



Notice of Administrative Decision

Date: 06/24/19

To: Olympic View Holdings LLC, stan@gigharborautobody.com
William M. Palmer, wpconslts@telebyte.net
Interested Parties and Parties of Record

RE: **Permit Number:** 18-02515
Project Name: T-M Bethel Business Center Self-Storage
Type of Application: Administrative Conditional Use Permit

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

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

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

The complete case file is available for review at the Department of Community Development; if you wish to view the case file or have other questions, please contact help@kitsap1.com or (360) 337-5777. Please note DCD is open Monday to Thursday from 8:00am to 4:00pm and on Friday from 9:00am to 1:00pm except holidays.

CC: Kegel Engineering, kegelengineering@gmail.com
Interested Parties:
Charles Creiger, 6700 Bethel Rd SE Port Orchard WA 98367
Angie Matheson, msm1444@aol.com
Donald Ryan, donmryan@gmail.com
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Katharine Shaffer
DCD File #18-02515



Administrative Staff Report

Report Date: June 17, 2019

Application Submittal Date: May 31, 2018

Application Complete Date: May 31, 2018

Project Name: TM Bethel Business Center

Type of Application: Administrative Conditional Use Permit (ACUP)

Permit Number: 18-02515

Project Location

6440 Bethel Road SE
Port Orchard, WA 98367
Commissioner District #2

Assessor's Account

4800-000-004-0000
4800-000-004-0109
4800-000-005-0108

Applicant/Owner of Record

Olympic View Holdings LLC
PO Box 492
Gig Harbor, WA 98335

VICINITY MAP



Decision Summary

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

1. Background

Olympic View Holdings LLC has applied for an Administrative Conditional Use Permit (ACUP) to allow for self-storage, RV/Boat parking spaces, and shipping container storage.

2. Project Request

The applicant is requesting approval to construct 16 self-storage buildings totaling 134,392 square feet, outdoor recreational vehicle (RV) storage, and shipping containers. Of the 16 proposed self-storage buildings, 11 are two-story and 5 one-story. The proposal also includes a 1,533 caretaker's residence and office.

The project will be phased with grading and construction of the stormwater conveyance system, fencing and landscaping, and 116 outdoor RV storage parking spaces being completed in phase 1. Subsequent phases will consist of construction of two to three storage buildings, shipping containers, and associated paving.

The project will create 128,700 square feet of impervious surface which will be mitigated through the stormwater conveyance system and discharged into an on-site retention pond.

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 June 18, 2018. A Determination of Nonsignificance (DNS) was issued on May 28, 2019.

The SEPA appeal period expired June 11, 2019. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The subject property is vacant and square shaped on the eastern portion that abuts Bethel Road SE. As the property goes west toward Highway 16, it narrows. The property is approximately, 8.1 acres. There is a slight slope from east to west, about 5-10%. There are some patches of trees on site.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban High Intensity Commercial (UHIC) Zone: Commercial	Standard	Proposed
Minimum Density	10	Only residential proposal is manager's residence which is allowed with ACUP approval in the zone by KCC 17.410.044
Maximum Density	30	
Minimum Lot Size	N/A	N/A
Maximum Lot Size	N/A	N/A

Minimum Lot Width	N/A	N/A
Minimum Lot Depth	N/A	N/A
Maximum Height	35 feet	3 stories, 35'.
Maximum Impervious Surface Coverage	85%	See Condition 18.
Maximum Lot Coverage	N/A	N/A

Applicable footnotes:

17.120.060.A.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: The proposed project is not within downtown area of Kingston. The footnote is not applicable.

17.120.060.A.33: Except for the height and density requirements reflected in Section 17.420.058, Silverdale regional center and design district density and dimension table, all development within the Silverdale design district boundaries must be consistent with the Silverdale Design Standards.

Staff Comment: The proposed project is not within the Silverdale Design District. The footnote is not applicable.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front: East	20 feet	100' to manager's residence
Side: North	20' - KCC 17.420.060 Footnote 21 requires 20' when abutting a residential zone. Zoning to the north is Urban Low. See Table 3.	32' to self-storage unit
Side: South	10'	75' to self-storage unit
Rear: West	20' - KCC 17.420.060 Footnote 21 requires 20' when abutting a residential zone. Zoning to the east is Rural Residential. See Table 3.	32' to self-storage unit

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single Family Residence and Repair Services	Urban Low (UL) and Industrial
South	Undeveloped Land	Commercial
East	Undeveloped Land	Rural Residential (RR)
West	Sheds and Garages	Commercial

Table 4 - Public Utilities and Services

	Provider
Water	Kitsap PUD #1
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sherriff
Fire	South Kitsap Fire and Rescue
School	South Kitsap School District #402

5. Access

The property is accessed off Bethel Road SE which is a County maintained road.

6. Site Design

The project has a preliminary landscape plan. Please see Condition 11. Kitsap County Code 17.420.030.C requires 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. Please see Condition 15.

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:

Land Use Goal 1

Focus current and future planning on infill and redevelopment of the existing Urban Growth Areas

Land Use Policy 2

Support innovative, high quality infill development and redevelopment in existing developed areas within the Urban Growth Areas.

Economic Development Goal 2

Support and develop new methods of insuring sustainable business development that create living wage jobs and economic opportunities consistent with local and regional plans.

Economic Development Policy 7

Encourage full utilization and development of industrially and commercially zoned 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	Building 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 20, 2018
Environmental (SEPA) Checklist	March 7, 2019
Site Plan	March 7, 2019
Landscape Plans	March 25, 2019
Stormwater Engineered Plans	March 25, 2019
Stormwater Report	March 25, 2019
Project Narrative	April 24, 2019
<u>Staff Communication</u>	<u>Dated</u>
Dev. Services & Engineering Memo	May 8, 2019

9. Public Outreach and Comments

The project was submitted in October 2017 under Permit #17-04147. The project expired in March 2018. The applicant applied again under the current proposal, Permit #18-02515. A Notice of Application was sent out on October 12, 2017 for the 2017 proposal and again on

June 18, 2018 for the current application. Staff received three inquiries from neighbors from the 2017 application and one inquiry from the 2018 application.

Issue Ref. No.	Issue	Staff Response
1	Water Supply	Don Ryan, owner of 6293 Bethel RD SE inquired about the project on October 18, 2017. His questions centered around the water source. Staff sent him the non-binding water availability letter. He had no further comments. (Under Permit #17-04147).
2	Landscaping Buffer Requirements	Angie Matheson who lives at 1450 SE Rose RD had concerns about landscaping buffer requirements, noise, and lighting. She called staff on October 27, 2017. An email was sent to her with the code requirements for screening and separation. Please see Condition 12 and 15 for landscaping and lighting requirements. (Under Permit #17-04147).
3	Trees falling onto neighboring property	Allen Matheson owner of 6272 Bethel RD SE called on October 27, 2017 because trees from the subject property were falling onto his property. Staff referred him to code compliance. (Under Permit #17-04147).
4	Lis Pendens	Charles Creiger of 6700 Bethel RD SE called on March 21, 2019 about placing a lis pendens on the project. Lis pendens is a written notice that a lawsuit has been filed concerning real estate, involving either the title to the property or a claimed ownership interest in it. Staff researched the inquiry. Because there was no approval at the time of the inquiry, a lis pendens could not apply unless it was court ordered.

10. Analysis

a. Planning/Zoning

The project is for a self-storage facility with recreational vehicle (RV) parking, office and caretaker’s residence within the Commercial zone.

Kitsap County Code (KCC) 17.410.040(B).540 - Storage, self-service requires an Administrative Conditional Use Permit (ACUP) in the Commercial zone. The applicant

has requested Administrative Conditional Use Permit approval, and therefore has complied with this requirement.

The RV parking is classified under KCC 17.410.040(B).542 as also requiring an ACUP and is subject to footnote 1 which states that where applicable uses are subject to Section 17.410.060, provisions applying to special uses. The application does not include any components which require review as a special use, and therefore complies with this requirement.

A caretaker's dwelling requires an Administrative Conditional Use Permit (ACUP) per Kitsap County Code 17.410.040(B).110. The applicant has applied for an ACUP, therefore this requirement is met.

All buildings and activities, including parking, are required to be located outside of required setbacks. Kitsap County Code 17.420.050(B) requires a minimum setback of 20-feet from the front lot line and requires a minimum 10-foot setback from a side or rear lot line subject to footnote 21. Footnote 21 states a 20-foot setback is required when abutting a residential zone. This project's side and rear lot lines abut residential zoning, and therefore the side yard setbacks, where abutting a residential zone, are 20-feet. Please see Table 2.

The proposal includes shipping containers. Kitsap County Code 17.410.050 states: "storage of shipping containers is prohibited unless allowed as part of a land use permit and/or approval." The ACUP is considered land use approval. The proposed shipping containers are proposed abutting the industrial zone to the north. The shipping containers require a temporary permit subject to the provisions of Section 17.105.090(I). Please see Condition 18.

The applicant has proposed to develop this project in 6 phases. A detailed phasing plan will be required as part of the Site Development Activity Permit (SDAP) submittal. Please see Condition 21.

b. Lighting

Kitsap County Code 17.420.030.C requires 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. Please see Condition 15.

c. Off-Street Parking

Table 5 below describes the uses and requirements for parking. Since there will be 6 phases, a parking analysis will be required for each phase of the project. Please see Condition 14. Phase 1 proposes 28 parking spaces and 116 parking spaces for RV/vehicle storage.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Self-Storage	1 per 3,000 gross square feet	134,392 square feet (at final build out)/3,000 = 45 (round up)	
Manager's Residence	3 per unit	1 unit * 3 = 3 required	
Manager's Office	1 per 300 square feet of gross floor area	533 square feet proposed/ 300 square feet= 1 required	
RV Parking	No standard	N/A	
Total		49 (at final build out)	Please see Condition 14.

d. Signage

Proposed signs require a separate permit and shall be designed in accordance with Kitsap County Code 17.510. Please see Condition 4.

e. Landscaping

Kitsap County Code (KCC) 17.500.025 requires that a minimum of 15% of the site be landscaped to the standards set forth in Chapter 17.500. The applicant is proposing to landscape 63,597 square feet of the site which is greater than 15%.

KCC 17.500.027.B.1 requires a "Solid Screening Buffer" to provide a solid sight barrier between totally separate and incompatible land uses such as residential and commercial or industrial uses. The northern property line abuts a residential zone. The solid screening buffer shall provide 100% site-obscuring screening between different uses or zones. A final landscaping plan is required at time of Site Development Activity Permit (SDAP) submittal which complies with these requirements. Please see Condition 11.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping	15%. 1.2 acres or 52,337 square feet	1.46 acres or 63,597 square feet, greater than 15%.

(Sq. Ft) 15% of Site		
Required Buffer(s) 17.500.025		Please See Condition 11.
North	Solid Screening Buffer	Solid Screening Buffer
South	Separation Buffer	Separation Buffer
East	Separation Buffer	Separation Buffer
West	Separation Buffer	Separation Buffer
Street Trees	No	N/A

f. Frontage Improvements

This project does not require frontage improvements.

g. Design Districts/Requirements

This project is not 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 March 7, 2019 to Kitsap County Development Services and Engineering.

Development Services and Engineering accepts the concepts contained in this preliminary submittal and requires 16 conditions as an element of the land use approval.

i. Environmental

The subject properties are in a Critical Aquifer Recharge Area, Category I and II. Kitsap County Code 19.600.620 describe activities that threaten groundwater. None of the activities listed are proposed in this application. No hydrogeologic report is required.

j. Access, Traffic and Roads

Department of Community Development and Public Works staff approved the project with conditions. Please see Condition 35-39.

k. Fire Safety

The project was reviewed and conditioned by Kitsap County fire officials. Please see Condition 40.

l. Solid Waste

Solid waste was approved with 3 conditions.

m. Water/Sewer

The applicant submitted a non-binding water availability letter from West Sound Utility. A binding water availability letter is required with the Site Development Activity Permit. Please see Condition 17.

n. Kitsap Public Health District

The Kitsap County Health District has granted approval of the Administrative Conditional Use Permit, subject to conditions outlined later in this report. The property will be served by public water and sewer and will require a building clearance prior to issuance of any building permits.

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

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

13. Decision

Based upon the analysis above and the decision criteria found in KCC 17.540.040.A, the Department of Community Development recommends the TM Bethel Business Center Administrative Conditional Use Permit (CUP) be approved subject to the following 47 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. 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.
5. The recipient of any administrative conditional use permit shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of an agreement to abide by the terms and conditions of the administrative conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.
6. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the 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.
7. The decision set forth herein is based upon representations made and exhibits contained in the project application 18-02515. Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
8. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and

ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.

9. This Administrative Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
10. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.
11. A final landscape plan consistent with Kitsap County Code 17.500 shall be submitted with the Site Development Activity Permit (SDAP). Final landscape plan shall show compliance with Kitsap County Code 17.500.027.B.1
12. Drip pan shall be placed under stored vehicles in case of oil leaks.
13. A parking analysis shall be submitted with each phase of the project.
14. 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 surrounding properties.
15. Hours of operation shall not exceed 8:00AM to 6:00 PM PST, 7 days a week.
16. Applicant shall provide a binding water availability letter from West Sound Utility with the Site Development Activity Permit.
17. Project shall be limited to 85% maximum impervious surface coverage per Kitsap County Code 17.420.054.
18. Placement of shipping containers allowed only with an approved temporary permit subject to the provisions of Kitsap County Code, Section 17.105.090(I).

b. Development Engineering

19. 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.

20. The information provided demonstrates this proposal is a Full Drainage Review as defined in Kitsap County Code Title 12, and as such will require a Site Development Activity Permit (SDAP), demonstrating compliance with Minimum Requirements 1 – 9, from Development Services and Engineering.
21. 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 31, 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.
22. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Services and Engineering for review and approval. The phasing plan shall, as a minimum, address the following items:

Timetables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase.

The extent of drainage improvements to be installed during the various phases.
23. 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.
24. Per WAC 173-175, the construction of pond berms that will impound a volume of ten acre-feet or more of water requires review and approval by the Department of Ecology. This approval must be completed prior to issuance of the SDAP.
25. 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.

26. The application indicates that grading will be required to create different elevation benches to site the building pads. If a significant quantity of grading material will be imported/exported to/from the site, prior to issuing the SDAP an approved fill site(s) must be identified. Any fill site receiving more than 150 cubic yards of material must obtain an SDAP. Fill sites receiving 5,000 cubic yards or more must have an engineered SDAP.
27. If a significant quantity of grading material will be imported/exported to/from the site (typically this means five or more trucks leaving the site per hour), a vehicle wheel wash must be included as an element of the siltation erosion control plan.
28. During the construction of the proposed permeable pavement 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.
29. The design of the infiltration facilities will be accordance with Volume II, Chapter 5 of the Kitsap County Stormwater Design Manual.
30. 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.
31. 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.
32. Before SDAP acceptance, the applicant shall submit a set of drawings to the City of Port Orchard for review. The applicant shall notify Development Services and Engineering in writing when the plans have been submitted to the City. Development Services and Engineering shall coordinate with the City to determine if the City has any comments to the submittal.
33. 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.

34. To prevent pollutants, in the form of vehicle fluid leakage, from entering the ground, applicant shall implement and enforce the placement of drip-pans underneath vehicles stored on gravel surfaces, as an Operational Source Control BMP to satisfy Minimum Requirement #3. This is in addition to the oil/water separator tees that are proposed within the catch basins along the impervious access road.
35. If the project proposal is modified from that shown on the submitted site plan dated March 7, 2019, Development Services and Engineering will require additional review and potentially new conditions.

c. Traffic and Roads

36. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.
37. 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.
38. The required Site Development Activity Permit shall include 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, Figure 4-1, as established in Chapter 11.22 of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.
39. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of the site accesses and Bethel Road SE. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale,

topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.

40. A Right of Way Permit is needed for utility connection. Prior to issuance of the Site Development Activity Permit with the Department of Community Development, the Applicant shall apply for a Right-of-Way Permit through the Department of Public Works for any and all work performed in the county Right of Way associated with this project. The need for and scope of bonding will be determined at that time. You may apply online at <https://co-kitsap-wa.smartgovcommunity.com> or contact Kitsap County Public Works, Right of Way Division at rowpermits@co.kitsap.wa.us with any questions.

d. Fire Safety

41. 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:
1. Unobstructed width of 20 feet and height of 13 feet 6 inches.
 2. Shall be designed and maintained to support a 60,000 pound fire apparatus and be provided with an all weather driving surface.
 3. Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 4. Inside turning radius shall be a minimum of 35 feet (commercial).
 5. 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.
 6. Road shall not be more than 12% grade.

Water line size and location and the location of fire hydrants must be shown on SDAP plans. A letter of water availability indicating available fire flow from the water purveyor is required to be submitted to the Kitsap County Fire Marshal's office prior to the approval of any building permits.

Automatic fire sprinklers will be required for this project

Fire flow in the amount of 4000 gpm @ 20 psi for a minimum of 4hrs is required for the project. This is based on the proposed building of 22,972 square feet and constructed of 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 1000 gpm.

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.

Hydrants are required and should be placed no more than 400 feet from each other, up to 600 feet if protected by a fire sprinkler system for commercial building. One hydrant shall be within 50 feet of the fire department connection (FDC). IFC 507.5.1.1 Amended by Kitsap County

For buildings with automatic sprinkler systems, one on-site hydrant should be located within approximately 50 feet of the fire department connection(s)
A 3-foot clear space shall be maintained around the circumference of fire hydrants. IFC 507.5.5

When required by the Fire Code Official, fire department access roads shall be posted with approved signs or marked as follows: All curbs shall be painted red on the sides and top, and shall be labeled with 4-inch high white lettering at 25-foot intervals with the words "NO PARKING TOW AWAY ZONE IFC 503.3

Fences and gates require co-approval by the Fire Code Official and the local Fire District. If approved, each fence or gate shall provide a clear width of 20 feet when open. Gates may be chained and locked only if they are equipped with a Rapid Access padlock. Electric gates shall be provided with a Rapid Access key-operated switch. Authorization/purchase forms may be obtained from the local Fire District. All gates that cross access roadways shall be signed "NO PARKING TOW AWAY ZONE".

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.

e. Solid Waste

42. 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.

43. 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.

44. 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.

f. Kitsap Public Health District

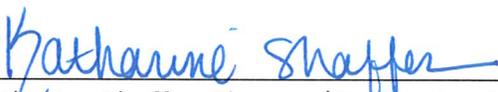
45. Buildings will require a sewer building clearance approval from the Kitsap County Health District.

g. Other

46. If 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.

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

Report prepared by:



Katharine Shaffer, Planner / Project Lead

6.17.19
Date

Report approved by:



Shawn Alire, Supervisor

6.17.19
Date

