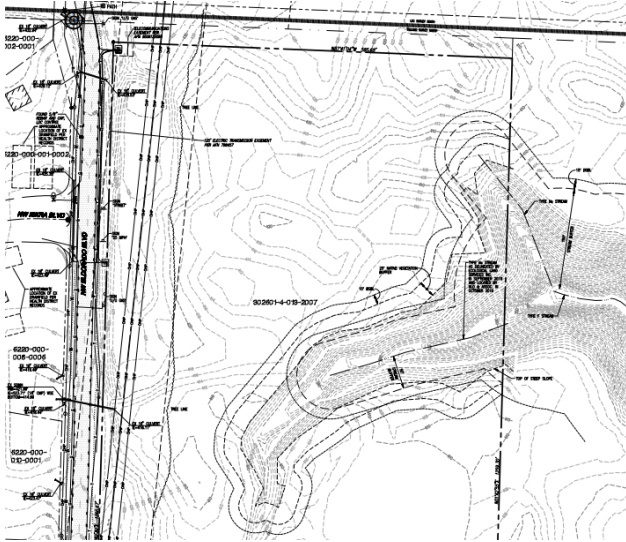
I. Environmental

The project site for the Preliminary Plat contains critical areas as defined per KCC Title 19 Critical Areas Code. The applicant submitted a Critical Area Report by Ecological Land Services dated September 19, 2019, for the project site, which was revised November 20, 2020. The Department of Ecology, Department of Fish and Wildlife and the Suquamish Tribe conducted a site visit based on the wetland report findings. It was determined that an updated critical areas report was needed to include additional unmapped wetlands and streams. A preliminary Geotechnical Engineering Investigation prepared by N.L. Olson and Associates, dated March 2020 was submitted. Later a Geotechnical Report Addendum was prepared by Earth Solutions NW LLC (buffers slope stability and analysis of soil bearing capacity).

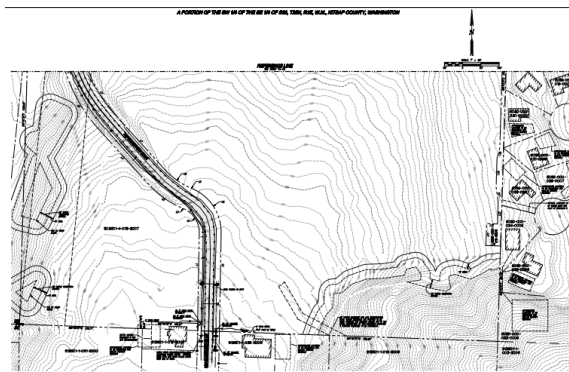
The following addresses critical areas for the minor amendment:

KCC 19.200 Wetlands: The Ecological Land Services Critical Areas Report identified five unmapped wetlands on the west side of the project within Phases 3 and 4. All wetland were identified as Category IV because they lack water quality and hydrologic function potential because of undeveloped conditions. These identified wetlands require 40-foot buffers which were determined exempt. Later through a site visit Department of Ecology, two additional wetlands were identified, and stream course were identified.

KCC 19.300 Fish and Wildlife Habitat Conservation Areas: KCC 19.300.310 regulates fish and wildlife habitat conservation areas. Environmental Land Services confirmed within revised reports the presence of a mapped Type-F stream and during field reconnaissance, two additional stream segment that were found. The two additional segments were identified as Type-N streams connecting to the mapped Type-F Streams. KCC 19.300.315 requires stream buffer width based on water type and KCC 19.300.315(A)(5) requires stream ravines to measure the buffer from the top of slope, whichever is greater. Type N streams require a 50-foot buffer which can also be measures from top of ravine. A 15-foot building and imperious setback is required from the buffer edge. Outside of the Phases 1 and 2 WDFW and Tribe observed another Type N along the west boundary of Phase 4 that required a 50-foot stream buffer per KCC 19.300.



KCC 19.400 Geologically Hazardous Areas: Kitsap County resource maps identify Moderate Erosion Hazard slope areas and Moderate Landslide area with the approved preliminary approved plat. Pursuant to KCC 17.400.435 Development Standards for building site abutting adjacent to slope features, a typical 25-foot top-of-slope buffer and 15-foot are required. The original report recommended 40-foot buffer and 20-foot setback for building lots 95 to 107. Based on existing site conditions the geotechnical engineer as found within a report revision that the 25-foot buffer and 15-foot setback was feasible.



19.500 Frequently Flooded Areas: Based on review of the Kitsap County resource mapping, there are no mapped frequently flooded areas on the subject property.

19.600 Critical Aquifer Recharge Areas: According to Kitsap County resource mapping, a small portion along the northeast side of the project contains permeable soils that are associated with a Category II Critical Aquifer Recharge Area. The proposed single-family preliminary plat is not an identified activity with a potential threat to groundwater, per Table KCC 19.600.620 and no further review is required.

m. Access, Traffic and Roads

Preliminary subdivision applications are subject to the provisions for access, traffic, and roads in Kitsap County Code Chapters 16.40, 16.04, and 16.24, as discussed above. Kitsap County Public Works Traffic Division also reviewed and approved the proposal. The applicant submitted a Traffic Impact Analysis which was reviewed by Kitsap County Public Works Traffic Division for compliance with applicable codes. The applicant proposes to realign NW Eldorado Blvd, built to Kitsap County Road Standards for a local sub-collector. The proposal includes off-site improvements to NW El Dorado Boulevard, including sidewalks, curbs, along the entire property frontage. The interior plat roads also include frontage improvements, designed, and constructed in accordance with Kitsap County Road Standards, if public roads; or in accordance with Kitsap County Code 16.24.040 Urban Standards if private roads.

Based the Hearing Examiner's decision Condition of Approval #71, prior to the first phase of development the applicant is required to pay a proportionate share of the total project (44.5%), as identified by the Gibson updated Traffic Impact Analysis (TIA), dated August 31, 2020, at NW Newberry Hill Road and Eldorado Boulevard per County Road Standards. The intersection improvements at Dickey Road /Newberry Hill are in the Kitsap County 6-year Transportation Improvement Program (TIA). Public Works estimates that an engineer's estimate for the project improvements will not be available and funded until the year 2027.

Pursuant to Condition of approval #72 as identified in the Gibson Traffic Consultants prior to completion of the first phase of development, the applicant is required to pay a proportionate share of the signal improvements at Newberry Hill Road at Provost Road. Currently the Public Works Traffic does not support the proposed signal protected/permissive modifications due to proximity with railroad and railroad preemption as documented in the TIA. WSDOT recently commented that they want the developer to construct a compact roundabout at Newberry south bound ramp terminal per the submitted Intersection Control Evaluation (ICE) report.

n. Fire Safety

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

o. Solid Waste

Individual homes within the subdivision are proposed to be served by Waste Management for solid waste collection. During the SDAP review process, solid waste collection will be verified by the County approved by Waste Management.

p. Water/Sewer

Water is proposed is proposed to be provided by Silverdale Waster District. A water availability letter was issued on October 31, 2019. Sewer is proposed to be provided by Kitsap County Public Works – Wastewater Division. Kitsap County Public Works has issued a non-binding sewer availability letter dated October 28, 2019, that sewer service is available for the 490-unit preliminary subdivision.

q. Kitsap Public Health District

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

Revision to the Hearing Examiner’s Decision and Recommendation

Kitsap County Code 16.40.040 Amendment to Approved Preliminary Subdivisions, provides standards for Major and Minor approved Preliminary Plat Amendments. The Department determined that the request is a minor plat amendment, which is reviewed pursuant to KCC 21.040.060 Land Use and Development Procedures as an administrative Type-II decision.

The applicant’s request to modify the preliminary plat layout for phases I and II for the proposed Eldorado project previously approved on July 1, 2021, under project permit #20-01380. Below you will find descriptions of proposed changes in addition to responses to minor modification criteria found in Kitsap County Code section 21.04.175. Note that approved preliminary engineering type documents have not been updated at this time to reflect the updated proposed lot layout. In general, road, drainage and utility design are not expected to significantly change due to the similar nature of the new lot layout as compared to the previously approved preliminary design. Updated Full Construction plans and associated documents are expected to be prepared shortly and submitted under a SDAP request shortly after the 1st Minor Modification to the Prelim Plat request.

Summary of Lot Layout Changes:

1. Due to PSE requesting an additional 125’ High Voltage Powerline easement directly east of the existing power line easement traveling through the northern portion of the site, previously depicted Lots 1-3 and 51-57 have been removed. This area now primarily shown as open space area. Overall lot count has been reduced from 500 to 491 due to future easement needs.
2. Cul-de-sacs in the northern portion of the site have been removed and associated road in the northern portion of the site has been looped through.
3. Previously depicted road accessing Lots 45-57 has been pushed westerly and is to be located within the future 125’ powerline easement granted to PSE. It’s our understanding that PSE will accept this road being inside and parallel within their easement (email approval from PSE provided with submittal package).
4. Top of slope and associated buffers/setbacks located in the northern portion of the site have been slightly adjusted based on recent topographic survey information obtained

from *Truland Surveying*. Previous buffers were based on approximated LIDAR information. No changes to overall buffers or setbacks have been made for the northerly steep slope area.

5. Top of slope and associated buffers/setbacks located in the southeastern portion have been slightly adjusted based on recent topographic survey information obtained from *Truland Surveying*. Additionally, forest retention buffers have been reduced from 40' to 25' based on recent recommendations made by *Earth Solutions NW*. for top of slope analysis refer to the updated Geotech memorandum provided with the submittal package for additional information.
6. New Road connection to Eldorado Blvd, previously accessing lots 258-278, has been relocated northerly to the adjacent proposed street intersection. The applicant believes this is beneficial to the development as it pulls new road intersections further away from existing development to the south and is also provides better sight distance. Additionally, it results in a private road stub at the end of the new cul-de-sac to only access three lots as opposed to previously approved layout having a private road accessing six lots.

Summary of Minor Plat Changes



General Requirements: The minor amendment is classified as a Type-II decision under KCC 21.04 and addresses those changes to an approved preliminary subdivision that fall within the scope of the original approval and/or do not significantly increase impacts to surrounding properties. For these purposes, "significant" shall mean a greater than 10% increase when the impact is quantifiable.

Minor Plat Amendment Analysis

Staff made the following comments based on review of the revised site plan for the Minor Plat Amendment, dated February 9, 2022. The applicant provided the following comments on the criteria specified in KCC 16.40.040 for the minor amendment to the preliminary approved plat.

11. Review Authority

The Director has review authority for this Minor Amendment to Preliminary Plat application under KCC, Sections 16.40.040 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 Land Use Permit.

12. Findings

Written Findings: *A proposed minor subdivision amendment may be approved if the Director makes written findings that all the following are satisfied. If one or more are not satisfied, the application must proceed as a major amendment.* Criteria, which must be met, are outlined in Kitsap County Code 16.40.040, Items 1, and 2a through j. Preliminary Plat Amendment. The following are staff findings that address the criteria for the minor amendment:

KCC 16.40.040.B.2 Amendment to approved Preliminary Subdivisions
Minor Amendment

Staff Evaluation of Decision Criteria:

- a. The proposal does not result in significant adverse impacts to the subdivision or the surrounding property. Impacts may include, but are not limited to, storm water, traffic, open space, landscaping, screening, on-street or set-aside parking, or noise.**

Applicant Response: There are no significant impacts to the subdivision or the surrounding property that will be created by the minor modification to the preliminary plat.

Staff Comment: *The applicant is proposing only minor changes, minor reduction of lots, to grading and to the storm drainage system. The request should not result in significant impacts within the subdivision and to surrounding properties.*

- b. The proposal satisfies the applicable general requirements of this title.**

Applicant Response: As noted in the general requirements of this title, the project is classified as a Type II minor modification and is satisfied as such.

Staff Comment: *The proposal is primarily for reconfiguring lot layout to address the PSE TL easement corridor. The request is consistent with the goals and policies of the*

Comprehensive Plan, compatible with surrounding uses, and will not be detrimental to the health, safety, or welfare with the neighborhood.

c. The proposal does not result in a change of use.

Applicant Response: Modifications to the project will include a lot reduction but will not include a change of use.

Staff Comment: No changes to the type of housing is proposed within the subdivision.

d. The proposal falls within the scope of the original approval and complies with the intent of the conditions originally imposed.

Applicant Response: The proposal will fall within the scope of the original approval and complies with the intent of the conditions originally imposed. Modifications to the proposed development are minor.

Staff Comment: The minor plat amendment is consistent with the intent of the Hearing Examiner's decision and is not proposing to significantly change the preliminary plat conditions of approval.

e. The proposal does not change the perimeter boundary of the original plat, or the boundary of any phases within the original plat.

Applicant Response: The property boundary has been decreased slightly from the initial application due to County approval and recording of a Boundary Line Adjustment located along the easterly property line.

Staff Comment: The applicant is not proposing to expand the perimeter boundaries of the single-family subdivision Phases I and II.

f. The proposal does not increase residential density by greater than ten percent, provided the density requirements of the zone are maintained.

Applicant Response: The proposal will not increase residential densities. The minor modification proposes a lot reduction to original proposed plans and will reduce residential gross densities on site from 5.37 DU/AC TO 5.28 DU/AC.

Staff Comment: Through the minor amendment, the applicant is not requesting to increase density, but decrease the number of residential lots from 500 to 490 as approved by the Hearing Examiner. The request is consistent with the above requirement.

- g. The proposal does not increase the intensity of housing types; for example, from detached single-family to attached one- and two-family dwellings.**

Applicant Response: The proposal will not increase the intensity of housing types; all housing types will remain intact.

Staff Comment: The housing within the plat will remain detached single-family dwellings.

- h. The proposal does not reduce the designated perimeter buffers, recreation or open space areas by more than ten percent.**

Applicant Response: The proposal will increase recreation/open space areas but will decrease the overall perimeter buffer by more than ten percent. The only perimeter buffers involved with the project at the 25' setback from rural zoning located in the SE corner of current phase III along with at the north and south property boundary of phases 4 and 5 (previously approved as phase 3 and 4). These buffers have not changed through the minor mod request.

Staff Comment: The minor amendment will increase the amount of open space by approximately 283,700 sf. The amendment does not reduce the proposed perimeter buffers and recreational open space as approved by the Hearing Examiner's decision. The Department will review the project to determine if Phases 3 and 4 are consistent with the buffer requirement as outlined in the conditions of approval (See Condition of Approval #14).

- i. The proposal does not reduce or increase the number of access points or significantly alter the location of access points.**

Applicant Response: The proposal will alter access points in the development. As mentioned above, cul-de-sacs have been removed north of the site and looped through. A road connection to Eldorado BLVD has also been relocated to the north to an adjacent street intersection.

Staff Comment: The proposed minor amendment to the preliminary plat will improve plat access and change phasing when access is constructed.

- j. The proposal does not reduce required setbacks; and**

Applicant Response: The proposal will not affect required setbacks.

Staff Comment: The required setbacks will not be reduced by this amendment and are vested to the project approval. The policy is to require building setbacks on the face of the final plat.

- k. The proposal does not reduce any street frontage improvements (e.g., sidewalks, curb/gutter, and bicycle lanes).**

Applicant Response: The proposal may reduce overall street frontage improvements but that's only due to slight reductions in overall new road lengths.

Staff Comment: The minor amendment does not change the frontage improvements conditioned by the previous approval.

13. Decision

Based upon the analysis above and the decision criteria found in KCC 16.40.040., the Department of Community Development recommends that the administrative permit (Type-II) request for Eldorado Preliminary Plat Minor Amendment be approved, subject to the following 79 conditions:

a. Planning/Zoning

1. A Final Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16 Condition. *This condition remains and is unchanged.*
2. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy. *This condition remains and is unchanged.*
3. The decision set forth herein is based upon representations made and exhibits contained in the project application (20-01380). Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner. This condition remains and is unchanged.
4. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance. *This condition remains and is unchanged.*
5. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval. *This condition remains and is unchanged.*
6. Access to all lots shall be from roads within the proposed plat boundaries. A note to this effect shall be placed on the Final Plat. *This condition remains and is unchanged.*

7. All potential park areas, common open space, buffers, and stormwater management areas shall be labeled as separate tracts. The ownership and maintenance responsibility shall be addressed on the face of the final plat, as well as in the CCRs. *This condition remains and is unchanged.*
8. All private roads shall be labeled as tracts and constructed in accordance to Fire Code requirements. Ten feet for utility easement shall be provided on each side of private road tracts. *This condition remains and is unchanged.*
9. A phasing plan shall be submitted with the SDAP application that clearly sets forth the density proposed for each phase, and identifies each amenity, including infrastructure, traffic mitigation, parks, open space, etc., proposed for each phase. *This condition remains and is unchanged.*
 - a. If phasing is proposed after the administrative decision on the SDAP, the applicant is required to meet with department staff to ensure that both the applicant and department staff have a clear understanding of the details of the proposed phasing. Fees shall be assessed at the hourly rates set forth at Title 21. A phasing plan shall be submitted as an addendum to the SDAP, and department staff shall provide to the applicant written documentation regarding the phasing schedule, installation of required amenities and bonding requirements. *This condition remains and is unchanged.*
10. The first phase submitted for final plat approval must be submitted prior to the expiration of the preliminary plat, and each subsequent phase shall be submitted within three years of the date of final approval of the previous phase. No subsequent phase may be submitted until the preceding phase is finally approved or bonding is increased to two hundred percent of the cost to complete the preceding phase. *This condition remains and is unchanged.*
11. Sidewalk design shall be consistent with all applicable standards, including but not limited to Kitsap County Road Standards, shall apply the Americans with Disabilities Act (ADA) standards for sidewalk ramps at all intersections, pedestrian crossings and transit stops and shall be a minimum of five feet wide. *This condition remains and is unchanged.*
12. Where clustered mailboxes are proposed or required at the entrance and/or within the development, sidewalks shall be widened to meet required horizontal and vertical clear zones. This condition remains and is unchanged.
13. The applicant shall provide two bus stop facilities at a final location determined by Kitsap Transit. Prior to Phase 1 SDAP approval, documentation that the transit stop

locations and design meet Kitsap Transit needs is required. This condition remains and is unchanged.

14. A final landscape plan shall be submitted with each phase, prior to SDAP approval. The plan shall comply with KCC 17.500. Specifically, total site area shall be landscaped. *This condition remains and is unchanged.*

- Per KCC 17.500.027.B.2, a solid screening buffer measuring twenty-five to fifty feet of sight-obscuring, screening vegetation is required around residential subdivisions abutting a rural zone.
- Per KCC 17.500.027.B.3, a solid screening buffer is required around the perimeter of storm drainage facilities, to provide sight-obscuring screening from adjacent properties and/or roadways.
- The final landscape plan shall include a final open space plan showing all recreational open space facilities, consistent with KCC 16.24.040. *This condition remains and is unchanged.*

15. A solid screening buffer measuring twenty-five to fifty feet of sight-obscuring, screening vegetation is required around all outer boundaries of the project that abut a rural zone. *This condition remains and is unchanged.*

16. Any proposed exterior lighting shall be included at the time of SDAP application and shall conform to applicable standards in KCC Title 17 and KCC Title 19. *This condition remains and is unchanged.*

17. The project is required to be consistent with the Greenways Non-motorized Plan and provide a trail running south to north along the PSE utility corridor.

b. Development Engineering

General

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

19. Approval of the preliminary plat shall not be construed to mean approval of the total number of lots or configuration of the lots and tracts. These parameters may be required to be revised for the final design to meet all requirements of Kitsap County Code Titles 11 and 12. *This condition remains and is unchanged.*

Stormwater

20. 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 Engineering. *This condition remains and is unchanged.*
21. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the Preliminary Plat application was deemed complete, May 6, 2020. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application. *This condition remains and is unchanged.*
22. Per Kitsap County Stormwater Design Manual, Vol. II, Chapter 4.7 Downstream Analysis, the Site Development Activity Permit shall include a Level 2 Downstream Analysis, based on evidence of excessive downstream runoff concerns. The Level 2 Downstream Analysis shall provide a rough quantitative analysis to define and evaluate proposed mitigation. *This condition remains and is unchanged.*
23. The Washington State Department of Fish and Wildlife may require a Hydraulic Project Approval for the work required at the proposed outfall(s). *This condition remains and is unchanged.*
24. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Engineering for review and approval. The phasing plan shall, at a minimum, address the following items:
- Timetables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase.
 - The extent of drainage improvements to be installed during the various phases.
- This condition remains and is unchanged.*
25. 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 Preliminary Plat application was deemed complete, May 6, 2020. *This condition remains and is unchanged.*
26. 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. *This condition remains and is unchanged.*

27. Per WAC 173-175, the construction of pond berms that will impound a volume of ten acre-feet or more of water requires review and approval by the Department of Ecology. This approval must be completed prior to issuance of the SDAP. *This condition remains and is unchanged.*
28. 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.
 - 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. *This condition remains and is unchanged.*
29. The application indicates that a significant quantity of grading material will be exported from the site. Typically, this means five or more trucks leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan. *This condition remains and is unchanged.*
30. Some of the proposed lots cannot connect to the proposed primary conveyance system. Basic dispersion methods shall be used as a first priority for the individual lots, where feasible and as needed to maintain wetland hydrology. *This condition remains and is unchanged.*
31. Some of the proposed lots cannot connect to the proposed primary conveyance system. Infiltration methods shall be used as a second priority for the individual lots, where feasible. The Site Development Activity Permit shall include the required subsurface investigations/infiltration testing to demonstrate infiltration infeasibility, per Kitsap County Stormwater Design Manual, Vol. II, Chapter 5.3.2. *This condition remains and is unchanged.*
32. Prior to final plan acceptance the design engineer shall provide a design of the individual dispersal systems for each lot utilizing such a system, the individual infiltration systems for each lot utilizing such a system, or the secondary system(s) serving each lot. Maintenance of these systems will be the responsibility of the homeowner. *This condition remains and is unchanged.*
33. All publicly maintained drainage systems outside public dedicated right of way shall be located either in a tract dedicated to Kitsap County or in an easement, granted to Kitsap County, for ingress, egress, operations, and maintenance of the stormwater facilities contained therein. *This condition remains and is unchanged.*

34. Upon completion of the public storm drainage and public road facilities, the developer will be required to post a two-year maintenance bond for the facility. The developer will be responsible for providing regular and adequate maintenance during this two-year period and supportive maintenance records. At the end of this time, the County will inspect the system and, when the facility is acceptable and 80% of the homes have been completed, the County will take over maintenance and operation of the system. Wording to this effect must appear on the plat and in the covenants before final recording. Areas proposed to be maintained by the County that are not in the right-of-way must be shown as a separate tract/s or drainage easement/s with Kitsap County being designated as the grantee. *This condition remains and is unchanged.*
35. The owner shall be responsible for maintenance of the private 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 private 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. *This condition remains and is unchanged.*
36. 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. *This condition remains and is unchanged.*
37. Prior to recording the Final Plat, soil amendment is required over all disturbed areas within Tracts that are not covered by hard surface; provided, that in the event completion of a Recreational Tract has been bonded, soil amendment shall be completed prior to expiration of the bond covering that work. *This condition remains and is unchanged.*
38. The following condition shall be added to the face of the Final Plat: At the time of submittal of a building permit for any lot within this plat, soil amendment is required for all disturbed areas not covered by hard surface. *This condition remains and is unchanged.*

39. The impervious area per lot accounted for in the overall drainage facilities installed, separated by rooftop area and driveway area, shall be indicated on the face of the final plat, along with the following note: Additional impervious surfaces created on an individual lot beyond the amount accounted for in the overall drainage facilities shall be mitigated in accordance with Kitsap County Code Title 12. *This condition remains and is unchanged.*
40. If the project proposal is modified from that shown on the submitted site plan dated April 6, 2021, Development Engineering will require additional review and potentially new conditions. *This condition remains and is unchanged.*

c. Environmental

41. The project shall follow all recommendations of the Preliminary Geotechnical Engineering Investigation, dated March of 2020, and the revised report titled, Grade Separation Letter, dated November of 2020. Should phased construction of Site Development Activity permits for the plat development exceed 5 years from the date of the specific reports, a revised geotechnical report and or geotechnical addendum may be required. *This condition remains and is unchanged.*
42. The project shall follow all recommendations of the Critical Area Report by Ecological Land Services, dated September 2019, and the revised report dated November 2020. Should off site wetlands or Priority 1 species be found within 225 feet of the proximity of the proposed plat (within the maximum identified wetland buffer), a revised report and analysis shall be required. Should development phases exceed 5-years from the date of the associated Critical Area reports, a revised report or addendum may be required. *This condition remains and is unchanged.*
43. If an archaeological resource or site is found during construction, activity must be halted, and the State Historical Preservation Officer must be notified (Phone # 360-586-3065) and be requested to provide recommendations on how to proceed. The Suquamish Tribe and Kitsap County SEPA Official or SEPA Coordinator must also be notified. *This condition remains and is unchanged.*
44. As the wetlands on site are identified as non-regulated Class 4 wetlands and no wetland buffer is required, non-clearing areas have been identified on the plat site plans to reduce wetland impacts. Wetland encroachments must not cross into the delineated wetland boundary as depicted on the approved site. *This condition remains and is unchanged.*
45. Vegetation buffer shall be retained along the perimeter of the stream as depicted on the approved site plan. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer. Stream buffers associated with

slopes shall include a 25-foot top of slope buffer. *This condition remains and is unchanged.*

46. A Kitsap County Timber Harvest Permit will be required if greater than 5000 board feet of merchantable timber is harvested for the proposal. *This condition remains and is unchanged.*
47. A Hydraulic Project Approval (HPA) may be required for the proposed outfall(s). 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. *This condition remains and is unchanged.*

d. Traffic and Roads

48. 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. *This condition remains and is unchanged.*
49. A note shall be placed on the face of the final plat indicating whether interior plat roads are public or private roads; if the interior plat roads include both public and private roads, the note shall clearly identify by road name which are public roads and which are private roads. *This condition remains and is unchanged.*
50. If public roads are proposed, roads shall not exceed 12% grade or less depending on the road classification per Kitsap County Road Standards. *This condition remains and is unchanged.*
51. If public roads are proposed, roads shall be designed and constructed in accordance with Kitsap County Code 11.22 and the Kitsap County Road Standards for a local access road or an approved higher standard. Roads shall be publicly maintained, and the right-of-way dedicated to Kitsap County as proposed. *This condition remains and is unchanged.*
52. All traffic control devices on public and private roads shall comply with the Manual on Uniform Traffic Control Devices as amended by the Washington Administrative Code. This is in accordance with 23 Code of Federal Regulations (CFR), Part 655. *This condition remains and is unchanged.*
53. All rights of access for adjoining properties currently in existence shall be preserved and documented on the face of the final plat. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to SDAP acceptance. *This condition remains and is unchanged.*

54. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction. *This condition remains and is unchanged.*
55. All lots shall access from interior roads only. This note shall appear on the face of the final plat map. *This condition remains and is unchanged.*
56. The property owners within the plat shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the face of the final plat map and the accepted construction plans. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design. *This condition remains and is unchanged.*
57. Frontage improvements are required along the entire property frontage on Eldorado Boulevard NW and shall consist of 13-foot travel lanes, vertical curb, gutter, and 5-foot sidewalks. Sidewalks adjacent to the roadway are required along all property frontage. Sidewalks may be separated from road with landscape buffer strips. Separate curb ramps for each direction of pedestrian travel shall be provided at public intersections. *This condition remains and is unchanged.*
58. Frontage improvements are required on the interior plat roads. Interior plat roads proposed to be public roads shall be designed and constructed in accordance with the design criteria for a local road, as outlined in the Kitsap County Road Standards; interior plat roads proposed to be private roads shall be designed and constructed in accordance with Kitsap County Code 16.24.040 Urban Standards. *This condition remains and is unchanged.*
59. Realignment of NW Eldorado Boulevard shall meet Kitsap County Road Standards for local sub-collector with a design speed of 25 mph. *This condition remains and is unchanged.*
60. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on Eldorado Boulevard NW. The cross-sections should show existing and proposed pavement, shoulders, ditches, and slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements. *This condition remains and is unchanged.*
61. Submit plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Existing approaches may

need to be improved to meet current standards. *This condition remains and is unchanged.*

62. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings. *This condition remains and is unchanged.*

63. The developer's engineer shall certify that there is adequate entering sight distance at the intersections of Eldorado Boulevard NW and Road A; Eldorado Boulevard NW and Road C; Eldorado Boulevard NW and Road E; Eldorado Boulevard NW and Road G; Eldorado Boulevard NW and Road I; and Eldorado Boulevard NW and Road J. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle. *This condition remains and has been revised to reflect modifications to road layout.*

Revised condition 39: *The developer's engineer shall certify that there is adequate entering sight distance at the intersections of Eldorado Boulevard NW and Road A; Eldorado Boulevard NW and Road B; Eldorado Boulevard NW and Road E; Eldorado Boulevard NW and Road G; Eldorado Boulevard NW and "ROW West" (connection to El Dorado and western parcel, primary access for Lots #269-491). Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.*

64. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, Manual on Uniform Traffic Control Devices (MUTCD), National Electrical Manufacturer's Association (NEMA), National Electrical Code (NEC), Washington State Department of Transportation (WSDOT) Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA). *This condition remains and is unchanged.*

65. The Site Development Activity Permit application shall include a technical deviation request for pavement excavation and trenching on Eldorado Boulevard NW. Per Kitsap County Road Standards, Section 7.6: A five-year moratorium on pavement excavation and trenching shall be enforced following the completion of a new road or road overlay. This requirement restricts all road trenching except in the event of an emergency repair or if all trenching is outside of the paved area. Eldorado

Boulevard NW was resurfaced on 9/2/2016 and is subject to this moratorium. *This condition no longer applies, as the moratorium has expired.*

66. Prior to completion of the first phase of development, the applicants shall pay a proportionate share of the total project (44.5%), as identified by Gibson Traffic Consultants in the TIA Update 8-31-2020, for intersection improvements at Newberry Hill Road and Eldorado Boulevard. Intersection improvements at Newberry Hill Road and Eldorado Boulevard shall be to Kitsap County Road Standards. *This condition no longer applies.*
67. Prior to completion of the first phase of development, the applicants shall pay a proportionate share (13.15%) of the signal improvements as identified by Gibson Traffic Consultants in the TIA Update 8-31-2020, for Newberry Hill Road at Provost Road. *This condition no longer applies.*
68. Prior to completion of this permit with the Department of Community Development, the Applicant shall satisfy all conditions of a Right-of-Way Permit through the Department of Public Works for any and all work performed in the county Right-of-Way associated with this project. Apart from the Site Development Activity Permit (SDAP), the Right of Way permit may require extra work to comply with current Washington State Department of Transportation or Kitsap County Road Standards. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit. This condition remains and is unchanged.

e. Fire Safety

69. Fire protection including fire hydrants, water supplies for firefighting and emergency vehicle access shall be provided in accordance with Title 14, the Kitsap County Building and Fire Code, and other applicable ordinances. *This condition remains and is unchanged.*
70. A 20-foot unobstructed access road is required for dwellings here and after constructed on lots created by this land division. IFC 503 Amended by Kitsap County Code. *This condition remains and is unchanged.*
71. Fire apparatus access roads are required and must be maintained in accordance with IFC 503 Amended by Kitsap County Code. Any proposed revision to these roads must be submitted to, reviewed, and approved by the Kitsap County Fire Marshal's Office. Access roads shall comply with the following:
- a) Unobstructed width of 20 feet and height of 13 feet 6 inches.
 - b) Shall be designed and maintained to support a 60,000-pound fire apparatus and be provided with an all-weather driving surface.
 - c) Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.

- d) Inside turning radius shall be a minimum of 25 feet.
 - e) Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility.
 - f) Road shall not be more than 12% grade.
- This condition remains and is unchanged.*

72. Water line size, location, and fire hydrants must be shown on SDAP plans. A letter of water availability indicating available fire flow from the water purveyor is required to be submitted to the Kitsap County Fire Marshal's office prior to the approval. of any building permits. If fire flow is not available, the following note shall be added to the face of the plat: "Automatic fire sprinklers, as approved by the Kitsap County Fire Marshal, shall be installed throughout homes here and after constructed on lots created by this land division". *This condition remains and is unchanged.*

f. Solid Waste

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

e. Wastewater

74. 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. *This condition remains and is unchanged.*

75. Sewer Availability Agreement account(s) must be kept current and in good standing through permit approval date. *This condition remains and is unchanged.*

f. Kitsap Public Health District

76. Sewered building clearances will be required prior to building permit issuance with a binding water and non-binding sewer letters.

g. OTHER

77. If the project includes the construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge, a separate building permit with an engineered design is required. This note shall be placed on the face of the final construction drawings. *This condition remains and is unchanged.*

78. Rock and retaining walls shall meet all applicable setback requirements of Kitsap County Stormwater Design Manual, Vol. II, Chapter 9. *This condition remains and is unchanged.*

79. A Hydraulic Project Approval (HPA) may be required for the proposed outfall(s). 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. *This condition remains and is unchanged.*

Report prepared by:



Jeff Smith, Staff Planner / Project Lead

9/27/23

Report approved by:

Katharine Shaffer

Katharine Shaffer, Current Planning Supervisor

9/28/23

Attachments:

Attachment A – Preliminary Plat Site Plan

Attachment B – Critical Areas Map

Attachment C – Zoning Map

CC: LGI Homes-Washington LLC, 1450 LAKE ROBBINS DR STE 430 THE WOODLANDS, TX
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Adams, Samantha, permits@ldccorp.com

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LDC ENGINEERING, jjarrell@ldccorp.com

EARTH SOLUTIONS NW LLC, RAY.COGLAS@EARTHSOLUTIONSNW.COM

Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26

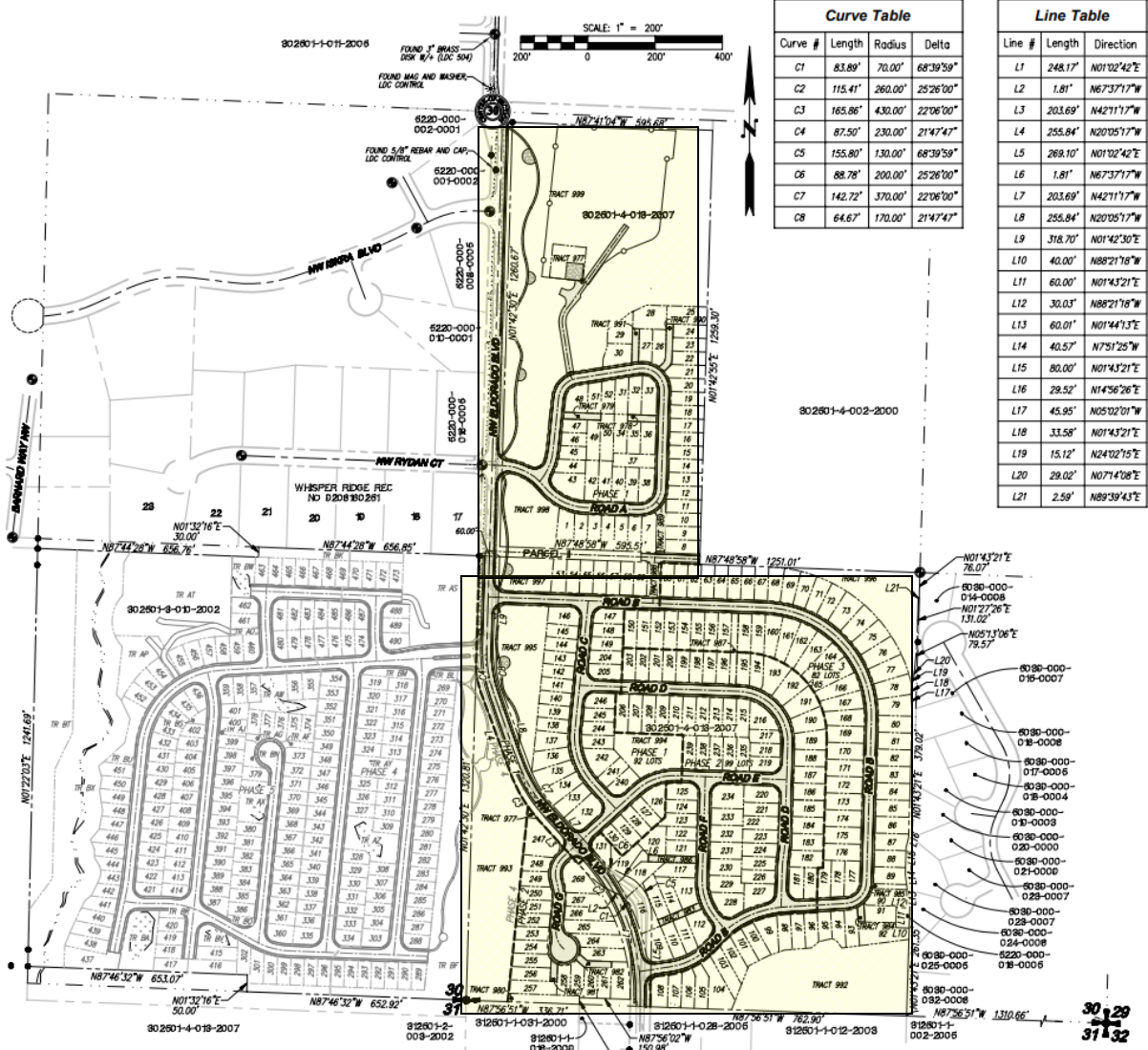
DCD Staff Planner: Jeff Smith

Site Plan

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF S30, T25N, R1E, W.M., KITSAP COUNTY, WASHINGTON

ELDORADO

PRELIMINARY PLAT (MINOR MODIFICATION)

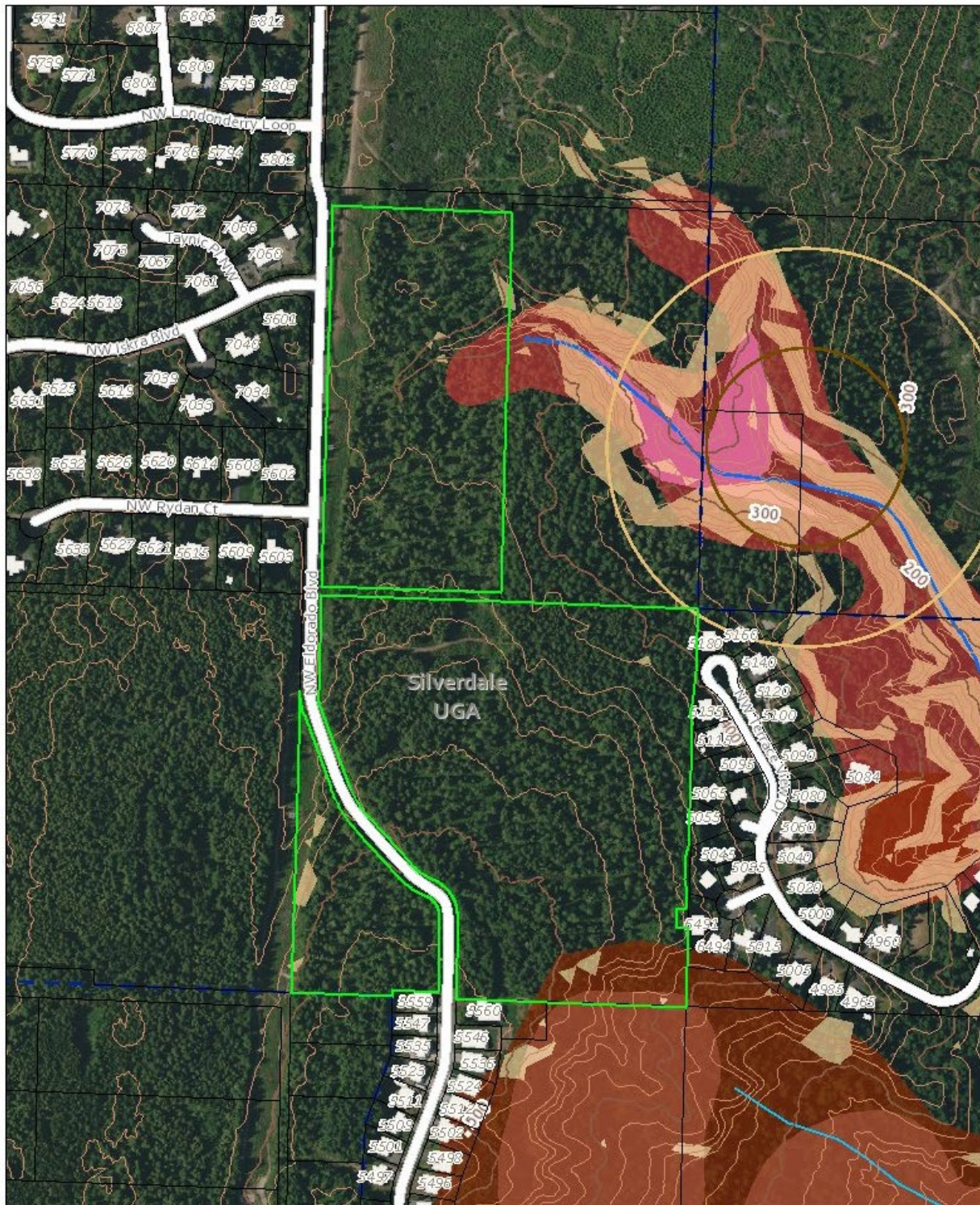


Curve Table			
Curve #	Length	Radius	Delta
C1	83.89'	70.00'	68°39'59"
C2	115.41'	260.00'	25°26'00"
C3	165.86'	430.00'	22°06'00"
C4	87.50'	230.00'	21°47'47"
C5	155.80'	130.00'	68°39'59"
C6	88.78'	200.00'	25°26'00"
C7	142.72'	370.00'	22°06'00"
C8	64.67'	170.00'	21°47'47"

Line Table		
Line #	Length	Direction
L1	248.17'	N01°02'42"E
L2	1.81'	N67°37'17"W
L3	203.69'	N42°11'17"W
L4	255.84'	N20°05'17"W
L5	268.10'	N01°02'42"E
L6	1.81'	N67°37'17"W
L7	203.69'	N42°11'17"W
L8	255.84'	N20°05'17"W
L9	318.70'	N01°42'30"E
L10	40.00'	N88°21'18"W
L11	60.00'	N01°43'21"E
L12	30.03'	N88°21'18"W
L13	60.01'	N01°44'13"E
L14	40.57'	N7°51'25"W
L15	80.00'	N01°43'21"E
L16	29.52'	N14°56'26"E
L17	45.95'	N05°02'01"W
L18	33.58'	N01°43'21"E
L19	15.12'	N24°02'15"E
L20	29.02'	N07°14'08"E
L21	2.59'	N89°39'43"E

30 + 20
31 + 32

Critical Areas Map



Comments

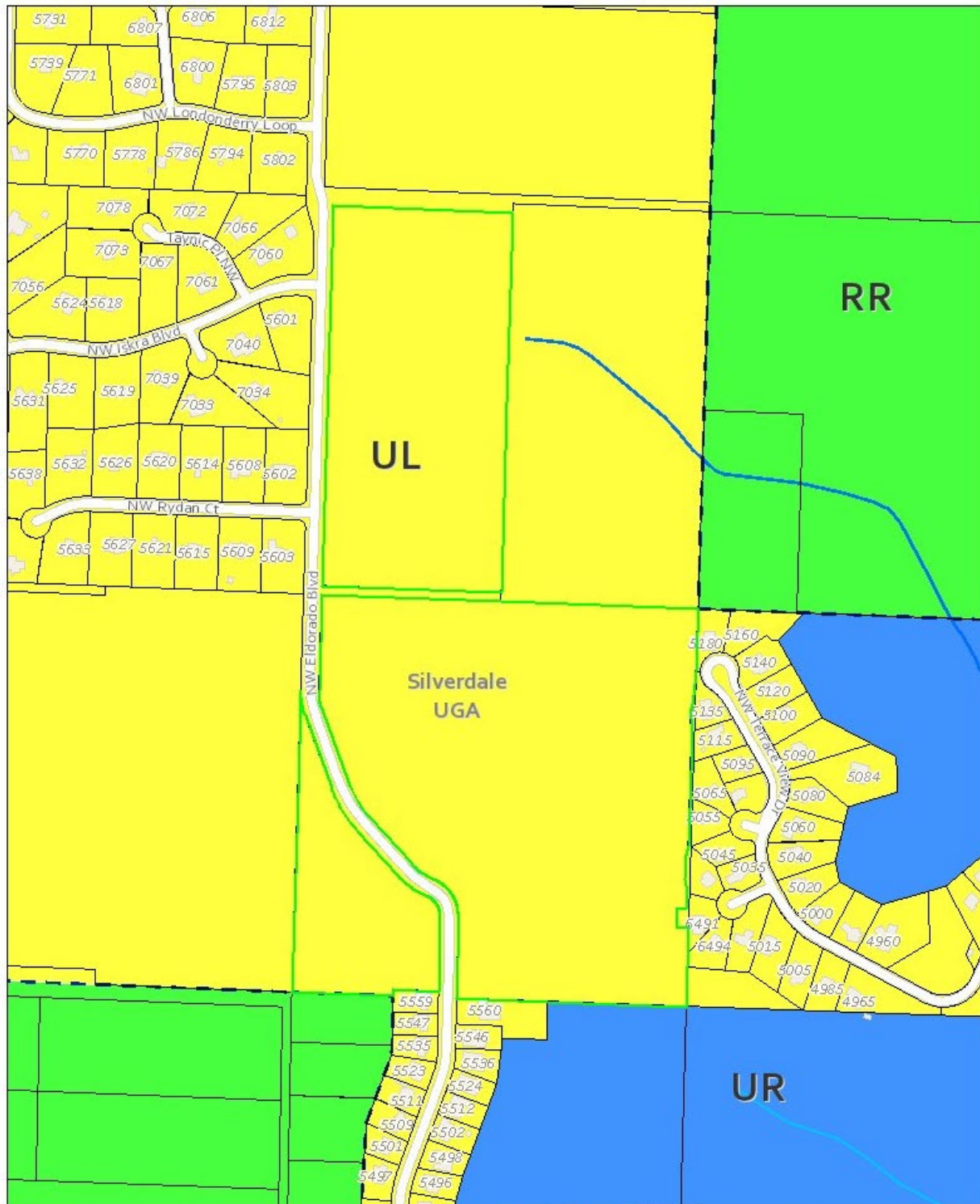
** This map is not a substitute for field survey ** Map Scale: 1 inch = 400 feet
Parcel No: 302501-4-013-2007 TaxPayer: LGI HOMES-WASHINGTON LLC Site Address: NO ADDRESS FOUND

Kitsap Co. Parcel Search Application



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Zoning Map



Comments

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