



## Notice of Administrative Decision

**Date:** 06/09/2020

**To:** Washington Mini Storage LLC, [careyc@awtconstructioninc.com](mailto:careyc@awtconstructioninc.com)  
Trish Walton, [twalton@nlolson.com](mailto:twalton@nlolson.com)  
BGE Environmental LLC Attn: Robbyn Meyers, [bqerobbbyn@comcast.net](mailto:bqerobbbyn@comcast.net)

**RE:** Permit Number: 20-00045  
Project Name: Wheaton Way Mini Storage  
Type of Application: Admin CUP

The Kitsap County Department of Community Development has been **APPROVED** the land use application for **20-00045, Wheaton Way Mini Storage- Administrative Conditional Use Permit, subject to the conditions outlined in this Notice and included Staff Report.**

**THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY 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/RequiredPermitQuestionnaireAppealObjectionOfAnAdministrativeDecision>.

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](mailto: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:** Interested Parties:  
None  
Kitsap County Health District, MS-30  
Kitsap County Public Works Dept., MS-26  
DCD Staff Planner: Jeff N Smith, [JNsmith@co.kitsap.wa.us](mailto:JNsmith@co.kitsap.wa.us)  
DCD File # 20-00045



## Administrative Staff Report

**Report Date:** June 4, 2020

**Application Submittal Date:** January 6, 2020

**Application Complete Date:** January 14, 2020

**Project Name:** Wheaton Way Mini Storage

**Type of Application:** Administrative Conditional Use Permit (Type-II)

**Permit Number:** 20-00045

### Project Location

7013 State Highway  
Bremerton, WA 98311  
Commissioner District #3

### Assessor's Account #

262501-4-037-2005

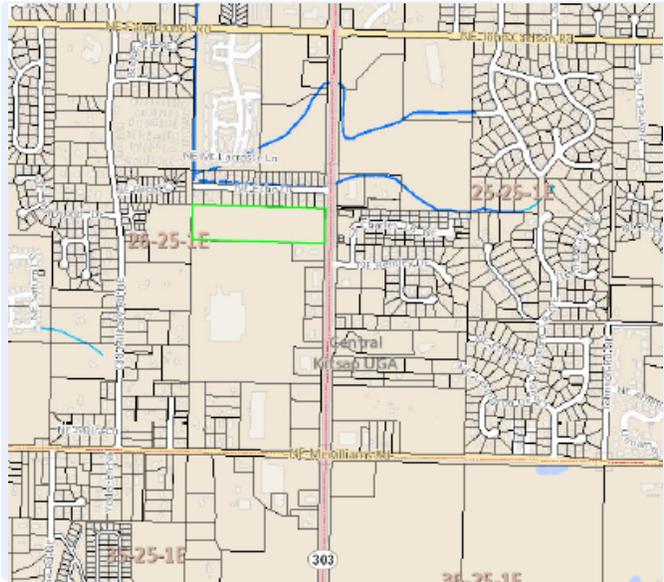
### Applicant/Owner of Record

Washington Mini Storage LLC  
4740 E 2nd Street, Suite 22  
Benicia, CA 94510

### Decision Summary

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

### VICINITY MAP



### 1. Background

The applicant, Washington Mini Storage LLC, proposes to construct a 4.13-acre Self-Storage Facility on a 9.53-acre parcel. The project will consist of 29 single-story storage buildings ranging from 1,000 square feet to 2,460 sf, and a 1,200-sf office building. The proposed site surface improvements include paved access drive aisles, off-street parking, paved driveway approach from State Highway 303, and frontage improvements with curb, gutter and sidewalk. Improvements will include an underground storm water conveyance system together with expansion of the existing stormwater management pond, looped fire flow hydrants, and sewer service for the office building. Potable water is proposed to be provided by North Perry Water District; sanitary sewage disposal is proposed to be provided by Kitsap County Public Works Wastewater.

### 2. Project Request

The request is for approval of an Administrative Conditional Use Permit.

### **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. A Determination of Nonsignificance (DNS) was issued on May 20, 2020. SEPA noted the following information/SEPA mitigation conditions have been imposed:

#### **COMMENTS:**

The SEPA comment period previously occurred concurrent with the Notice of Application dated January 22, 2020. The subject property contains a delineated Category IV wetland, and drainage ditches are located along the north, south and west boundaries. The Washington State Department of Fish and Wildlife reviewed the application and conducted a site visit. No additional comments were received regarding the proposed buffer reduction and enhancement plan related to the F-type drainage ditch feature.

#### **CONDITIONS:**

1. Proposal contains a F-Type stream and a Category IV Wetland, which will be conditioned pursuant to KCC Chapter 19.300 and 19.200.
2. The project will be conditioned for stormwater control pursuant to KCC Title 12
3. The storage facility will be conditioned to mitigate land use impacts along the abutting residential zone per KCC Title 17.

The SEPA appeal period expired June 3, 2020. No appeals were filed; therefore, the SEPA determination is final.

### **4. Physical Characteristics**

The subject property is rectangle shaped undeveloped and 9.53 acres in size (see Attachment A). The property is relatively flat, with slopes approximately 1% from east to west. Drainage ditches are located along the north, south and west boundaries. The drainage ditch that is regulated as a Type-F stream flows along the western boundary then east along the southern boundary. The soils onsite are classified as Norma Fine Sandy Loam, which is classified as a hydric soil. Over half of the eastern portion of the property is field that has been maintained

and mowed up to 20 years. Existing stormwater ponds are located west of the mowed area, which is delineated by a berm and a chain-link fence around the perimeter. A large Category IV wetland is located in the western region of the parcel, requiring a 50-foot buffer. A wetland is also located on the Wal-Mart property to the south.

There is normally a 150-foot stream buffer on the Type-F stream. The applicant is proposing a 112-foot buffer with 22,550 square feet of buffer enhancement because of the degraded condition of the stream, the buffer and being ditched (see Attachment B). The buffer enhancement with removal of invasive plants, planting native vegetation and a monitoring program will boost the habitat score of the stream.

**Table 1 - Comprehensive Plan Designation and Zoning**

Comprehensive Plan: Urban High Intensity Commercial Zone: Commercial	Standard	Proposed
Minimum Density	10 units	NA
Maximum Density	30 units	
Minimum Lot Size	NA	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	35 feet	3 stories, <35 feet
Maximum Impervious Surface Coverage	85%	~179,903 or 43%
Maximum Lot Coverage	NA	NA

Applicable footnotes: KCC 17.420.060.A #21 Twenty feet when abutting a residential zone.

*Staff Comment:* Applicant complies and exceeds required setback requirements.

**Table 2 - Setback for Zoning District**

	Standard	Proposed
Front (East)	20 feet	23 feet building to SR-303
Side (North)	10-feet (20-feet when abutting residential) KCC 17.420.060.A.#21).	43 feet from storage buildings to property line with residences
Side (South)	10-feet	12-feet to Wal-Mart Property
Rear (West)	10 feet (20 feet when abutting residential zone per KCC 17.420.060.A.#21)	Approximately 585-foot building setback

**Table 3 - Surrounding Land Use and Zoning**

Surrounding Property	Land Use	Zoning
North	16-Single-family units	Urban Restricted (UR)
South	Open Space Tract owned by Wal-Mart	Commercial (C)
East	Retail Service	Commercial (C)
West	Open Space Tract, Stone Creek Plat	Urban Restricted (UR)

**Table 4 - Public Utilities and Services**

	Provider
Water	North Perry Avenue 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 project receives access from a commercial approach on State Highway -303. The roadway has a federal functional classification as a principal arterial/state highway.

**6. Site Design**

KCC 17.420.030 Design Standards: The storage facility was reviewed through the following requirements, pursuant to KCC 17.420.030 Design Standards for landscaping, lighting, signage, solid waste, off-street parking, etc. The following analysis provides information on consistency with design standards for land use review.

**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 Element*

*Land Use Goal 1*

*Focus current and future planning on infill and redevelopment of 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.*

*Land Use Policy 17*

*Support compact commercial areas in order to encourage pedestrian and non-motorized travel and transit use.*

*Economic Element*

*Economic Development Goal 1*

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

*Economic Development Policy 3*

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

The County's development regulations are contained within the Kitsap County Code. 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 19.200	Wetlands
Chapter 19.300	Wildlife Habitat Conservation Areas
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

**8. Documents Consulted in the Analysis**

Applicant Submittals

Administrative CUP Application

Supplemental Application

Environmental (SEPA) Checklist

Dated or date stamped

January 7, 2020

January 8, 2020

January 7, 2020

Traffic Impact Analysis	January 7, 2020
Habitat Management Plan & Supplement	January 7, 2020
Site Plan	January 7, 2020
Project Narrative	January 7, 2020

<u>Staff Communication</u>	<u>Dated</u>
Dev. Services & Engineering Memo	March 12, 2020
SEPA Threshold Determination (DNS)	May 20, 2020

**9. Public Outreach and Comments**

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department gave proper public notice 800 feet around the subject property for the Administrative Conditional Use Permit. The Department has not received comments on the proposal.

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 self-storage facility is a permitted use in the Commercial zone (see Attachment C). The request was reviewed for consistency with the intent of the Commercial zone and compatibility with the abutting residential development, adjacent commercial uses, and the pedestrian traffic. The following are planning review categories in KCC 17.420.030 Design Standards.

**b. Lighting**

If artificial outdoor lighting is necessary, the lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent residential properties. The retention of the natural vegetation along the north and west property lines will help mitigate potential glare.

**c. Off-Street Parking**

The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.490 Off-street Parking and Loading. Pursuant to KCC 17.490.030 Number of required spaces, the project is required to provide minimum off-

street parking for self-storage facilities at a ratio of one space per 3,000 square feet parking spaces.

The minimum number of spaces for a 70,975 square feet of gross building area at a ratio of one space per 3,000 square feet is 24 off-street parking spaces. The applicant is providing 5 spaces for office parking and the balance of parking will be distributed across the site adjacent to the storage units. The proposed office parking is consistent with the traffic impact analysis that forecasts 4 am. and 6-pm. peak hour ingress trips.

**Table 5 - Parking Table**

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Self-Storage	1 per 3,000 Gross floor Area	24-spaces required	5 spaces office parking unlimited p
Total			24 spaces +

**d. Signage**

Pursuant to KCC 17.510. Sign Code the applicant can apply for signage near the entrance to the storage facility during or after construction. Signage is not proposed at this time. To be consistent with 17.510.100.E Monument signs, any stand-alone monument sign will need to be coordinated with the Certificate of Occupancy (1 sign per road frontage).

**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 are to be landscaped, buildings and structures and off-street parking area. Landscaping was calculated based on total site area. The applicant has submitted a preliminary landscaping plan and plant schedule with the preliminary land use proposal. The landscape plan shows natural vegetation screening buffer along the north property line, stream/separation buffer along the south property line, and a roadside buffer on SR-303 to screen the facility and the off-street parking consistent with KCC 17.500.

**Table 6 - Landscaping Table**

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	62,262 square feet (1.43 ac)	207,934 square feet (4.77 ac)
Required Buffer(s) 17.500.025		

North	Screening Buffer	Screening Buffer
South	Separation Buffer	Separation Buffer
East	Roadside and Setback Buffer	Roadside and Setback Buffer
West	Screening Buffer	Screening Buffer
Street Trees	Yes	Yes

**f. Frontage Improvements**

The project was reviewed for potential pedestrian and vehicular traffic impacts. The project site includes frontage improvements that provide for pedestrian safety, and commercial road approach to help reduce pedestrian and vehicle conflicts.

**g. Design Districts/Requirements**

The subject property is not located within a specific design district.

**h. Development Engineering/Stormwater**

The proposed stormwater improvements consist of a system of catch basins and conveyance pipes to direct runoff to an existing wet/detention pond, which is proposed to be enlarged to accommodate this development. 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 January 7, 2020 to Kitsap County Development Services and Engineering.

**i. Environmental**

The proposed development contains a Type F- stream and Category IV Wetland, which, will be conditioned pursuant to KCC Chapter 19.300 and 19.200 respectively. An administrative buffer reduction of 25% was requested to support a viable project. The buffer reduction impact associated with the proposed mini storage is approximated 27,050 sq. ft. Some of the mitigation area hosts preferred native vegetation, and will be preserved from disturbance with the conceptual planting plan. Due to the assessed established vegetation, the prescribed mitigation is estimated at 22,550 sf area.

**j. Access, Traffic and Roads**

The project will receive access from one commercial approach on State Highway SR-303. The project site fronts a road segment on State Highway SR-303 with controlled access and requires Commercial access permit from WSDOT.

**k. Fire Safety**

The Fire Marshal's office commented on the need to relocate FDCs/hydrants as indicated on plan and show PIVs or exterior accessed riser rooms on plan. All comments have been addressed. The Fire Marshall will review the site improvements through the Site Development Activity Permit.

**I. Solid Waste**

The County will verify that solid waste and recycling requirement are addressed through the Site Development Activity Permit. If necessary, the County will solicit comments from Waste Management

**m. Water/Sewer**

The applicant submitted a non-binding water letter from North Perry Avenue Water District and non-binding sewer availability letter from Kitsap County on January 7, 2020. The County will coordinate with utility providers for water and sewer during the development permit review.

**n. Kitsap Public Health District**

NA

**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 that the Administrative Conditional Use Permit request for Wheaton Mini-Storage be **approved**, subject to the following 40 conditions:

**a. Planning/Zoning**

4. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
5. 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).
6. The applicant shall update the Landscape Plan, dated 8/8/19 to be consistent with KCC 17.500.020.F to include the notes: 1) All Plant quantities are determined by required spacing.,2) All planting beds are required to receive groundcover throughout, except as noted, and 3 ) All planting beds shall receive a minimum of two-inches of bark mulch.
7. 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.
8. 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.
9. 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.
10. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.

11. 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.
12. 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.
13. 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.
14. The decision set forth herein is based upon representations made and exhibits contained in the project application (insert #). 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.
15. The decision set forth herein is based upon representations made and exhibits contained in the project application (insert #). 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.

**b. Development Engineering**

GENERAL

16. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.

STORMWATER

17. 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 Commercial Site Development Activity Permit (SDAP) from Development Services and Engineering.

18. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the Administrative Conditional Use Permit application was deemed complete, January 14, 2020. 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.
19. 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 Administrative Conditional Use Permit application was deemed complete, January 14, 2020.
20. 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](mailto:joshklimek@ecy.wa.gov). This permit is required prior to issuance of the SDAP.
21. Prior to requesting final inspection for the required building permit(s), soil amendment is required for all disturbed areas not covered by hard surface.
22. 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.
23. If the project proposal is modified from that shown on the submitted site plan received January 7, 2020, Development Services and Engineering will require additional review and potentially new conditions.

**c. Environmental**

24. Project shall follow the required mitigation proposed in the Critical Area Assessment and Habitat Management Plan. The prescribed mitigation is estimated for an area of 22,550 sq. ft.

**d. Traffic and Roads**

25. 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.
26. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
27. 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 final plat map and 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.
28. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on State Route 303. 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.
29. Frontage improvements, consisting of vertical curb, gutter and minimum 6-foot wide sidewalk, are required along the entire property frontage on State Route 303.
30. 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 Washington State Department of Transportation. Existing approaches may need to be improved to meet current standards.
31. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
32. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of the site access and State Route 303. 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.
33. Before SDAP acceptance, the applicant shall submit a set of drawings to the Washington State Department of Transportation for review. The applicant shall notify Development Services and Engineering in writing when the plans have been submitted to WSDOT. Development Services and Engineering shall coordinate with WSDOT to determine if WSDOT has any comments to the submittal, but responsibility for obtaining concurrence from WSDOT lies with the property owner.
34. Final plan approval will require documentation of WSDOT approval for impacts to and any required mitigation on State Route 303. WSDOT point of contact is Dale Severson at (360) 357-2736:
- Washington State Department of Transportation  
Olympic Region Development Services Attn: Dale Severson  
PO Box 47440  
Olympia, WA 98504-7440

**e. Fire Safety**

35. Fire apparatus access roads are required and must be maintained in accordance with IFC 503 Amended by Kitsap County Code. Any proposed revision to these roads must be submitted to, reviewed and approved by the Kitsap County Fire Marshal's Office. Access roads shall comply with the following:
- Unobstructed width of 20 feet and height of 13 feet 6 inches.
  - Shall be designed and maintained to support a 60,000-pound fire apparatus and be provided with an all-weather driving surface.
  - Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
  - Inside turning radius shall be a minimum of 35 feet (commercial).
  - 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.
  - Road shall not be more than 12% grade
36. 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 designated "NO PARKING FIRE LANE".
37. 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 FIRE LANE" IFC 503.3Solid Waste.

**f. Solid Waste**

38. 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.

**g. Kitsap Public Health District**

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

**h. Wastewater**

40. Kitsap County previously provided sanitary sewer service to the property. Any changes to the service will require approval from Kitsap County Public Works - Sewer Utility

**Staff Report prepared by:**



\_\_\_\_\_  
Jeff Smith, Staff Planner / Project Lead

06/04/2020

Date

**Report approved by:**



\_\_\_\_\_  
Shawn Aire, Department Manager / Supervisor

06/04/2020

Date

**Attachments:**

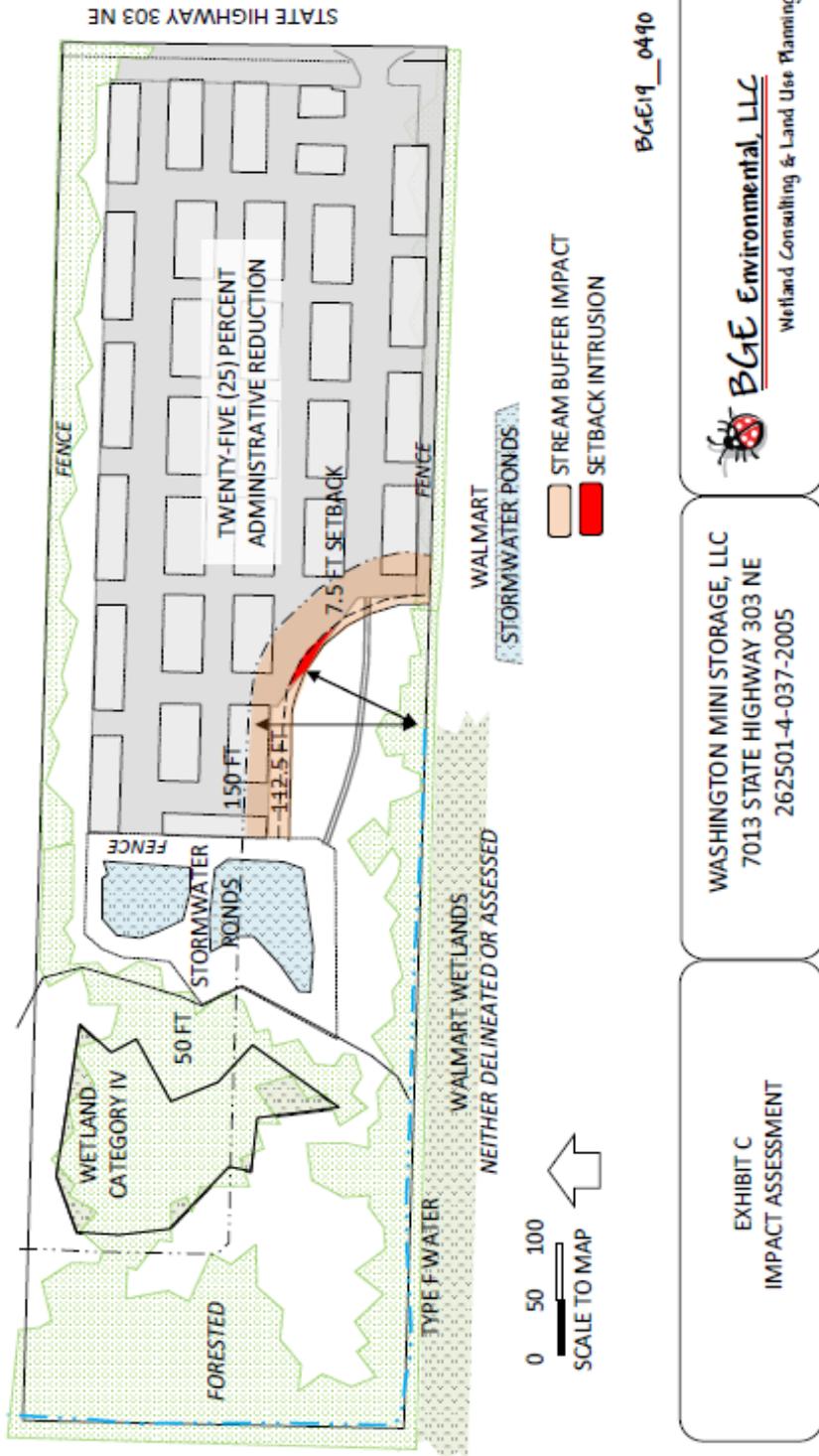
Attachment A – Site Plan

Attachment B – Buffer Impact Assessment

Attachment C – Zoning Map



Impact Assessment



### Zoning Map

