



Notice of Administrative Decision

Date: 12/19/2022

To: Central Kitsap Fire & Rescue
Trish Walton with NL OLSON, twalton@nolson.com
Interested Parties and Parties of Record

RE: **Permit Number:** 21-05832
Project Name: CENTRAL KITSAP FIRE & RESCUE - Station 57 - new 9,000 sf Fire Station
Type of Application: ADMIN CUP

The Kitsap County Department of Community Development has **APPROVED** the land use application for **Permit # 21-05832: CENTRAL KITSAP FIRE & RESCUE - Station 57 - new 9,000 sf Fire Station – ADMIN CUP**, subject to the conditions outlined in this Notice and included Staff Report.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY APPEALED TO THE KITSAP COUNTY HEARING EXAMINER ON OR BEFORE 14 DAYS FROM THE DATE OF DECISION PER KITSAP COUNTY CODE 21.04.290.

The written appeal shall be made on, or attached to, an appeal form found on DCD's website: <https://www.cognitofirms.com/KitsapCounty1/RequiredPermitQuestionnaireAppealObjectionOfAnAdministrativeDecision>.

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file is available for review by contacting the Department of Community Development; if you wish to view the case file or have other questions, please contact help@kitsap1.com or (360) 337-5777.

CC: Interested Parties:
None
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith
Parks
Navy
DSE

Permit # 21-05832 : CENTRAL KITSAP FIRE & RESCUE - Station 57 - new 9,000 sf
Fire Station – ADMIN CUP
12/19/2022

Kitsap Transit
Central Kitsap Fire District
Central Kitsap School District
Puget Sound Energy
Water Purveyor
Sewer Purveyor
Point No Point Treaty Council
Suquamish Tribe
Port Gamble S'Klallam Tribe
Squaxin Island Tribe
Puyallup Tribe
WA Dept of Fish & Wildlife
WA State Dept of Ecology-SEPA
WA State Dept of Ecology-Wetland Review
DCD File #21-05832



Administrative Staff Report

Report Date: December 8, 2022

Application Submittal Date: December 13, 2021

Application Complete Date: November 16, 2021

Project Name: Central Kitsap Fire District #57

Type of Application: Type II ACUP

Permit Number: 21-05832

Project Location

14500 NW Coho Run
Bremerton, WA 98312
Commissioner District #3

Assessor's Account

052401-3-049-1001

Applicant/Owner of Record

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

Decision Summary

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

VICINITY MAP



1. Background

Central Kitsap Fire and Rescue is proposing to construct an approximately 9,300-sf fire station with equipment storage, four engine truck bays, and living quarters and typical facilities and amenities for a duty shift of six district personnel. The proposed new Fire Station #57 is planned to be located at the corner of NW Holly Road and NW Coho Run to improve the emergency response time within the Lake Symington area. There has been a significant amount of new construction last several years within the district that has created a public need for the new station.

2. Project Request

The applicant is requesting Administrative Conditional Use Permit approval Project construct an approximately 9,300-sf fire station with equipment storage, four engine truck bays, and living quarters.

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. A Determination of Nonsignificance (DNS) was issued on November 4, 2022. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions eight (8) at the end of this report.

COMMENTS:

The SEPA comment period for the project occurred concurrent with the Notice of Application dated March 10, 2022. No written comments were received by the public. In review of the environmental reports and materials, DCD staff determined that an unmapped tributary to Big beef Creek located on the north side of the property warranted further review. The Department of Community Development (DCD) organized a stream identification team on September 7, 2022, to investigate the location of the unmapped stream and the stream classification. The group included DCD environmental staff, WSDFW habitat biologists, and a biologist from the Suquamish Tribe. The investigation found a typing break on the property. As a result, the stream will require a 150-foot buffer from flag #5, downstream to NW Coho Run, and a 50-foot buffer from flag #5, upstream.

CONDITIONS:

1. Due to the presence of a stream on the property, the proposal will be conditioned to follow required stream buffer and setback requirements per KCC Title 19.300.315. The portion of the seasonal stream requires a 50-foot buffer and a 150-foot buffer from flag #5 down to the road and confluence of Big Beef creek. An additional 15-foot construction setback is also required.
2. Stream buffer signage is required at 50-foot intervals at the buffer boundary. The applicant shall follow all BMPs to maintain the stream buffers, including removal of invasive species and re-establishment of conifer plantings.
3. The project will be conditioned to follow stormwater control pursuant to KCC Title 12.

4. Outdoor lighting fixtures must be recessed and pointed down to prevent unnecessary glare on adjacent residential property owners.
5. 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.
6. 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 the rural character.
7. 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. Retention of existing native plantings is encouraged 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 west side of the property until the landscaping matures. The plantings will be inspected to determine screening adherence.
8. Any and all signage design and location (including exempt signs) shall comply with sign code 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 November 18, 2022. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The project site is a single lot approximately 3.67 acres in size. The total area proposed for construction is 2.58 acres. Also included along NW Coho Run are frontage improvements with two road approaches, a 3 ft gravel shoulder with culverts and ditch improvements. The topography is the highest in the northwest corner of the property and slopes down to the east approximately 9% to an unmapped stream.

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 | NA |

| | | |
|-------------------------------------|--------|-------------------|
| Maximum Lot Size | NA | NA |
| Minimum Lot Width | 140 ft | NA |
| Minimum Lot Depth | 140 ft | NA |
| Maximum Height | 35 ft | 2 stories, <35 ft |
| Maximum Impervious Surface Coverage | 85% | ~196,240 or 64% |
| Maximum Lot Coverage | NA | NA |

Applicable footnotes: 17.420.060 #41(d) Lots with Multiple Front Yards.

17.420.060 #42 Exceptions to historic lot.

Staff Comment: Footnote #41 only applies for dwellings 50-foot setbacks are maintained from NW Holly. The subject property is 3.67 acres in size and considered a historic 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 (East) | 50 ft | 50 ft |
| Side (North) | 20 ft | 20 ft |
| Side (South) | 50 ft | 50 ft |
| Rear (West) | 20 ft | 20 ft |

Table 3 - Surrounding Land Use and Zoning

| Surrounding Property | Land Use | Zoning |
|----------------------|-----------------------------|------------------------|
| North | Single-family residence. | Rural Residential (RR) |
| South | Single-family residence | Rural Protection (RP) |
| East | Single-family residence | RR |
| West | Single-family res. (church) | RR |

Table 4 - Public Utilities and Services

| | Provider |
|--------|-------------------------------------|
| Water | Silverdale Water District |
| Power | Puget Sound Energy |
| Sewer | Kitsap County |
| Police | Kitsap County Sheriff |
| Fire | Central Kitsap Fire & Rescue |
| School | Central Kitsap School District #403 |

5. Access

The proposed Fire Station #57 is planned to be located at the NE corner of the intersection of NW Holly Road and NW Coho Run. 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 well as needed.

6. Site Design

The proposed Fire Station #57 was reviewed for consistency with requirements pursuant 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 as 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 level-of-service 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 | Storm Water Drainage |
| Title 13 | Water and Sewers |
| Title 14 | Buildings and Construction |
| Title 17 | Zoning |
| Chapter 18.04 | State Environmental Policy Act (SEPA) |
| Title 19 | Critical Area Ordinance |
| Chapter 20.04 | Transportation Facilities Concurrency Ordinance |
| Chapter 21.04 | Land Use and Development Procedures |

8. Documents Consulted in the Analysis

| <u>Applicant Submittals</u> | <u>Dated or date stamped</u> |
|---|------------------------------|
| Administrative CUP Application | November 16, 2021 |
| Environmental (SEPA) Checklist | December 6, 2021 |
| Final Site Plan | October 3, 2022 |
| Preliminary Health District Septic Design | December 6, 2021 |
| Project Narrative | September 9, 2021 |
| CKFR Site and Elevations | December 6, 2021 |
| Project Landscape Plan | June 6, 2022 |
| <u>Staff Communication</u> | <u>Dated</u> |
| Dev. Services & Engineering Memo | January 27, 2022 |
| Notice of Application | March 10, 2022 |
| SEPA Determination (DNS) | November 4, 2022 |

9. Public Outreach and Comments

Pursuant to KCC Title 21 Land Use and Development Procedures, the Department gave proper public notice for the Administrative Conditional Use Permit through the Notice of Application with the notification of property owners located up to 800 ft around the site. There were no written comments received from the public.

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, high-ways,*

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, utilities such as power, phone, cable television. Essentially, the fire station is publicly owned provided by the Central Kitsap Fire and Rescue District (CKFR). 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. Station #57 was reviewed for consistency with KCC 17.420.030 Design Standards and 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 can leave 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 station does not fall into specific category under table KCC 17.490.030. The CKFR's fire station is not a destination site, which mainly serves the public through aide calls. The district operates many fire stations for many years has experience to determine the demand for off-street parking and is consistent with requirements.

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/two 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 a design and shows a location for a monument sign at the southeast corner. To be consistent with 17.510.100.E *Monument Signs*, any stand-alone monument sign will need to be consistent with minimum setbacks from roadway and coordinated with 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 *Appendices 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, per KCC 17.500.025.

Per KCC 17.500.027.A.2 a “Solid Screening Buffer” is required to create a 100% sight-obscuring buffer between incompatible land uses. The subject property is surrounded by single-family homes on two sides (west and north sides) within the rural zoning. The applicant is proposing a solid screening buffer with some augmentation with evergreen and deciduous trees and/or native vegetation retention. A final landscaping plan is required at 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 a review comments by staff, the applicant has included a roadside/separation landscape buffers and street trees along the County roads. The applicant will be required to install a solid wood panel fence along the southwest side until plants mature and provide screening (see Landscape Plan dated 06/06/2022).

Table 6 - Landscaping Table

| | Required | Proposed |
|---|-----------------------------|-----------------------------|
| Required Landscaping (Sq. Ft) 15% of Site | 23,979 sf - 0.55 acre | 1.54 acres (41%) |
| Required Buffer(s) 17.500.025 | | |
| North | Solid Screening Buffer | Solid Screening Buffer |
| South | Roadside and Setback Buffer | Roadside and Setback Buffer |
| East | Roadside and Setback Buffer | Roadside and Setback Buffer |
| West | Solid Screening Buffer | Solid Screening Buffer |
| Street Trees | Yes | Yes |

f. Frontage Improvements

The project includes frontage improvements at a rural level-of-service on NW Holly Road and includes a commercial road approaches minor widening on the west side of NW Coho Run to help reduce potential vehicle conflicts for egress and ingress of fire trucks at the site. The proposed development includes frontage improvements that

consist of a 3-ft gravel shoulder, as well as ditch and culvert improvements along NW Coho Run for approximately 550 linear ft.

g. Design Districts/Requirements

NA

h. Development Engineering/Stormwater

The proposed stormwater facilities include an infiltration pond and bioretention facility for both stormwater quantity and 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 January 27, 2022.

i. Environmental

Based on Kitsap County resource maps the parcel is located in a Category I Critical Aquifer Recharge Area, near a 100-year floodplain, DNR NWI surveyed wetlands, Big Beef Creek and is a fish stream with a Shoreline Conservancy designation, moderate seismic hazard areas all to the south and east of the site.

In review of the environmental reports and materials, DCD staff determined that an unmapped tributary to Big beef Creek located on the north side of the property warranted further review. The Department of Community Development (DCD) organized a stream identification team on September 7, 2022, to investigate the location of the unmapped stream and the stream classification. The group included DCD environmental staff, WSDFW habitat biologists, and a biologist from the Suquamish Tribe. The investigation found a typing break on the property. As a result, the stream will require a 150-ft buffer from flag #5, downstream to NW Coho Run, and a 50-ft buffer from flag #5, upstream.

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 Holly Road is a Major Collector and NW Coho is classified as a local access road. It is anticipated there will be minimal non-emergency trips created by a fire station of 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

The voter-approved bond initiative provides for 3 new station locations (Stations 52, 53, & 57) and the demolition and replacement of two existing stations (Stations 45 & 51). Additionally, there will be structural and safety upgrades to the remaining stations throughout the district (Stations 41, 42, 56, & 64).

To maintain service coverage to the community during the bond program, the stations need to be constructed in a phased manor. Currently Station 52 and Station 45 are under construction. Station 45's staff and equipment is temporarily assigned to Station 64 where there is space, and coverage of the 45-service area is being handled by Station 41 and Bremerton Fire. Stations 52 and 45 will need to be completed to absorb staff, equipment, and to assist Station 41 in maintaining coverage for the Station 51 rebuild, scheduled to begin early in 2023. Stations 56, 57, & 64 will provide coverage to the Chico, Wildcat Lake, Lake Symington & Tahuyeh, Crosby, Holly, and greater Seabeck communities. All these new stations will need to be in service so that the structural upgrades to the remaining stations can be made that were also part of the bond measure.

l. Solid Waste

Waste Manage is the County waste hauler. Through the Site Development Activity Permit (SDAP) the applicant will be required obtain written approval from Waste Management to document that all standards for solid waste and recycling have been addressed.

m. Water/Sewer

Kitsap Public Utility District will provide potable water service and fire flow and the fire station will be served by an onsite sewage disposal system.

n. Kitsap Public Health District

The Health Public Health District has recommended approval of the fire station. The District currently has all the information need to review the proposal.

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 #57 is consistent with the rural comprehensive designation and the Rural Residential zoning. The location of the fire station is consistent with maintaining an adequate emergency response to existing and

proposed development. The applicant is proposing to be consistent 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 Comment: The project complies with required development standards per KCC Title 17 Zoning and other applicable development regulation in Titles 11 Road Standards, 12 Stormwater Drainage, Title 19 Critical Areas Ordinance, and others as previously noted.

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

Staff Comments: With compliance with the above requirements the project is not anticipated to 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 building is compatible adjacent residential uses with the combination of landscaping, screening, lighting, building design and setbacks. The fire station will be a one-story building, which will be in scale to adjacent residential buildings. The revised site plan incorporates stream buffers consistent with non-fish and fish stream characteristics.

5. 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 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 Kitsap County Code (KCC) 17.500. Landscaping shall be installed

and inspected prior to requesting a final inspection or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation (see Landscape Plan dated 06/06/2022).

3. To help screen the site, prior to occupancy the applicant will be required to install slat 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 Kitsap County Code 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 Kitsap County Code (KCC). Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
8. The decision set forth herein is based upon representations made and exhibits contained in the project application 21-05832. 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 Condition

STORMWATER

13. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12, and as such will require a Full Drainage Site Development Activity Permit (SDAP) from Development Services and Engineering.
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, December 13, 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, December 13, 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 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/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. The design of the infiltration facilities shall be accordance with Vol. II, Chapter 5 of the Kitsap County Stormwater Design Manual.
22. The infiltration facilities shall remain offline until the drainage areas are stabilized, and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities. In addition, retention ponds shall not be utilized as temporary erosion and sedimentation control ponds.

23. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering.
24. All retention facilities shall be a minimum of 200 ft 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.
25. 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.
26. 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.
27. If the project proposal is modified from that shown on the submitted site plan accepted for review December 13, 2021, Development Services and Engineering will require additional review and potentially new conditions.

c. Environmental

28. Due to the presence of a stream on the property, the proposal will be conditioned to follow required stream buffer and setback requirements per KCC Title 19.300.315. The portion of the seasonal stream requires a 50-ft buffer and a 150-ft buffer from flag #5 down to the road and confluence of Big Beef creek. An additional 15-ft construction setback is also required.

29. Stream buffer signage is required at 50-ft intervals at the buffer boundary. The applicant shall follow all BMPs to maintain the stream buffers, including removal of invasive species and re-establishment of conifer plantings.
30. The project will be conditioned to follow stormwater control pursuant to KCC Title 12.
31. Outdoor lighting fixtures must be recessed and pointed down to prevent unnecessary glare on adjacent residential property owners along other property boundaries.
32. 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.
33. 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 the rural character.
34. 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. Retention of existing native plantings is encouraged 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 west side of the property until the landscaping matures. The plantings will be inspected to determine screening adherence.
35. Any and all signage design and location (including exempt signs) shall comply with code 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.

d. Traffic and Roads

36. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.
37. Public roads shall not exceed 12% grade or less depending on the road classification per Kitsap County Road Standards.

38. 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.
39. The developer shall request that the Board of Kitsap County Commissioners transfer tax title lands into the Kitsap County road system as indicated on the preliminary plat and said lands shall have been transferred prior to construction plan acceptance.
40. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
41. The portions of NW Holly Road and NW Coho Run shall be constructed to current County standards and deeded as public right-of-way.
42. Provide surveyed cross-sections at 50-ft intervals along the parcel frontage on NW Holly Road and NW Coho Run. 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.
43. 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.
44. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
45. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of NW Holly Road and NW Coho Run. 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.
46. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, Manual on Uniform Traffic Control Devices (MUTCD), National Electrical Manufacturer's Association (NEMA), National Electrical Code (NEC), Washington State Department of Transportation (WSDOT) Standard

Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA).

47. 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. Fire Safety

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

f. Solid Waste

49. 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.

50. The solid waste service provider, Waste Management (360) 674-3166, shall be contacted for information on implementing the service provider's solid waste/recycling storage requirements for the proposed activity. Indicate method of waste disposal on the final plans. Documentation shall be provided by the solid waste/recycling service provider that their requirements for this project have been met. The required information shall be submitted with the commercial building permit application.

51. 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.

52. The SDAP submittal shall show that at least 150 sf 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.

53. 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. Condition

g. Kitsap Public Health District

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

h. OTHER

55. 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.

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

Report prepared by:



Scott Diener, Staff Planner / Project Lead

12-6-22

Date

Report approved by:



Jeff Smith, Department Manager / Supervisor

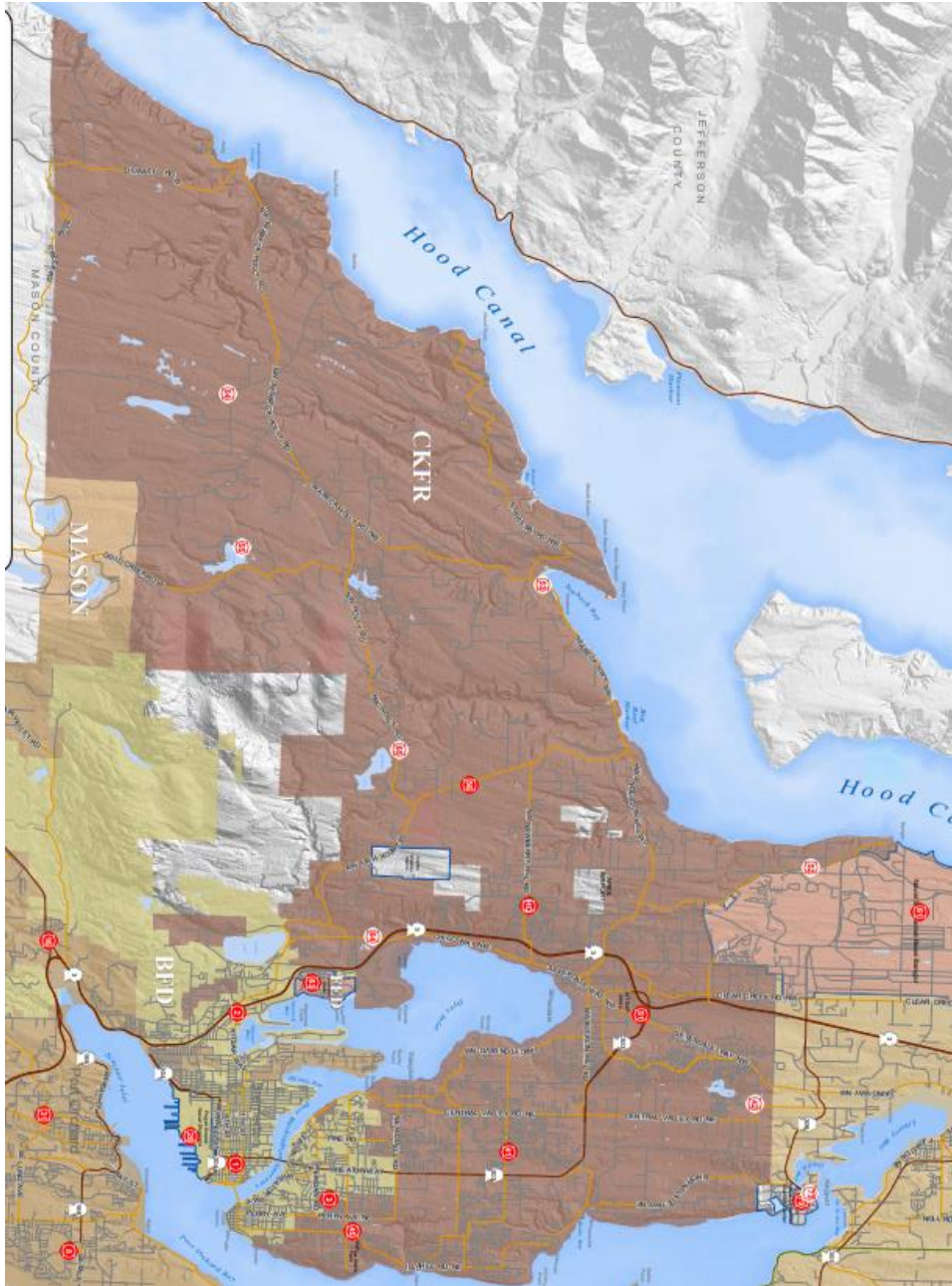
12-6-22

Date

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: NA
 Kitsap County Health District, MS-30
 Kitsap County Public Works Dept., MS-26
 DCD Staff Planner: Jeff Smith



CKFR

Central Kitsap

- 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



