



Administrative Staff Report

Report Date: June 10, 2022

Application Submittal Date: August 20

2021 Application Complete Date: September 15, 2021

Project Name: CK Fire District 1 Station 45

Type of Application: Type -II Administrative Conditional Use Permit

Permit Number: 21-04555

Project Location

3735 Trenton Avenue NE
Bremerton, WA
Commissioner District #3

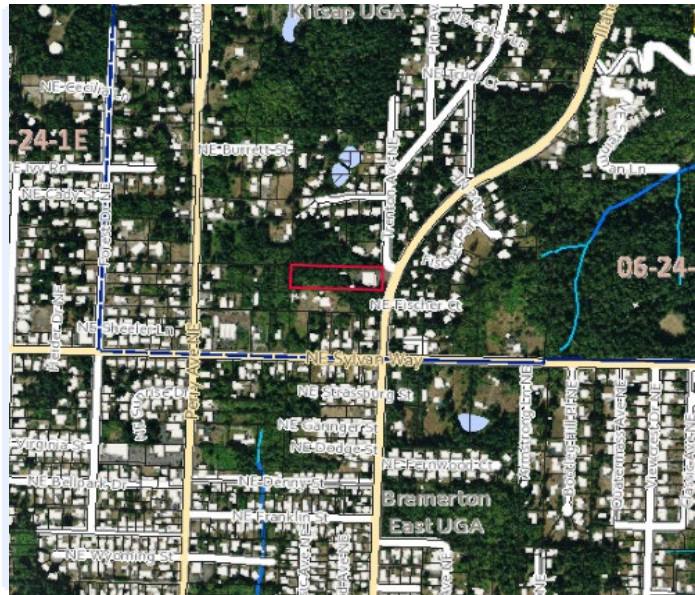
Assessor's Account

012401-4-013-2003

Applicant/Owner of Record

Central Kitsap Fire District
5300 NW Newberry Hill Rd. Ste#101
Silverdale WA 98383-7389

VICINITY MAP



Decision Summary

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

1. Background

Central Kitsap Fire and Rescue (CKFR) proposes to replace an existing 7,099-sf Fire Station 45 with a larger approximately 7,600-sf fire station with equipment storage, 2 truck bays, and living quarters for a duty shift of 4 personnel. The proposal includes parking for personnel and the public, emergency equipment storage, and an emergency generator. An existing septic drainfield will provide for sanitary sewer. Additional improvements proposed include revision of the accesses. The construction of stormwater treatment and detention control facilities, and utilities to serve the station are included in the project design proposal. No phasing is currently proposed.

2. Project Request

CKFR is requesting an Administrative Conditional Use Permit to replace an existing 7,099-sf fire station with a larger approximately 7,600-sf fire station. The site is zoned Greenbelt, a low-density urban residential zone.

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. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions at the end of this report:

Comments

The SEPA comment period occurred concurrent with the Notice of Application dated October 27, 2021 for the Administrative Conditional Use Permit (21-04555). Written comments were submitted by David Grellier commenting on preventing excessive light and glare from the station on the surrounding neighborhood. In addition, neighbors are concerned about maintaining the existing trees to mitigate impacts such as light on their property that is created by the station. Please see the conditions below, which will address these concerns. Kitsap County mapping does not show slopes, 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 KCC 19.700.
2. The project revisions have been reviewed and will be conditioned to follow stormwater control pursuant to KCC Title 12.
3. Outdoor lighting fixtures must be recessed and pointed down to prevent unnecessary glare on adjacent residential property owners along other property boundaries.
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. Prior to building permit issuance, the applicant shall submit to DCD the color scheme for

all buildings to accent, blend and compliment with rural residential surroundings. The colors shall be limited to “earth tones” and be non-reflective in nature to be consistent with rural character.

6. To provide a functional screen around the perimeter and a filtered view from adjacent residential properties, landscaping shall be installed per the approved landscaping plan. Existing native plantings shall be retained to enhance screening vegetation and landscape plantings. Should the screening buffer require augmentation, a six-foot solid wood panel fence will be required along the north side of the property until the landscaping matures. The plantings will be inspected to determine screening adherence.
7. 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 candle foot of illumination leaves the property boundaries per KCC 17.105.110.

The SEPA appeal period expired June 10, 2022. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The total lot size is 2.42 acres, and the total area of construction on the lot will be 1.38 acres. The site slopes generally from the east to the west 5 to 12% with slopes as high as 40% in limited areas on the property. The existing site includes an active fire station and two cell towers and supporting ground equipment on the east half of the site. The site is forested on the west half of the site. There is a wetland to the east of the site (Category III with 150-ft buffers). The Kitsap County Soil Survey classifies the native soils as Alderwood very sandy gravelly sandy loam. The western side is classified as Ragnar fine sandy loam, 6-15 percent slopes. The property is with a Critical Aquifer Recharge Area-1 and reviewed pursuant to KCC 19.600.620. The fire station is not a listed use requiring a hydro-geological report.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Public Facility Zone: Greenbelt	Standard	Proposed
Minimum Density	1 dwelling unit per acre	None
Maximum Density	5 dwelling units per acre	
Minimum Lot Size	5,800 sf	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	60'	NA
Minimum Lot Depth	60'	NA
Maximum Height	28'	1 story, <26'4"

Maximum Impervious Surface Coverage	85%	~34.391 or 32%
Maximum Lot Coverage	40%	42,213 sf

Applicable footnotes: NA

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (East)	20'	36' 9"
Side (North)	5'	10'
Side (South)	5'	10'
Rear (West)	5'	~554'

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Undeveloped and Single-family residence	Green Belt (GB)
South	Single-family residence	GB
East	Single-family residences	GB
West	Undeveloped	GB

Table 4 - Public Utilities and Services

	Provider
Water	North Perry Avenue Water District
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #400

5. Access

The access to the site is off Trenton Avenue NE at the site address of 3735 Trenton Avenue, Bremerton, WA 98310. The proposal includes additional and replaced impervious areas for parking for personnel and the public, improved accesses, and frontage improvements.

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 21.

Coordinate with service providers, agencies, local jurisdictions, County departments and the public, to ensure appropriate zoning.

CapF and Utilities Goal 1.

Define types of public facilities, establish standards for levels of service for each type of public facility and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations, with a plan to repair or replace existing public facilities as necessary.

CapF and Utilities Policy 1.

Coordinate provision of utilities with future development by designating appropriate sites for utility facilities and ensuring their availability.

CapF and Utilities Goal 4.

Provide adequate public facilities by constructing needed capital improvements. Maintain a financially feasible schedule of capital improvements in the Capital Facilities Plan.

CapF and Utilities Policy 11.

Only provide public facilities or accept provision of public facilities by others in cases where the County or other providers are able to pay for subsequent annual operating and maintenance costs of the facility.

CapF and Utilities Policy 14.

*Kitsap County, along with cities and special purposes districts, should develop long-term funding strategies that include, but are not limited to, the following funding options:
Existing development;*

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 19.200	Critical Areas - Wetlands
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

8. Documents Consulted in the Analysis

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Administrative CUP Application	August 23, 2021
Environmental (SEPA) Checklist	September 09, 2021
Revised Wetland Delineation Report	April 26, 2022
Geotechnical Report	April 05, 2022
Revised Site Plan	August 23, 2022
Final Health District Approval	February 08, 2022
Project Narrative	August 23, 2021

<u>Staff Communication</u>	<u>Dated</u>
Dev. Services & Engineering Memo	February 15, 2022

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 received one written response from David Grellier from a neighbor with concerns on the Administrative Conditional Use Permit.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
	Mr. Grellier commented that currently there are existing trees on the intervening property. The concern is that there will be an increase in light from the property as a result of the of the site work. The desire is that any protective lighting can be kept to a minimum.	.

Issue Ref. No.	Issue	Staff Response
	Potential light impacts	<p>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. The applicant prepared a photometric map demonstrating not more than one-candle foot is leaving the property line. (Clearing limits fencing)</p> <p>The screening buffer will help mitigate headlight glare and security lighting glare.</p>

10. Analysis

a. Planning/Zoning- Conditional Use Permit Decision Criteria.

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 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 CKFR District. Pursuant to KCC 17410.050.A Footnote #16, public facilities associated with infrastructure requires to be processed through a conditional Use permit. A public facility/fire station in the GB 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.

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 proposal includes parking for personnel and the public, emergency equipment storage, and an emergency generator. The fire station will not be a destination site and will mainly serve 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	5 spaces per shift 4 spaces public visitors	5 personnel/2 shifts = 10 spaces 4 spaces for public visitors
Total			14

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 an existing 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

A landscape plan dated August 23, 2021 and revised landscape plan dated April 4, 2022 is included as a part of this submittal. Existing vegetation is to remain wherever possible. Landscape buffers are proposed on the north and south sides of the property in areas where building and parking is proposed.

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 an urban 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 land use proposal. Consistent with review comments by staff, the applicant has included a separation landscape buffer and street trees along the County

roads. Should the screening buffer require augmentation, a six-foot solid wood panel fence will be required along the north side of the property until the landscaping matures. The existing road frontage provides little planting bed areas because of the existing configuration of the existing approaches. Street trees are recommended along the road frontage where practical.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site		21% (21,925 sf)
Required Buffer(s) 17.500.025		
North	Screening Buffer	Screening Buffer
South	Screening Buffer	Screening Buffer
East	Roadside and Setback Buffer	Roadside and Setback Buffer
West	Screening Buffer	Screening Buffer
Street Trees	Yes	Yes

f. Frontage Improvements

The Fire District is proposing frontage improvements along Trenton Avenue NE that includes curb, gutter, 5-foot sidewalks and improved driveway access. The access improvements include the construction of an urban major approach at the southern entrance.

g. Design Districts/Requirements

NA

h. Development Engineering/Stormwater

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 September 15, 2021. Development Services and Engineering accepts the concepts contained in this preliminary submittal. The proposed stormwater facilities include a stormwater detention pond for stormwater quantity control; and a Filterra unit, for stormwater quality control. There are no roadway features proposed with this development.

i. Environmental

One jurisdictional wetland was identified to the west, off-site to the parcel. This off-site wetland was investigated for jurisdiction and delineated. The wetland is a depressional

Category III complex. The off-site wetland has a standard buffer of 150 ft to the high intensity use. A 15-ft building and impervious surface is required. As an element of the storm drainage concept, the applicant is proposing a storm drainage overflow route in the 150-ft Category-III Wetland. Any buffer modification proposed shall comply in accordance with development standards provided that the applicant demonstrates the need for modification through mitigation sequencing. Pursuant KCC 19.200.225.E Additional development standards for certain uses, surface water management facilities are not permitted unless approved through Title 12 and consistent with provisions in KCC 19.100.145 Special Use review. The discharge shall neither significantly increase nor decrease the rate of flow or hydroperiod, nor decrease the water quality of the wetland.

j. Access, Traffic and Roads

The project was reviewed for potential vehicular traffic impacts on the local road network. The functional road classification for Trenton Avenue NE is a major collector.

Staff Comment: CKFR determined that the existing location will best serve the existing and future development in the vicinity of the fire station.

k. Fire Safety

CKFR was provided an water availability letter from North Perry Water District to verify fire flow based on the 7,600-sf building and type of construction.

l. 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

North Perry Avenue 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 applicant has submitted a Building Clearance to the Kitsap Public Health District for the project expansion and has been previously approved.

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 #45 is consistent with the urban comprehensive designation and the Greenbelt Residential zoning. The location of the fire station is consistent with maintaining an adequate response to existing and proposed development.

2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all 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 residential character of the neighborhood. The combination of landscaping, screening, proposed lighting, building design, and setbacks assists with compatibility to adjacent residential uses. The fire station will primarily be a one-story building at street level with typical heavy apparatus bay doors and an additional elevated ceiling above the apparatus bays. Overall height (26') 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 be **approved**, subject to the following conditions:

a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.

2. 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. 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.
4. 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.
5. 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.
6. 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.
7. The decision set forth herein is based upon representations made and exhibits contained in the project application. Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
8. 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.

9. 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.
10. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit Development Engineering.

b. Development Engineering

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
13. 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 Kitsap County Code Title 12 effective at the time the Administrative Conditional Use Permit application was deemed complete, September 15, 2021. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
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 Kitsap County

Code Title 12 effective at the time the Administrative Conditional Use Permit application was deemed complete.

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 Kitsap County Department of Community Development 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 imported to 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. Before SDAP acceptance, the applicant shall submit a set of drawings to the City of Bremerton for review. The applicant shall notify Development Services and Engineering in writing when the plans have been submitted to the City.

Development Services and Engineering shall coordinate with the City to determine if the City has any comments to the submittal.

23. 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.
24. If the project proposal is modified from that shown on the submitted site plan accepted for review, 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 Department of Community Development.
26. Project is subject to the requirements in the wetland delineation report.
27. Subject to the conditions of the Geotechnical report associated with this permit and on file at the Department of Community Development.
28. The property has been identified as being within a Critical Aquifer Recharge Area and the Fire Station has not been identified as a prohibited land use activity. Consistent with KCC 19.600 Critical Aquifer Recharge Areas, it is recommended the applicant follow best management practices for spill prevention.

d. Traffic and Roads

29. Submit plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.
30. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of Trenton Ave N and Illahee Road NE. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
31. 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 (or building permit if no SDAP is required). The need for and scope of bonding will be determined at that time.

e. Solid Waste

32. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements of the service provider (e.g. access requirements, dumpster size and location) for the project. Pay particular attention to the access requirements of collection trucks. Documentation shall be provided from the solid waste/recycling service provider that their requirements for this project have been met.
33. 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.
34. 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.
35. If using a compactor, liquid wastes generated as a result of compaction must not discharge into the stormwater system per BKCBH Ordinance No. 1996-11, Section IV.2.a.

f. OTHER

36. 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.
37. Rock and retaining walls shall meet all applicable setback requirements of Vol. II, Chapter 9 of the Kitsap County Stormwater Drainage Manual.

g. Fire Safety

None

h. Wastewater

None

i. Kitsap Public Health District

38. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.

j. SEPA Conditions

39. 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 KCC 19.700.

40. The project revisions have been reviewed and will be conditioned to follow stormwater control *pursuant to KCC Title 12*.

41. Outdoor lighting fixtures must be recessed and pointed down to prevent unnecessary glare on adjacent residential property owners along other property boundaries.

42. 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.

43. Prior to building permit issuance, the applicant shall submit to DCD the color scheme for all buildings to accent, blend and compliment with rural residential surroundings. The colors shall be limited to "earth tones" and be non-reflective in nature to be consistent with rural character.

44. To provide a functional screen around the perimeter and a filtered view from adjacent residential properties, landscaping shall be installed per the approved landscaping plan. Existing native plantings shall be retained to enhance screening vegetation and landscape plantings. Should the screening buffer require augmentation, a six-foot solid wood panel fence will be required along the north side of the property until the landscaping matures. The plantings will be inspected to determine screening adherence.

45. 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 candle foot of illumination leaves the property boundaries per KCC 17.105.110.

Report prepared by:



Jeff Smith, Staff Planner / Project Lead

June 10, 2022

Date

Report approved by:



Scott Diener, DSE Manager, DCD

June 10, 2022

Date

Attachments:

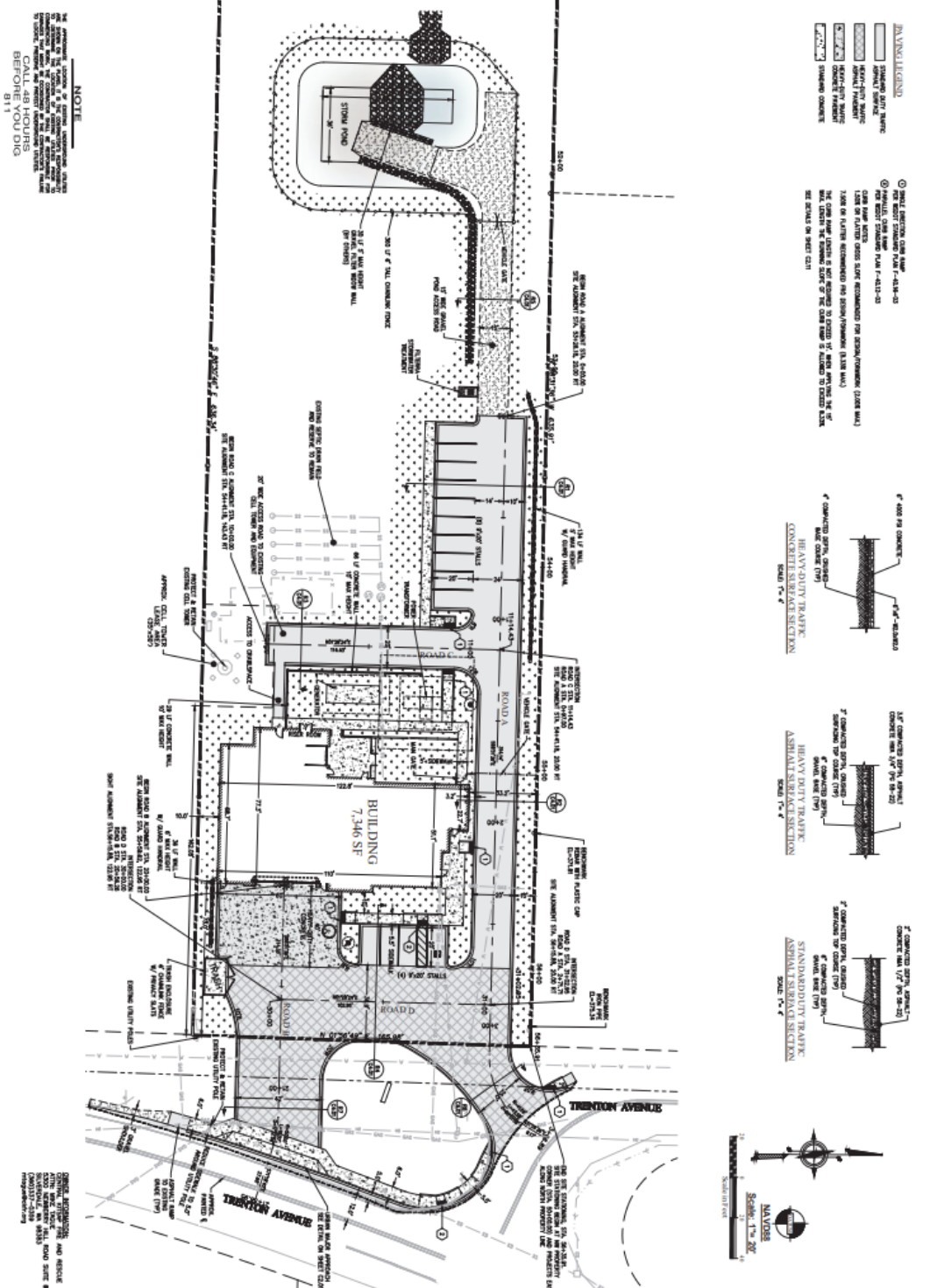
Attachment A –Site Plan

Attachment B – Architectural Elevations

Attachment C – Zoning Map

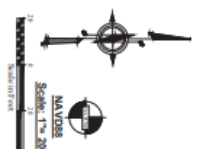
CC: CK Fire and Rescue, 5300 NW Newberry Hill Rd, Ste 101, Silverdale, WA 98383
Olson & Associates, nlolson2@nlolson.com
Interested Parties: David Grellier, choice@aol.com
Kitsap County Health District, MS-30
Kitsap County Public Works Dept, MS-26
DCD Staff Planner: Jeff Smith

Site Plan



NOTE:
 THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
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PROJECT #	21-04555
DATE	08/11/2021
DRAWN BY	W. J. B. / J. S. B.
CHECKED BY	
DATE	
SCALE	
SHEET #	C2.00

**CENTRAL KITSAP FIRE & RESCUE
 STATION 45**
 S.D.A.P. & A.C.U.P.
 3735 TRENTON AVE NE, BREMERTON, WA 98310
 Portion of the Southeast Quarter of Section 1,
 Township 24 North, Range 1 East, W.M. in Kitsap County, Washington

N.I. Olsen & Associates, Inc.
 10000 1st Avenue NE, Suite 100
 Everett, WA 98203
 Phone: 425.336.8888
 Fax: 425.336.8889
 Email: info@niolsen.com

Zoning Map

CKFD Station #45

