



Administrative Staff Report

Report Date: November 29, 2021

Application Submittal Date: May 11, 2021

Application Complete Date: June 17, 2021

Project Name: Central Kitsap Fire & Rescue Fire Station #52

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

Permit Number: 21-02665

Project Location

5328 NW ANDERSON HILL RD
Silverdale, WA
Commissioner District #3

Assessor's Account

182501-1-016-2006

Applicant/Owner of Record

Central Kitsap Fire & Rescue Dist.No.1
5300 NW Newberry Hill Rd Ste 101
Silverdale, WA 98383

VICINITY MAP



Decision Summary

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

1. Background

Kitsap Fire and Rescue proposes to construct an approximately 9,000 square feet (sf) fire station with equipment storage, three engine truck bays (including provisions for future approval and construction of a 4th bay) and living quarters, typical facilities and amenities for a duty shift of six (6) district personnel. The project site is 2.65 acres with a single-family residence and accessory buildings on property zoned Rural Residential (RR). Grading quantities include 11,500 cubic yards of cut and 900 cubic yards of fill. The properties to the north, south, east and west contain single-family homes and are also zoned Rural Residential. The intent of the Kitsap County Comprehensive Plan is to preserve rural character of the County, emphasize controlling rural development, and assure visual compatibility of rural development with the surrounding rural areas. As the proposals abuts rural lands, the project includes a landscape screening buffer planned to reduce impacts to adjacent residential land uses, consistent with KCC 17.500.027(B)2. A 25-foot buffer is

proposed along the north property line. The request was reviewed pursuant to KCC Title 17 Zoning, Title 19 Critical Areas Ordinance, KCC Title 12 Stormwater Drainage and other applicable titles.

2. Project Request

The applicant is requesting ACUP approval to construct an approximately 9,000 sf fire station with the basic amenities of equipment storage, living/office space, and three engine truck bays.

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 June 18, 2021. A Determination of Nonsignificance (DNS) was issued on November 1, 2021. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under condition 25 at the end of this report:

COMMENTS:

The SEPA comment period occurred concurrent with the Notice of Application dated June 18, 2021 for the ACUP. Written comments were submitted by Bonnie Chrey and Charles Archuleta related to how the intersection is getting increasingly busy and traffic is backed up on Olympic View. In addition, they are concerned that clearing will impact trees on their property and are concerned about noise and traffic that the station will create. Please see the conditions below, which addresses these concerns. Kitsap County mapping does not show slope detail, but the provided geological assessment shows moderate to steep slopes (slopes between 5 to 35%) on the property. The site will require retaining walls, as planned.

CONDITIONS.

1. Due to the presence of steep slopes on the site, the proposal will be conditioned to follow all recommendations of the geological report per KCC Title 19.400 and 19.700.

2. The project revisions have been reviewed and will be conditioned to follow stormwater control pursuant to KCC Title 12 Stormwater Drainage.
3. Outdoor lighting Light fixtures should be recessed and pointed down to prevent unnecessary glare on adjacent residential property owners consistent with KCC 17.105.110. As proposed by the applicant, a 6-foot-high solid wood panel fence and chain-link fence with slats is planned along other property boundaries adjacent to residential neighbors.
4. The Fire District should follow best management practices consistent with KCC 10.28 (Noise) to help prevent siren and signal noise impacts on adjacent property owners.
5. As proposed per the landscape plan to provide a functional screen around the perimeter and a filtered view from adjacent rural residential properties, the landscaping shall be installed and retained per the approved landscaping plan consistent with KCC 17.500.027 and 030. As proposed by the applicant the landscape plan includes a 6-foot chain-link with slats along the north side of the property to help provide a functional screen.
6. Any and all signage design and location (including exempt signs) shall comply with and be reviewed and approved by the Department prior to installation. A free-standing monument sign shall be consistent with KCC 17.510.100 Monument Sign. The monument and wall mounted signs shall be arranged so that light is directed away from adjoining properties and so that no more than one candle foot of illumination leaves the property boundaries per KCC 17.105.110.

The SEPA appeal period expired November 15, 2021. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The total developable lot area for the proposed new fire station is 2.1 acres out of 2.65 acres, and construction will include access to roadways, stormwater facilities, retaining walls and frontage improvement within the right-of-way. Except for the dwelling and outbuildings, the remainder of the property is undeveloped. The site is vegetated with grass, ferns, laurels, Salal, Douglas fir and Madrona trees. The overall slope of the site extends downward to the south and southwest. These slopes range from 5 to 35% with a grade change of 42 feet.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Residential Zone: Rural Residential	Standard	Proposed
Minimum Density	Not Applicable (NA)	NA
Maximum Density	1-dwelling unit (DU) per 5 acres	
Minimum Lot Size	5 acres	2.65 acres
Maximum Lot Size	NA	NA
Minimum Lot Width	140 feet	389 feet

Minimum Lot Depth	140 feet	299 feet (average)
Maximum Height	35 feet	2 stories, <35 feet
Maximum Impervious Surface Coverage	85%	~39,702 or 64%
Maximum Lot Coverage	NA	NA

Applicable footnotes: Footnote 17.420.060 #42 Exceptions to historic lots

Staff Comment: The subject property is 2.65 acres in size and considered a historic and legal lot of record in the Rural Residential zone. The lot exceeds 1 acre and is required to comply with standard rural setback standards for the zone.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (West)	50 feet	125 feet
Side(North)	50 feet	25 feet
Side (South)	20 feet	50 feet (front)
Rear (East)	20 feet	210 feet +/-

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-Family Unit	Rural Residential (RR)
South	Single-Family Units vested to higher density	RR
East	Single-Family Unit	RR
West	Single-Family Unit	RR

Table 4 - Public Utilities and Services

	Provider
Water	Silverdale Water District
Power	Puget Sound Energy
Sewer	On-Site Septic Disposal System
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #402

5. Access

The proposed Fire Station 52 is planned to be located at the NE corner of the intersection of Olympic View Road NW and NW Anderson Hill Road. This location will allow direct and fast access to the roadway system for prompt response to emergencies within the station service area, and other areas as needed.

6. Site Design

The proposed fire station was reviewed for consistency with requirements pursuant to KCC 17.420.030 Design Standards, which includes off-street parking and loading, landscaping, lighting, signage, etc.

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 April 27, 2020

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

Land Use Policy 54.

In accordance with RCW 36.70A.070(5)(c):

- *to preserve rural character of the County, emphasize controlling rural development; assuring visual compatibility of rural development with the surrounding rural area,*
- *reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area,*
- *protect critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources, and,*
- *protect against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.*

Land Use Policy 57

Unlimited expansion of commercial and industrial uses in the rural areas is not appropriate. Accordingly, only limited new commercial and industrial uses will be permitted in the rural areas. Such commercial and industrial uses must be consistent with the Growth Management Act and Comprehensive Plan requirements for rural areas, preserve Kitsap County's rural character, and shall not allow urban type uses or services.

Land Use Policy 60.

When considering public spending for facilities and services within the rural area give priority to the following:

- *Maintaining existing facilities and services that protect public health and safety.*
- *Upgrading facilities and services when needed to support planned rural development at rural service level standards but which do not create capacity for urban growth.*

The County's development regulations are contained within the Kitsap County Code. The

following development regulations are most relevant to this application:

Code Reference	Subject
Title 11	Road Standards
Title 12	Stormwater 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	Project Permit Application Procedures

8. Documents Consulted in the Analysis

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Administrative CUP Application	May 12, 2021
Revised Environmental (SEPA) Checklist	September 9, 2021
Final Site Plan	October 29, 2021
Preliminary Health District Septic Design	May 14, 2021
Revised Project Narrative	September 9, 2021
CKFR Site and Elevations	October 29, 2021

<u>Staff Communication</u>	<u>Dated</u>
Dev. Services & Engineering Memo	August 3, 2021

9. Public Outreach and Comments

Pursuant to KCC Title 21 Land Use and Development Procedures, the Department gave proper public notice for the ACUP application through the Notice of Application for property owners located up to 800 feet around the site. After the issuance of the Notice of Application, the Department did receive written responses from neighbors with concerns on the Administrative Conditional Use Permit. Written comments were submitted by Bonnie Chrey and Charles Archuleta, David Grellier.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
1	The intersection is getting increasingly busy and traffic is backed up on Olympic View.	
2.	Neighbors are concerned that clearing will impact trees on their property.	
3	The neighbors are concerned about noise and traffic that the station will create.	

Issue Ref. No.	Issue	Staff Response
1.	Traffic Safety at the intersection.	<i>The County has reviewed the project site for existing road conditions and potential impacts with constructing a fire station at this location. This location will allow direct and fast access to the roadway system for prompt response to emergencies within the station service area, and as well as other areas as needed. It is anticipated there will be minimal non-emergency trips created by fire station personnel and visitors. The project will include the placement of an Emergency vehicle warning sign and beacon to assist with traffic safety during aide calls. To increase public safety, the construction includes lane widening and a road shoulder on NW Anderson Hill Road and Olympic Road NW frontage per County Traffic Engineering.</i>
2.	Clearing Impacts	<i>Based on existing site conditions there will be some cut and fill with the applicant's grading plan. The applicant is proposing to mostly plant and retain some vegetation. The rural PUD short plat to the north includes a 35-foot open space natural vegetation buffer. There is some potential that abutting properties may be impacted by windthrow. It will be difficult to determine which trees will be impacted without a study. The plantings and establishment of the required buffer will help decrease potential windthrow.</i>
3.	Station Noise and traffic,	<i>The proposed fire station is a permitted use but conditionally approved. The project was carefully reviewed by the County for potential traffic impacts to traffic safety. The fire station is permitted use through Title 17 Zoning and the noise created through responding to aide call is an allowed activity pursuant to KCC 10.24 Noise. The SEPA determination recommends the fire district follow best management practices consistent with KCC 10.28 Noise to help prevent excessive noise with the siren and light signal impacts on adjacent property owners. Light fixtures are required to be downcast.</i>

10. Analysis

a. Planning/Zoning

Public facilities are broadly defined as all facilities that are either publicly-owned or traditionally provided by government. The fire station is considered a public facility

defined by KCC 17.110.640 Public Facility, which means streets, road, highways, sidewalks, street and road lighting systems traffic signals, domestic water systems, storm and sanitary sewer systems, waste handling facilities designated as public facilities in the comprehensive solid waste management plan, parks and recreation facilities, schools, public works storage facilities and road sheds, and utilities such as power, phone, cable television. Essentially, the fire station is publicly-owned and provided by the Central Kitsap Fire and Rescue District. A public facility/fire station in the RR Zone is classified as a government building and requires an Administrative Conditional Use Permit as specified in KCC 17.410.042(A) Rural, Resource, and Urban Residential Zones Use Table. The fire station was reviewed for consistency with KCC 17.420.030 Design Standards, as well as decision criteria within KCC 17.540.040 Administrative Conditional Use Permit Decision Criteria.

b. Lighting

The project was reviewed for consistency with KCC 17.105.110 Obnoxious Things, to address glare and requirements requiring lighting to be directed away adjacent properties and directed down with not more than 1-candle foot of illumination leaving the property line.

c. Off-Street Parking

The fire station was reviewed for consistency with KCC 17.490 Off-street Parking and Loading and the fire station does not fall into a specific category under table KCC 17.490.030. The fire station is not a destination site which mainly serves the public through aide calls. The district operates many fire stations and has expertise to determine the demand for off-street parking. Approval will be consistent with this.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Commercial /Retail /Office - Other	1 per employees per shift; Visitor Parking	6 spaces per shift 4 spaces public visitors	6 personnel/two shifts =12 spaces 4 spaces for public visitors
Total		10	16

d. Signage

Pursuant to KCC 17.510 Sign Code, the applicant can apply for signage near the entrance to the fire station during or after construction. The applicant includes a design and shows a location for a monument sign at the entrance. To be consistent with 17.510.100.E Monument signs, and any stand-alone monument sign will need to follow the Certificate of Occupancy (1 sign per road frontage).

e. Landscaping

The project is required to be reviewed for consistency with KCC 17.500 Landscaping and 17.700 Appendix A. The Landscaping Plan was required to show how all disturbed areas related to the fire station, driveway, and off-street parking areas are to be landscaped. Landscaping is required to be calculated based on a percent of total site area.

Kitsap County Code 17.500.027. A.2 requires a “Separation Buffer” to create a visual separation with a sight-obscuring buffer between compatible land uses. The subject property is surrounded by single-family homes within rural zoning. The application proposes separation buffer with evergreen and deciduous trees. A final landscaping plan is required at the time of Site Development Activity Permit (SDAP) submittal which complies with these requirements. An Irrigation Plan was also submitted in accordance with KCC 17.500.040.A.

Staff Comment: The applicant has submitted a preliminary landscaping plan and plant schedule with the preliminary land use proposal. Consistent with review comments by staff, the applicant has included a separation landscape buffer and street trees along the County roads. The applicant has agreed to install slats in the existing chain-link fence to help provide screening of the site.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	17,315 sf	44,609 sf (39%)
Required Buffer(s) 17.500.025		
North	Separation Buffer	Separation Buffer
South	Separation Buffer	Separation Buffer
East	Roadside and Setback Buffer	Roadside and Setback Buffer
West	Separation Buffer	Separation Buffer
Street Trees	Yes	Yes

f. Frontage Improvements

The project includes frontage improvements at a rural level-of-service that provide for a commercial road approach on Olympic View Road and NW Anderson Hill Road to help reduce potential vehicle conflicts for egress and ingress of fire trucks at the site. The proposed development includes lane widening to 12 feet and an 8-foot shoulder on approximately 680 linear feet on NW Anderson Hill Road and Olympic Road NW frontage.

g. Design Districts/Requirements

NA

h. Development Engineering/Stormwater

The proposed stormwater facilities include a stormwater detention pond for stormwater quantity control, and a Filterra unit for stormwater quality control. Development Services and Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans accepted for review June 16, 2021.

i. Environmental

The parcel contains and is in near proximity to mapped critical areas. The property contains graded slopes ranging from 5 to 35% with a grade change of 42 feet. The Kitsap County resource maps show the property having Moderate Erosion Hazard on site. Consistent with Kitsap County environmental standards for Geologically Hazardous Areas, the applicant has submitted a geotechnical report dated April 16, 2018. The report makes recommends for excavation and erosion and sediment control. The project site is within 200' of property to the south containing a Category 3 complex totaling 35-acre in size. The Category 3 wetlands are associated with the adjacent phased project called Sterling Hills Estates Subdivision. The project will not be affected by the adjacent wetlands. The project is consistent with critical area regulations and staff conditioned the project to follow recommendations made in the Geotechnical Report for excavation and erosion and sediment control.

j. Access, Traffic and Roads

The project was reviewed for potential vehicular traffic impacts on the local road network. The functional road classification for both NW Anderson Hill Road and Olympic Road NW is a major collector. NW Anderson Hill Road turns into a minor arterial at the intersection NW Anderson Hill Road and Dicky Road NW. It is anticipated there will be minimal non-emergency trips are created by a fire station this size. Based on the project number trips, it was determined traffic impact analysis will not be required.

Staff Comments: The general standard for constructing a fire station is to have a service area that includes approximately a 5-minute response time. Central Kitsap Fire and Rescue determined that the current location will best serve the existing and future development in the vicinity of the fire station.

k. Fire Safety

Central Kitsap Fire and Rescue provided an availability letter from Silverdale Water District to verify fire flow based on the 9,000-square-foot building and the type of construction.

i. Solid Waste

Waste Management is the County provider. The applicant will be required to obtain written approval from Waste Management to document that standards for solid waste and recycling have been addressed.

m. Water/Sewer

Silverdale Water District will provide potable water service and fire flow. The fire station will be served by an onsite sewage disposal system.

n. Kitsap Public Health District

The Health District recommends approval of the fire station. However, prior to or through the Site Development Activity Permit application the Health District is requesting more information to complete review of the onsite septic system design and water availability. The additional information also involves decommissioning the well onsite. The applicant can get the decommissioning completed prior to getting an occupancy permit.

11. Review Authority

The Director has review authority for this Administrative Conditional Use Permit application under KCC, Sections 17.540.020 and 21.04.100. The Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.

Staff Comments: The proposal for Fire Station #52 is consistent with the rural comprehensive designation and the Rural Residential zoning. The location of the fire station is consistent with maintaining an adequate response to existing and proposed development. The facility will improve District response time for the Olympic View Rd NW corridor. Currently, the community must rely on staffed responses from Station 51 off Silverdale Way. The applicant has demonstrated need and consistency with the Comprehensive plan goals and policies listed above.

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 Comments: The project complies with required development standards per Title 17 Zoning and other applicable development regulation in Titles 11 Road Standards, 12 Stormwater Drainage, Title 19 Critical Areas, etc.

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

Staff Comments: With compliance with above requirements as well as assigned conditions the project should not be materially detrimental to existing and future uses in the vicinity of the proposed fire station.

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 Comments: As proposed, the fire station should be consistent with the rural residential character of the neighborhood. The combination of landscaping, screening, lighting, building design, and setbacks assists with compatibility to adjacent residential uses. The fire station will primarily be a tall one-story building with typical heavy apparatus bay doors and an additional elevated ceiling above the apparatus bays. Overall height is in scale to adjacent residential buildings which typically are no greater than 35 ft tall.

13. Decision

Based upon the analysis above and the decision criteria found in KCC 17.540.040.A, the Department of Community Development recommends that the Administrative Conditional Use Permit request for Central Kitsap Fire & Rescue Fire Station #52 be approved, subject to the following 50 conditions:

a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. Landscaping shall be installed and maintained in conformance with the requirements of KCC 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
3. To help screen the site, prior to occupancy the applicant will be required to install slats with flat earth tone in the existing 6-foot chain-link fence around the perimeter.

4. Artificial outdoor lighting shall be arranged so that the lighting is fully recessed or fully shielded from side view and directed downward and away from surrounding properties. No more than one foot-candle of illumination shall leave the property boundary. Lighting shall be the minimum necessary for safety purposes and be compatible with the rural character of the area. Light standards (poles) shall not exceed 20 feet in height.
5. Any and all signage design and location (including exempt signs) shall comply with KCC 17.510 and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
6. The recipient of any administrative conditional use permit shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of an agreement to abide by the terms and conditions of the administrative conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.
7. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the KCC. Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
8. The decision set forth herein is based upon representations made and exhibits contained in the project application 21-02665. 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. This Administrative Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
11. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

b. Development Engineering

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

STORMWATER

13. The information provided demonstrates this proposal is a Large Project as defined in KCC Title 12, and as such will require a Full Drainage Site Development Activity Permit (SDAP) from Development Services and Engineering.
14. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with KCC Title 12 effective at the time the Administrative Conditional Use Permit application was deemed complete, June 17, 2021. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with KCC in effect at the time of SDAP application.
15. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Services and Engineering for review and approval. The phasing plan shall, as 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.
16. 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 KCC Title 12 effective at the time the Administrative Conditional Use Permit application was deemed complete, June 17, 2021.
17. The project proponent shall be responsible for installing any necessary off-site downstream drainage improvements related to the pond outfall and emergency

spillway. Procurement of any permits or easements necessary to install off-site improvements shall be the responsibility of the project proponent.

18. 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.
19. 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 DCD load slips indicating the location of the receiving site and the quantity of material received by said site.
20. The application indicates that a significant quantity of grading material will be exported from the site. Typically, this means five or more trucks entering/leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan.
21. All retention facilities shall be a minimum of 200 feet from any slope steeper than 30%. This distance may be reduced based on a geotechnical engineering report. That analysis will be prepared by a Civil Engineer licensed in the State of Washington, knowledgeable in the practice of soils engineering and mechanics. The analysis will address the effects of groundwater infiltration, seepage, potential slip planes, and changes in soil bearing strength. The proposed facilities will be designed following the recommendations of the geotechnical analysis.
22. Should a Utilities Local Improvement District (ULID) for the installation of storm drainage facilities be formed, which includes this property within the ULID boundary, the owners of this property shall be obligated to participate. A covenant shall be recorded before the issuance of Occupancy Permits or plat recording indicating participation in the future ULIDs.
23. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person or persons holding title to the subject property for

which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.

24. If the project proposal is modified from that shown on the submitted site plan accepted for review June 16, 2021, Development Services and Engineering will require additional review and potentially new conditions.

c. Environmental

25. Subject to the conditions of the Geotechnical report associated with this permit and on file at the DCD.

d. Traffic and Roads

26. Submit an application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the KCC. The KCPW 1601 form reserves road capacity for the project.
27. Public roads shall not exceed 12% grade or less depending on the road classification per Kitsap County Road Standards.
28. All traffic control devices on public and private roads shall comply with the Manual on Uniform Traffic Control Devices as amended by the Washington Administrative Code. This is in accordance with 23 Code of Federal Regulations (CFR), Part 655.
29. All rights of access for adjoining properties currently in existence shall be preserved. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to SDAP or final plat acceptance.
30. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
31. The property owner(s) shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the accepted construction plans. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.

32. The portions of NW Anderson Hill Road and Olympic View Road NW to be improved shall be constructed to current County standards and deeded as public right-of-way.
33. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on NW Anderson Hill Road and Olympic View Road 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.
34. 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 (KCRS) as established in Chapter 11.22 of the KCC. Existing approaches may need to be improved to meet current standards.
35. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
36. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of the site access and NW Anderson Hill Road; and the site access and Olympic View Road NW. 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 KCRS. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
37. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the KCRS, 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).
38. A right-of-way dedication is required at the southwest corner of the property and shall be recorded prior to SDAP approval. The dedication and it's recording number shall be shown on the SDAP civil plans.

39. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time.
40. A major approach to serve commercial uses shall be constructed in accordance with KCRS Figure 4-2 with a 35-foot radius.
41. Emergency flashers or signals on both Olympic View Road NW and NW Anderson Hill Road activated by egressing emergency vehicles shall be included on the SDAP plans.

e. Fire Safety

The applicant is required to comply with all applicable Fire safety requirements pursuant to KCC Title 14.

f. Solid Waste

42. Documentation will be required from the solid waste/recycling service provider that their requirements for this project have been met. Waste Management Northwest can be reached at pnwcmresources@wm.com or 1-800-592-9995; their website is <http://wmnorthwest.com/kitsap/index..>
43. The SDAP submittal shall show solid waste dumpster location, method for securing the enclosure gates in an open position and pad sizes on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans. Provided area must accommodate a minimum 6-yard dumpster.
44. The SDAP submittal shall show that at least 150 square feet of exterior recyclable materials storage space for the project. Describe collection containers and show their locations, method for securing the enclosure gates in an open position and pad dimensions on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans.
45. If using a compactor, liquid wastes generated as a result of compaction must not discharge into the stormwater system per BKCBA Ordinance No. 1996-11, Section IV.2.a.


g. Kitsap Public Health District

- 46. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
- 47. The Building Site Application/Commercial Building Clearance is pending final approval until addition information is received. The additional information involves decommissioning the well onsite. The applicant can get the decommissioning completed prior to getting your occupancy permit.


OTHER

- 48. This project includes the construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge. A separate building permit with an engineered design is required for such walls. This note shall be placed on the face of the final construction drawings.
- 49. Rock and retaining walls shall meet all applicable setback requirements of Vol. II, Chapter 9 of the Kitsap County Stormwater Drainage Manual.
- 50. The Fire District should follow best management practices consistent with KCC 10.28 (Noise) to help prevent siren and signal noise impacts on adjacent property owners.

Report prepared by:

 <hr/> Jeff Smith, Staff Planner / Project Lead	11/29/2021 <hr/> Date
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Report approved by:

 <hr/> Scott Diener, Department Manager / Supervisor	11/29/2021 <hr/> Date
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Attachments:

- Attachment A – Site Plan
- Attachment B – Landscape Plan
- Attachment C – Zoning Map
- Attachment D – Fire District Map

CC: CK Fire and Rescue, 5300 NW Newberry Hill Rd, Ste 101, Silverdale, WA 98383
Olson & Associates, nlolson2@nlolson.com

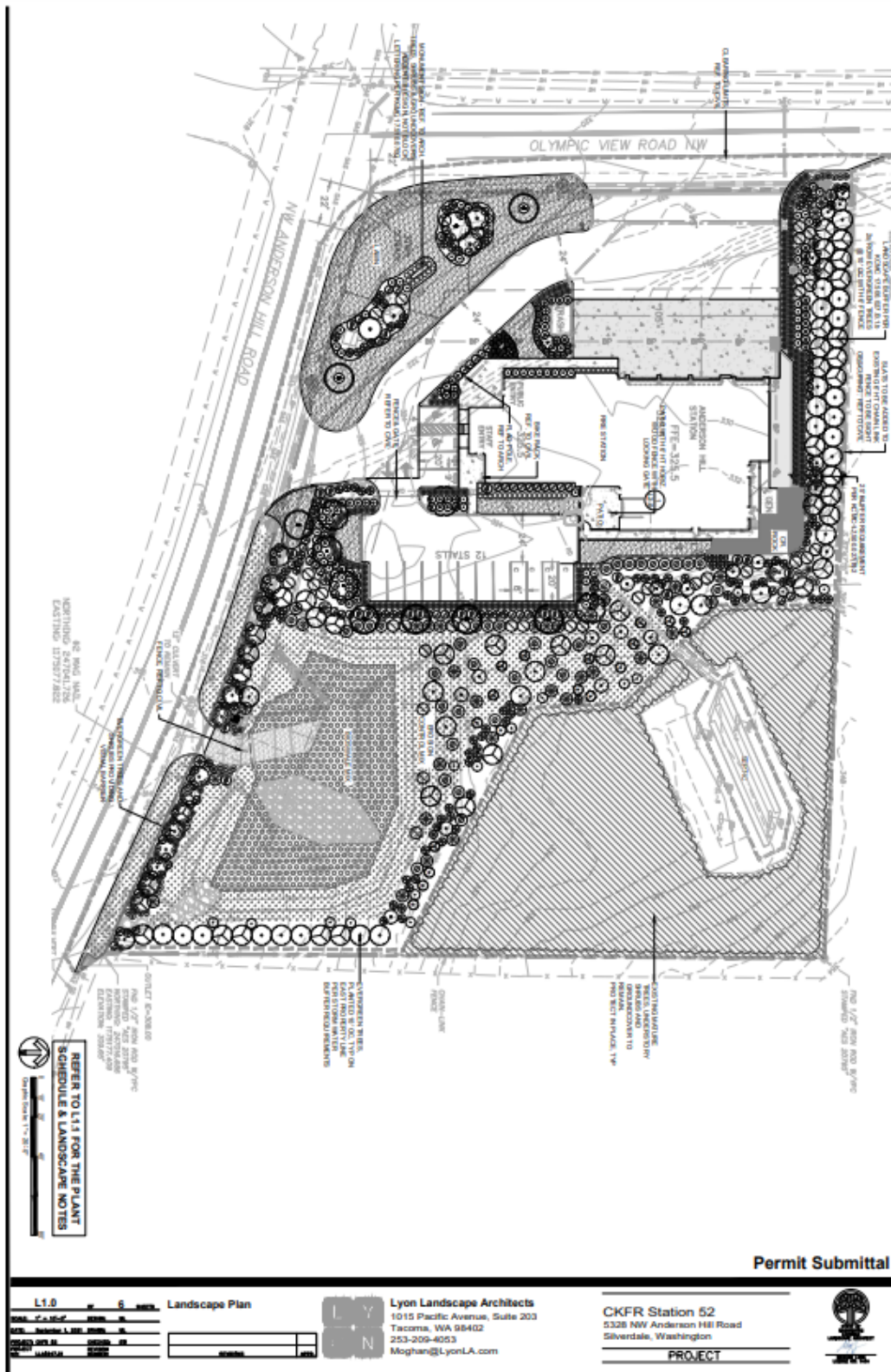
Interested Parties: Bonnie Chrey, bchrey@wavecable.com
Charles Archuleta, charles.archuleta@swfpac.navy.mil
Wendy Saxon, wendypete17@gmail.com
David Grellier, chocice@aol.com
Serena Prince, sprince@ckfr.org

Kitsap County Health District, MS-30

Kitsap County Public Works Dept, MS-26

DCD Staff Planner: Jeff Smith

Attachment B Landscape Plan



Permit Submittal

L1.0

DATE	DESCRIPTION

Landscape Plan

LYON

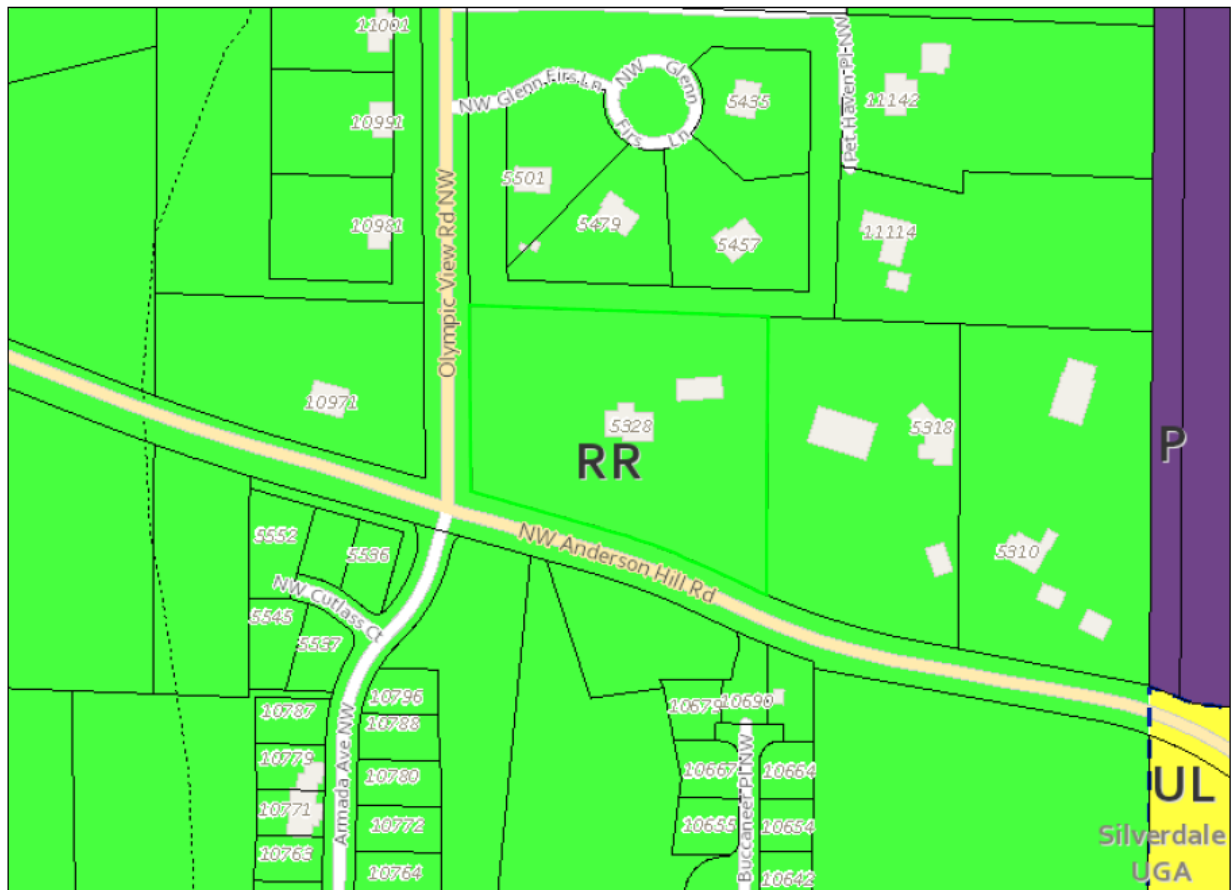
Lyon Landscape Architects
 1015 Pacific Avenue, Suite 203
 Tacoma, WA 98402
 253-209-4053
 Moghan@LyonLA.com

CKFR Station 52
 5328 NW Anderson Hill Road
 Silverdale, Washington

PROJECT



Attachment C Zoning Map



** This map is not a substitute for field survey ** Map Scale: 1 inch = 200 feet

Legend

Kitsap County Zoning Designations

RURAL

- RR - Rural Residential (1 DU/5 Ac)
- MRO/RR - Mineral Resource/Rural Residential
- RP - Rural Protection (1 DU/10 Ac)
- MRO/RP - Mineral Resource/Rural Protection
- RW - Rural Wooded (1 DU/20 Ac)
- MRO/RW - Mineral Resource/Rural Wooded
- FRL - Forest Resource Lands (1 DU/40 Ac)
- Mineral Resource/For... Resource Lands
- COMMERCIAL
- BC - Business Center
- BP - Business Park
- IND - Industrial
- MRO/IND - Mineral Resource/Ind...
- Commercial (10-30 DU/Ac)

- Regional Center (10-30 DU/Ac)
- NC - Neighborhood Commercial (10-30 DU/Ac)
- Low Intensity Commercial (10-30 DU/Ac)
- RCO - Rural Commercial
- REC - Rural Employment Center
- Ri - Rural Industrial
- TTEC - Twelve Trees Employment Center

- MRO/TTEC - Mineral Resource/Tw... Trees Employment Center
- URBAN
- GB - Greenbelt (1-4 DU/Ac)
- UCR - Urban Cluster Residential (5-9 DU/Ac)
- UR - Urban Restricted (1-5 DU/Ac)
- MRO/UR - Mineral Resource/Ur... Restricted
- UL - Urban Low Residential (5-9 DU/Ac)

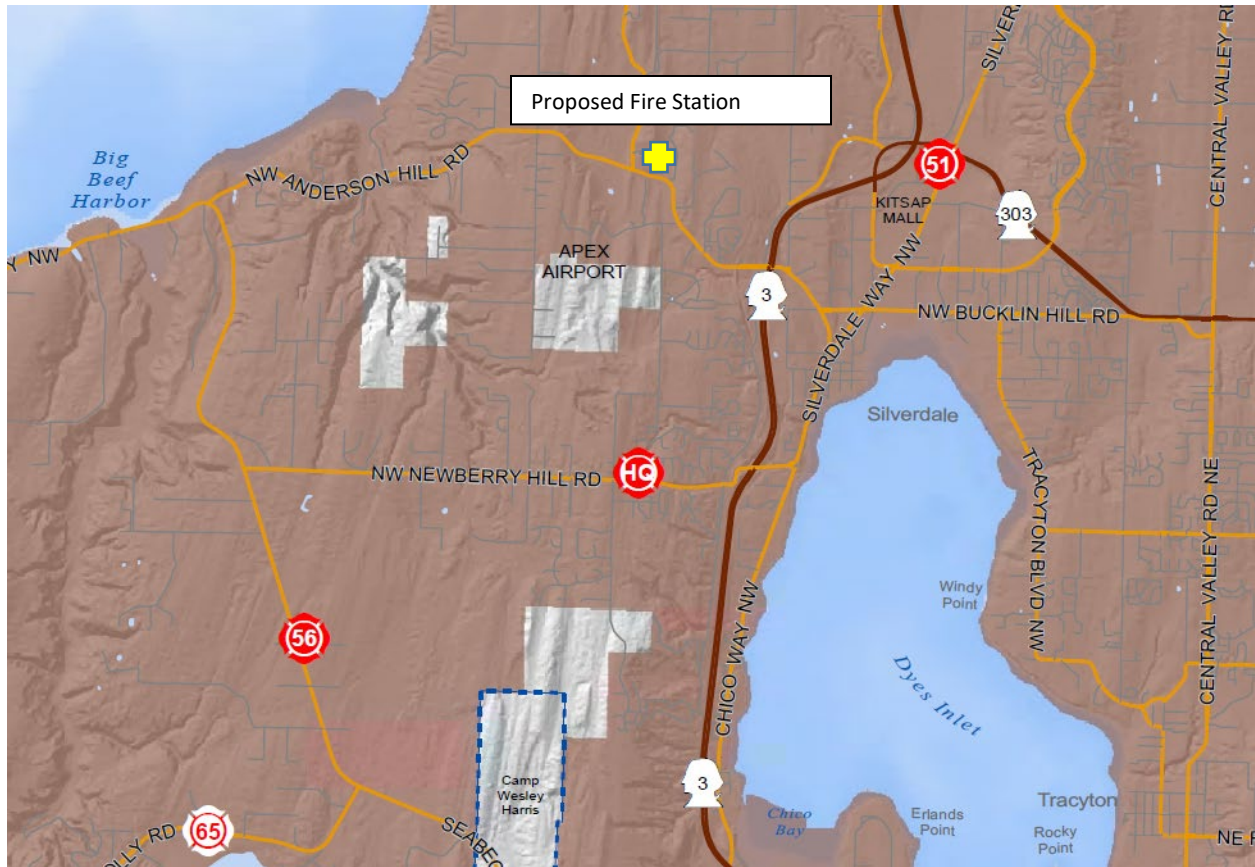
- UM - Urban Medium Residential (10-18 DU/Ac)
- UH - Urban High Residential (19-30 DU/Ac)
- Urban Village Center (min 10 DU/Ac)
- KVC - Keyport Village Commercial
- KVLR - Keyport Village Low Residential
- KVR - Keyport Village Residential
- MANCHESTER VILLAGE

- MVC - Manchester Village Commercial
- MVLR - Manchester Village Low Residential
- MVR - Manchester Village Residential
- RURAL HISTORIC TOWN
- RHTC - Rural Historic Town Commercial
- RHTR - Rural Historic Town Residential
- RHTW - Rural Historic Town Waterfront

- SUQUAMISH VILLAGE
- SVC - Suquamish Village Commercial
- SVLR - Suquamish Village Low Residential
- SVR - Suquamish Village Residential
- OTHER
- Park
- CITY - Incorporated City
- ML - Military
- Mineral Resource/Mili...



- P - Park (Kitsap County)
- T - Tribal Land
- Lake
- Salt Water
- INDUSTRIAL
- LI - Light Industrial
- CITY OF POULSBO
- RL - Residential Low

Attachment D Fire District Map





CKFR Central Kitsap




Station Staffing

-  Staffed Station
-  Volunteer Station

Jurisdiction

-  Tribal Land
-  Military

Street Center Lines

-  State Highway
-  Collector / Arterial
-  Local Road

- 41 Meadowdale - Bremerton
- 42 Island Lake - Poulsbo
- 45 North Perry - Bremerton
- 51 Silverdale
- 52 Bangor
- 53 Seabeck
- 54 Hintzville
- 55 Lake Tahuya
- 56 Seabeck/Nicholas
- 64 Chico
- 65 Wildcat Lake
- HQ Silverdale