



Hearing Examiner Staff Report and Recommendation

Report Date: 03/5/2024 (Revised 3/13/24) **Application Submittal Date:** 06/27/2022
Hearing Date: 03/14/2024 **Application Complete Date:** 08/08/2022

Project Name: Wolf Dog Daycare
Type of Application: Conditional Use Permit (Type III)
Permit Number: 22-03160

Project Location

2075 Seabeck Hwy NW
Bremerton, WA 98312
Commissioner District #3 (Central)

Assessor's Account

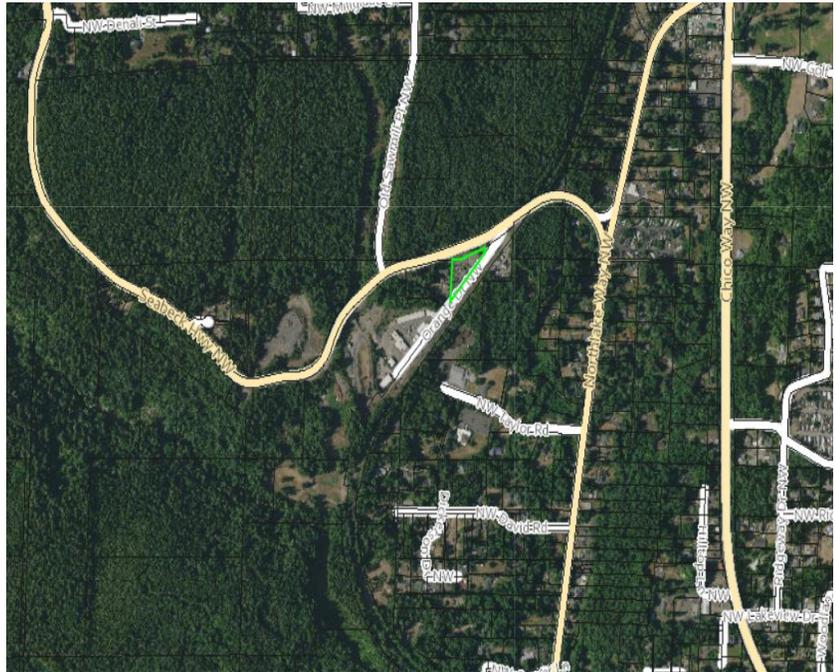
072401-1-013-2003
072401-1-012-2004

Applicant/Owner of Record

Applicant:
McKenzie Wolf
5307 44th ST NW
Gig Harbor, WA 98335

Owner:
Tracy Rodgers
15703 LEVIN RD NE
POULSBO, WA 98370-8032

VICINITY MAP



Recommendation Summary

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

Background

The proposal will occupy two parcels and a combined area of 2.09 acres in Rural Commercial (RCO) zone of what was formally a retail garden nursery and landscape company off Seabeck Hwy NW in Central Kitsap. The site includes existing access from Orange Drive NW and drive isle within the right-of-way of Seabeck Hwy NW, five (5) existing structures, gravel surfaces and landscaping. The site is mapped with erosion hazards and a Type F stream.

Project Request

The project is for a dog-daycare facility on two parcels zoned Rural Commercial totally 2.09 acres. The use includes 6 employees (3 at a time) and 60 dogs per day (about 50 customers) are expected. At a minimum, 75 square feet per dog will be required at all times. Operating hours will be from 8am- 6pm, 7 days per week. Pick-up and drop-off are from 8-11am and 3-6pm, respectively, with 2-3 customers at a time. Nine (9) parking stalls will be provided. Existing vegetation and an existing landscaping business use also on the parcels will provide screening to adjacent residential uses. Additional landscape screening will be added along property lines where none or little currently exists. Existing perimeter fencing will remain, with additional added internally for the use. No additional structures or grading are included. No new development activity is proposed in the 150-foot Type F stream buffer or within 40-feet of the top of slope. With the site sloping away from the stream, no new stream impacts from the use are anticipated.

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 September 19, 2022 (Exhibit #11). A Determination of Nonsignificance (DNS) was issued on January 12, 2024 (Exhibit #25). SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions at the end of this report:

1. This project will be conditioned to meet the requirements of Kitsap County Code Title 12, Stormwater Drainage; Title 15 Flood Hazard Areas; Title 17 Zoning, and Title 19 Critical Areas Ordinance.
2. The existing ‘pole barn’ that is within the required 35’ use setback from the property boundary shall be excluded from this use through a Notice to Title or demolition.

The SEPA appeal period expired January 26, 2024. No appeals were filed; therefore, the SEPA determination is final.

Physical Characteristics

There is a driveway entering from the corner of Seabeck Highway and Orange Drive, which form the north and south boundaries of the property, respectively. The driveway extends along the northern property line and existing gravel parking lots are located in the northern and eastern sections of the property. Commercial and single-family residential properties are located to the south, and undeveloped properties are located to the north on the north side of the Seabeck Highway. The majority of the property is covered by gravel, and five existing structures are located in the center and include a pole-barn, greenhouse, residential dwelling, a garage, and a storefront. A small, forested section of the property where the Type F (“Stream A) is located runs along the southern property line. The stream flows southerly and western red cedar, big leaf maple, red alder, English ivy, Japanese knotweed, and English laurel grow along the edges. The topography is highest near the southwestern property line, north of Stream A, and slopes down in either direction. The topography steeply slopes down into Stream A in the southwest corner, and the rest of the property slopes away from the stream to the northeast. A small culvert is located in the southeastern corner of the property under Orange Avenue.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Commercial Zone: Rural Commercial	Standard	Proposed
Minimum Density	0	NA
Maximum Density	NA	
Minimum Lot Size	NA	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	35 feet	<35 feet (no new proposed)
Maximum Impervious Surface Coverage	85%	<85% (as existing)
Maximum Lot Coverage	NA	NA

Staff Comment: No new structures or impervious surfaces are proposed.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (North)	20-feet	20-feet for parking; 88-feet to nearest structure for use
Side (East)	20-feet (50-feet when abutting residential) KCC 17.415.295 requires 35-foot use setback in RCO zone.	~ 325-feet to nearest structure for use (business entrance and office)
Side (West)	20-feet (50-feet when abutting residential) KCC 17.415.295 requires 35-foot use setback in RCO zone.	35-feet to nearest structure for use
Rear (South)	20-feet (50-feet when abutting residential) KCC 17.415.295 requires 35-foot use setback in RCO zone.	35-feet for parking; 65-feet to nearest structure for use

Staff comment: No new structures are proposed. Dogs will not be housed or kept outdoors within 35-feet of the property lines. No storage or administration associated with the use will be within 35-feet of the property lines.

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Forest Land	Rural Residential (RR)
South	US Gov. Railroad; Kitsap County Public Works Road Division (Central Road Shed)	Military (MIL) and Rural Residential (RR)
East	Vacant*/Mis. Services (Ferrel Gas) *Parcel is split by Orange Dr. NW. Small portion adjacent to subject parcel boundary is vacant.	Rural Commercial (RCO)
West	Single-Family Residence	Rural Residential (RR)

Table 4 - Public Utilities and Services

	Provider
Water	Well
Power	Puget Sound Energy

Sewer	OSS
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #401

Access

Access is off Orange Drive NW, a public right-of-way, from a driveway immediately past the intersection with Seabeck Hwy NW. The entrance runs within and parallel to the public right-of-way of Seabeck Hwy NW. This driveway extends along the northern property line.

Site Design

Where not existing, landscaping will be added within the zoning setbacks. Parking, waste containers and other features other than access are removed from the right-of-way. Existing internal driveways will be cleared of obstacles and no new structures are proposed. The Use Standards in KCC 17.415.295 require in this zone a minimum 35-foot use setback from side and rear property lines. The use activities for the dog daycare must all remain outside of this 35-foot setback, including but not limited to housing/presence of dogs, storage for the business and administration of the business. As such, the existing pole barn which is within this 35-foot use setback must be excluded from this use.

Existing landscaping and native vegetation is utilized for the side setbacks off Orange Drive NW as well as to the west, nearest the residential uses. Trees will be planted to enhance the existing landscaping along the rear (south) setback and all new landscaping added along the front (north) within the parcel boundary opposite the Seabeck Highway NW right-of-way. Existing perimeter fencing will remain and additional internal fencing will be added per the approved site plan.

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 14

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

Land Use Policy 57

Unlimited expansion of commercial and industrial uses in the rural areas is not appropriate. Accordingly, only limited new commercial and industrial uses will be permitted in the rural areas. Such commercial and industrial uses must be consistent with the Growth Management Act and Comprehensive Plan requirements for rural areas, preserve Kitsap County's rural character, and shall not allow urban-type uses or services.

Economic Development Goal 1

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

Economic Development Policy 3

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

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)
Title 19	Critical Areas Ordinance
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

Documents Consulted in the Analysis

A complete index of exhibits is located in the project file. To date, the index to the record consists of 28 Exhibits.

Exhibit #	Document	Dated	Date Received / Accepted
1	STAFF REPORT	3/5/24	
2	Application Submission Form- CUP		7/28/22
3	Authorization Form	2/25/22	7/28/22
4	Preliminary Landscape Plan-Waiver		7/28/22
5	Preliminary Storm Drainage Report-Waiver		7/28/22
6	Building Elevation/Floor Plan-Waiver		7/28/22
7	Preliminary Civil Plans	2/4/22	7/28/22
8	Project Narrative	2/10/22	7/28/22
9	SEPA Checklist	6/15/22	7/28/22
10	Health Approval	4/2/22	7/28/22
11	Notice of Application	9/19/22	
12	Response Letter	1/26/23	1/30/23
13	Floor Plan-Revised	1/26/23	1/30/23
14	Revised Civil Site Plan	1/26/23	1/30/23
15	Critical Areas Report	10/7/22	1/30/23
16	2 nd Response Letter	9/18/23	9/20/23
17	Geological Letter	7/28/23	9/20/23
18	Final Revised Civil Site Plan	9/18/23	9/20/23
19	Revised Project Narrative	9/14/23	9/20/23
20	Key Emails 2022/23	Oct 2022- Sept 2023	
21	Landscaping Photos		10/24/23
22	Landscaping Narrative		10/24/23
23	Landscape Plan	9/14/23	10/24/23
24	Stormwater Conditions Memo	12/19/23	
25	SEPA DNS	1/12/24	
26	Notice of Public Hearing	2/28/24	
27	Certification of Public Notice	3/1/24	
28	Staff Presentation		

Public Outreach and Comments

The Notice of Application and SEPA Comment Period were jointly published on September 19, 2022 (Exhibit #11). No comments were received. The SEPA Determination of Non-significance was issued on January 12, 2024 (Exhibit #25). There were no appeals.

Analysis

Planning/Zoning

The proposed kennel/ dog daycare services meeting the definition in KCC 17.110.375: *“Kennel” means any place or entity where five or more cats or dogs are boarded for the primary purpose of compensation, or where pets are housed for resale, such as pet shops, but not including a veterinary hospital where boarding is incidental to treatment.*

The zoning is Rural Commercial (RCO). This use requires a Conditional Use Permit within this zone.

The only applicable use standard in KCC 17.415.295 requires a minimum 35-foot setback from side and rear lot lines for this use and in this zone, and further states: *“All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.”*

All activities associated with this use are required to maintain the 35-foot side and rear lot line setback. Any existing structures, such as the pole barn, which are within this setback are conditioned for removal or Notice to Title for no use as part of the dog daycare. While required as a use standard, this is also to ensure that noise does not become an issue for the surrounding uses. The structure may also not be enclosed because that would be an alteration of a non-conforming structure, which is not permitted per KCC 17.570.040. Kitsap County Public Works has reviewed the existing access and determined it to be adequate, provided that any improvements within the right-of-way may require additional permits through Kitsap County Public Works. Landscape buffers have been reviewed and approved by the Director and found to be consistent with KCC 17.500.

The proposal is also conditioned to meet the requirements for animal welfare in KCC 7.08.040, including applicable standards for shelter, water, power, flooring and

sanitation and an industry standard of a minimum 75 square feet per animal. All play yards are to have a 6-foot chain link fence with a 2-foot lean-in to prevent jumping.

Lighting

No new lighting has been proposed. Existing buildings and lighting will be utilized. Any additional proposed will be reviewed with building permit(s) and be required to meet the standards in KCC 17.420.040 and 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.

Off-Street Parking

This project will use Parking Analysis requirements from KCC Chapter 17.490 Off-street Parking and Loading. Per the revised Project Narrative (9/20/23; Exhibit #19), the area open to the customers will comprise of the downstairs Main Office, comparable to a ‘light retail’ use (1 per 400 square feet of gross floor area). At 1,200 square feet, that portion of the use requires 3 parking stalls. The remaining area of the buildings proposed for use will have a use comparable to ‘warehouse, storage, and wholesale facilities’ (1 per 2 employees; 1 per 300 square feet of office space). At 1,800 square feet for office space, this adds an additional 6 parking stalls. Since the same employees will be using the spaces required for the main office and since only 3 (three) employees are present at a time, no additional staff parking is needed. Approximately two customers are expected at any given time. Given this analysis, the total number of parking spaces will be 9, one of which will be ADA Accessible.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Light Retail	1 per 400 gross floor area	1,200/400= 3 parking spaces	3 parking spaces
Warehouse, Storage, Wholesale	1 per 2 employees; 1 per company vehicle parked on site at night (if applicable); 1 per 300 square feet of office space	Employee parking same as above; no company vehicle overnight parking; 1,800 square feet/300= 6 parking spaces	6 parking spaces
Total			9 parking spaces

Signage

An existing sign is off-site and any replacements or revisions may require separate permits and approvals under KCC 17.510.

Landscaping

Existing, mature vegetation and landscaping along the side property lines will be maintained at equal or greater width than is required for the zone (20-feet). The access to the site is largely parallel to and within the right-of-way of Seabeck Hwy NW. While historic use at this site has utilized this right-of-way for other uses (parking, storage, etc.), those are to be removed for this change in use. The front side adjacent to the Seabeck Hwy NW right-of-way and south of this access road will be planted with conifers and native shrubs, except where access is required through the setback. The side parallel to Orange Drive NW and the rear property line adjacent to the railroad will be planted with one to two rows of conifers, as existing structures and drain field allow (see Landscape Plan, Exhibit #23). The east property line is adjacent to residential use and requires a solid screening buffer, which is achieved through utilization of existing, mature trees and existing fencing. Approximately 40% of the site will be vegetated, exceeding the required 15% in KCC 17.500.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft.) 15% of Site	15% 13,668 sq.ft	40% 36,412 sq.ft
Required Buffer(s) 17.500.025		
North	Separation Buffer	Separation Buffer
South	Separation Buffer	Separation Buffer
East	Solid Screening Buffer	Solid Screening Buffer
West	Separation Buffer	Separation Buffer
Street Trees	NA	NA

Frontage Improvements

No frontage improvements are required except for those addressed as part of landscaping requirements.

Design Districts/Requirements

Not applicable to these parcels and project.

Development Engineering/Stormwater

The parcel is currently developed with several structures and gravel/pea gravel drive-paths. Potable water and sanitary sewage disposal is previously existing. Adequate vehicular access exists via Seabeck Highway NW. The parcel contains an Type F Stream. The proposed stormwater facilities exist onsite. The proposed development includes replacing a section of pea gravel for compacted gravel to meet fire access requirements.

Development 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 accepted for review 07/28/2022, and as revised by additional materials accepted for review 01/30/2023 and 09/20/23 to Kitsap County Development Engineering.

Development Engineering accepts the concepts contained in this preliminary submittal, subject to the conditions of the *Preliminary Development Engineering Conditions Memorandum*, dated 12/19/23 (Exhibit #24) in in Section 13 of this report.

Environmental

The existing structures and gravel area on the southern half of the property lie within the 150-foot stream buffer. All other activities will occur outside of the stream buffer. The project does not propose a buffer reduction. The stream buffer covers approximately half of the property but because the property is already developed and there will be no new construction or impervious surfaces added, and the developed portion of the property slopes away from the stream, compensation is not proposed (Habitat Management Plan, Exhibit #15). Along with the proposed practices for removal of animal waste, there are no expected impacts to the stream functions.

Due to the existing slopes associated with stream ravine, a Geologic Letter (Exhibit #17) was also provided and reviewed. It found no 'signs of significant erosion or slope instability' and recommended only to maintain vegetation on the slope and to cover any future exposed soils with mulch, straw or other approved Best Management Practices.

Access, Traffic and Roads

Per the *Preliminary Development Engineering Conditions Memorandum* (Exhibit 24), adequate vehicular access exists via Seabeck Highway NW and Orange Drive NW.

Fire Safety

Fire access routes to all buildings were not previously maintained and will need to be replaced to meet compacted gravel requirements for fire access and maintained obstruction-free. These areas are shown on the revised Civil Plans (Exhibit #18).

Emergency Vehicle (EV) access to the entrance gate is also conditioned in Section 13 of this report.

Solid Waste

Solid waste and recycling containers have been relocated south, now adjacent to the existing garage structure. These are conditioned to be adequately screened, covered and placed on impervious surface. Documentation of service provider is conditioned to be provided with the commercial building permit application.

Water/Sewer

The property is currently served by a two-party well and is on a private septic system for sewer. Both are proposed to continue providing services to this new use.

Kitsap Public Health District

Kitsap Public Health has no concerns or conditions for this proposal.

Review Authority

The Hearing Examiner has review authority for this Conditional Use Permit application under KCC, Sections 17.550.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a Conditional Use Permit. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make the proper decision. The powers of the Hearing Examiner are at KCC, Chapter 2.10.

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.

Recommendation

Based upon the analysis above and the decision criteria found in KCC 17.550.030.A, the Department of Community Development recommends that the Conditional Use Permit (CUP) request for Wolf Dog Daycare be **approved**, subject to the following 24 conditions:

Planning/Zoning

1. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
2. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy. This includes, at a minimum, a commercial building/ occupancy permit, and may include but is not limited to a Right-of-Way permit from Kitsap County Public Works, a Sign Permit for changes to the existing sign, or a fence permit for fences greater than 7-feet in height.
3. 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.
4. Dogs will not be housed or kept outside within 35-feet of the side and rear property lines. No storage or administration associated with the use will be located within this 35-foot use setback.
5. With application for the associated building permit, the applicant must verify whether the existing pole barn located within the 35-foot use setback will be demolished or excluded from the use by Notice to Title. The demolition permit must be approved or the Notice to Title recorded prior to final inspection of the building permit.
6. This use shall meet the animal welfare requirements in Kitsap County Code 7.08.040 as well as providing the industry standard of a minimum 75 square feet of space per dog.
7. Prior to completion of this permit with the Department of Community Development, the Applicant shall satisfy all conditions of 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. Apart from the Site Development Activity Permit (SDAP)/ building permit, the Right of Way permit may require extra work to comply with current Washington State Department of Transportation or Kitsap County Road Standards. You may contact Kitsap County Public Works, Right of Way Construction Division at (360) 337-5777 to obtain a

Right of Way permit.

8. 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 of the associated building permit, or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
9. The recipient of any conditional use permit shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of and agreement to abide by the terms and conditions of the 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.
10. This Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
11. The decision set forth herein is based upon representations made and exhibits contained in the project application (22-03160). 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.
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. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.

Development Engineering

14. Building permits submitted for this development shall include construction plans and profiles for all roads, driveways, storm drainage facilities and appurtenances. No construction shall be started prior to said plan acceptance.
15. Stormwater quantity control, quality treatment, and erosion and sedimentation control, as required for the development, shall be designed in accordance with Kitsap County Code Title 12 effective at the time the Building Permit is deemed fully

complete. If development meets the thresholds for engineered drainage design, 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 Building Permit Application.

16. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Engineering will require additional review and potentially new conditions.

Environmental

17. No new structures or impervious surfaces are permitted within the 150-foot Type F stream buffer or identified erosion hazard areas without additional review and approval. Depending on the scope of work proposed, an amendment may be required to this Conditional Use Permit. The project shall follow the recommendations of the Habitat Management Plan (Ecological Land Services, 10/7/22) and Geological Letter (GeoResources, 7/28/23).

Traffic and Roads

18. At building permit application, submit Kitsap County Public Works Form 1601 for issuance of a concurrency certificate, as required by Kitsap County Code 20.04.030, Transportation Concurrency.
19. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process, or Building Permit process, if a SDAP is not required. The need for and scope of bonding will be determined at that time.

Fire Safety

20. A twenty foot (20') minimum Fire & EVA access road already exists and will be marked with signs, maintained, and remain obstruction-free by the property owner.
21. A lockbox near the existing entrance gate will be provided for Fire & EVA access. The lockbox will be produced by an approved make with a quantity of at least two (2) keys available, where one (1) will be provided to the Fire & EVA available in the marked lockbox.

Solid Waste

22. With submittal of the commercial building permit application, applicant shall provide documentation from the solid waste/recycling service provider that their requirements for this project have been met. Waste Management Northwest can be reached at pnwcmresources@wm.com or 1-800-592-9995; their website is <http://wmnorthwest.com/kitsap/index.html>

23. Solid Waste enclosures shall be covered and placed on an impervious surface. Enclosures shall be directly connected to sewer system, where feasible. If direct connection to sewer is infeasible, the enclosure shall be sloped to drain into a dead-end sump.

Kitsap Public Health District

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

Report prepared by:



Kathlene Barnhart, Staff Planner / Project Lead

3/5/24
Date

Report approved by:



Katharine Shaffer, Department Supervisor

3/7/24
Date

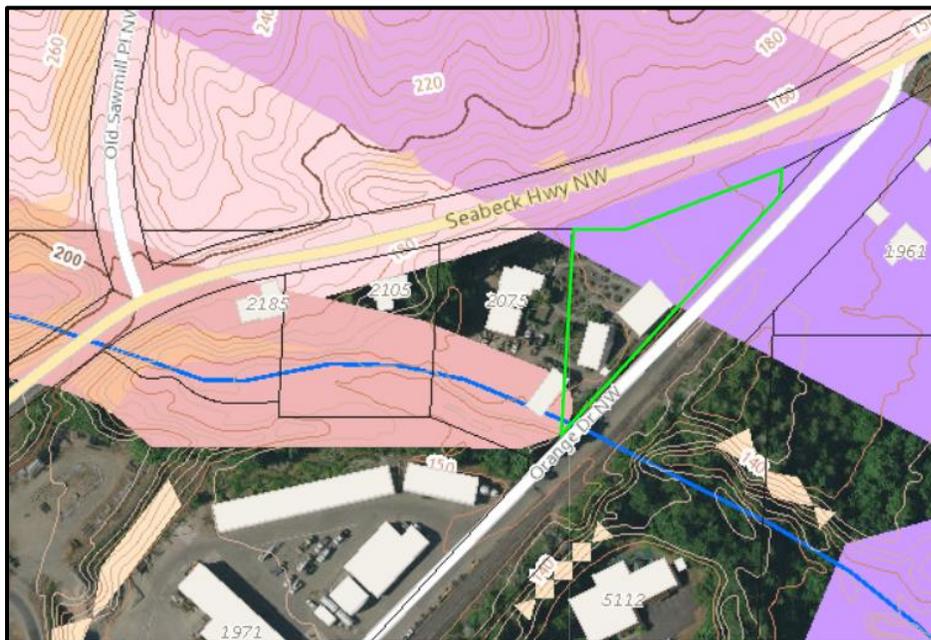
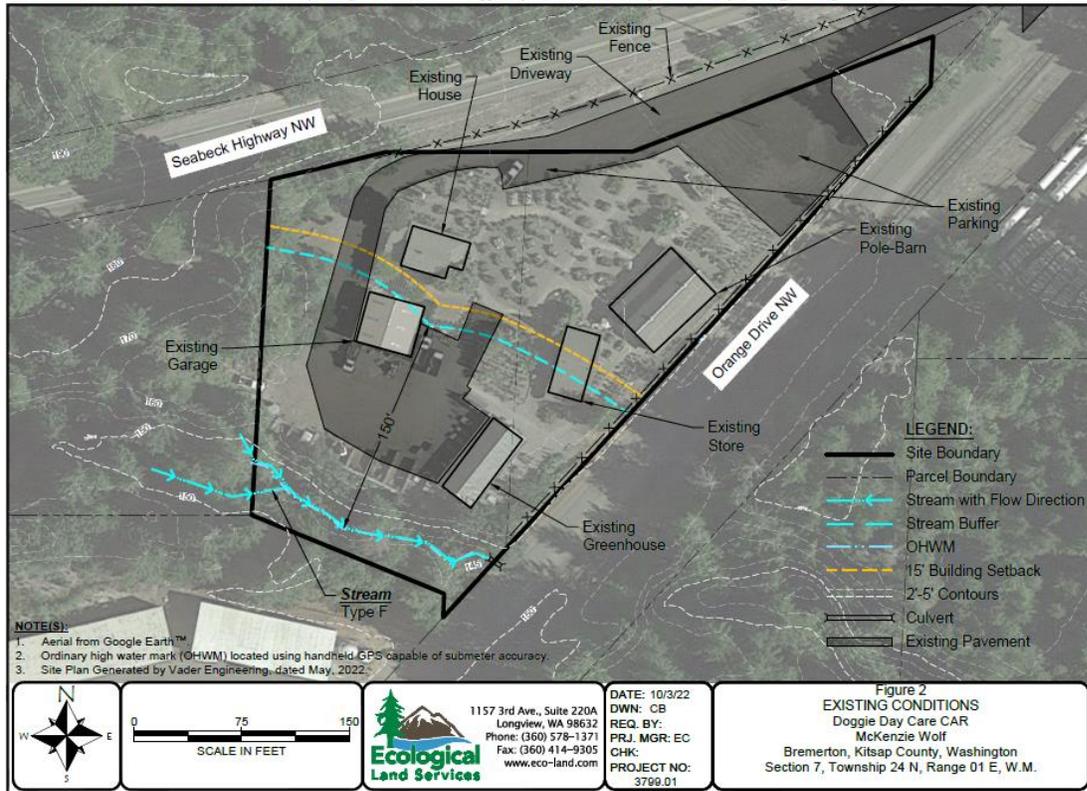
Attachments:

- Attachment A – Zoning Map
- Attachment B- Critical Areas
- Attachment C – Landscape Plan
- Attachment D – Floor Plan Schematic

CC: Applicant: McKenzie Wolf; mckenzie@wetnosesdrypaws.com
Owner: Tracy Rodgers; tracy@kitsapcountrynursery.com
Engineer: Andrew Stephenson; astephenson@vader.com
Interested Parties:
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Enita Liang; eliang@kitsap.gov

Attachment A: Critical Areas

10/3/2022 10:30 AM C:\Users\Chloe\Box\ELSWA\Kitsap\County\3799-Wolf\3799.01-Doggie Day Care CAR\3799.01-Figures CAD Only\3799.01_CAR.dwg Chloe



Erosion Hazard Area

- High
- Moderate

Seismic Moderate Hazard Area

- Moderate

Streams

- Watercourse - DNR and Wildfish Conservancy
- (F) Fish Habitat

Attachment B: Zoning Map



Zoning

Kitsap County Zoning Designations

- RR - Rural Residential (1 DU/5 Ac)
- RCO - Rural Commercial
- MIL - Military

Attachment C: Landscape Plan



Attachment D: Floor Plan Schematic

