



Staff Report

Report Date: February 27, 2018

Application Complete Date: August 14, 2017 Application Submittal Date: August 14, 2017

To: **Hercules & Laura Hubbell, laura@allcountyoperations.com**
JCM Property Management, LLC, jeff@jcmpm.com
Interested Parties and Parties of Record

RE: **Permit Number:** 17-03278
Project Name: All County Operations
Type of Application: Administrative Conditional Use Permit (ACUP)

Project Request:

The applicant is requesting an Administrative Conditional Use Permit for an on-site septic installation contractor that provides septic installation and maintenance services. The site will be primarily used for the administrative operations of the septic business with limited employees on-site, however small hand tools and equipment will be stored in the existing garage. Most of the employees, materials and associated installation equipment are located off-site at job locations. The proposal also includes a drive-thru espresso stand.

Project Location:

15220 Silverdale Way NW
Poulsbo, WA 98370
North Kitsap County, Commissioner District 1

Assessor's Account #:

342601-1-089-2007

Applicant/Owner of Record:

Hercules & Laura Hubbell
PO Box 752
Keyport, WA 98345-0752

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

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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 November 9, 2017. A Determination of Nonsignificance (DNS) was issued on January 12, 2018. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under condition 16 at the end of this report.

The proposal will be conditioned for stormwater control per Kitsap County Code Title 12.

The SEPA appeal period expired January 26, 2018. No appeals were filed; therefore, the SEPA determination is final.

Physical Characteristics:

The property is currently developed with two residences, one built in 1995 which includes an attached garage, and one built in 1930. There is also an existing detached garage and accessory building. The applicant proposes to demolish the 1930 residence, and accessory structure and remodel the existing home/garage structure built in 1995 into an office. The attached and detached garages will remain and be used for storage.

The parcel is irregular shaped to accommodate existing county right-of-way and slopes from west to east towards Scandia Creek, a fish-bearing stream. This sloping area nearest the stream is designated as a moderate geologic hazard area on the county's critical area map.

The property is densely vegetated with a mix of evergreen and deciduous trees along the south and southeast portions of the property. Except for minor clearing and grading for the espresso stand in the northwest portion of the property, most of the site will remain undisturbed.

Comprehensive Plan Designation and Zoning:

The Comprehensive Plan designation is Rural Commercial and the Zoning designation is Rural Commercial.

Minimum Density:	None
Base/Maximum Density:	None
Minimum Lot Area	Not Applicable
Minimum Lot Width	Not Applicable
Minimum Lot Depth	Not Applicable
Maximum Height	35-feet
Max. Lot Coverage	None

Applicable footnotes:

17.120.060.A.26 No service road, spur track, or hard stand shall be permitted within required yard areas that abut a residential zone.

Staff Comment: No service road, spur track, or hard stand is proposed within required yard areas abutting a residential zone.

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Standard Setback for Zoning District

	Standard	Proposed
Front (West)	20-feet	62-feet (espresso stand) 27-feet (existing buildings - proposed office & detached garage)
Side (North)	20-feet (50-feet when abutting residential) KCC 17.410.050.A.12 requires 50-foot setback in RCO zone.	70-feet (espresso stand) 215-feet (existing building – proposed office) 260-feet (existing building – detached garage)
Side (South)	20-feet (50-feet when abutting residential) *Abuts residential KCC 17.410.050.A.12 requires 50-foot setback in RCO zone.	270-feet (espresso stand) 100-feet (existing building – proposed office) 65-feet (existing building – detached garage)
Rear (East)	20-feet (50-feet when abutting residential) * Abuts residential KCC 17.410.050.A.12 requires 50-foot setback in RCO zone.	295-feet (espresso stand) 320-feet (existing building – proposed office) 355-feet (existing building – detached garage)

Surrounding Land Use and Zoning:

Surrounding Property	Land Use	Zoning
North	Currently undeveloped. Approved Conditional Use Permit for commercial development late 2017.	Rural Commercial (RCO)
South	Single-family residence	Rural Protection (RP)
East	Undeveloped and single- family residences	Rural Residential (RR)
West	Auto repair and self- storage units	Rural Commercial (RCO) and Rural Industrial (RI)

Public Utilities and Services:

Water: Silverdale Water
Power: Puget Sound Energy
Sewer: Kitsap County Sewer
Police: Kitsap County Sheriff
Fire: Kitsap County Fire District #18
Schools: North Kitsap School District #400

Access:

Access to the site is taken from Silverdale Way NW, a county maintained minor arterial.

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Policies and Regulations Applicable to the Subject Proposal:

The Growth Management Act (GMA) of the State of Washington, Revised Code 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.

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

Land Use Goal 14

Foster rural business and business opportunities on designated commercial and industrial lands in the rural area, while balancing protection of rural character.

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.

Economic Development Goal 1

Promote a healthy and diverse economy that provides for a strong and diverse tax base, encourages business formation, retention, and expansion; creates industrial and professional business and employment opportunities to attract new business to the County.

Economic Development Policy 3

Provide a diverse mix and appropriate range of commercial, industrial and business and uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.

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

Chapter 18.04 State Environmental Policy Act (SEPA)

- Title 19 Critical Areas

Chapter 20.04 Transportation Facilities Concurrency Ordinance

Chapter 21.04 Land Use and Development Procedures

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Documents Consulted in the Analysis:

Applicant submittals:

<u>Document</u>	<u>Dated or date stamped</u>
Administrative CUP Application	August 14, 2017
Supplemental Application	August 14, 2017
Environmental (SEPA) Checklist	August 14, 2017
Habitat Management Plan & Supplement	August 14, 2017
Site Plan	December 28, 2017
Final Health District Approval	August 17, 2017
Project Narrative	December 28, 2017

Staff communication:

<u>Document</u>	<u>Dated or date stamped</u>
Dev. Services & Engineering Memo	January 29, 2018

Public comments:

Staff received a letter from Norm Falconer regarding concerns with the project. Mr. Falconer's concerns include the stream and lack of buffers showing on the site plan, toxic chemical storage in the garage, stormwater controls, equipment storage, utilities, and the existence of any wells, septic, and heating oil tanks associated with the abandoned house on the property.

Staff Response:

A revised site plan has been provided (dated December 18, 2017) which includes the required stream buffers and building setbacks. The site plan was approved by Katharine Shaffer, Environmental Planner on January 6, 2018. Buffers are met or exceeded. The project narrative describes the proposed uses on the property. The applicant states that only small hand tools and small equipment will be stored in the garage. No servicing or washing of vehicles will occur on-site and no hazardous materials storage is proposed. The applicant indicates that the pump truck may be parked in the attached garage bay and that the smaller van may be parked in the detached garage if needed. Other equipment will be parked at job sites.

The property lies within a Category II Critical Aquifer Recharge Area, and has been conditioned to not allow any activities that are a potential threat to groundwater without further review by the Department (see condition 23).

At the time of building permit review, the espresso stand and the office/garage location will be reviewed for compliance with Kitsap County Code Title 12 – Stormwater. Appropriate conditions will be placed on the building permit regarding stormwater runoff quantity, quality, and controls

Utilities for the proposed espresso stand will be addressed at time of building permit. Kitsap Public Health determines the need for water and sewage disposal. This project has been conditioned for rural lighting requirements (see condition 7). Any lighting proposed at time of building permit must comply with this condition.

The Kitsap Public Health District has conditioned this project for the proper abandonment of any septic tanks encountered and for the proper decommissioning of any wells (see condition 35).

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Analysis:

Land Use and Zoning

The property is currently developed with a residence that will be used for the administrative office for the applicant's septic installation and maintenance company. The attached and detached garages will be used for limited storage. The site will be developed with a drive-thru espresso stand. The closest like uses in the Kitsap County Code Allowed Uses Table 17.410.040(B) are (236) - Engineering and construction offices and (238) - Espresso stands, both of which require an Administrative Conditional Use Permit in the Rural Commercial (RCO) zone, with applicable footnotes.

The RCO zone includes footnotes 17.410.050.A.12 and 17.410.050.A.64, which are both applicable to the proposal.

17.410.050.A.12 states "All buildings and activities shall be set back a minimum of fifty feet in FRL, MRO, RW, RP, RR, RCO, RI or parks zones and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer, and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.

The proposal meets the 50-foot minimum setback requirements from the side and rear lot lines (see site plan date stamped December 28, 2017). The proposal accesses directly to a county right-of-way which has been deemed adequate by the county engineer. Associated traffic with this proposal is minor and no additional requirements were imposed by Public Works. 50-foot vegetated buffers screen existing residential uses. Other adjacent and nearby uses are commercial or industrial in nature and are typically more intense uses than the proposed development. The project will not be materially detrimental to any adjacent (existing or future) uses and does not cause excessive traffic generation, noise, light or other circumstances. No increase in setbacks or buffers are required.

17.410.050.A.64 states "When a component of development is located within the rural commercial or rural industrial zone and involves the conversion of previously undeveloped land which abuts a residential zone, it shall be treated as a Type III hearing examiner decision."

The property is in a rural commercial zone, however the improvements on the property meet the definition of development per Kitsap County Code 17.110.220 and therefore has been processed as a Type II permit.

Lighting

No lighting has been proposed. Any new lighting shall be the minimum necessary for safety and security purposes and be compatible with the surrounding commercial and residential uses.

Off-Street Parking

Based on the applicant's request for an engineering and construction office with associated small equipment and materials storage, and the limited number of employees and lack of customers at the site, the use most closely aligns with Kitsap County Code 17.490.030 "shops and stores for sales, service or repair of automobile, machinery and plumbing, heating, electrical

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and building supplies”. Off-street parking for that use specifies 1 space per 600 square feet of gross floor area. The construction office is 1,677 square feet (Assessor records of existing structure) which requires 3 spaces (1,677 square feet / 600 square feet/space = 2.795 or 3 spaces). Two designated parking spaces are shown on the site plan, and there is adequate driveway and space in front of the garage to accommodate the third required parking space.

The drive-thru espresso stand will be approximately 100 square feet which requires 2 parking spaces (100 square feet / 80 square feet/space = 1.25 or 2 spaces). One designated employee parking space is shown on the site plan for the espresso stand, and there is adequate driveway space and space around the office/garage building to accommodate the second required parking space.

Signage

No signage is proposed with this request. Signage is required to comply with Kitsap County Code 17.510, or future code in effect at the time of a complete sign permit application.

Landscaping

Over 15% of the site is landscaped. The majority of the site is retained in native vegetation, with supplemental landscaping proposed around the espresso stand and office/garage building. The conceptual landscaping plan is approved; however, a final landscaping plan shall be submitted with the required building permits. The conceptual landscaping plan includes new plantings that exceed code requirements, the final landscaping plan may be modified at time of building permit pursuant to Kitsap County Code (KCC) 17.500.

Kitsap County Code 17.500.025.5.B requires a “Solid Screening Buffer” between the subject property and the residential property to the south. This buffer currently exists with native vegetation that shall remain.

Environmental

The subject property slopes from west to east towards Scandia Creek, a designated fish bearing stream. The project proposal included a Habitat Management Plan dated July, 2006 and an Addendum dated February, 2017. The Addendum discusses buffer averaging requirements, however environmental review has determined that all new proposed development exceeds the buffer requirements. No buffer averaging or mitigation are required. The project has been conditioned for stream signs (see condition 22).

The property contains moderate slopes near the creek on the east side of the property. All existing and proposed development exceed any slope setback requirements.

The property lies within a Category II Critical Aquifer Recharge Area. The proposed uses are not listed as activities with potential threat to groundwater quality in Kitsap County Code 19.600.620. The project has been conditioned to not allow any activities that are a potential threat to groundwater without further review by the Department (see condition 23).

Stormwater

This project meets the definition of a Small Project pursuant to Kitsap County Code Title 12, and required that the applicant submit preliminary drainage information. That information has been reviewed and evaluated by engineering staff. A memo dated January 29, 2018 from Development Services and Engineering accepts the concepts contained in the revised site plans provided by the applicant and includes 11 conditions which have been incorporated into

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this report.

Solid Waste

The project proposal and site plan include provisions for waste disposal. Requirements for solid waste have been reviewed by Development Services and Engineering staff and found to be adequate. The project has been conditioned to provide appropriate means for waste disposal pursuant to Kitsap County Code 17.420.030.D.3 and 17.420.030.G (see conditions 27 - 30).

Water/Sewer

This project will be served by Silverdale Water and Kitsap County sewer. The applicant is required to submit an Application to Construct Sanitary Sewer to Kitsap County Public Works (see condition 31). Silverdale Water has provided a water and fire flow availability letter for the project date stamped August 14, 2017.

Fire Flow

The Kitsap County Fire Marshal's Office (KCFMO) has reviewed the land use application for compliance with Kitsap County Code Title 14. As proposed, the project falls under the thresholds for fire flow requirements, however any changes to use, occupancy or intensity may require further review and evaluation. Fire department apparatus access is adequate as proposed, no turn-around is proposed or required. At time of building permit, each structure will be evaluated by the Fire Marshal for compliance with fire code requirements.

Access, Roads and Traffic

Currently the property is served by an existing single driveway. A "Shared Easement for Ingress, Egress and Utilities Vacation of Existing Agreement" is recorded under Auditor's File Number (AFN) 201707250084. This easement provides for joint access from Silverdale Way NW to this development as well as the proposed development to the north. At the time of development of the lot to the north, the existing access to the subject property will be abandoned and access to the subject property shall be established within the recorded easement.

An application for concurrency test was submitted with the project application and has been reviewed and approved by Public Works. They noted an estimated 30 Average Daily Trips (ADT) in Traffic Analysis Zone (TAZ) 67. ADT was based on number of employees. Espresso Shop traffic is predominately pass through and not additive to TAZ capacity.

Kitsap Public Health District

The Health District has reviewed the application and conditioned the project for the decommissioning of existing wells and septic tanks (see condition 35).

Findings:

1. The Director has review authority for this Administrative Conditional Use Permit (ACUP) application under Kitsap County Code (KCC), Sections 17.420.020 and 21.04.100.
2. The proposal is consistent with the Comprehensive Plan.
3. 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

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and design guidelines, through the imposed conditions outlined in this report.

4. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
5. 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.

Decision:

Based upon the analysis above and the decision criteria found in KCC 17.540.040.A, the Department of Community Development **approves** the Administrative Conditional Use Permit (ACUP) request for All County Operations, subject to the following 35 conditions:

Planning/Zoning

1. 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.
2. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
3. A commercial building permit is required for the conversion/occupancy of the existing Single-Family-Residence (SFR) into an office/garage/storage.
4. A commercial building permit is required for the placement and occupancy of the espresso stand.
5. A demolition permit is required for the demolition of any structure.
6. Any and 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.
7. 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.
8. At the time of building permit/occupancy, 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 building or occupancy inspection.

9. There shall be no clearing or cutting of native vegetation in the 50-foot required solid screening buffer along the south property line except as allowed per Kitsap County Code 17.500.030.G.
10. There is an existing access easement (AFN 201707250084) along the north line of the subject property, intended to be shared with the northerly adjoining property (Silverdale Commercial Building Development CUP # 16-05577). At the time of development of the northerly adjoining property, the existing access to the subject property shall be abandoned and access shall be established within the recorded access easement. The existing access shall be abandoned and replanted.
11. At time of building permit for the espresso stand an executed agreement for the joint use of restroom facilities between the office and espresso stand use shall be submitted for review and approval.
12. There shall be no washing or servicing of vehicles on-site.
13. The decision set forth herein is based upon representations made and exhibits contained in the project application 17-03278. 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.
14. 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.
15. 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.
16. 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 and 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.
17. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

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Development Engineering

18. 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, August 14, 2017. Information regarding stormwater control, treatment and erosion and sedimentation control shall be submitted with the commercial building permit application.
19. If the project proposal is modified from that shown on the submitted revised site plan dated January 2, 2018, Development Services and Engineering will require additional review and potentially new conditions.
20. 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.

Environmental

21. Permit approval is subject to chapter 19.300.315 of Kitsap County Code, which states that buffers or setbacks shall remain undisturbed natural vegetation areas except where the buffer can be enhanced to improve its functional attributes. Refuse shall not be placed in buffers.
22. Stream signs shall be placed at the edge of the stream buffer (150' from ordinary high water mark of the stream). Signs can be obtained from Kitsap County Department of Community Development.
23. There shall be no activities conducted on-site that are listed as a potential threat to groundwater as listed in Kitsap County Code 19.600.620 without further review and approval by the Department.

Traffic and Roads

24. 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.
25. With submittal of the commercial building permit, 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.
26. 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 building permit if no SDAP is required. The need for and scope of bonding will be determined at that time.

Solid Waste

27. 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

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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.

28. The commercial building site plan 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. The required information shall be submitted with the commercial building permit application.
29. The commercial building permit 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.
30. 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.

Sewer/Water

31. Kitsap County sanitary sewer is available for the project. Applicant shall submit an "Application to Construct Sanitary Sewer."
32. Kitsap County sanitary sewer is available for the project. Applicant shall submit a complete set of sewer plans, profiles, and specifications designed in accordance with Kitsap County Public Works - Sewer Utility Division Standards and Regulations.
33. Site shall not exceed one Equivalent Residential Unit (ERU) of water consumption.

Kitsap Public Health

34. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
35. Any septic tanks encountered on site must be abandoned per code. A sewer building clearance will be required prior to building permit issuance. Any wells encountered on the site must be decommissioned by a licensed well driller.

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Holly Roberts, Project Lead

2/27/2018
Date



Shawn Aire, Development Services and
Engineering Supervisor

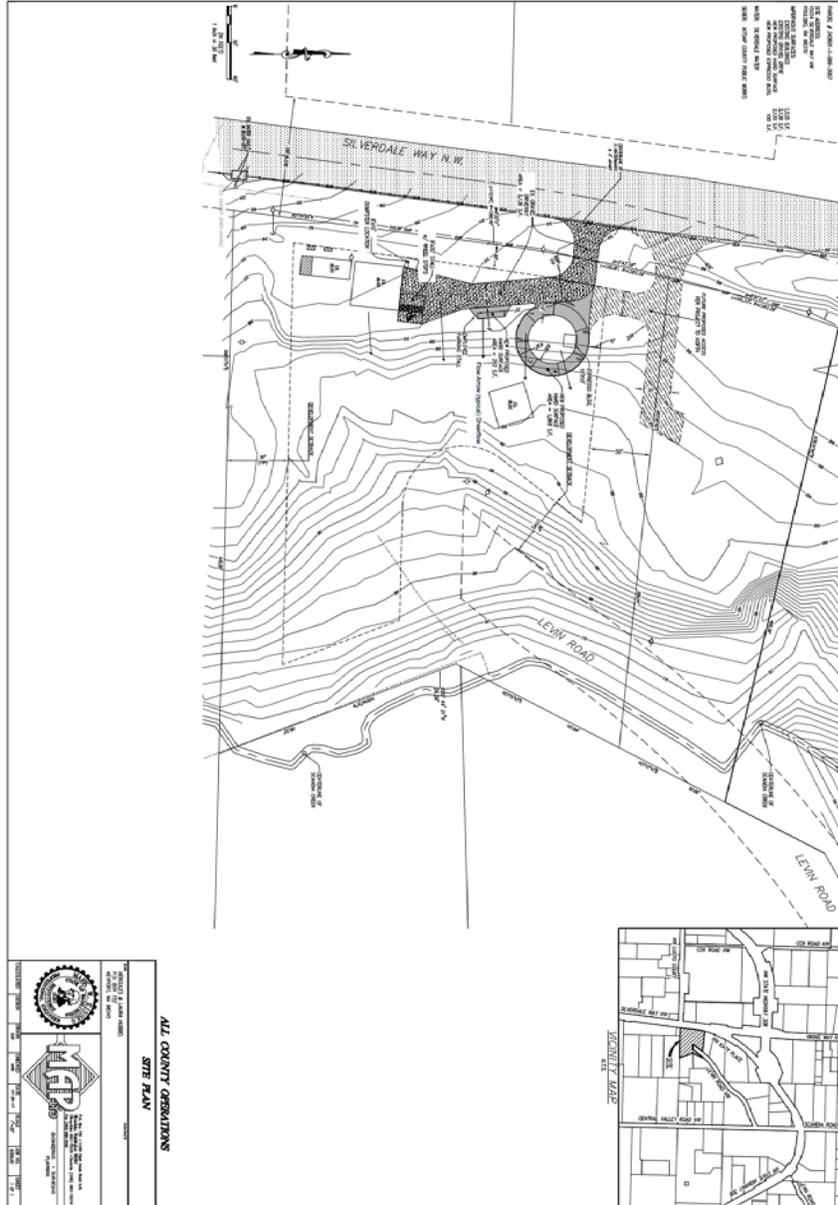
2/27/2018
Date

Attachments:

- Attachment A – Site Plan
- Attachment B – Zoning Map

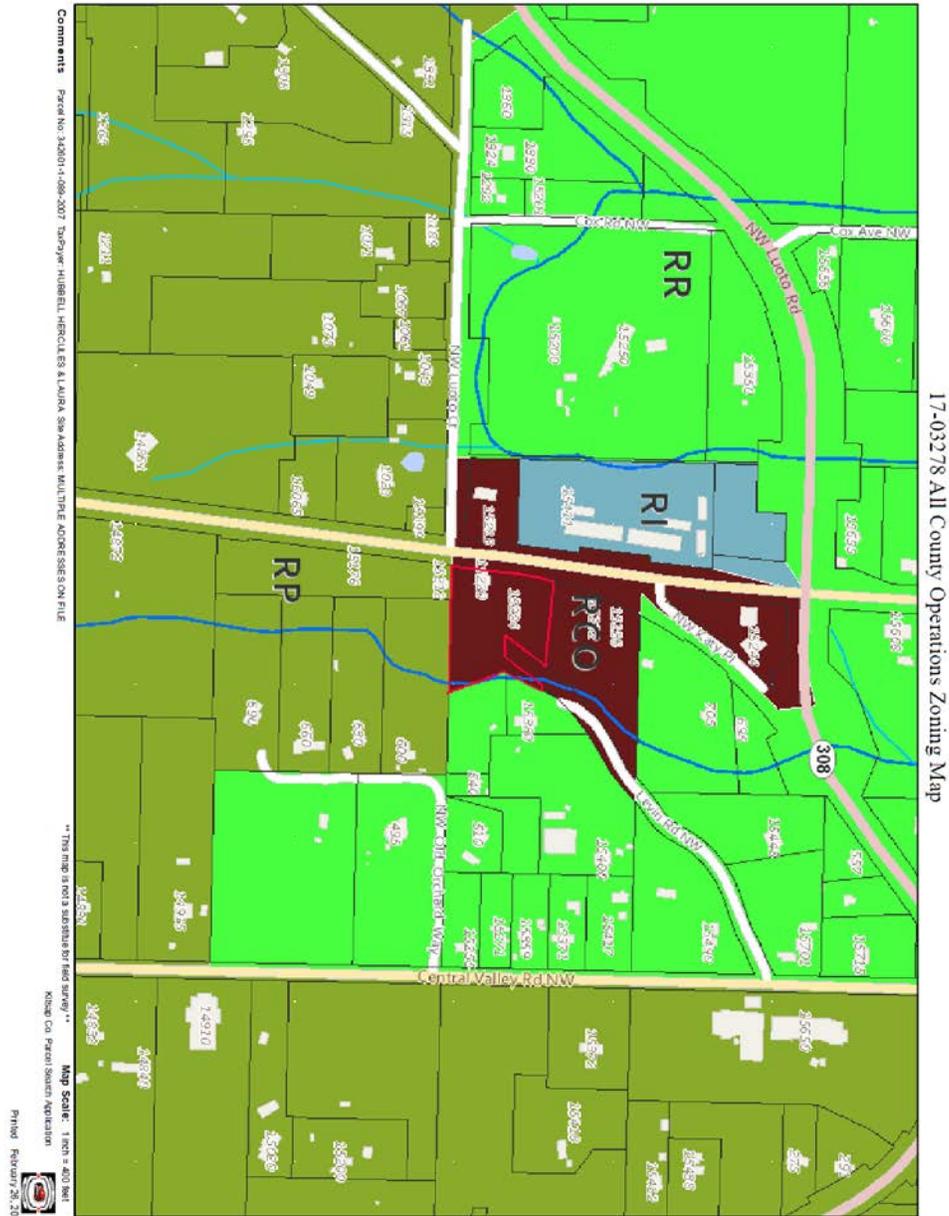
CC: Interested Parties:
Norm Falconer
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD File 17-03278

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Attachment A – Site Plan

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Attachment B – Zoning Map