



Administrative Staff Report

Report Date: August 27, 2018

Application Submittal Date: May 7, 2018

Application Complete Date: May 15, 2018

Project Name: Kitsap Humane Society - Addition and Renovation Phase 1 and 2

Type of Application: Administrative Conditional Use Permit (ACUP)

Permit Number: 18-02209

VICINITY MAP

Project Location

9167 Dickey Road NW
Silverdale, WA 98383
Commissioner District #3

Assessor's Account

192501-1-022-2007

Applicant/Owner of Record

Kitsap Humane Society/KCPW Silverdale RAGF
9167 Dickey Road NW
Silverdale, WA 98383



Recommendation Summary

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

1. Background

The applicant proposes a phased development to renovate and expand their existing humane society facility creating a new "adoption wing" and remodeling portions of the existing structure to provide animal welfare support spaces including animal housing, screening, behavior spaces and staff offices. The proposal also includes associated parking improvements and stormwater facilities.

2. Project Request

The applicant requests Administrative Conditional Use Permit approval for the expansion and renovation of their existing humane society facility.

3. SEPA (State Environmental Policy Act)

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of

that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of “major” environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated May 18, 2018. A Determination of Nonsignificance (DNS) was issued on August 10, 2018. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions 45 at the end of this report:

The SEPA appeal period expired August 24, 2018. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The property is irregularly shaped. The front portion of the property, facing Dickey Road, is approximately 867'. The property then narrows to a flatten point in the northwest corner. The western/back portion of the property is sloped and considered a moderate geologic hazard. A Geotechnical Report was submitted with the application which addresses developing near the slope.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Public Facility Zone: Industrial	Standard	Proposed
Minimum Density	Not Applicable	None
Maximum Density	Not Applicable	
Minimum Lot Size	7 acres for newly created lots	6.75 acres existing lot
Maximum Lot Size	Not Applicable	Not Applicable
Minimum Lot Width	Not Applicable	Not Applicable
Minimum Lot Depth	Not Applicable	Not Applicable
Maximum Height	35 feet	19 feet, 2 inches
Maximum Impervious Surface Coverage	Not Applicable	Not Applicable
Maximum Lot Coverage	60%	10.6%

Applicable footnotes:

5. The Design Standards for the Community of Kingston sets forth policies and regulations for properties within the downtown area of Kingston. All development within this area must be

consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to on the Kitsap County web page or at the department of community development front counter.

Staff Comment: Footnote does not apply as subject property is not located within the Kingston design district.

36. For standards applicable to master planned industrial developments and approved industrial parks, see Sections 17.320.030 and 17.330.030.

Staff Comment: Footnote does not apply as this project is not a master planned industrial development.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front: East	20 feet (50-foot screening buffer required when abutting residential zone – can be modified by Director) *Abuts residential	Needs to be modified from what is proposed. Can reduce to 25 feet as the residential zone abutting is developed with an elementary school
Side: North	None (50-foot screening buffer required when abutting residential zone)	75 feet to existing parking
Side: South	None (50-foot screening buffer required when abutting residential zone)	70 feet to existing chicken coop
Rear: West	None (50-foot screening buffer required when abutting residential zone)	13 feet to proposed addition

Applicable footnotes:

27. As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts to abutting residential uses such as noise, light, odors, dust and structure bulk. No structures, open storage, or parking shall be allowed within this area. The director shall only approve screening buffers that improve the compatibility between the proposed use and the

residential zone. The director may reduce this buffer to a minimum of twenty-five-foot width only when based upon a site-specific determination that topography, berming or other screening features will effectively screen industrial activities from the residential zone. Conversely, based upon a similar site-specific determination, the director may increase the buffer width from fifty feet to ensure adequate buffering and compatibility between uses.

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Undeveloped	Industrial (IND)
South	Kitsap County Transfer Station (dump)	Industrial (IND)
East	Silverdale Elementary School	Urban Low (UL)
West	Kitsap County Transfer Station (dump)	Industrial (IND)

Table 4 - Public Utilities and Services

	Provider
Water	Silverdale Water
Power	Puget Sound Energy
Sewer	Kitsap County Public Works
Police	Kitsap County Sherriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #401

5. Access

Access to the site is existing and is taken from Dickey Road NW, a Kitsap County maintained right-of-way.

6. Site Design

Site Design is discussed and evaluated under the "Analysis" section of this report.

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

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

Economic Development Goal 1

Promote a healthy and divers 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.

Economic Development Policy 7. Encourage full utilization and development of industrially and commercially zoned areas.

Economic Development Policy 10. Develop standards for industrial and commercial development that identify appropriate site size for different types of areas, appropriate types of uses, and standards for design that encourage attractive and efficiently functioning areas.

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

Code Reference	Subject
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Chapter 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	May 4, 2018
Environmental (SEPA) Checklist	May 4, 2018
Site Plan	May 4, 2018
Floor Plans	May 4, 2018
Landscape Plans	May 4, 2018/August 9, 2018
Parking Analysis	May 4, 2018/August 6, 2018
Project Narrative	May 4, 2018/August 6, 2018
 <u>Staff Communication</u>	 <u>Dated</u>
Dev. Services & Engineering Memo	June 25, 2018

9. Public Outreach and Comments

No public comments have been received.

10. Analysis

a. Planning/Zoning

This proposal was reviewed as a veterinary clinic/animal hospital and kennel or pet daycare requiring an Administrative Conditional Use Permit, in the Industrial zone. The development was specifically reviewed for consistency with requirements in Kitsap County Code Title 17 "Zoning" Chapter 17.410.044 Allowed Uses, 17.420.030 Design Standards, 17.420.054 Commercial, Industrial, Parks and Public Facilities Zones Density and Dimensions Table, and Chapter 17.540 Administrative Conditional Use Permit.

Kitsap County Code (KCC) 17.110.070 defines Animal hospital as a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. KCC 17.110.375 defines Kennel as any place or entity where five or more cats or dogs are boarded for the primary purpose of compensation or where pets are housed for resale, such as pet shops, but not including a veterinary hospital where boarding is incidental to treatment. 17.110.740 defines Veterinary clinic as the same as animal hospital.

Staff Response: The Humane Society is a unique blend of both animal hospital/veterinary clinic and kennel. Animals are treated for medical needs as well as housed for adoption (resale).

Animal Hospital/Veterinary Clinic and Kennels require an Administrative Conditional Use Permit (ACUP) in the Kitsap County Code 17.410.044 Commercial, industrial, parks, and public facility zones use table.

Staff Response: The applicants have applied for an Administrative Conditional Use Permit for this project and therefore have satisfied this requirement.

Staff Response: Landscape analysis is under section E of this report.

b. Lighting

Exterior Lighting. In all zones, artificial outdoor lighting shall be arranged so that light is directed away from adjoining properties and so that no more than one-foot candle of illumination leaves the property boundaries.

c. Off-Street Parking

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Retail and personal service establishments generating heavy automobile traffic (e.g., department, drug, and auto parts stores, fitness centers, supermarkets, ice cream parlors, bakeries and beauty and barber shops)	1 per 200 square feet gross floor area	9,495 square feet= 48 spaces	47 existing spaces 48 newly proposed
Professional Office	1 per 300 square feet gross floor area	11,300 square feet= 39 spaces	
Total		87 Required	95 Proposed

Kitsap County Code 17.490.030.A.2 requires a variance if proposed parking exceeds 10% of the required amount. The proposal is 9% greater than the required amount. No variance required.

d. Signage

Additional signage will require a separate sign permit. Condition 5 addresses signage.

e. Landscaping

17.420.030 Design standards

A. In addition to other standards and requirements imposed by this title, all uses except single-family detached dwellings, duplexes and uses located in the RW, FRL, or MRO zones shall comply with the provisions stated herein. Should a conflict arise between the requirements of this section and other requirements of this title, the most restrictive shall apply.

B. Landscaping, Building Height, Buffering and Screening.

1. The development must comply with Chapter 17.500 regarding landscaping standards.
2. The director may require increased landscaping, screening and setbacks to minimize conflicts and improve compatibility with adjacent uses.
3. The director may reduce landscaping, screening, and setback requirements:

- a. Where the nature of established development on adjacent parcels partially or fully provides the screening and buffering which otherwise would be required;
 - b. Where the density of the proposed development is less than that permitted by the zone; or
 - c. Where topographical or other site conditions provide natural screening and buffering.
4. A reduction in landscaping/screening requirements may be approved by the director in conjunction with a joint landscape screening proposal submitted by adjacent landowners for their combined boundaries or for an integrated project located within two or more zones.

Staff Comment: The conceptual landscape plan complies with the requirements set forth in Kitsap County Code (KCC) 17.500.027.A.2 – Roadside and Setback Buffers; KCC 17.500.027.A.2 – Separation Buffers. A six-foot high solid board fence is required along the south property line and has been incorporated into the conceptual landscape design.

The west property line will retain the majority of the existing vegetation.

The eastern property is considered the "front" from a zoning perspective. This is the property line in which the property is accessed. The landscape buffer is not needed as it faces Dickey Road and has a zoning setback included.

The properties to the north are zoned industrial and commercial and are heavily wooded and undeveloped. The conceptual landscaping plan includes a mix of trees, shrubs and groundcover along the north property line. At the time of development of the industrial lot to the north, additional screening will be required of that property to screen any future incompatible uses from the abutting residential neighborhood.

The project will be conditioned to provide a final landscape plan for the Site Development Activity Permit (SDAP) review. Please see condition 4.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	293,961 x 15%= 44,094 square feet	Final Landscape plan will be submitted and reviewed under the Site Development Activity Permit (SDAP). See Condition 4.
Required Buffer(s) 17.500.025		
North	Separation Buffer	Separation Buffer
South	Separation Buffer	Separation Buffer

East	Roadside and Setback Buffer	Roadside and Setback Buffer
West	Separation Buffer	Separation Buffer
Street Trees	Not Required	

f. Frontage Improvements

Frontage improvements not required.

g. Design Districts/Requirements

Subject project is not located within a Design District.

h. Development Engineering/Stormwater

Development Services and Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans stamped received May 15, 2018 to Kitsap County Development Services and Engineering.

Development Services and Engineering accepts the concepts contained in this preliminary submittal and requires the following conditions as an element of the land use approval

i. Environmental

According to Kitsap County's GIS data, the subject property contains high geologic hazards. The data shows this due to liquefaction concerns, not erosion or landslide hazards. While there are moderate slopes per topography map, the submitted geotechnical report indicates no erosion or landslide concerns for the development as proposed, with construction recommendations.

The disturbed area for the project is roughly 1/3 acre; trees in this area appear to be very limited. The project is conditioned for 5,000 board feet limit and submittal of danger tree harvest permit with SDAP if greater than 5,000 board feet - see Condition 23.

Kitsap County GIS data also shows a Category 1 Critical Aquifer on the subject property, but use does not meet Table 19.600.620 requirements for a Hydrogeologic Report.

j. Access, Traffic and Roads

Kitsap County Public Works and Department of Community Development reviewed the project for traffic and road elements. Conditions 24-29 are the result of the review.

k. Fire Safety

Kitsap County Fire Marshal reviewed the project and placed one condition. Fire review may also occur with the SDAP and/or building permit. See Condition 30.

l. Solid Waste

Solid Waste was reviewed by Department of Community Development staff and conditions 31-33 were placed on the project.

m. Water/Sewer

Water and Sewer were reviewed and approved with one condition. See Condition 34.

n. Kitsap Public Health District

Kitsap County Public Health District review and approved the project with one condition. See Condition 2.

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 Kitsap County Commissioners have determined that this application requires review and approval of the Director. The Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit.

12. Findings

The proposal is consistent with the Comprehensive Plan.

The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.

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

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.

13. Recommendation

Based upon the analysis above and the decision criteria found in KCC 17.540.040.A, the Department of Community Development recommends that the Administrative Conditional Use Permit request for Project Name be **approved**, subject to the following 45 conditions:

a. Planning/Zoning

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

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

3. 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.

4. A Final Landscape Plan shall be submitted and approved through the Site Development Activity Permit (SDAP).

5. 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.

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 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.

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 (18-02209). 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.

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 Review 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, May 15, 2018. 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:

Time tables 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. 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.

17. The Washington State Department of Ecology (Ecology) may require registration of the infiltration trench as a 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.

18. The design of the infiltration facilities will be accordance with Volume II, Chapter 5 of the Kitsap County Stormwater Design Manual.

19. 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. In addition, retention ponds shall not be utilized as temporary erosion and sedimentation control ponds.

20. 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.

21. 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.

22. If the project proposal is modified from that shown on the submitted site plan dated May 15, 2018, Development Services and Engineering will require additional review and potentially new conditions.

c. Environmental

23. The disturbed area is limited to the danger tree clearing limits, as depicted on the site plan as disturbed areas. If tree harvest will exceed 5,000 board feet, a Kitsap County Danger Tree Harvest Site Evaluation Permit will be required prior to SDAP final.

d. 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. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.

26. 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.

27. 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.

28. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.

29. 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

30. 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

31. Fire apparatus access roads are required and must be maintained. Any proposed revision to 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.
- d. Inside turning radius shall be a minimum of 25 feet (residential) 35 feet (commercial).
- e. 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.
- f. Road shall not be more than 12% grade

32. Automatic fire sprinklers will be required for this project.

33. Where hydrants supply commercial or multi-family fire flows, a hydrant shall be placed between fifty (50) feet and one hundred fifty (150) feet from the protected building.

34. For buildings with automatic sprinkler systems, one on-site hydrant should be located within approximately 50 feet of the fire department connection(s)

35. A rapid access secured key box (Knox box) will be required for buildings with a fire alarm, fire sprinkler or other fire protection system because immediate access is necessary for lifesaving and firefighting purposes. The owner or occupant will be required to provide keys to gain access to all portions of the building, including sprinkler system control valves and fire alarm panels. The key box should be located adjacent to the main entrance or as approved by the Fire Code Official. An application for a key box must be obtained from the local Fire District. Multiple key boxes may be required for large structures or facilities, depending on operational considerations. The Fire District shall identify the required model for the applicable structure.

f. Solid Waste

36. 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.

37. 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.

38. 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.

g. Water/Sewer

39. Silverdale Water Condition - A Construction Agreement must be entered into between the Developer and Silverdale Water District to build an

extension of the water system, all the conditions of the agreement must be satisfied, and all charges must be paid.

40. Current charges shall be paid at the time water service is requested.

41. Compliance with the "Comprehensive Land Use Plan" for Kitsap County.

42. Kitsap County sanitary sewer currently serves the project parcel. The project will have additional impacts on the sewer system and will be assessed additional newcomer fees.

43. Sewer Availability Agreement account(s) must be kept current and in good standing through permit approval date.

h. Other

44. Rock and retaining walls shall meet all applicable setback requirements of Volume II, Chapter 9 of the Kitsap County Stormwater Design Manual.

45. 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.

Report prepared by:



Katharine Shaffer, Staff Planner / Project Lead

8.27.18
Date

Report approved by:



Shawn Alire, Supervisor, Development Services Engineering

8.27.18
Date

Attachments:

Attachment – Zoning Map (Required)

CC: Kitsap Humane Society, Eric Stevens/KCPW Silverdale RAGF, executivedirector@kitsap-humane.org and mfooster@co.kitsap.wa.us

NL Olson & Associates INC, Norm Olson, nlolson2@nlolson.com

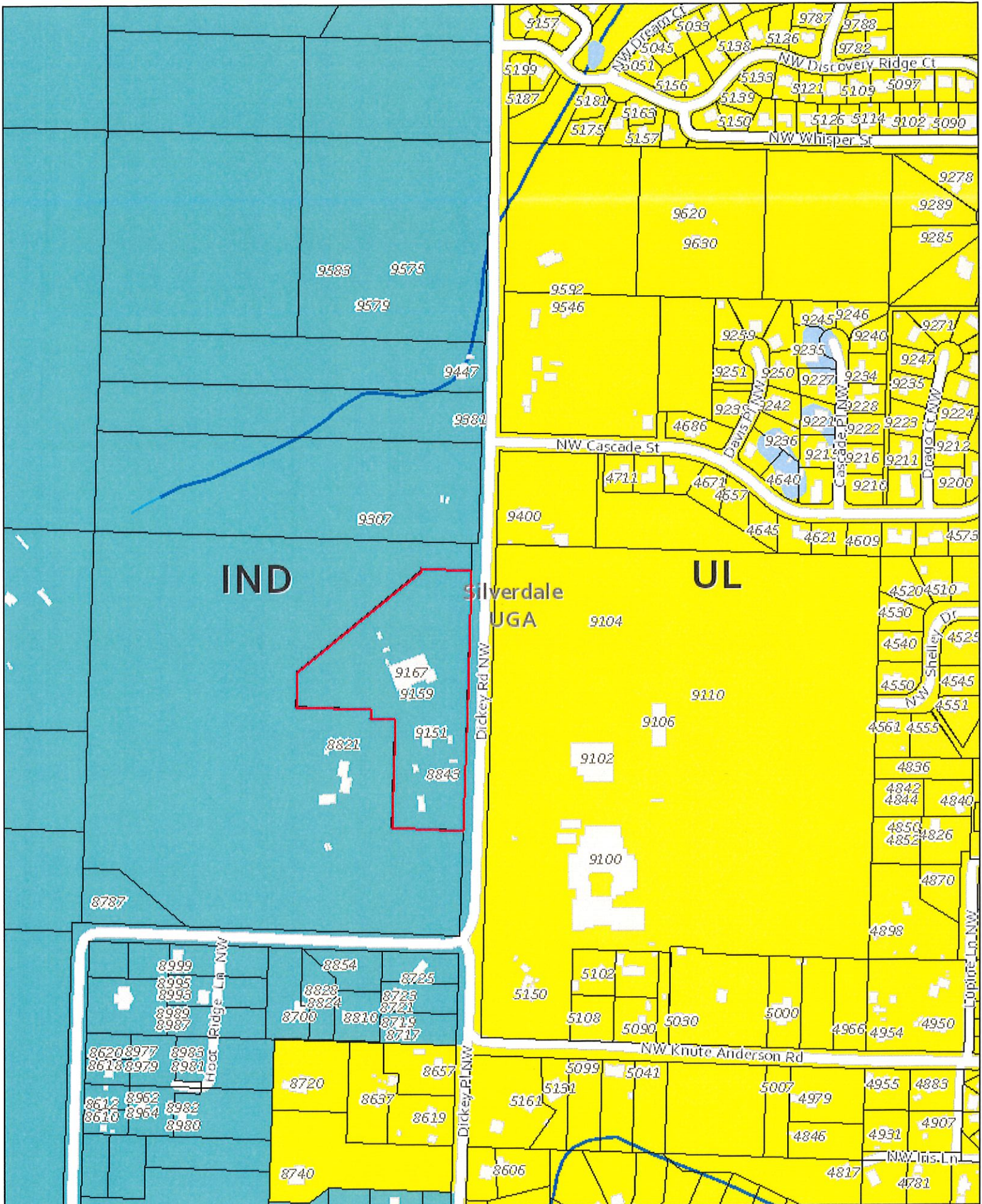
NL Olson & Associates, Trish Walton, twalton@nlolson.com

Rice Fergus Architects, hzorrozua@rfmarch.com

Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26

Site Plan



Comments

Parcel No: 192501-1-022-2007 TaxPayer: KCPW SILVERDALE RAGF Site Address: MULTIPLE ADDRESSES ON FILE

** This map is not a substitute for field survey ** Map Scale: 1 inch = 400 feet

Kitsap Co. Parcel Search Application

