

2. Project Request

Central Kitsap School District is requesting approval of a Minor Revision to the preliminary approved Conditional Use Permit for the redevelopment of the Central Kitsap/Middle School Campus, consistent with KCC 17.550.040.

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.

The Kitsap County Department of Community Development is issuing an addendum to the SEPA MDNS for the Central Kitsap High School and Middle Replacement Conditional Use Permit project issued January 11, 2017. Please note that consistent with section WAC 197-11-625 of the State Environmental Policy Act (SEPA), Kitsap County is sending this addendum to recipients of the MDNS decision. The minor revision (19-03608) was considered SEPA-exempt, per WAC 197-11-800 (1) (b) (iii) and per the flexible thresholds in KCC Title 18.04.090. There is not an appeal period for this SEPA addendum.

The addendum has been prepared in compliance with SEPA (RCW 43.21.C), the SEPA Rules (WAC 197-11), and Chapter 18.04 Kitsap County Code, implementing SEPA in Kitsap County procedures.

The addendum provides additional information about the Central Kitsap High School and Middle School Replacement Conditional Use Permit Amendment. The modifications and the impacts of these modifications are within the range of alternatives and significant adverse environmental impacts previously analyzed in the March 11, 2017 MDNS, and this addendum does not substantially change that analysis (see WAC 197-11-600). The new proposal falls below the thresholds for the original project for impervious surfaces, and peak hour trips. The addendum does the following:

Central Kitsap School District is requesting Minor Revision to the approved Conditional Use Permit (File# 16-05551) for redevelopment of the Central Kitsap High School/Middle School campus to allow up to 10% increase over the preliminary approved building area, parking/vehicle trips and impervious surfaces consistent with KCC 17.550.040 Revisions of

Hearing Examiner Conditional Use Permits (CUP).

The CUP approval was for reconstruction of the entire 59-acre campus with a total of 330,000 square feet of building and retention area, and 593 off-street parking spaces. The proposal is for a 5.93-acre revision to the south campus to retain Building 900 for complementary land uses.

The revision will include 30,560 square feet (9.26 %) an amphitheater, interior meeting rooms, new location for the Kitsap Regional Library-Silverdale Branch, School District Administrative Offices, locker rooms and storage areas. The Kitsap Regional Library will be located on the 1st floor, on the 2nd floor will be District Offices and Central Kitsap School District Life House.

4. Physical Characteristics

The project area is 5.93-acre site located in the southern portion of the 59 acre High/Middle School campus with vehicular access from NW Bucklin Hill Road and NW Anderson Hill Road. The existing Building 900 is 46,909 square feet in size. The campus gently slopes from the north to the south and west to NW Bucklin Hill Road and NW Anderson Hill Road. The eastern edge and behind Building 900 contains Douglas Fir trees and slopes down towards Randall Way.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban High Density Residential Zone: Urban High Residential	Standard	Proposed
Minimum Density	10-dwelling units per acre	NA
Maximum Density	30-dwelling units per acre	
Minimum Lot Size	NA	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	60 feet	NA
Minimum Lot Depth	60 feet	NA
Maximum Height	55 feet	3 stories, <55 feet
Maximum Impervious Surface Coverage	85%	~100,000 sq. ft. (south campus)
Maximum Lot Coverage	85%	85%

Applicable footnotes: NA

Staff Comment: Density is not applicable to the project; however, the project is consistent with maximum lot coverage.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (South)	20 feet	250 feet (chiropractic clinic)
Side (West)	20 feet	420 feet (existing single-family building)
Side (East)	40-feet	70-feet (existing single-family)
Rear (North)	20 feet	120 feet (existing middle school synthetic turf and track field)

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	School facilities	Urban High (UH)
South	Professional offices	Regional Commercial (RC)
East	single-family residences	Regional Commercial (RC)
West	single-family residences	Urban Restricted (UR)

Table 4 - Public Utilities and Services

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

5. Access

The existing access to off-street parking is from NW Bucklin Hill Road and NW Anderson Hill Road.

6. Site Design

The Building Minor Revision listed in KCC Table 17.410.042 is a permitted use but required to be reviewed per KCC 17.550.040 Minor Revision of Hearing Examiner Conditional Use Permit with the Department as the review authority per KCC Title 21. Pursuant to KCC 17.230.010 the intent of the UH zone provides for offices uses that higher recognition of the residential setting. New development should be reviewed for the following factors are proximity to major streets, urban services and pedestrian traffic circulation in the area. The minor revision is reviewed for consistency with KCC sections 17.230.020 Uses permitted and design standards 17.420.030 Design Standards, and .17.420.052 Dimensions and Density Table.

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:

See Listed Policies under the approved Conditional Use Permit 16-05551

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	August 7, 2019
Environmental (SEPA) Checklist	August 7, 2019
Revised Site Plan	January 17, 2020
Revised Project Comments Narrative	January 16, 2020
<u>Staff Communication</u>	<u>Dated</u>
Dev. Services & Engineering Memo	February 24, 2020
SEPA Addendum Memo	February 26, 2020

9. Public Outreach and Comments

The Minor Revision is a Type-I decision and consistent with Title 21 of the Kitsap County Code the County is not required to give public notice to surrounding property owners.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
	NA	

Issue Ref. No.	Issue	Staff Response
	NA	

10. Analysis

a. Planning/Zoning

The proposed Minor Revision for the addition of the library and the District offices are a permitted use in the UH zone. The addition is an ancillary use to the existing High School/Middle School land use. The addition was reviewed for consistency with the intent of the UH zone compatibility with the residential setting and the pedestrian traffic. The following are planning review categories in KCC 17.420.030 Design Standards. Consistent with the design standards, the site plan demonstrates consistency with the requirement to reduce pedestrian and vehicle conflicts by providing internal pedestrian access within the off-street parking area (see attachment A).

b. Lighting

The project is required to be consistent with KCC Obnoxious things. If security lighting is required it should be directed away from surrounding properties. Not more than one-candle foot of illumination can leave the property boundary. The development permits will be conditioned for lighting to prevent glare on abutting residential uses.

c. Off-Street Parking

The associated District offices and library uses are required to be reviewed for consistency with KCC 17.490 Off-street Parking and Loading. The applicant is proposing off-street parking through the library and gallery, professional office and high school categories. (18,788 sf), library and gallery (9,706 sf) and community meeting rooms (3,528 sf library offices on Level-1, 11,693 sf on Level -2), and 3,567 sf Community Meeting Rooms). On the site plan the applicant is proposing a paved lot south and southwest of Building 900. Based on gross floor area per category 108 spaces are required and the applicant is proposing 110 spaces consistent with off-street parking standards.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Library and Gallery (9,706 sf Level-1)	1 per 250 sf gross floor area	39	
Professional Offices (18,788 sf Level 1&2)	1-per 300 sf		
Meeting Rooms (3,567 sf)	1-per 300 sf	63	
Life Skills (2,760 sf-basement)	1-per employee and teacher	6	
Total 31,254 sf		108	110 spaces

d. Signage

Signage is not proposed at this time. The Kitsap Regional Library will need to coordinate with the School District to collocate on existing signage. The architectural site plan shows the internally illuminated pole sign on NW Bucklin Hill Road and existing monument sign on the corner of NW Anderson Hill Road and NW Bucklin Hill Road. Any new signage is will be required to be consistent with KCC 17.510.070 Regulations for Permanent signs - required spacing of 150 feet and 17.510.100.E and F for Monument signs and pole signs (no more than 50 sf per sign face).

e. Landscaping

The project is required to be reviewed for consistency with KCC 17.500 Landscaping. The Landscaping Plan is required to show how all disturbed areas to be landscaped, buildings and structures and off-street parking area. Landscaping was calculated based total site area. The preliminary landscaping plan is consistent with Code by showing existing/proposed landscaping with roadside/setback landscaping along NW Bucklin Hill Road and NW Anderson Hill Road, landscaping north around the building up to the practice field and pedestrian walkways. Street trees will be required along the exterior and interior to the site. The applicant needs to update the civil site plan and landscape plan, dated January 17, 2020 required to Roadside/Setback Buffers along NW Bucklin Hill Road and NW Anderson Hill Road (SDAP# 19-04914).

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	15% (383,328)	32% (816,340 sf)
Required Buffer(s)		

17.500.025		
North	NA	NA
South	Roadside and Setback Buffer	Separation Buffer
East	Separation Buffer	Roadside and Setback Buffer
West	Roadside and setback Buffer	Separation Buffer
Street Trees	Yes	

f. Frontage Improvements

The project was reviewed for potential pedestrian and vehicular traffic impacts. The project site already includes frontage improvements and therefore frontage improvement is not required.

g. Design Districts/Requirements

The subject property is located within the West Hill Design District. The applicant is proposing to retain an existing school district building and off-street parking. Except for pedestrian circulation, the minor revision falls below the threshold for compliance with the design district. The District has already prepared a pedestrian circulation plan with the Conditional Use Permit and the minor revision (See Attachment B). Based on the community use of the building, the County recommends the addition of onsite pedestrian orientated spaces with a seating area, ledge or bench (1 seat per 60 square feet) and associated pedestrian scale lighting around the exterior walkway.

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 August 7, 2019 to Kitsap County Development Services and Engineering.

i. Environmental

No comments.

j. Access, Traffic and Roads

NW Bucklin Hill Road and NW Anderson Hill Road are both designated with a functional classification as minor arterials. The original project was reviewed for potential impacts to the local road network. The County determined that the project would not create significant adverse impacts above and beyond current thresholds for the High/Middle schools.

k. Fire Safety

Fire does not have comments currently. Any comments will be noted during Building Permit review with the change of occupancy of the building.

l. Solid Waste

The building will be required to have solid waste and recycling enclosure associated with the library, professional offices and life skills department. Concurrence will be required with Waste Management.

m. Water/Sewer

The existing building already has water service from Silverdale Water District and sewer service from Kitsap County Public Works.

n. Kitsap Public Health District

No Comments.

11. Review Authority

The Director has review authority for this Minor Revision to the Central Kitsap High School/Middle School Conditional Use Permit application under KCC, Sections 17.550.040 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 and 050.A, the Department of Community Development recommends that the (Permit Type-I) request for CKHS Building 900 Minor Revision be **approved**, subject to the following 47 conditions:

Planning/Zoning

1. The Minor Revision will be subject to all conditions of approval per the Hearing Examiner's decision for the Conditional Use Permit (File# 16-05551) for redevelopment of the Central Kitsap High School/Middle School campus, dated April 25, 2017. If there are conflicts between these conditions and the conditions per the approved Minor Revision, the conditions below shall apply.
2. All required permits shall be approved prior to the commencement of land clearing construction and/or occupancy.
3. 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.
4. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection or guaranteed by means of an assignment of funds or bonded in the amount of 150-percent of the cost of installation (See Planting Plan L1.00).
5. The applicant shall update the Planting Plan, dated 1/17/20 to show perimeter street trees consistent with requirements for Roadside/Setback Buffers (SDAP Permit # 19-04914).
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. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
8. This Minor Revision 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.
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. 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.

Development Engineering

11. 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:

GENERAL

12. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance. Condition remains and is unchanged.
13. The information provided demonstrates this proposal is a Major Development as defined in Kitsap County Code Title 12, and as such will require a Site Development Activity Permit (SDAP) from Development Services and Engineering. Condition remains and is unchanged.

STORMWATER

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 Conditional Use Permit application was deemed complete, December 15, 2016. 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. Condition remains and is unchanged.
15. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Services and Engineering for review and approval. The phasing plan shall, as a minimum, address the following items: Timetables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase. The

- extent of drainage improvements to be installed during the various phases. Condition remains and is unchanged.
16. Any project that includes offsite improvements that create additional impervious surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with Kitsap County Code Title 12 effective at the time the Conditional Use Permit application was deemed complete, December 15, 2016. Condition remains and is unchanged.
 17. The Washington State Department of Fish and Wildlife may require a Hydraulic Project Approval for the work required at the proposed outfall. Condition remains and is unchanged.
 18. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information about this permit can be found at:
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email joshklimek@ecy.wa.gov. This permit is required prior to issuance of the SDAP. Condition remains and is unchanged.
 19. The application indicates that a significant quantity of grading material will be exported from the site. Prior to issuing the SDAP an approved fill site(s) must be identified. Any fill site receiving 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. Condition remains and is unchanged.
 20. The application indicates that a significant quantity of grading material will be exported from the site. Typically, this means five or more trucks leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan. Condition remains and is unchanged.
 21. The design of the infiltration facilities will be accordance with Section 7.3.4 of the Kitsap County Stormwater Design Manual. Condition remains and is unchanged.
 22. The infiltration facilities shall remain offline until the drainage areas are stabilized, and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities. In addition, retention ponds shall not be utilized as temporary erosion and sedimentation control ponds. Condition remains and is unchanged.
 23. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance

- with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering. Condition remains and is unchanged.
24. 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. Condition remains and is unchanged.
25. If the project proposal is modified from that shown on the submitted site plan dated December 15, 2016, Development Services and Engineering will require additional review and potentially new conditions. Condition is revised to reflect the current proposal; Revised Condition: If the project proposal is modified from that shown on the submitted site plan dated August 7, 2019, Development Services and Engineering will require additional review and potentially new conditions.

Environmental

None

Traffic and Roads

26. The applicant shall construct frontage improvements along NW Anderson Hill Road, consisting of 11-foot travel lane and 5-foot bike lane. Condition remains and is unchanged.
27. Six-foot sidewalks shall be constructed along the property frontage on both NW Anderson Hill Road and Frontier Place NW. Condition remains and is unchanged.
28. Continuous roadway lighting meeting WSDOT standards shall be provided on NW Anderson Hill Road and Frontier Place NW to support site vehicular, bicycle and pedestrian activity during dark hours. Condition remains and is unchanged.
29. School bell hours shall be staggered to occur more than one hour apart, per the revised Traffic Impact Analysis recommendations, to avoid overlapping arrival and departure site traffic, which would result in unacceptable Level of Service at the NW

- Anderson Hill Road and Frontier Place NW roundabout. Condition remains and is unchanged.
30. A left-turn lane shall be constructed at the driveway access on NW Anderson Hill Road and shall meet the storage needs identified in the revised Traffic Impact Analysis. Condition remains and is unchanged.
 31. The applicant shall 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. Condition remains and is unchanged.
 32. The developer's engineer shall certify that there is adequate entering sight distance at all approaches to County right-of-way. 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.
 33. 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. The required information shall be submitted with the Site Development Activity Permit. Condition remains and is unchanged.
 34. All traffic control devices on public and private roads shall comply with the Manual on Uniform Traffic Control Devices as amended by the Washington Administrative Code. This is in accordance with 23 Code of Federal Regulations (CFR), Part 655. Condition remains and is unchanged.
 35. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction. Condition remains and is unchanged.
 36. The applicant shall provide surveyed cross-sections at 50-foot intervals along the parcel frontage on NW Anderson Hill Road and on Frontier Place NW. The cross-sections should show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements. Condition remains and is unchanged.
 37. The Applicant shall 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. Condition remains and is unchanged.
38. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings. Condition remains and is unchanged.
39. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, MUTCD Manual on Uniform Traffic Control Devices, NEMA National Electrical Manufacturer's Association, NEC National Electrical Code, WSDOT Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA). Condition remains and is unchanged.
40. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time. Condition remains and is unchanged.

WASTEWATER

41. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plans, profiles, and specifications designed in accordance with KCPW - Sewer Utility Division Standards and Regulations. Condition remains and is unchanged.

Fire Safety

None

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. Condition remains and is unchanged.
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. Condition remains and is unchanged.
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. Condition remains and is unchanged.
45. If using a compactor, liquid wastes generated as a result of compaction must not discharge into the stormwater system per BKCBH Ordinance No. 1996-11, Section IV.2.a. Condition remains and is unchanged.

OTHER

46. Construction of rock walls or other retaining facilities that exceed four feet in height shall require a building permit. Condition is revised for clarity; Revised Condition: 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 KCSDM 4.7.5. Condition remains and is unchanged.

Kitsap Public Health District

None

Report prepared by:



Jeff Smith, Staff Planner/Project Lead

3/11/2020

Date

Report approved by:



Shawn Alire, Department Manager/Supervisor

3/11/2020

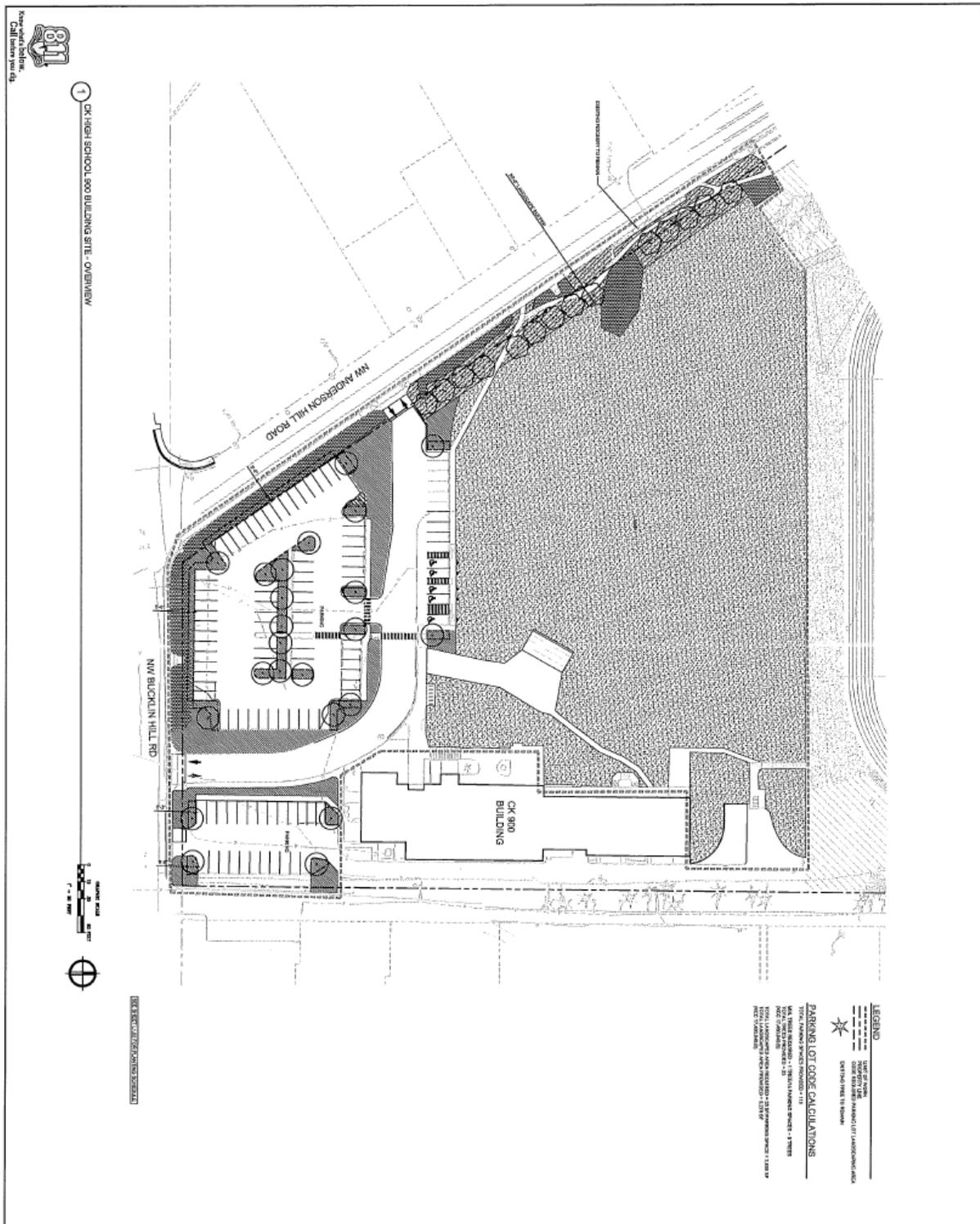
Date

Attachments:

Attachment A – Landscape Plan, dated 01/17/20
Attachment B - Pedestrian Circulation Plan
Attachment C – CK High/Middle Campus Site plan
Attachment D – Zoning Map

CC: Robin Shoemaker, robinsh@ckschools.org
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Steve Rice, SRice@rfmarch.com
Interested Parties: NA
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff N. Smith

Site Plan



REVISIONS

NO.	DATE	DESCRIPTION

SCALE

1" = 10' 0"

DATE

03/11/2020

PROJECT

CK 900 BUILDING

CLIENT

CENTRAL KITSAP HIGH SCHOOL AND MIDDLE SCHOOL REPLACEMENT

DESIGNER

RHB/C

PROJECT MANAGER

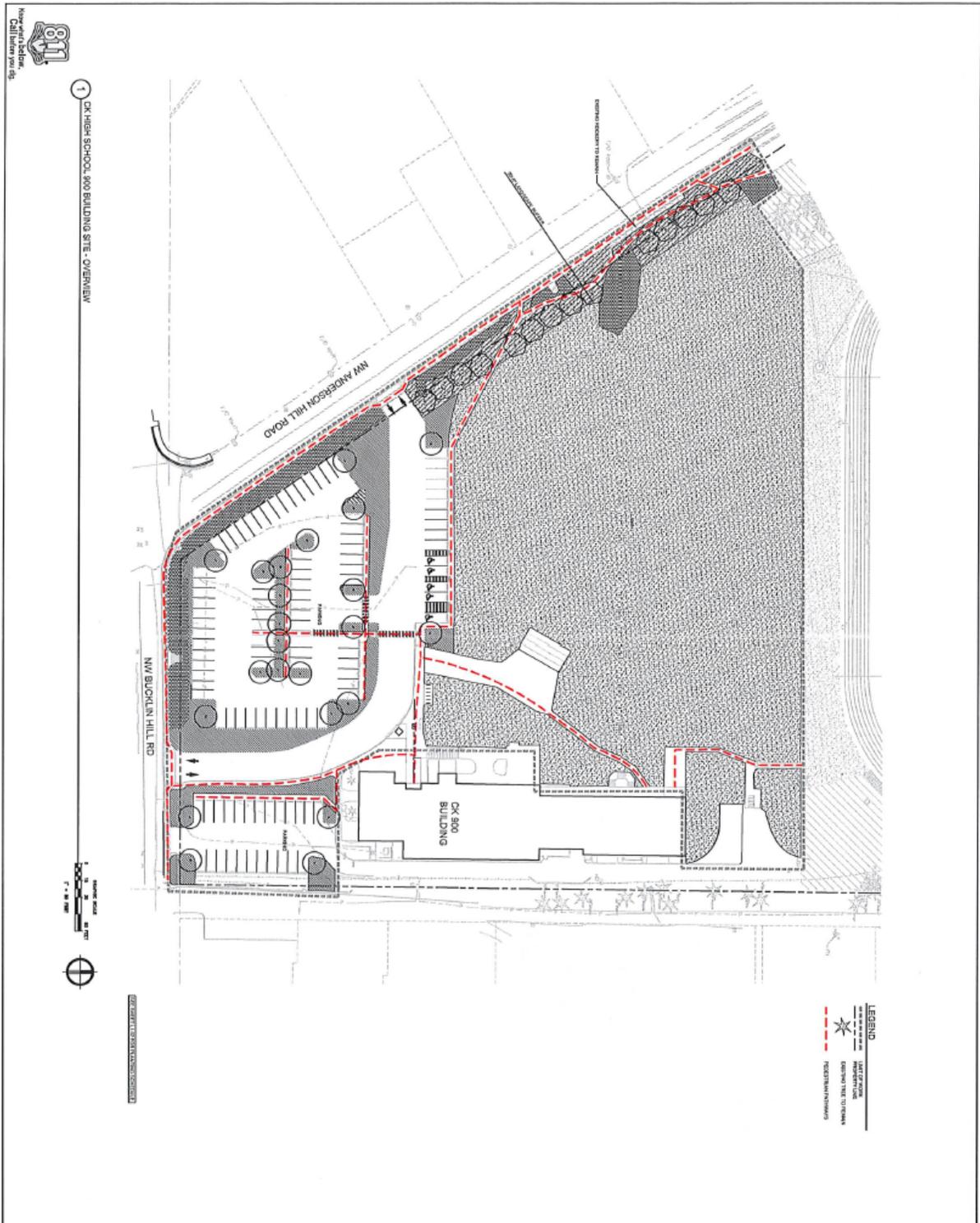
CHRISTOPHER BROWN

DESIGNER

CHRISTOPHER BROWN

DATE

03/11/2020



1	CK 900 BUILDING
2	PARKING
3	LANDSCAPE
4	UTILITIES
5	EXISTING UTILITIES
6	PROPOSED UTILITIES
7	EXISTING TREE COVER
8	PROPOSED TREE COVER
9	EXISTING PAVEMENT
10	PROPOSED PAVEMENT

L1.01

2 of 3 sheets



AHBL

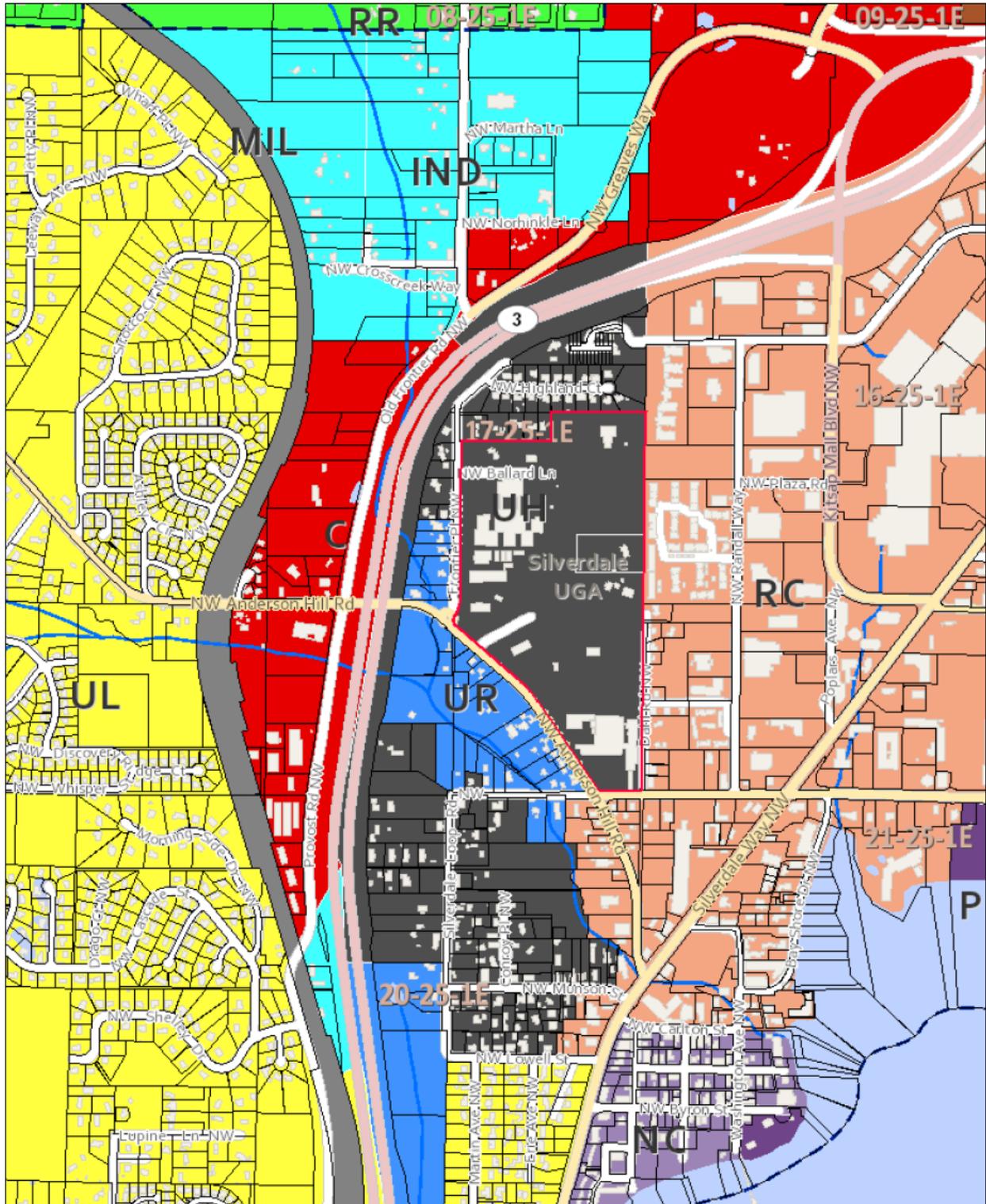
ARCHITECTURAL
 HILLSBORO
 BUILDING
 LANDSCAPE

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**CENTRAL KITSAP
 HIGH SCHOOL AND
 MIDDLE SCHOOL
 REPLACEMENT**

**CENTRAL KITSAP
 SCHOOL DISTRICT**

CUP SET



Comments

** This map is not a substitute for field survey ** Map Scale: 1 inch = 833 feet
Parcel No: 1725014-104-2004 TaxPayer: CENTRAL KITSAP HS JR HIGH & ADMINISTRATION Site Address: MULTIPLE ADDRESSES ON FILE
Kitsap Co. Parcel Search Application

