



Staff Report and Administrative Decision

Report Date: November 17, 2017

Application Complete Date: December 29, 2016 Application Submittal Date: December 29, 2016

To: RJ Peabody INC, rjrealestate@msn.com
 Craig Baldwin, craig@westsoundengineering.com
 Interested Parties and Parties of Record

RE: Permit Number: 16 05759
 Project Name: Sidney Self Storage
 Type of Application: Administrative Conditional Use Permit

Decision Summary:

Approved, subject to conditions

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

The written appeal shall be made on, or attached to, an appeal form found on DCD's website:
<http://www.kitsapgov.com/dcd/forms/DocumentLibrary/applications/Appeals.pdf>.

Project Request:

The applicant is requesting approval to construct 11 single-story self-storage units totaling 125,400 square-feet, and a 2,400 square-foot two-story office building with caretaker's residence above. The proposal also includes outdoor Recreational Vehicle (RV) storage. The project will be phased with grading and construction of the stormwater conveyance system, perimeter fencing and landscaping, frontage improvements, the office building and 3 storage buildings being completed in phase 1. Subsequent phases will consist of construction of two to three storage buildings at a time and associated paving.

The project will create 288,400 square-feet of impervious surface which will be mitigated through the stormwater conveyance system and discharged to an off-site wetland.

Project Location:

4444 Sidney Road SW
Port Orchard, WA 98367
South Kitsap County
Commissioner District 2

Assessor's Account #:

032301-4-049-2000
032301-4-048-2001 (Stormwater outfall only)



16 05759, Sidney Self Storage
November 17, 2017

Applicant/Owner of Record:

RJ Peabody INC
PO Box 565
Burley, WA 98322

Megan Gjersten
PO Box 525
Burley, WA 98322

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, the determination is final.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Revised Notice of Application dated January 18, 2017. A Mitigated Determination of Nonsignificance (MDNS) was issued on October 24, 2017. SEPA mitigation conditions have been imposed and are listed under conditions 27-34 at the end of this report:

The SEPA appeal period expired November 7, 2017. No appeals were filed; therefore, the SEPA determination is final.

Physical Characteristics:

The subject parcel is irregularly shaped and approximately 7.79 acres in size. The property is relatively flat, sloping gently to the west and south and was previously developed with two manufactured homes, a stick built single family residence and associated accessory buildings. The majority of the property was previously cleared of trees except the northeast corner and was used as pasture land. The structures have been removed in preparation for development.

Comprehensive Plan Designation and Zoning:

The Comprehensive Plan designation is Urban High-Intensity Commercial/Mixed Use (UHIC). The Zoning designation is Commercial (C).

Minimum Density	- 10 dwelling units per acre when a residential component is proposed
Maximum Density	- 30 dwelling units per acre when a residential component is proposed
Minimum Lot Area	- Not Applicable
Minimum Lot Width	- Not Applicable
Minimum Lot Depth	- Not Applicable
Maximum Height	- 35-feet

16 05759, Sidney Self Storage
November 17, 2017

Standard Zoning Setbacks

Front - 20-feet
Side - 10 feet (20-feet when abutting a residential zone)
Rear - 10-feet

Surrounding Land Use and Zoning:

The surrounding properties are a diverse mix of Commercial, Rural Residential, Rural Protection and City of Port Orchard zoning. The subject properties fall within the City of Port Orchard's Urban Growth Area (UGA). The properties are developed with a variety of uses ranging from single family residential homes on large acreage parcels, a manufactured home community, church and associated baseball fields, to an elementary school. To the south, within the City of Port Orchard's boundaries, are large commercial developments including a grocery store, gas station, a retail complex and multi-family apartments.



Zoning Map

Public Utilities and Services:

Water: City of Port Orchard
Power: Puget Sound Energy
Sewer: City of Port Orchard
Police: Kitsap County Sherriff
Fire: South Kitsap Fire & Rescue
Schools: South Kitsap #402

Access:

Access to the site is directly from Sidney Road SW, a county maintained minor arterial.

Policies and Regulations Applicable to the Subject Proposal:

The Growth Management Act (GMA) of the State of Washington, Revised Code 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

16 05759, Sidney Self Storage
November 17, 2017

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

Land Use Goal 1

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

Land Use Policy 2

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

Economic Development

Economic Development Goal 2

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

Economic Development Policy 7

Encourage full utilization and development of industrially and commercially zoned areas.

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

Kitsap County Code (KCC)

- Title 11 Roads, Highways and Bridges
- 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:

Applicant Submittals:

<u>Document</u>	<u>Dated or date stamped</u>
Project Application	December 29, 2016
Supplemental Application	December 29, 2016
SEPA Checklist	December 29, 2016
Project Narrative	December 29, 2016
Traffic Impact Analysis	December 29, 2016
Geologic Slope Assessment	December 29, 2016

16 05759, Sidney Self Storage
November 17, 2017

Offsite Wetland Categorization Report	December 29, 2016
Final Health District Approval	January 30, 2017
Project Comments (City of Port Orchard)	February 1, 2017
Request for Technical Deviation	July 12, 2017
Preliminary Storm Drainage Report	September 7, 2017
Engineered Site Plans	September 7, 2017

Staff Communication:

<u>Document</u>	<u>Dated or date stamped</u>
Fire Marshal email	February 15, 2017
Email from City of Port Orchard	February 24, 2017
Memo from Public Works denying Request for Technical Deviation	July 31, 2017
Memo from Development Services	October 12, 2017

Public Comments:

Staff received email comments from Gail Sandlin. Ms. Sandlin's comments included concerns regarding the stormwater discharge to the off-site wetland and possible pollution, traffic and transportation impacts and landscaping buffers between the project and her property across the street.

Staff Comments:

This project shall comply with Kitsap County stormwater requirements for both water quality and quantity through the required Site Development Activity Permit (SDAP). A traffic impact analysis was required for review of this project. Traffic and transportation impacts were evaluated by Kitsap County Public Works and Development Services and Engineering. The project has been conditioned to include road frontage improvements as well as an application for traffic concurrency at time of construction. The applicant has submitted a conceptual landscaping plan which includes the required landscaping elements within the 20-foot front yard setback (facing the Sandlin property) as well as landscaping in the required 25-foot solid screening buffer when abutting rural zoning.

Staff received email comments from Ray Pursey. Mr. Pursey is requesting screening between the proposed project and the residential uses which it abuts, limited hours of operation and stormwater mitigation.

Staff Comments:

The applicant has submitted a conceptual landscaping plan which includes the required landscaping elements in the 25-foot solid screening buffer when abutting rural zoning. The solid screening buffer shall consist of a six-foot screening fence and two off-set rows of evergreen trees planted ten feet on center, and ground cover. The minimum height of the evergreen trees at installation shall be six-feet. The applicant has proposed to be open for business 9:00AM – 6:00PM, 7 days a week, which is reasonable and customary.

Analysis:

Land Use and Zoning

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

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

16 05759, Sidney Self Storage
November 17, 2017

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

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

KCC 17.410.040(B).200 indicates that accessory uses and structures are permitted in the Commercial zone when the primary use is allowed or permitted. The associated office is an accessory use, and therefore complies with this requirement.

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

Setbacks

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

Landscaping requirements, which will be outlined in the landscaping analysis later in this report, require a 25-foot solid screening buffer when abutting a rural zone (KCC 17.500.027.B.2). This requirement effectively increases the side yard setbacks to 25-feet, except an area on the northeast property line where the abutting parcel is also zoned commercial.

Landscaping

Kitsap County Code (KCC) 17.500.025 requires that a minimum of 15% of the site be landscaped to the standards set forth in Chapter 17.500. The applicant is proposing to landscape 50,900 square feet of the site which is equal to 15%.

KCC 17.500.027.B.2 requires a "Solid Screening Buffer" of 25-50 feet along the perimeter of commercial development which abut a rural zone. The subject property abuts rural zoning along the entire south property line and a portion of the north property line. The rear property line abuts another commercially zoned property and therefore only requires landscaping in the 10-foot setback. The solid screening buffer shall provide 100% site-obscuring screening between different uses or zones. The applicant is proposing a six-foot screening fence and therefore will be required to plant two off-set rows of evergreen trees planted no more than ten feet on center. The buffer shall also include ground cover. A final landscaping plan is required at time of Site Development Activity Permit (SDAP) submittal which complies with these requirements. Based on the conceptual landscaping plan which includes a solid screening fence and adequate vegetation, Staff supports a screening buffer of 25-feet where the project abuts a rural zone.

16 05759, Sidney Self Storage
November 17, 2017

Access, Roads and Traffic

Access to the project is via Sidney Road SW, a paved, county maintained minor arterial. There is an existing driveway to the site, however an improved commercial approach will be required. An application for traffic concurrency is required.

The applicant submitted a traffic impact analysis prepared by Heath & Associates, INC for review with this project. The report was reviewed by Kitsap County Public Works, Kitsap County Development Engineering and the City of Port Orchard's Planning Department.

The City of Port Orchard requested that road frontage improvements be required as part of the project approval. The project has been conditioned to provide road frontage improvements including a 12-foot travel lane, a five-foot bike lane, and six-foot sidewalks. The City also requested \$13,000 through SEPA mitigation for traffic impacts to the intersection of Berry Lake Road and Sidney Ave SW which it anticipates operating at a Level of Service (LOS) E by 2036; Kitsap County Public Works reviewed this request and has determined that it is unwarranted based on County requirements.

The applicant, through their engineer, submitted a request for technical deviation from the County Engineer regarding the required road frontage improvements for this project. After review of the request, the County Engineer denied the technical deviation based on the projects proximity to Sidney Glen Elementary School and the City of Port Orchard's Urban Growth Area (UGA). Road frontage improvements are required and the project has been conditioned to include them.

Off-Street Parking

Kitsap County Code (KCC) 17.490 regulates parking requirements. Self-storage requires one space per 3,000 gross square-feet (KCC 17.490.030). The applicant is proposing 125,400 square-feet of self-storage space resulting in the need for 42 spaces. It is reasonable to assume that the parking associated with the self-storage use would happen near the customer's storage unit, and therefore staff considers the areas directly in front of each storage building as parking area for storage customers. Based on the available area, the applicant has demonstrated that there is adequate off-street parking available for customers.

The office space requires one parking space per 300 square-feet. The office space is 1,200 square feet requiring four spaces. The caretaker's residence requires three spaces, for a total of seven spaces. The applicant has proposed eight parking spaces around the office building meeting the requirements set forth in KCC 17.490.030.

The parking lot itself is less than 14 spaces and is not required to meet the requirements of 17.490.040.B.

Signage

The applicant's proposal included a monument sign located near the entrance on Sidney Road SW and wall sign on the office building. Each sign requires a separate permit and shall be designed in accordance with Kitsap County Code 17.510.

Lighting

The project includes on-building lighting fixtures only. No lighting standards (poles) are proposed. Lighting shall be the minimum necessary for safety and security purposes and be compatible with the surrounding commercial and residential uses. Kitsap County Code

16 05759, Sidney Self Storage
November 17, 2017

17.420.030.C requires that no more than one foot candle of illumination leaves the property boundaries. This project has been conditioned to comply with this requirement.

Critical Areas

There are no known critical areas on the subject property. There is an off-site wetland to the west which the applicant proposes to discharge stormwater to, but all proposed uses are outside of any required buffer areas. The property does contain Type 1 and 2 Critical Aquifer Recharge Areas, however Environmental Review has determined that the self-storage use will not negatively impact the aquifer.

Kitsap County Health District

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

Stormwater

Development Services & Engineering reviewed the Preliminary Drainage Report and Preliminary Engineering Plans and finds the concept supportable in its approach to civil site development. A Site Development Activity Permit (SDAP) will be required to implement the project's stormwater concept.

Phasing

The applicant has proposed to develop this project in four phases. A detailed phasing plan will be required as part of the Site Development Activity Permit (SDAP) submittal. All storm drainage and frontage improvements will be completed in phase 1.

Fire Flow

Fire flow in the amount of 1500 gallons per minute (gpm) at 20 pounds per square inch (psi) for a minimum of two-hours is required for the project. The applicant will also need to provide two fire hydrants and install automatic fire sprinklers. An alarm system is also required,

Findings:

1. The Director has review authority for this Administrative Conditional Use Permit (ACUP) application under Kitsap County Code, Sections 17.540.020 and 21.04.100.
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 Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
4. The proposal is not 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.

16 05759, Sidney Self Storage
November 17, 2017

Decision:

Based upon the above findings, the Administrative Conditional Use Permit (ACUP) request for Sidney Self Storage is approved, subject to the following 51 conditions:

Conditions:

Fire

1. Fire apparatus access roads are required and must be maintained. Any proposed revision to these roads must be submitted to, reviewed and approved by the Kitsap County Fire Marshal's Office. IFC 503 Amended by Kitsap County. Access roads shall comply with the following:
 - a. Unobstructed width of 20 feet and height of 13 feet 6 inches
 - b. Shall be designed and maintained to support a 60,000 pound fire apparatus and be provided with an all-weather driving surface.
 - c. Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 - d. Inside turning radius shall be a minimum of 25 feet.
 - e. 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.
 - f. Road shall not be more than 12% grade.
2. Fire flow in the amount of 1500 gpm @ 20 psi for a minimum of 2 hours is required for the project. This is based on the largest proposed building of 12,000 square feet and constructed of Type VB construction.
3. Water line size and location and the location of fire hydrants must be shown on SDAP plans. A letter of water availability indicating available fire flow from the water purveyor is required to be submitted to the Kitsap County Fire Marshal's office prior to the approval of any building permits.
4. A minimum of 2 onsite hydrants are required. Additional onsite fire hydrants may be required due to the number of structures required to have fire sprinklers, the number of Fire Department Connections (FDC) and if they can be placed within 50 feet of the FDC's.
 - a. A 3-foot clear space shall be maintained around the circumference of fire hydrants. IFC 507.5.5
 - b. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312. IFC 507.5.6
5. Automatic fire sprinklers will be required for this project. A fire alarm shall be installed to monitor the fire sprinkler system.

16 05759, Sidney Self Storage
November 17, 2017

6. 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".

Health

7. A sewer building clearance is required.
8. The existing 4000 gallon septic tank shall be decommissioned per code prior to the sewer building clearance approval. A decommissioning form and pumping is required.
9. A non-binding sewer availability is required.
10. The existing well on the property shall be decommissioned prior to approval of a sewer building clearance.
11. A binding water availability letter is required prior to approval of the sewer building clearance.

Environmental

12. On the Site Development Activity Permit (SDAP) site plan, please show the off-site wetland to the west, its buffer and impervious surface setback, and the location of the t-diffusor.

Stormwater

13. 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.
14. 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.
15. 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, 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.

16 05759, Sidney Self Storage
November 17, 2017

16. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Services and Engineering for review and approval. The phasing plan shall, as a minimum, address the following items:
 - a. Time tables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase.
 - b. The extent of drainage improvements to be installed during the various phases.
17. Any project that includes off site 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, December 29, 2016.
18. The project will create more than 5 acres of new impervious area exposed to vehicular traffic. Kitsap County Code Title 12 requires that projects with this impervious threshold area provide a wetpond as the stormwater quality enhancement.
19. The project proponent shall be responsible for installing any necessary off-site downstream drainage improvements: outfall pipe to the westerly adjoining parcel. Procurement of any permits or easements necessary to install off-site improvements shall be the responsibility of the project proponent.
20. Discharges to wetlands shall meet the requirements of Chapter 8 of the Kitsap County Stormwater Design Manual, 2010 Version. Compliance with these requirements shall be demonstrated in the Site Development Activity Permit application submittal materials.
21. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information about this permit can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email joshklimek@ecy.wa.gov. This permit is required prior to issuance of the SDAP.
22. This project includes the construction of a detention vault, which requires a building permit issued by the Department of Community Development. A Structural Engineer, registered in the State of Washington, shall prepare the construction drawings. In addition, a geotechnical engineering analysis of the vault design is required. That analysis will be prepared by a Civil Engineer licensed in the State of Washington,

16 05759, Sidney Self Storage
November 17, 2017

- knowledgeable in the practice of soils engineering and mechanics. The analysis will address the effects of groundwater infiltration, seepage, potential slip planes, and changes in soil bearing strength. The proposed facilities will be designed following the recommendations of the geotechnical analysis.
23. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of the Site Development Activity Permit 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.
24. 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.
25. The SDAP submittal shall show that at least 150 square feet of exterior recyclable materials storage space for the project. Describe collection containers and show their locations, method for securing the enclosure gates in an open position and pad dimensions on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans.
26. If the project proposal is modified from that shown on the submitted site plan dated September 7, 2017, Development Services and Engineering will require additional review and potentially new conditions.

Public Works

27. 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.
28. At the time of submittal of the Site Development Activity Permit with the Department of Community Development, the Applicant shall apply for and satisfy all conditions of a Right-of-Way Permit through the Department of Public Works for any and all work

16 05759, Sidney Self Storage
November 17, 2017

performed in the county Right-of-Way associated with this project. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit.

29. A City of Port Orchard right-of-way permit shall be required for all improvements to be constructed within a city of Port Orchard right of way.
30. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
31. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on Sidney Road SW. The cross-sections should show existing and proposed pavement, travel lanes, saw-cuts, shoulders, crosswalks, ditches and slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
32. Frontage improvements, consisting of vertical curb, gutter, sidewalk, planter strip and bike lane shall be constructed along the entire parcel shall be designed and constructed on Sidney Road SW, consistent with Kitsap County Road Standards, Figure 3-1. Include this reference in plans; include signage and striping plans. All frontage improvements shall be constructed during Phase 1.
33. 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 Figure 4-2 or Washington state Department of Transportation Standard Plan F-80.10-04. Include call-outs in plans. Existing approaches may need to be improved to meet current standards.
34. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
35. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of Sidney Road SW and the site access. 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.

Survey

36. Prior to Site Development Activity Permit approval RJ Peabody INC shall grant an access easement to parcel 048 (Gjertsen) and Gjertsen shall provide a stormwater easement to parcel 049 (Peabody).

16 05759, Sidney Self Storage
November 17, 2017

Land Use/Planning

37. A final landscaping plan consistent with the requirements of Kitsap County Code 17.500 shall be submitted with the Site Development Activity Permit for review and approval.
38. The final landscaping plan shall also include additional plantings in the front yard setback along Sidney Road, north of the entrance. This buffer should be consistent with the proposed plantings identified in the front yard setback along Sidney Road south of the entrance on the conceptual landscaping plan.
39. Side and rear yard fencing may be located at the property line. Fencing along the road frontage (Sidney Road) shall be located on the inside of required landscaping. Fencing shall provide a solid screen (chain link with privacy slates or similar which will provide full screening) and shall not include razor wire.
40. The planting strip shall be landscaped in accordance with the Kitsap County Road Standards (Approved Street Trees) and Kitsap County Code 17.500 and 17.500.030D.1 and shall be included on the final landscaping plan required for SDAP submittal.
41. 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
42. 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 and 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.
43. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.
44. 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.

16 05759, Sidney Self Storage
November 17, 2017

- 45. The decision set forth herein is based upon representations made and exhibits contained in the project application 16 05759. 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.
- 46. Artificial outdoor lighting shall be arranged so that the lighting is fully recessed or fully shielded from side view and directed downward and away from surrounding properties. No more than one foot-candle of illumination shall leave the property boundary. Lighting shall be the minimum necessary for safety purposes and be compatible with surrounding properties.
- 47. Outside storage shall be limited to areas depicted on the Approved Site Plan for RV storage only.
- 48. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
- 49. 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.
- 50. Any proposed signage requires separate permits.
- 51. Hours of operation shall not exceed 9:00AM to 6:00PM PST, 7 days a week.

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

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



 Holly Roberts, Project Lead

11/17/2017

 Date



 Scott Diener, Development Services and
 Engineering Manager

11.17.17

 Date

16 05759, Sidney Self Storage
November 17, 2017

CC: Interested Parties:

Gail Sandlin, gbsandlin@gmail.com

Gladys Hanson, 4557 Sidney Road SW, Port Orchard, WA 98367

Mary Brown, 512 SW Berry Lake Road TRLR 22, Port Orchard, WA 98367

Raymond Pursey, rwptinman@wavecable.com

David & Kellie Bennett, dbkb@wavecable.com

Nicholas Bond, City of Port Orchard, nbond@cityofportorchard.us

Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26

DCD File 16 05759

16 05759, Sidney Self Storage
November 17, 2017



