



Staff Report for the Hearing Examiner

Report Date: January 31, 2018

Application Submittal: November 6, 2017

Hearing Date: February 8, 2018

Application Complete: November 6, 2017

Permit Number: 17-04633

Project Name: Miracle Ranch Horse Pasture and Arena

Type of Application: Conditional Use Permit

This staff report was prepared by Jeff Smith, Planner, Kathlene Barnhart, Environmental Planner, and Candy Vickery, Development Services and Engineering, based on information available up until the time the report was prepared. New information relevant to review of this application may become available prior to the hearing or at the hearing. Staff may wish to change their analysis based upon that new information, and reserves the right to do so.

Proposal Summary:

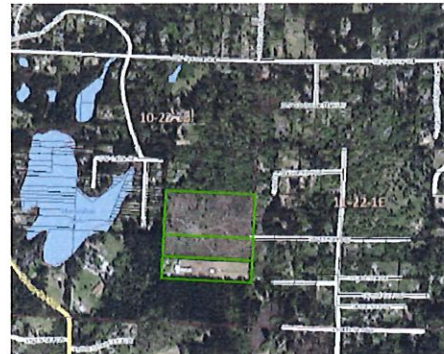
The request is approval of a Conditional Use Permit (CUP) for a 30-acre expansion to the existing 56-acre Miracle Ranch for a private recreational facility. The request includes the following facilities: an outdoor riding area called the Meadow, a 20,000-square foot riding arena, a 3,777 square-foot arena observation building, a 2,400-square foot building called the Grand Hall, and 6,241 square-foot bunkhouse (40 beds). Connected to the bunk house, with a private entrance will be a 950-square foot self-contained single-family residence for staff/caretakers. Access for the equestrian expansion will be through the existing facility from Sidney Road SW. A second access is proposed from Horseshoe Avenue SE, which will be gated and only used for fire emergency access. Miracle Ranch hosts a horse program for visitors and plans to expand their horse therapy program with the land use approval. Throughout the year, per the submitted Farm Plan, the plan is to board up to approximately 12 horses periodically onsite.

Project Request:

The applicant is requesting approval by the Hearing Examiner for a Conditional Use Permit for the expansion of the existing ranch facility.

Project Location:

15999 Sidney Road SW,
Port Orchard, WA 98366,
South Kitsap County



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Assessor's Account #:

102201-4-002-2007

102201-4-007-2002

102201-4-008-2001

Applicant/Owner of Record:

Crista Ministries
19303 Fremont Avenue
Seattle, WA 98133-3898

Applicant's Representative

Matt King, AIA
Blue Architecture
247 4th Street
Bremerton, WA 98337

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 December 20, 2017. A Determination of Nonsignificance (DNS) was issued on January 11, 2017. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions 10 and 11 in this report (Exhibit 22)

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

COMMENTS:

The SEPA comment period previously occurred with the Notice of Application dated 12/20/2017. The proposal will result in moderate adverse impacts from site development activity with increased traffic to and from the site, additional noise and light, and increased impermeable surfaces.

Conditions and Project Conditions:

CONDITIONS AND PROJECT MITIGATION

The proposal was reviewed for consistency with KCC Title 17 Zoning, KCC Title 19 Critical Areas Ordinance, and KCC Title 12 Storm Water Drainage.

1. The proposal will be conditioned to be consistent with KCC Section 19.200 for the Category IV wetland.
2. Traffic and storm drainage impacts will be mitigated by conditions from Kitsap County Development Services, dated, January 8, 2018.

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The SEPA appeal period expired January 25, 2018. No appeals were filed; therefore, the SEPA determination is final.

Physical Characteristics:

The Miracle Ranch campus is east of the Horse Lake community and the Horseshoe Lake Golf Course. Pierce County boundary is located to the immediate south. The project expansion site is approximately 30 acres in size and rectangle shaped. The site topography is rolling hills with north and south aligned ravines. The property slopes to the northwest and southwest with most of the site slopes less than 10%. The site includes three rectangular parcels, the northern two properties are undeveloped and were logged 5 to 8 years ago. These logged properties were replanted and include scrub brush and stumps with some deciduous trees. Lot 8 contains an existing pasture, fencing, gravel roads, an arena, and pole barn. The southernmost property contains the main facility, trees, surface vegetation and passive amenities such as walking and riding paths. An existing Category IV wetland has been identified in the proposed pasture near the middle of the site (Exhibit 15). The Soil Survey of Kitsap County identifies the native soil as being Indianola loamy sand, 0 to 15%. The soils are considered well drained and have a hydric soil classification.

Comprehensive Plan Designation and Zoning:

The property has a comprehensive plan and zoning of Rural Residential (Exhibit 24). The intent of the zone is to promote low-density residential development and agricultural activities that are consistent with the rural character. Pursuant to KCC 17.410.040 (A) the Miracle Ranch Expansion is required to be reviewed by a Conditional Use Permit. The following are applicable land use footnotes:

KCC 17.410.050 Footnote #12 – Building Activities

KCC 17.410.050 Footnote #15 – Animal Density Thresholds

The following are density, dimensions, and setbacks per KCC 17.420.050(A):

Base/Maximum Density: one dwelling unit per 5-acres

Minimum Lot Area - 5 acres

Minimum Lot Width - 140 feet

Minimum Lot Depth - 140 feet

Maximum Height - 35 feet

Standards Zoning Code Zoning Setbacks

Front - 50 feet minimum

Side - 20 feet minimum

Rear - 20 feet minimum

5 feet minimum side and rear - Accessory Structures

Surrounding Land Use and Zoning:

The parcels near the proposed project are similar in size, or smaller and zoned Rural Residential with single-family homes and out buildings.

Public Utilities and Services:

Water: Washington Water Service

Power: Puget Sound Energy

Sewer: Onsite Sewage Disposal

Police: Sheriff

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Fire: South Kitsap Fire and Rescue
Schools: South Kitsap School District

Access:

The subject property receives access from a driveway on Sidney Road SW east of Horseshoe Lake. A new gated emergency vehicle road will access the property near the northwest corner from the right-of-way of Horseshoes Avenue SW. The internal gravel road will loop down toward the new buildings to connect to the existing camp road system.

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 December 11, 2006 (Amended June 30, 2016)

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

Rural Lands Goals and Policies

Land Use Policy 50

Limit the designated rural area to low residential densities that can be sustained by minimal infrastructure improvements, cause minimal environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service.

Land Use Policy 51

Permit residential uses in rural areas consistent with the planned rural character of the surrounding area.

Land Use Policy 54

In accordance with RCW 36.70A070(5)(c):

- *Preserve rural character of the County, emphasis controlling rural development.*
- *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, 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*

The County's development regulations are contained within the Kitsap County Code. The following development regulations are most relevant to this application:

Kitsap County Code (KCC)

Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Title 19	Critical Areas Code

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Chapter 18.04 State Environmental Policy Act (SEPA)
Chapter 20.04 Transportation Facilities Concurrency Ordinance
Chapter 21.04 Land Use and Development Procedures

Documents Consulted in the Analysis:

A complete index of exhibits is in the project file. To date, the index to the record consists of Exhibits 1 – 30.

Exhibit #	Document	Date or date stamped
1	Project Application & Narrative	11/6/17
2	Supplemental Application	11/6/17
3	Submittal Checklist	11/6/17
4	SEPA Checklist	11/6/17
5	Traffic Concurrency Checklist, Traffic Impact & Parking Analysis	11/6/17
6	Stormwater Worksheet	11/6/17
7	Site Assessment & Planning Packet	11/6/17
8	Site Plan & Farm Plan	11/6/17
9	Landscaping & Drainage Plan	11/6/17
10	Floor Plan	11/6/17
11	Elevation Plan	11/6/17
12	Health District Building Site Application	11/6/17
13	Water Availability Letter	11/6/17
14	Geotechnical Report & Preliminary Letter	11/6/17
15	Wetland Delineation	11/6/17
16	Engineered Drainage Report	11/6/17
17	Interested Party Communication – Wolanzyk	11/24/17
18	Notice of Application	12/20/17
19	Interested Party Communication – Lehman	1/3/18
20	Interested Party Communication – McKee	1/8/18
21	Stormwater Review Memo – Candy Vickery	1/8/18
22	SEPA Determination	1/12/18
23	Notice of Public Hearing	1/24/18
24	Zoning & Comp Plan Map	1/30/18
25	Critical Area & Aquifer Recharge Map	1/30/18
26	Utilities Map	1/30/18
27	Aerial Map	1/30/18
28	Assessor Parcel Map	1/30/18
29	Certification of Public Notice	1/30/18
30	Staff Report	1/31/18
31	Staff Presentation	1/31/18

Public Comments:

The Department gave proper public notice, pursuant to Title 21 Land Use and Development Procedures. To date, the Department has received several public comments on the project proposal from four adjacent neighbors (Exhibits 17, 19, 20). The following is a summary of their comments:

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John Lehman: 1) Horseshoe Lake has been treated for aquatic plants, and wants to know what will be done to prevent horse feces from entering the groundwater which can leach into the lake. 2) Concerns with noise and light created by the horse riding facility or other events such as concerts. and, 3) Concerns with the added traffic onto Sidney Road SW which connects with Port Orchard and SR-302. The added traffic will create safety issues for people who live on Sidney Road SW.

Don and Denise McKee: The property owners live across Horseshoe Lake and are concerned about potential impacts to the view and the equine land use creating excessive noise.

Ray Wolanzyk: Mr. Wolanzyk requested clarification on the secondary access off Horseshoe Avenue and will a Knox lock be used to control public access.

Project Background:

The Rural Residential zone requires the expansion of the land use be reviewed through a Conditional Use Permit. The request will be subject to conditions of approval pursuant to KCC Titles 17 Zoning, 12 Storm Water Drainage, and 21 Land Use and Development Procedures. The site plan, dated November 6, 2017, was reviewed for the Conditional Use Permit (Exhibit 8).

Transportation Review

Sidney Road SW has a functional classification as a Rural – Major Collector. The County does not expect the project will impact the local road network. Kitsap County Public Works and Development Services and Engineering have reviewed the transportation element of the project proposal and has issued preliminary approval with the conditions of approval, dated January 8, 2018 (Exhibit 21).

Stormwater Facilities

The applicant is relying on full dispersion of storm drainage from roof drains and impervious surfaces to trenches located in the retained natural vegetation areas located around the perimeter. Development Services and Engineering has reviewed the stormwater proposal for the project and has issued preliminary approval dated January 8, 2018 (Exhibit 21).

Kitsap Public Health District

The Health District has reviewed the proposal for the expansion of the Miracle Ranch to include an equestrian facility. A Building Site Application has been submitted to Kitsap Public Health District, and has given preliminary approval with no comments from the District.

Analysis:

Land Use and Zoning Analysis

Conditional Use Permit Analysis and Recommendation:

The proposal was reviewed for consistency with zoning requirements in KCC Sections Chapter 17.382.030 Design Standards and 17.420.030 Decision Criteria Conditional Use Permit. The Hearing Examiner is required to make findings for the following requirements:

Required Design Standards

The proposed equine expansion was reviewed through the following requirements, pursuant to KCC Section 17.420.030 Design Standards. Staff comments are in italics.

A. Building Height, Buffering and Screening Modification

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The Director may increase or decrease landscaping, screening and setbacks to minimize conflicts.

Staff Comment: The riding arena, the arena observation building, the Grand Hall, and bunk houses will be required to comply with the maximum height of 35 feet.

1. Landscaping provided per KCC Section 17.500.

The KCC requires that a minimum of 15% of the total site area be landscaped to the standards in the titled section.

Staff Comment: The applicant is proposing to maintain a pasture area in the center of the property and maintain 100-foot perimeter buffers around the equine area for screening the use from adjacent single-family uses. A significant amount of natural vegetation will be retained, and will far exceed the 15% requirement. The applicant has submitted a landscape plan for plantings of new landscaping internal to the site around the off-street parking and along the front of the arena and bunkhouse (Exhibit 9).

B. Exterior Lighting

If artificial outdoor lighting is necessary, the lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent residential properties.

Staff Comment: If lights are mounted on the buildings, cutoff shields should be installed to prevent glare or spillover. Otherwise, down cast recessed lighting is recommended to reduce glare in the neighborhood to improve compatibility with the rural character, and to promote a dark sky.

C. Screening of equipment, storage, and refuse areas

1. The roof-mounted HVAC equipment shall not be visible from abutting lots or roadways.

Staff Comment: This requirement is not applicable because of the significant distance from any county roadway. If architectural elevations for buildings are submitted for the building permit, staff will review the location of the HVAC equipment.

2. Locate service areas, outdoor storage areas, and intrusive features away from neighboring properties.

Staff Comment: Activities will occur outside and within the arena. Any intrusive features will be properly screened around the perimeter from the neighbors.

3. The project will be required to comply with all County solid waste standards and provide concurrence from Waste Management as part of the permit process.

Staff Comment: The project is required to comply with all County solid waste standards for recycle/waste collection enclosures, per Engineering conditions. The County will review for solid waste facilities in the Site Development Activity Permit and prior to Building Permit issuance and the applicant will be required to coordinate with Waste Management for truck accessibility.

D. Access and Circulation

1. Safe pedestrian access and handicap access shall be required on-site from public rights-of-way to minimize pedestrian and vehicular conflicts.

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Staff Comment: Consistent with this requirement, the applicant is proposing to maintain pedestrian access through the site by a connecting trail. The expansion will be necessary to the primary camp use and use the existing access on Sidney Road SW.

2. Development is limited to one ingress/egress per 300-lineal feet along a public arterial. Small parcels that provide less than 200 feet of road frontage shall be limited to one parking lane and exit.

Staff Comment: The applicant will continue to use the existing driveway approach on Sidney Road SW and is consistent with the requirement.

E. Off-street parking and loading per KCC Section 17.490.

The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.490 Off-street Parking and Loading.

The applicant states that there are 60 off-street parking spaces serving the camp. The new access road will connect to the existing campus and include a gravel parking lot with 16 additional off-street parking spaces for the convenience of the horse therapy participants and their families. There is adequate off-street parking within the existing camp to accommodate the horse therapy participants. The new parking allows people to park adjacent to the arena facility. The proposed arena will not have seats. However, the conference room will seat 20 people. The 20 people will be campers and not keep a vehicle at the camp during their stay. The 40-people occupying the bunkhouse will be campers as well.

Staff Comments: The applicant is providing up to 76 off-street parking spaces for campers, visitors, and their families. Most people who stay at the facility are campers and do not keep a vehicle at the camp during their stay. The proposal is consistent with KCC Chapter 17.490 Off-Street Parking and Loading standards (See attached site plan).

KCC 17.410.050 Footnote #12 – Building Activities

1. Access from County right-of-way.
2. Provide access without creating traffic congestion
3. Any such use must not be materially detrimental to adjacent property owners, existing and future due to excessive traffic noise, and light.
4. Director may increase setback, buffer, landscaping standard to address impacts.

Staff Comment: All buildings and activities will meet the minimum setbacks of 50 feet from the property line. Consistent with agricultural requirements, residences on adjacent properties are over 100 feet from equine operation. Based on the scale, it is not anticipated the equine expansion and the construction of the bunkhouses will create excessive noise or traffic congestion impacting the existing and future adjacent property owners.

KCC 17.410.050 Footnote #15 – Animal Density Thresholds

The applicant has prepared a farm plan which was reviewed by the Kitsap County Conservation District. The District is strictly an advisory agency to help property owners provide best management practices to manage livestock on their properties. The Farm Plan makes recommendations on animal density, the rotation of animals for water quality purposes and protection of critical areas (see Farm Plan).

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Evaluation of Decision Criteria Conditional Use Permit:

The Hearing Examiner has review authority for this Conditional Use Permit application under KCC, Sections 17.550.020 and 21.04.030. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a Conditional Use Permit. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make the proper decision. The powers of the Hearing Examiner are enumerated at KCC, Chapter 2.10.

- A. The proposal is consistent with the comprehensive plan.
- B. The proposal complies with or will comply with requirements of Title 17 and complies with or will comply with all the other applicable provisions of the KCC and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
- C. The proposal will not be materially detrimental to uses or property in the immediate vicinity.

Staff Comments: The project incorporates existing features such as landscaping/natural vegetation to improve compatibility. The 100-foot natural vegetation buffer functions to screen noise and light from the abutting residential properties around the ranch.

- D. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality of development, and physical characteristics of the subject property and the immediate vicinity.

Recommendation:

Based upon the information above, the Department of Community Development recommends that the Conditional Use Permit request for the Miracle Ranch Expansion be **approved**, subject to the following 37 conditions:

Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
3. Existing native vegetation shall be retained on the site except for areas to be cleared for the construction of the facility expansion and associated infrastructure, as depicted on the proposed site plan (Exhibit 8).
4. 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

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in the amount of 150 percent of the cost of installation. All signage design and location (including exempt signs) shall comply with Kitsap County Code (KCC) 17.510, and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.

5. The recipient of any 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 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. This Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within three years of the Notice of Decision date or the resolution of any appeals.
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. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.

Environmental

10. The recommendations of the Wetland Delineation Report (BGE Environmental, 10/27/17) shall be applied. This includes maintaining a 40' buffer and 15' building setback from the wetland, as identified on the site plans.
11. The Miracle Ranch Farm Plan (Kitsap Conservation District, Nov.2017) shall be adhered to for the protection and enhancement of wetland functions and values (KCC 19.200.225(B)).

Fire

12. A 20-foot unobstructed access road is required for dwellings here and after constructed on lots created by this land division. IFC 503 Amended by Kitsap County Code
13. Fire apparatus access roads are required and must be maintained. Any proposed revision to

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these roads must be submitted to, reviewed and approved by the Kitsap County Fire Marshal's Office. IFC 503 Amended by Kitsap County. Access roads shall comply with the following:

- a). Unobstructed width of 20 feet and height of 13 feet 6 inches.
 - b) Shall be designed and maintained to support a 60,000-pound fire apparatus and be provided with an all-weather driving surface.
 - c) Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 - b) Inside turning radius shall be a minimum of 35 feet (commercial).
 - c) Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility.
 - d) Road shall not be more than 12% grade.
14. Fire flow in the amount of 4,750 gpm @ 20 psi for a minimum of 4hrs is required for the project. This is based square footage purposed and type V-B construction. A reduction in required fire flow of up to 75% as approved for commercial buildings is allowed when the building is provided with an approved automatic fire sprinkler system. The resulting fire flow shall not be less than 1500 gpm. Any changes to the structure will require a recalculation of fire flow. IFC 507.3 Amended by Kitsap County.

Development Engineering

General

15. 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

16. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12, and as such will require a Site Development Activity Permit (SDAP) from Development Services and Engineering.
17. 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 Conditional Use Permit application was deemed complete, November 6, 2017. 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.
18. Any project that includes off-site 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 Conditional Use Permit application was deemed complete, November 6, 2017.
19. The project proponent shall be responsible for installing any necessary off-site downstream drainage improvements, i.e.: ditch with infiltration element. Procurement of any permits or easements necessary to install off-site improvements shall be the responsibility of the project proponent.
20. The site plan indicates that greater than 1 acre will be disturbed during construction. This

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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.

21. The Washington State Department of Ecology (Ecology) may require registration of the infiltration trench as an Underground Injection Control (UIC) well in accordance with the Underground Injection Control Program (Chapter 173-218 WAC). The applicant shall contact Ecology to determine if the facility is regulated under the UIC program.
22. The design of the infiltration facilities will be accordance with Section 7.3.4 of the Kitsap County Stormwater Design Manual.
23. The infiltration facilities shall remain off line 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.
24. 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.
25. 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.
26. If the project proposal is modified from that shown on the submitted site plan dated November 6, 2017, Development Services and Engineering will require additional review and potentially new conditions.

Traffic and Roads

27. 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.
28. The property owners 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 face of 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.
29. Property owners adjoining unopened County rights-of-way may have underlying rights to existing timber and vegetation lying within said unopened right-of-way. Any such rights

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must be preserved pursuant to County Resolution No. 210-1976. Prior to construction plan acceptance, said property owners must be properly notified of the proposed construction within the unopened right-of-way, and allowed a fifteen-day time period to respond with requests regarding the disposition of said timber and vegetation.

30. Provide a Permit to Use/Improve County Right-of-Way for construction of the east-west leg of Horseshoe Avenue SW. The Permit to Use/Improve County Right-of-Way can be obtained from Kitsap County Public Works Department and shall be submitted with the required Site Development Activity Permit.
31. 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.
32. 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.

Solid Waste

33. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider (e.g. 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.
34. 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.
35. 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.
36. 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.

Attachments:

- Appendix A – Site Plan
- Appendix B – Landscape Plan
- Appendix C – Farm Plan

Permit 17- 04633 Miracle Ranch Expansion
January 31, 2018



Jeff Smith, Staff Planner

2/5/2018
Date



Shawn Alire, Development Services and Engineering Supervisor

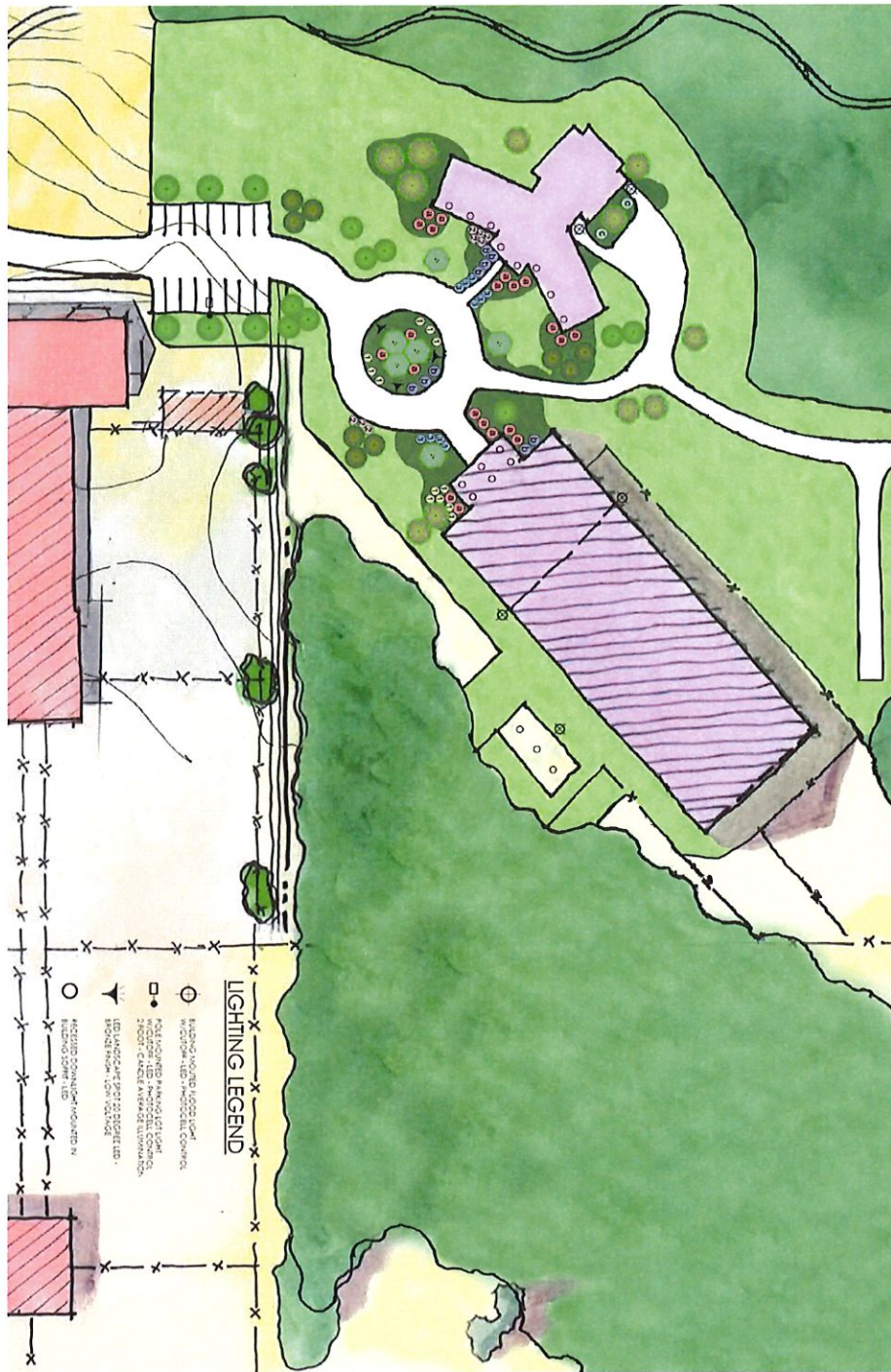
2/5/18
Date

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Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith
DCD File (17-04633)



PROJECT # 201710500
 DESIGN NO. 6-2017
 SHEET L10.0
 LANDSCAPE PLAN
 LIGHTING PLAN

CRISTA Ministries
 Miracle Ranch
 Port Orchard, Washington

Miracle Ranch
 que architectural interiors

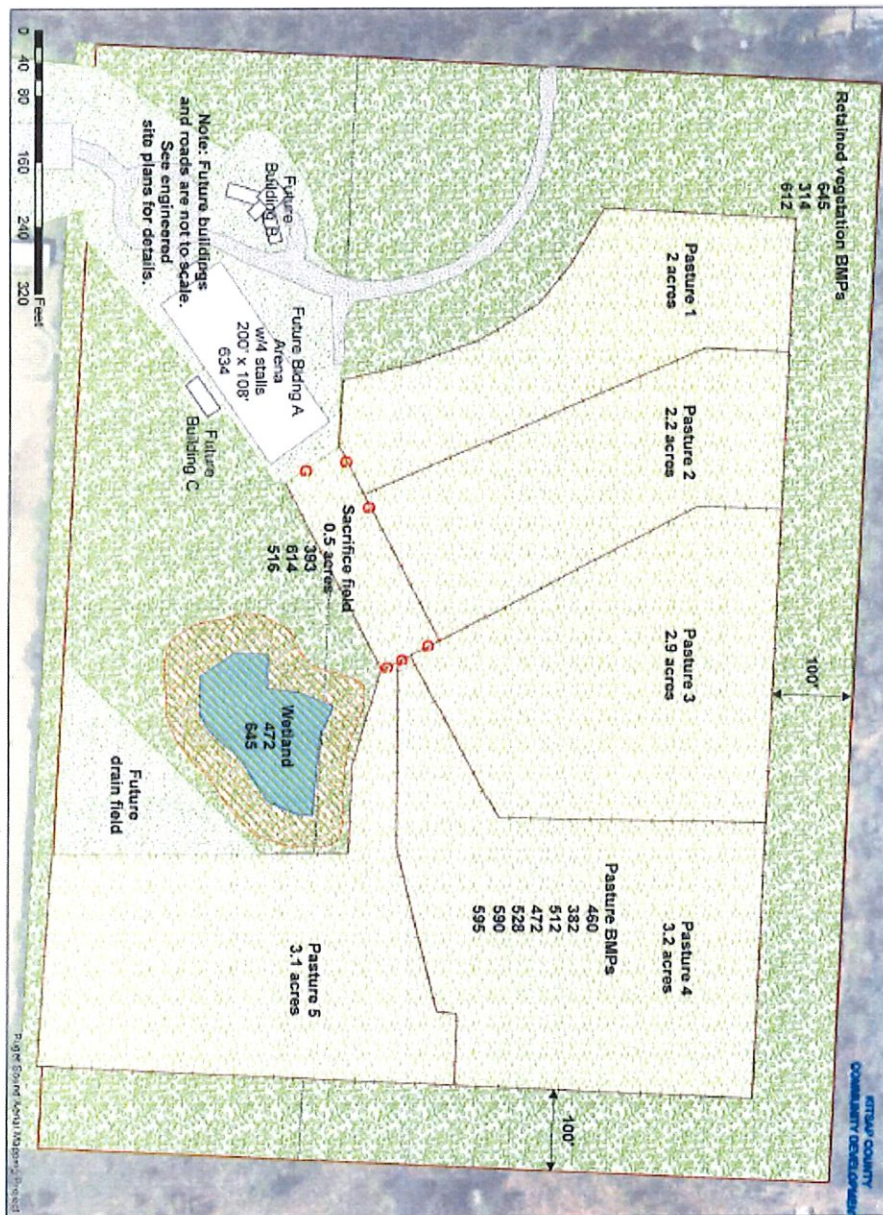
Landscape Plan



Miracle Ranch
 Port Orchard, WA
 Parcels 102201-4-002-2007
 and 102201-4-007-2002

Legend

- Fence
- Property line
- Parcel division
- Wetland
- Wetland buffer
- Retained vegetation
- Pasture
- Landscaped



Farm Plan