



Notice of Administrative Decision

Date: 01/18/2024

To: **Applicant:** HARRISON MEMORIAL HOSPITAL
Authorized Agent: Trish Walton with N.L. OLSON, twalton@nlolson.com

RE: **Permit Number:** 23-03806
Project Name: St Michaels Medical Center Conditional Use Permit/PBD Minor Revision
Type of Application: Conditional Use Permit Minor Revision

The Kitsap County Department of Community Development has **APPROVED** the land use application for **Permit 23-03806: St Michaels Medical Center CUP Minor Revision, 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 titled: '*Appeal/Objection of an Administrative Decision*' found on DCD's website, through the Online Permit Application Portal: <https://app.oncamino.com/kitsapcounty/login>.

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 or (360) 337-5777.

CC: Architect: Chuck Kolb, ckolb@nbbj.com
Engineer: N.L. OLSON & ASSOCIATES, INC, nlolson2@nlolson.com
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith, jnsmith@kitsap.gov



Administrative Staff Report

Report Date: January 12, 2024

Application Submittal Date: July 25, 2023

Application Complete Date: August 21, 2023

Project Name: SMMC Conditional Use Permit/PBD Minor Revision

Type of Application: Type-1

Permit Number: 23-03806

Project Location

1800 NW Myre Road
Silverdale, WA 98383
Commissioner District 3

Assessor's Account

162501-4-102-2007

Applicant/Owner of Record

Harrison Memorial Hospital
2520 Cherry Avenue
Bremerton, WA 98310-4229

Decision Summary

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

VICINITY MAP



1. Background

The proposal is a revision to the approved Conditional Use Permit and Performance Based Development permits (Files 14-02962, 14-03073), dated July 24, 2015, Development Agreement and as amended on January 6, 2016, for the expansion of the hospital building (File 16-02286). The St. Michael Medical Center (SMMC) Phase 2 expansion project is a proposal for the addition of a new tower, which will be connected to the east side of the Acute Care Expansion (ACE) building. This Phase 2 expansion adds approximately 66,538 square foot, 145-foot-tall hospital patient tower comprised of 74 new beds to the existing 248 bed facility. This addition results in a hospital configuration of 322 total beds with a total campus building area of 799,940 square feet. The tower will have a 13,000 square-foot elevated footprint, oriented in a north-south direction which will span over the top of two existing internal campus roadways. The architectural design, location, and orientation is consistent with the existing hospital building. Site disturbance will be roughly 0.3 acres. The current underground stormwater detention vault and facility serves this minor expansion. The completion of this SMMC Phase 2 project will result in 1,594 total campus parking spaces

within the campus boundary, including both the parking garage and all surface parking (an increase of 272 spaces from the original land use approval). Open space areas will be maintained at 15.3 % of the site.

2. Project Request

The applicant is requesting the approval of the Minor Revision to Conditional Use Permit/Performance Based Development (CUP/PBD) to the Hearing Examiner decision for the SMMC called Phase 2 Expansion.

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 September 14, 2014. A Mitigated Determination of Nonsignificance (MDNS) was issued on June 24, 2015. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions XX at the end of this report. The SEPA appeal period expired July 8, 2015. The Department issued a Revised MDNS due to the proposal exceeding SEPA categorical thresholds. This revised MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

The original SEPA comment period occurred concurrent with the Notice of Application dated September 12, 2014. There were no comments received. The County issued a Mitigated Determination of Nonsignificance on June 24, 2015, for the Conditional Use Permit/PBD (File #14-03073 and 14-02962). This project requires review under a Revised Mitigated Determination of Non-Significance (MDNS). Conditions and Mitigation Measures were included with the land use approval and were included with the approved Development Agreement #114-2016. All traffic mitigation has been completed with the implementation of the traffic mitigation measures below.

CONDITIONS:

1. The proposal will be conditioned to follow the recommendations of the Geotechnical report by NL Olson and Associates per KCC Chapters 19.400 and 19.700.

2. The proposal will be reviewed and shall be consistent with the Kitsap County Comprehensive Plan, as set forth in the Silverdale Sub-Area Planning process approved in May of 2007 and later amended in December of 2008.
3. Phased project review may require additional SEPA mitigation should the project scope change.

4. MITIGATION MEASURES:

1. The project has been reviewed pursuant to KCC Title 12 (Stormwater Control) and shall be designed in accordance with stormwater regulations in effect at the time the Conditional Use/PBD Permit application was deemed complete (August 29, 2014).
2. The proposal is considered a major development and stormwater quantity, and quality control will be required.

TRAFFIC AND RIGHT OF WAY MITIGATION:

1. Traffic mitigation is required as specified in the drafted Developers Agreement and is required pursuant to SEPA Substantive Authority under KCC 18.04.200.D:
The Project's traffic impacts will be mitigated by the Applicant's participation in the following three projects in accordance with the terms and conditions of a Development Agreement acceptable to the County and executed by the parties prior to the issuance of any building permits.
 - a. The first project is the realignment of Sid Uhinck Drive. The estimated cost of this project is approximately \$1,500,000 and the applicant's proportionate share is approximately 66.7% or \$1,000,000.
 - b. The second project is the additional lane on Ridgetop Boulevard. The estimated cost of this project is approximately \$1,000,000 and the applicant's proportionate share is approximately 80% or \$800,000.
 - c. The third project is State Route 303 interchange improvements. The estimated cost for this project is approximately \$3,000,000 and the applicant's proportionate share is approximately 10.7 % or \$321,000. As detailed in the Development Agreement, the parties anticipate that the Applicant will manage and construct the first two projects, in accordance with plans approved by the Kitsap County Department of Public Works and with public works regulations and be responsible for all costs except for the County's proportionate share, which shall not exceed \$700,000 for both projects. The County will consider the Applicant's expanded role and financial share for the first two projects as sufficient mitigation for the Applicant's participation in the third project, which will be managed and constructed by Kitsap County when warranted.

The WSDOT point of contact is Andy Larson:

Washington State Department of Transportation
Development Review Attn: Andy Larson
PO Box 47440
Olympia, WA 98504-7440
LarsonA@wsdot.wa.gov phone: (360) 900-9541

2. As guided by the PBD, and based on the Visual Impact Analysis, the proposed 145-foot tower expansion phase will be mitigated in the form of required background coniferous tree retention on site. In addition, the building facade may incorporate stealth technology, including earth tone schemes.

No appeals were filed; therefore, the SEPA determination is final.

2. Physical Characteristics

The subject property is approximately 32 acres, triangle shaped with the hospital medical campus total project area approximately 17 acres in size, and approximately 30% of the existing site is developed. The subject property is zoned Regional Center and located within the community of Silverdale which has been designated a Regional Growth Center consistent with the PSRC Vision 2052. The development site slopes down from the east to the west at a grade of 9 to 10 % and the developed site consists of a series of stair-stepped terraces. Portions of the property are densely wooded with conifers and a trail along the north and east sides of the existing Harrison Hospital facility. The existing buildings and off-street parking occupy approximately 10 acres in the southwest corner of the site. All site improvements associated with previous land use approvals occurred from 1997 through 2018 are completed.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: High Intensity Commercial Zone: Regional Center	Standard	Proposed
Minimum Density	10	NA
Maximum Density	30 (
Minimum Lot Size	NA	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	55’-85’	<140 feet
Maximum Impervious Surface Coverage	85%	~196,240 or 64%
Maximum Lot Coverage	84.7%	84.7 (85%)

Applicable footnotes: 17.420.060 #56 Height and Density may be increased through Chapter 17450, Performance Based Development, or if a project qualifies as mixed-use development and meets modification or waiver request criteria as identified in KCC 17.420.035, Additional Mixed Use development standards.

Staff Comment: With the proposed building expansion, the applicant is only proposing minor revisions to the development site approved through CUP/PBD.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (South)	20’	20’
Side (East)	20’	20’
Side (West)	10’	20’
Rear (North)	20’	20’

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Vacant	UH Residential
South	Single-family and Multi-family units	UL and UM
East	Single-family and Multi-family units	UL and UM
West	Commercial Retail, Medical Office	RC

Table 4 - Public Utilities and Services

	Provider
Water	Silverdale Water District
Power	Puget Sound Energy
Sewer	Kitsap County Wastewater
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #402

3. Access

The property has two approaches, one from NW Myhre Road, and one from Ridgetop Boulevard NW. The project expansion will continue the existing approved access on Mehryre Road and on Ridgetop Boulevard which mitigates traffic impacts on and off the site.

4. Site Design

The request is for a minor revision to the CUP/PBD through KCC 17.455 and KCC 17.450.110. The minor revision is being processed through a Type-I application. Per KCC 17.110.360 Hospital is defined as an institution, building, or agency which maintains and operate facilities for the diagnosis, care and treatment of human illness which may be admitted for overnight stay or for a longer period. The project site was reviewed previously under multiple permit land use permits such as 14-02962 Conditional Use Permit and 14-03073 Performance Based Development. The site was previously approved for a Minor Revision through permit files 18-01855 and 18-01862.

5. 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 and amended August 2012

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

(Please see previously approved Conditional Use Permit/Performance Base Development for goals and policies listed in permits 14-02962, 14-03073.)

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)
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

6. Documents Consulted in the Analysis

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Administrative - Minor Revision Application	August 10, 2023
Environmental (SEPA) Checklist	November 17, 2023
Site Plan	August 10, 2023
Project Narrative	August 10, 2023
<u>Staff Communication</u>	<u>Dated</u>
Revised SEPA Determination	December 12, 2023
Dev. Services & Engineering Memo	December 18, 2023

7. Public Outreach and Comments

Public notification and the comment period occurred previously, pursuant to KCC Title 21, Land Use, and Development Procedures. The Department gave proper public notice for the applications for the PBD/CUP. To date, the Department has not recently received for public information requests.

8. Analysis

a. Planning/Zoning

The request was reviewed for consistency KCC Chapters 17.450 17.550 and 21.04 the intent of the commercial zone and previous land use conditions of approval. The project was specifically reviewed for consistency with landscaping per KCC 17.500, open space per K 17.450, off-street parking per KCC 17.490, and compatibility with adjacent commercial uses per KCC 17. 420.030 Design Standards.

a. Lighting

If artificial outdoor lighting is necessary, the lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent properties. Not more than one foot candle of illumination shall leave the property boundaries.

b. Off-Street Parking

The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.435 Off-street Parking and Loading. Pursuant to KCC 17.490.030 Number of Required Spaces for *Institutional/Educational/Other*, Hospitals-1-space per bed, 1-space per 2 employees and 1 per 2 guests. The completion of this SMMC Phase 2 project will result in 1,594 total campus parking spaces within the campus boundary, including both the parking garage and all surface parking.

Applicant Comments: This total assumes approval of SDAP Addendum 17-00783A1 to allow Page 2 SMMC Phase 2 Project Narrative July 20, 2023, construction of the additional surface parking spaces associated with that permit application. As of the date of this application, the campus contains 1,559 total parking spaces. A parking count exhibit showing overall distribution of the campus parking is attached to this Project Narrative for reference. Summary of approval process for parking to the current 1,559 spaces: At the time of original CUP application submittal, staff and the hospital agreed that a parking reduction allowance may be warranted. Staff determined the reduction would be allowed, if needed, to make the project more practical given the large number of parking spaces required by strict adherence to Kitsap County Code (KCC) 17.490. This allowed the methodology to calculate required minimum off-street parking to be modified in a manner that resulted in the required minimum parking to be reduced at rate of $\frac{1}{2}$ parking space per bed. Specifically, KCC 17.490 requires 1 parking space/ 1 bed, the project parking requirement was allowed to be calculated at 1 parking space/2 beds. The parking analysis was also allowed to retroactively count the prior constructed hospital beds in the calculation thus compounding the reduction. The reduction resulted in the minimum number of campus parking required to be 1,322 spaces. Although the minimum number of required parking spaces was reduced and memorialized in the DA, the maximum number is still based on KCC 17.490. With the addition of the Phase 2 Expansion the total number of hospital beds increases to 312 beds. Therefore, based on the parking code methodology in KCC 17.490 the required parking for the campus would instead $1,322 + 312/2 = 1,478$ spaces when eliminating the reduction allowance. Applying the allowed 10% increase per KCC 17.490.030.A.2 would bring the total parking

allowed to 1,626 spaces. As discussed above, the current as-built parking capacity that is constructed within the campus is 1,559 spaces. The proposed parking capacity after construction of the Phase-2 expansion will be 1,594 spaces.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Hospitals and Institutions	1-per bed; 1-per 2 employees; 1-per 2 guests	1,478 10% increase	1,594
Total		1,626	1,594

Staff Comment: Staff understands that public parking demand has exceeded previous approvals and the reduction to minimum parking standards for the hospital. Parking was approved and increased through previous development permits (272 spaces). It is uncertain how many vehicle trips and off-street parking will be mitigated with the construction of the Silverdale Regional Transit Facility east of Ridgetop Boulevard in the future (see Permit 20-00998). The 10% increase to support current parking is supportable.

c. Signage

The signage plan will be reviewed pursuant to KCC 17.510 Signage. All monument and directional are required to meet dimensional requirements. (See Condition of Approval #6)

d. Landscaping

The project revision is required to be reviewed for consistency with KCC 17.500 Landscaping. Landscaping requirements require that a minimum of 15% of the development site be in landscaping.

Applicant Comment: The landscaping area is still well above the minimum required area. Moreover, the quality of the installed landscaping and the associated amenities go well beyond what is typically required by KCC. The hospital understands that patients and their families will often benefit significantly from having access to such high-quality landscaping features. KCC requires that a minimum of 15% of the development site be in landscaping.

Staff Comment: Only a minor amount of landscaping will be impacted due to limited small building footprint associated with the tower expansion and the total size of the hospital campus. The request includes landscaping plan to replace and/or augment vegetation. (See Condition of Approval # 4 and 5)

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site		
Required Buffer(s) 17.500.025		
North	Separation Buffer	No Changes
South	Separation Buffer	No Changes
East	Roadside and Setback Buffer	No Changes
West	Separation Buffer	No Changes
Street Trees	Yes	No Changes

e. Frontage Improvements

All traffic improvement has been completed consistent with the Development Agreement.

f. Design Districts/Requirements

The original project site was originally located outside the Silverdale Design boundary and was conditioned through the PBD to address visual impacts. Now the hospital campus is within the North Business District and is below the 50% margin per 1.4.1 Applicability. The proposed 145-foot tower expansion for phase 2 is consistent with the previous approved building façade to increase visual compatibility through form, function and maintains a similar color palette. (See SEPA Mitigation Measure #2)

g. Development Engineering/Stormwater

Development Engineering has reviewed the land use proposal and finds the concept supportable for the civil site design. Comments are based on review minor revision and the associated Site Development Activity Permit File # 23-03868, dated December 18, 2023.

h. Environmental

The project site has been reviewed for potential impacts to critical areas with previous permits. The project is located within a CARA-1, but the existing hospital land use is not included within KCC Table 19.600.620 to require a hydrogeological report.

b. Access, Traffic and Roads

All traffic mitigation has been completed with the implementation of the traffic mitigation measures associated with the project approval and the Development Agreement (Resolution No.114-2016).

i. Fire Safety

Consistent with the CUP/PBD, the Fire Marshal’s Office and Central Kitsap Fire and Rescue have reviewed the request to build up to a structural height of 145 feet. The request required concurrence from the Fire Marshall and Central Kitsap Fire and Rescue to exceed the 35-foot limitation per the Fire District criteria. The proposed height of 145

feet is less than the approved height of 180 feet which was co-approved by the Kitsap County Fire Marshal's office and Central Kitsap Fire and Rescue. The applicant shall contact Central Kitsap Fire and Rescue regarding a voluntary mitigation contract fee. (See Conditions of Approval #17 and 18)

j. Solid Waste

Solid waste will be evaluated by Waste Management at the time of SDAP review based on comments to determine if additional solid water/recycling is required for the expansion.

k. Water/Sewer

There will not be a change to utility serve. Silverdale Water District and Kitsap County Wastewater will continue to serve the expansion.

l. Kitsap Public Health District

The Health District may require a sewer clearance permit for the tower building expansion.

c. Development Agreement

Harrison Hospital, entered into a Development Agreement (DA) with Kitsap County to vest the approved land use permits up to 10 years (File 16-02286). The DA outlines the requirements for approvals for completed project phases, including requirements, as applicable, for SEPA requirements, Site Development Activity Permits (SDAPs), and outlines requirements for traffic mitigation. The DA also addresses utility infrastructure and development standards for roadways, water, sewerage, and stormwater, as well as construction standards applicable to building permits.

KCC 17.450.110 Revision of Performance Based Development

The following criteria are used to evaluate the proposal; in KCC 17.450.110.A.1 Minor Revision.

2. A major revision means expansion of lot area or proposed changes that include the following.

a. Substantial relocation of buildings, parking, or streets.

Staff Comment: The proposal does not change access points, street layout. The proposal to increase off-street parking space 1,594 spaces is consistent with KCC 17.490.030 to increase by 116 spaces.

b. Increase in residential density.

Staff Comment: not applicable as the proposal does not include residential uses.

c. Reduction in any perimeter setback.

Staff Comment: The building expansion is internal to the SMMC, and no changes are proposed to setbacks and or screening buffers.

- d. An increase in gross floor area of a multifamily, commercial, industrial, or commercial component of a project greater than 10%.

Staff Comment: The addition is approximately 66,536 SF tower bring the total campus building area to 799,940 SF. The project site was approved through the Conditional Use Permit/PBD for 840,000 SF which is 40,060 SF more. The Minor Revision falls is consistent and does not increase floor area more than 10%.

- e. Any relocation of open space (reduction greater than 5%).

Staff Comment: As stated above, the tower expansion is near the center of the medical campus and the applicant is not proposing changes to open space approved through the Performance Based Development.

9. Review Authority

The Director has review authority for this Administrative Conditional Use Permit application under KCC, Sections 17.540.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Director. The Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit.

10. Findings

1. The proposal is consistent with the Comprehensive Plan.

Staff Comment: The tower expansion is consistent with the Comprehensive Plan and the Regional Center Designation to increase the building height up versus spreading out.

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 request for the minor revision complies with the applicable provisions of the KCC Title 17 of the Zoning Code complies with the conditions placed on the project by the Kitsap Hearing Examiner.

3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

Staff Comment: The tower expansion incorporates design element included with original design to increase compatibility.

11. Decision

Based upon the analysis above and the decision criteria found in KCC 17.450.110 and 17.550 for the Minor Revision for the St. Michael's Medical Center CUP/PBD, the Department of Community Development **approves**, subject to the following 18 conditions:

d. Planning/Zoning

1. All conditions of the Hearing Examiners Decision dated July 24, 2015, remain in effect (Files 14-02962, 14-03073).
2. 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 Kitsap County Code (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.
3. All required permits shall be obtained prior to commencement of land clearing and/or construction.
4. At time of submittal of the Site Development Activity Permit (SDAP), the Applicant shall submit a final landscape plan consistent with KCC 17.500 Landscaping.
5. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150 % of the cost of installation.
6. Any and all signage design and location (including exempt signs) shall comply with Kitsap County Code (KCC) 17.510 and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
7. This CUP/PBD Minor Revision 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.
8. The decision set forth herein is based upon representations made and exhibits contained in the project application (insert #). 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.

9. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the Applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the Applicant agrees to promptly bring such development or activities into compliance.
10. Any violation of the conditions of approval shall be grounds to initiate revocation of this PBD/CUP Minor Revision.

e. Development Engineering

GENERAL

11. 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

12. 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.
13. 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 original CUP and PBD applications were deemed complete August 13, 2014. 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.
14. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Services and Engineering will require additional review and potentially new conditions.
15. All conditions of the Hearing Examiners Decision dated July 24, 2015, still remain in effect.

f. Environmental

16. Land use approval is limited to the uses proposed by the Applicant on the recommended site plan and the SEPA Environmental Determination dated June 24, 2015. Unless in conflict with the conditions stated and/or any regulations, all terms

and specifications of the application shall be binding conditions of approval. Any modifications or expansion of the project will be subject to further review pursuant to the requirements of the appropriate sections of KCC. (*This condition remains and is unchanged.*)

g. Traffic and Roads

None

h. Fire Safety

17. A fire flow availability letter shall be provided with the building permit. The minimum flow required shall be based on the largest fire area that is new or existing, as a result of the proposed addition.

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.

i. Survey

None

e. Wastewater

None

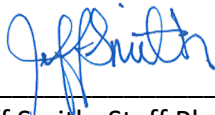
j. Solid Waste

None

h. Kitsap Public Health District

None

Report prepared by:



Jeff Smith, Staff Planner / Project Lead

January 12, 2023

Date

Report approved by:



Katharine Shaffer, Planning Supervisor

January 12, 2023

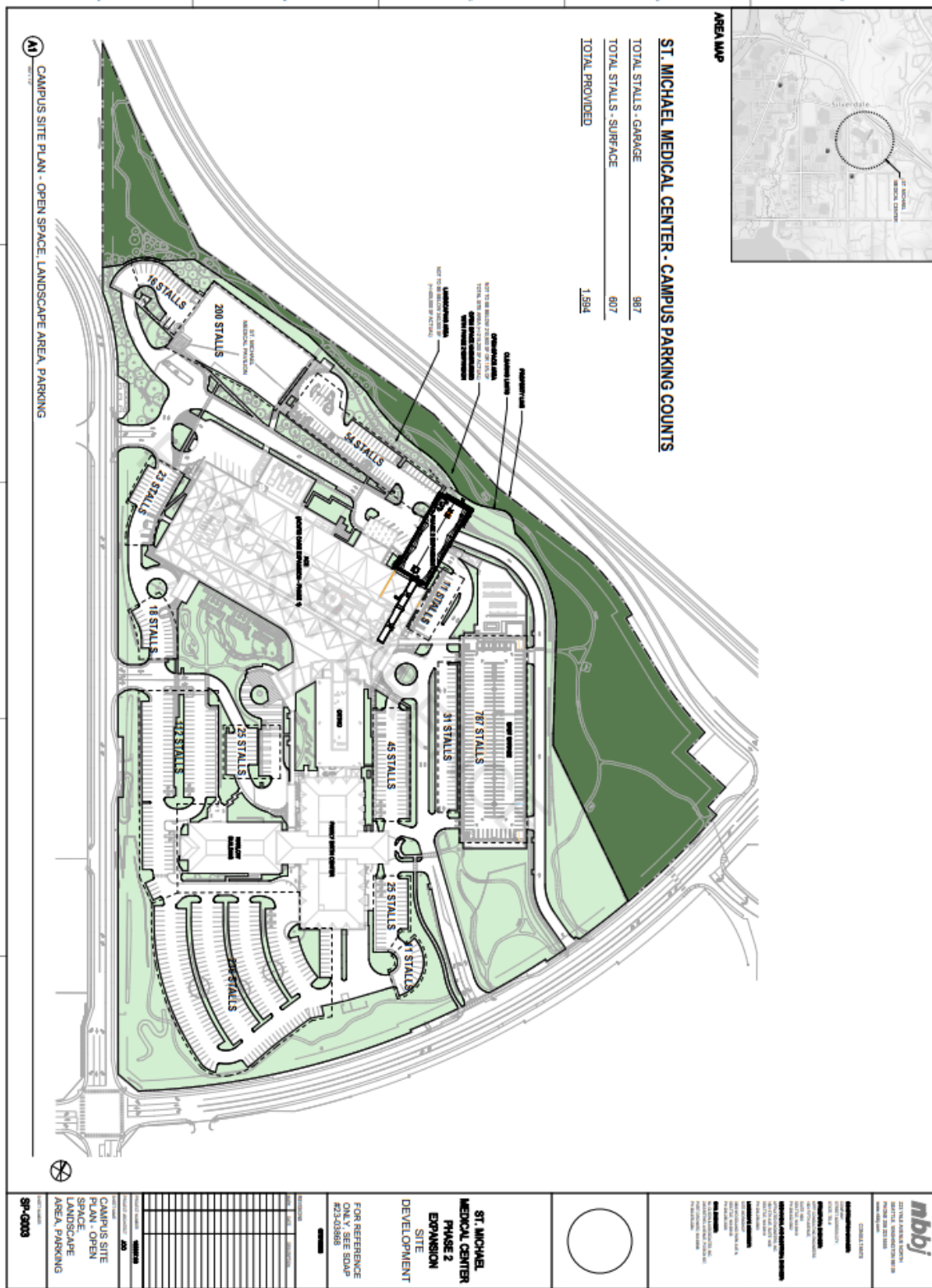
Date

Attachments:

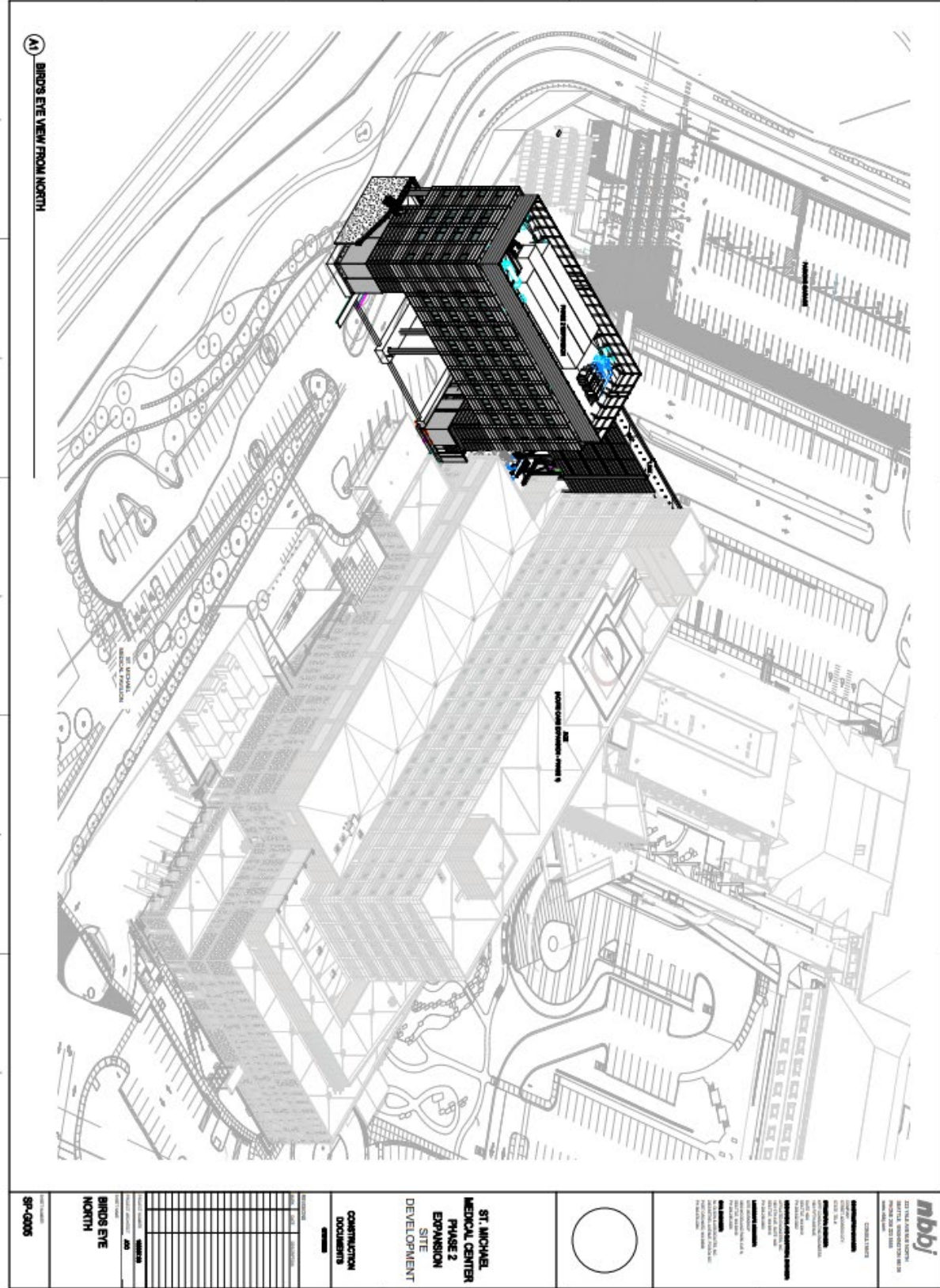
- Attachment A – Site Plan and Campus Parking Plan
- Attachment B – Campus Parking Plan
- Attachment C – Multi-dimensional Development Site
- Attachment D -- Architectural Elevations
- Attachment E – Zoning Map

CC: Harrison Memorial Hospital
N.L. Olson & Associates
Interested Parties: NA
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith

**Site Plan
 And Campus Parking Plan**



Multi-dimensional Development Site



(A1) BRIDG'S EYE VIEW FROM NORTH

<p>SR-0005</p>	<p>BRIDG'S EYE NORTH</p>	<p>DATE: 12/12/23</p> <p>SCALE: AS SHOWN</p>	<p>ST. MICHAEL'S MEDICAL CENTER PHASE 2 EXPANSION SITE DEVELOPMENT</p>	<p>CONSTRUCTION DOCUMENTS</p>	<p>DATE: 12/12/23</p>	<p>nbbj</p> <p>ARCHITECTS</p> <p>1000 BROADWAY, SUITE 1000 SAN FRANCISCO, CA 94107 TEL: 415.774.4000 WWW.NBBJ.COM</p>
	<p>PROJECT NO. 23-03806</p> <p>PHASE 2 EXPANSION</p> <p>BRIDG'S EYE NORTH</p>	<p>DATE: 12/12/23</p> <p>SCALE: AS SHOWN</p>	<p>ST. MICHAEL'S MEDICAL CENTER PHASE 2 EXPANSION SITE DEVELOPMENT</p>	<p>CONSTRUCTION DOCUMENTS</p>	<p>DATE: 12/12/23</p>	<p>nbbj</p> <p>ARCHITECTS</p> <p>1000 BROADWAY, SUITE 1000 SAN FRANCISCO, CA 94107 TEL: 415.774.4000 WWW.NBBJ.COM</p>

Architectural Elevations

<p>A Perspective From Ridgeway Entry</p>						
<p>B Perspective - East Elevation</p>						
<p>C Perspective - West Elevation</p>						
<table border="1"> <tr> <td data-bbox="1274 1711 1356 1827"> <p>222 WEST KANAWHA AVENUE SUITE 2000 WEST VALLEY CITY, OHIO 44150 PHONE: (330) 939-8800 WWW.NBBJ.COM</p> </td> <td data-bbox="998 1711 1266 1827"> <p>CONTRACTORS</p> <p>GENERAL CONTRACTOR [REDACTED]</p> <p>MECHANICAL/ELECTRICAL/PLUMBING CONTRACTOR [REDACTED]</p> <p>ARCHITECT [REDACTED]</p> </td> <td data-bbox="885 1711 990 1827"> </td> <td data-bbox="609 1711 876 1827"> <p>ST. MICHAEL'S MEDICAL CENTER PHASE 2 EXPANSION SITE DEVELOPMENT</p> <p>CONSTRUCTION DOCUMENTS</p> <p>NOVEMBER 2023</p> </td> <td data-bbox="219 1554 600 1827"> <p>KEY PLAN</p> <p>PERSPECTIVE RENDERINGS (FOR REFERENCE)</p> <p>R001</p> </td> </tr> </table>		<p>222 WEST KANAWHA AVENUE SUITE 2000 WEST VALLEY CITY, OHIO 44150 PHONE: (330) 939-8800 WWW.NBBJ.COM</p>	<p>CONTRACTORS</p> <p>GENERAL CONTRACTOR [REDACTED]</p> <p>MECHANICAL/ELECTRICAL/PLUMBING CONTRACTOR [REDACTED]</p> <p>ARCHITECT [REDACTED]</p>		<p>ST. MICHAEL'S MEDICAL CENTER PHASE 2 EXPANSION SITE DEVELOPMENT</p> <p>CONSTRUCTION DOCUMENTS</p> <p>NOVEMBER 2023</p>	<p>KEY PLAN</p> <p>PERSPECTIVE RENDERINGS (FOR REFERENCE)</p> <p>R001</p>
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Zoning Map



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Map Scale: 1:647,680

