



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

619 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682 Larry Keeton, Director
(360) 337-5777 FAX (360) 337-4415 HOME PAGE - www.kitsapgov.com/dccd/



NOTICE OF ADMINISTRATIVE DECISION

April 28, 2015

To: Interested Parties and Parties of Record
RE: Project Name: Port Gamble Sewer System Upgrade
Application: Site Development Activity Permit
Permit Number: 15 00470

Enclosed is the Administrative Decision issued by the Kitsap County Department of Community Development (DCD) for the above referenced application.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER ON OR BEFORE 14 BUSINESS DAYS FROM THE DATE OF DECISION. PLEASE NOTE: THE DEPARTMENT OF COMMUNITY DEVELOPMENT IS OPEN MONDAY TO THURSDAY FROM 8:00 A.M. TO 4:00 P.M. AND ON FRIDAY FROM 9:00 A.M. TO 1:00 P.M. EXCEPT HOLIDAYS.

Pursuant to the Kitsap County Land Use and Development Procedures, an appeal may be filed objecting to the Department's Decision. An appeal must be made in writing, and received by the Department of Community Development (DCD). At the time of filing the appeal, the appellant shall pay the sum of **five hundred dollars (\$500.00)**. This fee is non-refundable and subject to change. Make check payable to Kitsap County Department of Community Development (DCD).

The written appeal shall be made on, or attached to, an appeal form provided by DCD, and shall contain the following information:

The project name, project applicant, application type, and file number designated by the County;

1. The name, address, and signature of each appellant. If multiple parties file a single appeal, the appeal document shall designate, in writing, one party as the contact representative for all contact with the DCD Director and the Office of the Hearing Examiner. All contact between the County and the appellants regarding the appeal, including notices, shall be through this contact representative; and
2. A written statement of the specific aspect(s) of the Decision and/or SEPA determination being appealed, the reasons why each is in error as a matter of fact or law, and show the evidence relied upon to prove the error.

The complete case file is available for review at the Department of Community Development, Monday through Thursday, 8:00 AM to 4:30 PM and Friday 9:00 AM to 1:00 PM, except holidays. If you wish to view the case file or have other questions, please contact Constance Blackburn at cblackburn@co.kitsap.wa.us or (360) 337-5777.

Cc Applicant and/or Rep:

Bill Whiteley: bwhiteley@kpud.org

Mark Walsh, Pope Resources: opg@orminc.com

Michael Matthes: mmatthes@wilsonengineering.com

Al Fure: afure@triadassociates.net

Brian Hansen: bhansen@triadassociates.net

Jeff Christner: jchristner@wilsonengineering.com

Cc Interested Parties:

Jeanne Pupke: revpup@gmail.com

Paul McCollum: 31912 Little Boston Road NE Kingston, WA 98346

Thomas and Beverly Vessela: tvessella@gmail.com



Larry Keeton
DIRECTOR

Jeffrey L Rowe,
CBO, CFM
DEPUTY DIRECTOR

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

To enable the development of quality, affordable, structurally safe and environmentally sound communities.

April 28, 2015

Bill Whiteley, PE
Kitsap Public Utility District
1431 Finn Hill Road
Poulsbo, WA 98370

**Re: Port Gamble Sewer System Upgrade, SDAP 15 00470
PLAN ACCEPTANCE, 3rd Submittal**

Dear Mr. Whiteley:

This project did not require a land use action. Because a Site Development Activity Permit is a Type II decision, a two-week appeal period is required after SDAP approval (per KCC 21.04.070). Due to this procedural requirement, after the SDAP is approved, we will notify the interested parties. The pre-construction meeting can be scheduled after the two-week appeal period has ended.

We have reviewed and accept for construction the civil site plans for the above referenced project. This permit must be issued within **12** months from the date of approval (per KCC 12.10.055). The Site Development Activity Permit and accepted construction drawings will be issued at the pre-construction meeting. Please contact Kitsap One at (360) 337-5777 to schedule the pre-construction meeting, which will be conducted at the DCD office.

The application fee deposit for this SDAP includes **48** hours of permit processing, review and inspection. Hours in excess of the deposit will be charged at the current DCD hourly rate. Any unused portion of the deposit will be refunded upon project completion. All fees must be paid prior to scheduling the final inspection.

A. The following items shall be submitted to Development Services & Engineering prior to scheduling the pre-construction meeting:

1. Please make the following minor clarifications to the plans:
 - a. Reflect the revised conveyance configuration shown on Sheet C2.3 on Sheet C.1.4 as well.
 - b. Please note a debris barrier to be installed at the bypass pipe outlet, Sheet C2.3.
 - c. Please note that security fencing shall be dark vinyl-coated with slats; posts shall be painted to match. Galvanized fencing is not aesthetically compatible with the Historic District.
 - d. Please Submit **4** complete, full-sized sets of revised plans, together with **2** copies of the water quality treatment manufacturer's cut sheet or specific construction details to be appended to the drainage report.

2. Provide a Certificate of Liability Insurance remaining in force until final construction acceptance is issued by the County. Specify the liability insurance in the amount of not less than one million dollars combined single limit bodily injury and property damage, with a two million dollar aggregate. Include Kitsap County, its officers, and employees as additional insured's with respect to the terms and conditions of the policy. Reference

2011 Governor's
Smart Communities
Award Kitsap County
'Year of the Rural'



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Port Gamble Sewer System Upgrade, SDAP 15 00470 on the Certificate.

3. Provide a performance bond for the erosion and sedimentation control facilities for a minimum amount of **\$13,500** referencing **Port Gamble Sewer System Upgrade, SDAP 15 00470** on the bond.
 4. Please provide a copy of the approved NPDES Construction Stormwater General permit from the State Department of Ecology. Please note that the minimum time required from first notice to permit issuance is 37 days.
- B. Development Engineering will schedule a final inspection once all of the following conditions are completed:**
1. Submittal of two blackline copies of as-built plans, and a reproducible mylar or scalable electronic PDF (once as-built copies have been approved). All sheets containing road and drainage plans, profiles and associated details shall be included in the as-built set. It is not necessary to include grading and erosion control plans and details. The as-built plan set shall be stamped "**RECORD DRAWING**" and shall be signed and stamped by a professional engineer or land surveyor.
 2. Permanent stabilization and restoration of the project site. Final replanting may be delayed to the appropriate season, provided temporary soil stabilization measures are in place and financial security is provided to assure the completion of work.
 3. Certification by the Project Engineer of the as-built live and dead storage volumes.
 4. Certification by the project engineer that the soils under all pollution generating pervious surfaces have been amended.
 5. Certification by the project engineer that the drainage conveyance pipes and structures were installed in compliance with the accepted plans.
 6. Provide documentation of concurrence from the Geotechnical Engineer that the project as constructed meets their recommendations.
 7. Submittal of a recorded (with the Kitsap County Auditor) Maintenance Covenant for maintenance of private storm drainage facilities located on the project site which gives Kitsap County the right to inspect the facilities and guarantees the County that the facilities will be properly maintained (previously enclosed).
 8. Submittal, by the Project Engineer, of the Operation and Maintenance Manual for privately maintained and/or non-standard stormwater facilities.
 9. The proposal is subject to the construction monitoring plan and inadvertent discovery plan to attend to any potentially significant cultural or archaeological resources. The plan has been submitted and transmitted to the Washington Department of Archeology and Historic Preservation (DAHP) See enclosed DAHP letter dated April 27, 2015.
 10. Monitoring of the existing Pitman and Vessella wells is required to assure that nitrate levels meet or exceed State water quality standards. Further, should a failure of the WQ standard occur on either well, KPUD agrees to supply two separate meters, and make available water supplies to both parties after installation of the Port Gamble Ridge main line is complete. OPG (Pope Resources) shall initiate the agreement, install the supply

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line, and grant an easement for the perpetual maintenance and use of those lines. Upon initiation of the water service to either party, billing would also be initiated at that time per KPUD customary water service policies.

11. Access gates require a Knox override system. Contact Poulsbo Fire Department to coordinate.
12. The cultural resources reports and examinations indicate that the MBR facility and associated LOSS and transport lines may traverse through potential historic sites (Areas of Potential Effect). The project shall follow the protocols developed in the Historic Properties Technical Report, September 2013.
13. Payment of all outstanding fees.
14. Fulfillment of all conditions of approval.

C. Please be aware of the following requirements by other agencies associated with the proposed construction:

1. This project includes the construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge. A separate building permit with an engineered design is required for such walls.
2. 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 josh.klimek@ecy.wa.gov. This permit is required prior to issuance of the SDAP. Please note that the minimum time required from first notice to permit issuance is 37 days.
3. Prior to completion of this permit with the Department of Community Development, the Applicant shall apply for and satisfy all conditions of a Right-of-Way Permit through the Department of Public Works for all work performed in the county Right-of-Way associated with this project. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit.

If we can be of further assistance, please call **Jenifer Lawrence** at (360) 337-5777.

Sincerely,

Handwritten signature of Scott Diener in black ink, followed by the letters "FOR" in a simple, blocky font.

Scott Diener
Manager, Development Services & Engineering

Enclosure: DAHP letter, reference log 031815-03-ECY (copy to KPUD)

Copy to: Mark Walsh, Pope Resources
Al Fure, PE, Triad Associates
Brian Hansen, PE, Triad Associates
Jeff Christner, PE, Wilson Engineering, LLC
Interested Parties



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 27, 2015

Mr. James J. Pendowski, Program Manager
Toxics Cleanup Program
Department of Ecology
PO Box 47600
Olympia, Washington 98504-7600

In future correspondence please refer to:

Log: 031815-03-ECY
Property: Port Gamble National Historic Landmark District
Re: Construction of LOSS

Dear Mr. Pendowski:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. From your letter we understand that the Department of Ecology (ECY) is providing partial funding to Kitsap County Public Utility District No.1 (KPUD) to construct a Large On-site Sewage System (LOSS) in order to decommission an existing wastewater treatment facility. The new LOSS will include a sewer lift station to pump sanitary sewer waste to a membrane bioreactor plant (MBR) and a drainfield to infiltrate the treated effluent from the MBR. This project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under the auspices of Governor's Executive Order 0505. The following comments & recommendations are based upon documentation contained in your communication.

In response we concur with your determination that there is a high probability for cultural resources within the project APE based on comments received by you from the Port Gamble S'Klallam and Suquamish tribes. We also concur with development and implementation of an Archaeological Monitoring Plan (AMP) and Inadvertent Discovery Plan (IDP) for use during construction.

We also note that the new LOSS will be located within the boundaries of the Port Gamble National Historic Landmark (NHL) District. As such the LOSS presents a visual intrusion into the landscape as it is located just south of contributing historic sites 126 and 127 and north of site 128 in an open landscape. Therefore, we recommend that the LOSS be designed and constructed to minimize to the greatest extent feasible visual impacts upon the District's landscape and setting. Mitigation measures should include, but not be limited to: the use of natural, understated colors and materials; using appropriate vegetation in an informal, natural planting plan to screen the LOSS from nearby properties; and minimize the driveway/paving to the LOSS as much as possible. We also recommend coordinating with the property owner for any additional comments or recommendations they might have.



Finally, we have reviewed the Historic Property Inventory (HPI) form for the Port Gamble Sewage Treatment Plant, located site 126. As a result of our review we concur with the recommendation that the facility is not eligible for the National Register of Historic Places, nor does it contribute to the character-defining features that qualifies the historic district for NHL designation. Our concurrence is based upon the facility being constructed in 1972 and therefore does not meet the 50 year age threshold for eligibility to the National Register.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me at 360-586-3073 or greg.griffith@dahp.wa.gov and/or State Archaeologist Rob Whitlam at 360-586-3080 or Rob.Whitlam@dahp.wa.gov.

Sincerely,



Gregory Griffith
Deputy State Historic Preservation Officer

C: Celina Abercrombie, ECY
Dennis Lewarch, Suquamish THPO
Jeff Smith, Kitsap County
Mary Thompson, Artifacts Consulting
Bill Whiteley, Kitsap PUD
Rob Whitlam, DAHP
Josh Wisniewski, PGST THPO

