



## Staff Report for the Hearing Examiner

Report Date: March 21, 2017

Application Submittal Date: December 29, 2016

Hearing Date: March 30, 2017

Application Complete Date: December 29, 2016

**Permit Number:** 16 05765

**Project Name:** SAW Enterprises Contractor Shop and Storage

**Type of Application:** Conditional Use Permit (CUP)

*This staff report was prepared by Holly Roberts, Planner, Katharine Shaffer, Environmental Planner and Candice Vickery, Engineer 1 based on information available up until the time the report was prepared. New information relevant to review of this application may become available prior to the hearing or at the hearing. Staff may wish to change their analysis based upon that new information, and reserves the right to do so.*

### **Proposal Summary:**

The Department of Community Development is recommending approval of the applicant's request for a Conditional Use Permit (CUP) to operate a contractor's storage yard subject to 31 conditions included at the end of this report. In addition to the contractor's storage yard the applicant proposes a 2,400 square foot shop with an 800 square foot single family residence above. The 7.24-acre parcel is zoned Rural Residential (RR) and is located at 27583 Hansville Road NE in Kingston. The project will be served by on-site septic and public water.

### **Project Request:**

The applicant requests conditional use permit approval to operate a contractor's storage yard.

### **Project Location:**

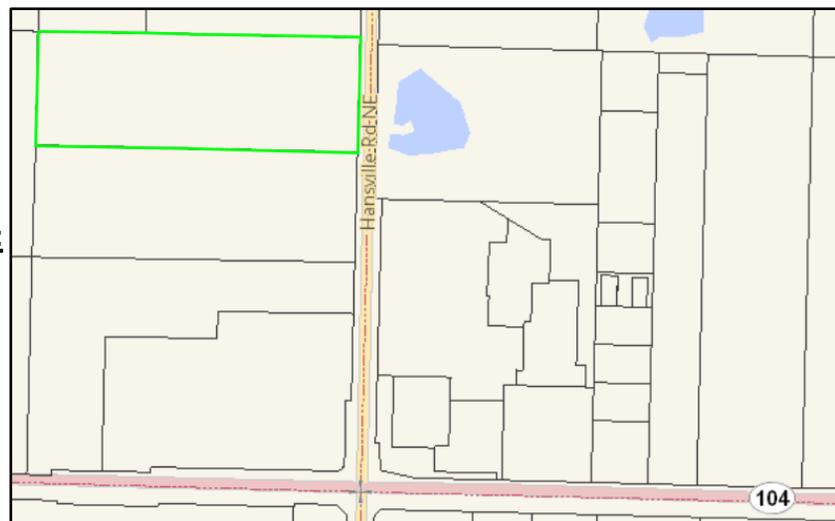
27583 Hansville RD NE  
Kingston WA 98346

### **Assessor's Account #:**

212702-4-024-2002

### **Applicant/Owner of Record:**

Stephen & Marilyn Wistrand  
5219 NE Falcon Ridge Ln  
Poulsbo, WA 98370



**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 January 30, 2017 (Exhibit 11). A Determination of Nonsignificance (DNS) was issued on February 14, 2017 (Exhibit 13).

The SEPA appeal period expired February 28, 2017. No appeals were filed; therefore, the SEPA determination is final.

**Physical Characteristics:**

The 7.24-acre, rectangular property extends west away from Hansville Road and is accessed via an unimproved driveway that extends about 200 feet into the entirely forested site. There is no development on the property except a small, abandoned shack. The topography is rolling from the east half to the high middle and slopes down moderately to the low, west property line (Exhibit 22). There are wetlands present onsite (Exhibit 9). The vegetation onsite is composed of a relatively even aged stand of deciduous and coniferous trees with areas of thick to sparse understory growth.

**Comprehensive Plan Designation and Zoning:**

The Comprehensive Plan designation is Rural (Exhibit 21) and the Zoning designation is Rural Residential (RR), (Exhibit 18).

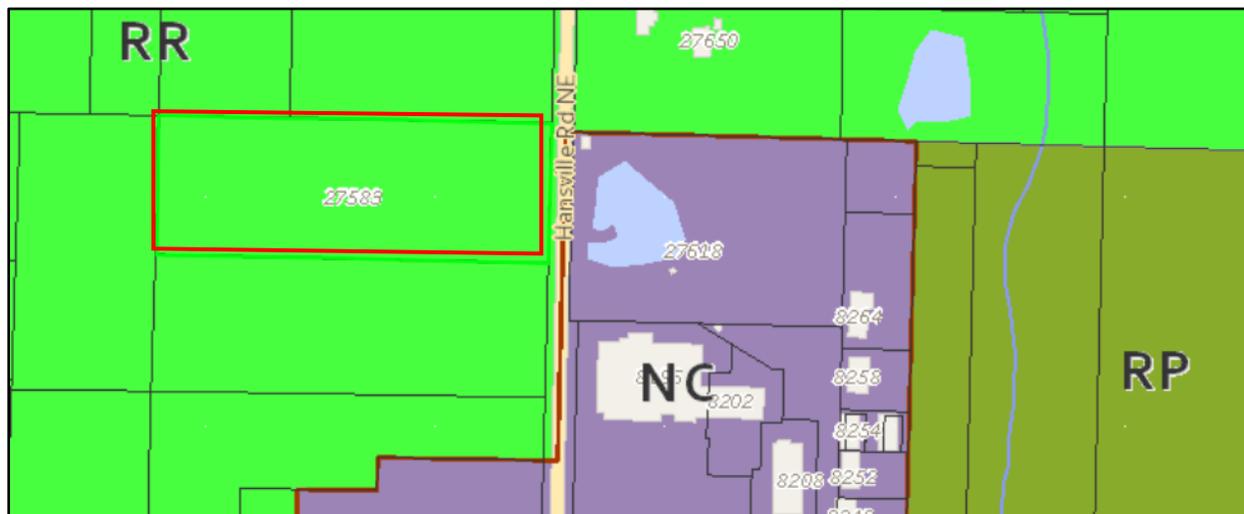
Base/Maximum Density -	Not applicable
Minimum Lot Area -	5 acres (for newly created lots)
Minimum Lot Width -	140 feet
Minimum Lot Depth -	140 feet
Maximum Height -	35 feet

**Standard Title 17 Zoning Setbacks**

Perimeter -	50 feet – Contractor's Storage Yard Uses and buildings
Front -	50 feet all structures
Side -	20 feet (residence), 5 feet (accessory structures)
Rear -	20 feet (residence), 5 feet (accessory structures)

**Surrounding Land Use and Zoning:**

The surrounding areas are zoned a mix of Rural Residential (RR), Neighborhood Commercial (NC), and Rural Protection (RP). The properties zoned NC include uses such as a park-and-ride lot and a commercial shopping complex with a mix of retail, professional services and restaurant tenants. The RP and RR zoned lots are largely undeveloped.



**Public Utilities and Services:**

Water: Kitsap Public Utility District  
Power: Puget Sound Energy  
Sewer: Onsite Septic  
Police: Kitsap County Sheriff  
Fire: North Kitsap Fire & Rescue  
Schools: North Kitsap School District

**Access:**

Access to the site is directly off of Hansville Road NE, a county maintained, paved road.

**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 Goals and Policies:**

Land Use Goal 13 – Protect Kitsap County's unique rural character.

Land Use Policy 53

*Outside of the Type III Limited Area of More Intensive Rural Development (LAMIRD), limit development only to that which serves rural residential or resource needs and does not draw population from Urban Growth Areas. This policy is implemented through Comprehensive Plan Land Use designation, zoning designation, and zoning code provisions.*

Land Use Goal 14 - Foster rural businesses 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 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.*

Land Use Policy 59

*Allow or conditionally allow home-based cottage-type businesses and industries in the rural areas that do not negatively affect rural level of service or rural character.*

Economic Development Goals and Policies:

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 land uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.*

Environment Goals and Policies:

Environment Goal 3 - Reduce the risk of damage to life, property and the natural environment through appropriate regulatory and incentive-based approaches in land use, transportation and development engineering programs.

*Environment Policy 17*

*Safeguard the quality and quantity of long-term water supplies by identifying and protecting critical aquifer recharge areas, and utilizing Low Impact Development (LID) site planning principles to the greatest extent possible for reducing stormwater runoff.*

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

Kitsap County Code (KCC)

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  
Title 19 Critical Areas 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 Exhibits 26.

Exhibit #	Document	Date or date stamped
1	Project Application	12/29/16
2	Supplemental Application – Conditional Use Permit	12/29/16
3	Supplemental Application – Concurrency Test	12/29/16
4	State Environmental Policy Act (SEPA) Checklist	12/29/16
5	Project Narrative	12/29/16
6	Parking Analysis	12/29/16
7	Kitsap Public Health District – Building Site Application (BSA)	12/29/16
8	Non-Binding Water Availability Letter	12/29/16
9	Critical Areas Report	12/29/16
10	Drainage Report	12/29/16
14	Kitsap Public Health District – Concurrent Review	03/15/17
15	Site & Landscaping Plan	03/15/17
16	Building Elevations	03/15/17

**Public Comments:**

Staff received one comment from Chris Shean. Shean inquired whether or not the subject property abutted their property. Staff responded and offered to look up the Shean property to answer the question, but Shean declined. No further communication was received.

Staff received communication from Joyce Merkel regarding the Notice of Public Hearing published in the newspaper (Kitsap Sun). Merkel noted that the published Notice was missing the property location, which is required per KCC 21.04.210.C.2. The Clerk of the Hearing Examiner noted the error and has updated the template to prevent this from reoccurring. After review, Staff determined that the error was minor and that the Hearing should proceed as scheduled.

No additional comments were received.

**Analysis:**

**Land Use and Zoning Analysis**

The applicant requests a Conditional Use Permit (CUP) to allow him to store and maintain heavy equipment associated with his business, SAW Enterprises, Inc. The applicant has been in business for over 10 years and offers logging, roadway construction, site work and utilities installation. When working on projects the company's construction equipment generally stays on the job site until construction is complete and then typically heads directly

to the next job site, however in instances where the equipment needs to be stored off of a job site, the applicant's desire is to do so in compliance with County Code.

The business currently has 2 (two) excavators, 2 (two) dump-trucks, 1 (one) tractor-trailer "Low-Boy", 1 (one) skidder and 1 (one) bulldozer.

No fuel storage and no heavy equipment maintenance is proposed. Service trucks may be maintained on-site, but generally on an infrequent basis. Maintenance will be limited to fluid changes and tire changing on one-ton trucks or smaller. Maintenance will be required to take place within the shop. No business vehicular washing is proposed and none will be permitted on-site.

Employees may park on-site and pick up a vehicle and/or equipment for the day's jobs in the morning, go to the job site and return at the end of the workday, Monday through Friday – 7:00 AM to 7:00 PM. In some cases employees may go directly to the job site.

Per Kitsap County Code (KCC) 17.110.195 a contractor's storage yard is defined as: *"Contractor's storage yard" means a place where heavy equipment, vehicles, construction equipment or any material commonly used in the erection of any structure, is stored or accumulated. Sites that involve current construction of projects with active permits involving the materials on site shall not be considered a contractor's storage yard.*

A contractor's storage yard in the Rural Residential (RR) zone requires a Conditional Use Permit (CUP) as specified in KCC Table 17.410.040 (A) Rural, Resource and Urban Residential Zones.

A contractor's storage yard is subject to footnote 12 in KCC 17.410.050.A, which stipulates: *All buildings and activities shall be set back a minimum of fifty feet in FRL, MRO, RW, RP, RR, RCO, RI or parks zones and thirty-five feet in all other zones from a side or rear lot line. 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.*

The subject property is zoned Rural Residential (RR). The proposed contractor's storage yard will be setback a minimum of fifty feet from all property lines (Exhibit 15). The proposed contractor storage yard area is setback from the north and west property lines by more than 150 feet, and from the east property line by more than 600 feet.

The subject property accesses directly to Hansville Road NE, a paved county road classified as a major collector. A major collector is more than adequate for the proposed use.

A contractor's storage yard is subject to footnote 21 in KCC 17.410.050.A, which stipulates: *Outdoor contractors' storage yards accessory to a primary residence shall be limited to not more than ten heavy equipment vehicles or heavy construction equipment. The use shall be contained outside of required setbacks within a contained yard or storage building. The storage yard and/or building shall be screened from adjacent properties with a screening buffer a*

*minimum of twenty-five feet in width and capable of providing functional screening of the use. Minimum lot size shall be one hundred thousand square feet.*

The contractor's storage yard will be accessory to a primary residence, therefore it shall be limited to not more than 10 (ten) pieces of heavy construction equipment. A vehicle or construction equipment on a trailer is considered one piece of equipment. The business currently has 2 (two) excavators, 2 (two) dump-trucks, 1 (one) tractor-trailer "Low-Boy", 1 (one) skidder and 1 (one) bulldozer (Exhibit 15). It is understandable and expected that the types and/or numbers may change in the future, but will not exceed the limit of 10 total pieces. A majority of the time, many of the listed items are at job sites and not located on the subject property.

#### Use Location

The use will be located outside of required setbacks and is in a contained area due to existing vegetation and required screening buffers. The site plan illustrates how the construction equipment and vehicles may park on the site. There is adequate space to park all equipment and still accommodate 2 residential stalls and 2 employee stalls. Employee stalls are marked on the site plan. There is room next to the shop to stack 2 additional vehicles, and it is expected that most of the time, equipment will be stored at the job site and not on the subject property.

#### Screening of Storage Yard

The perimeter landscaping generally consists of typical rural forested vegetation. There is at least a 100-foot vegetated perimeter of both coniferous and deciduous trees with thick understory around a majority of the subject property. The buffer along the south property line where it abuts the proposed developed area is less than the other sides however in all instances, it is at least 50 feet. The area directly south of the proposed developed area will be cleared to accommodate construction and shall be replanted per the landscaping plan (Exhibit 15).

#### Lot Size

The minimum lot size shall be one hundred thousand square feet or approximately 2.3 acres. The subject property is 7.24 acres or more than 3 times the minimum lot area required.

#### Critical Areas

There is a wetland located on the east half of the property, however the proposed contractor's storage yard area is outside of the required buffer area. (Exhibit 15).

A large portion of the property lies over a Category II Aquifer Recharge Area however, a contractor's storage yard is not an activity with a potential threat to groundwater.

#### Water and Sewage Treatment

The subject property is served by public water and on-site septic system. The Health District has issued an approval for the conditional use permit (Memo #1605765). An approved Building Site Application will be required prior to issuance of building permits for structures.

#### Stormwater

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.

### Traffic

The proposed contractor's storage yard and associated residence will increase traffic generation to the subject property, but it is expected to be less than moderate. The expected Average Daily Trip (ADT) generation for the proposed use is approximately 27.

### Off-Street Parking

Adequate parking has been proposed for employees that may come to the site to pick up a vehicle and/or equipment prior to heading to the job site. There are 2 designated spaces for employees to park, but some of those spaces may be occupied by the resident's personal vehicles.

### Landscaping

A minimum of 15% of the site is required to be landscaped (KCC 17.500.025). Well over 90% of the property is currently forested or will be enhanced with landscaping. The entire property meets or exceeds the rural character buffer requirement around the perimeter (KCC 17.500.027.B.2). Enhancement along a portion of the south property line in the vicinity of the contractor's storage yard area will be required to replant trees removed for building construction. The applicant shall plan 4 rows of conifers spaced in a triangulated pattern 10-foot on center as depicted on the Site and Landscaping plan (Exhibit 15).

### Lighting

All lighting is required to be directed away from adjoining properties and so that no more than one-foot candle of illumination leaves the property boundaries (KCC 17.420.030.C).

### Sidewalks

This project is in a rural zone and pedestrian access from the surrounding area is unlikely for the proposed contractor's storage yard. Access will most likely be by some type of motor vehicle; therefore; pedestrian improvements along the property frontage would not be appropriate and would not provide connectivity to any other pedestrian features, as the sidewalks serving the adjacent commercial developments are on the opposite (east) side of Hansville Road NE.

### Signage

No signage has been proposed for this project. If signage is proposed in the future, it will need to comply with KCC 17.510.

### **Agency Recommendation**

All reviewing entities recommend approval of the proposed project and any required conditions are stipulated at the end of this report.

### **Staff Evaluation of Decision Criteria**

1. The Hearing Examiner has review authority for this CUP 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 CUP. 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.

2. The proposal is consistent with the comprehensive plan.
3. The proposal complies with or will comply with requirements of Title 17 and complies with or will comply with all of the other applicable provisions of the KCC and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
4. The proposal will not be materially detrimental to existing or future uses or property in the immediate vicinity.
5. 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 information above, the Department of Community Development recommends that the conditional use permit request for the SAW Contractor's Storage Yard be **approved**, subject to the following 31 conditions:

**Planning/Zoning**

1. 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 by the Department and recorded at the applicant's expense. The applicant shall provide recorded copies of the Binder to the Department immediately after recording. The Binder shall be recorded within 30 days of notification from the Department that the Binder is ready to be recorded.
2. The storage or parking of heavy equipment vehicles and heavy construction equipment on the subject property is limited to not more than 10.
3. The washing of business vehicles is prohibited on-site.
4. Changing vehicle and equipment fluids shall take place within the shop only, and is limited to one-ton vehicles or less.
5. The outside storage of business vehicles and equipment is limited to the areas shown on the revised site plan (Exhibit 15).
6. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
7. Enhancement along a portion of the south property line in the vicinity of the contractor's storage yard area is required to replant trees removed for building construction. The applicant shall plant 4 rows of conifers spaced in a triangulated pattern 10-foot on center

as depicted on the Site and Landscaping plan (Exhibit 15).

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, or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
9. Artificial outdoor lighting shall be arranged so that the lighting is fully recessed or fully shielded from side view and directed downward and away from surrounding properties. No more than one foot-candle of illumination shall leave the property boundary. Lighting shall be the minimum necessary for safety purposes and be compatible with the rural character of the area. Light standards (poles) shall not exceed 20 feet in height.
10. 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.
11. 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.
12. The decision set forth herein is based upon representations made and exhibits contained in the project application 16 05765. 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.
13. 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.

14. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.
15. 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 three years of the Notice of Decision date or the resolution of any appeals.

### **Development Engineering**

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.

17. The information provided demonstrates this proposal is a Major Development as defined in Kitsap County Code Title 12 and will require a 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 Conditional Use Permit application was deemed fully complete, December 29, 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.
19. The design of the infiltration facilities shall be in accordance with Section 7.3.4 of the Kitsap County Stormwater Design Manual.
20. The infiltration facilities shall remain off line until the drainage areas are stabilized and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities. In addition, retention ponds shall not be utilized as temporary erosion and sedimentation control ponds.
21. During construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection(s) to verify that the actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report(s), properly stamped and sealed to Development Engineering.
22. If the project proposal is modified from that shown on the submitted site plan dated December 29, 2016 and revised March 9, 2017, Development Services and Engineering will require additional review and potentially new conditions.

### **Traffic and Roads**

23. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.
24. 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 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.
25. 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 and in accordance with Kitsap County Road Standards Figure 4-1.
26. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of the site access and Hansville Road NE. 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.

27. 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.

**Solid Waste**

28. Prior to SDAP approval, Waste Management shall be contacted, at (360) 674-3166, 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.
29. 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.

**Environmental**

30. Permit approval subject to chapter 19.150.170 of Kitsap County Code, which states that critical area ordinance (CAO), 150' feet wetland buffer as determined by Critical Area Report by Ecological Land Services, INC dated November 16, 2016, shall remain undisturbed natural vegetation. Refuse shall not be placed in buffers.

**Fire**

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

**Attachments:**

Appendix A – Site Plan

\_\_\_\_\_  
Holly Roberts, Staff Planner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Scott Diener, Development Services and Engineering Manager

\_\_\_\_\_  
Date

CC: Stephen & Marilyn Wistrand, sawenterprises@hotmail.com  
Interested Parties: None  
Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26  
DCD Staff Planner: Holly Roberts  
DCD File 16 05765  
DCD Building Permit File 17 00318

