



Notice of Administrative Decision

Date: 02/13/2019

To: PACIFIC STORAGE PARTNERS LLC, Puyallup, WA
John Harkness, john@soundbuilthomes.com
Interested Parties and Parties of Record

RE: **Permit Number:** 18-05857
Project Name: Silverdale Self Storage Zoning Variance
Type of Application: Zoning Variance, Administrative (ZVAR-ADMIN)

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: <https://www.cognitoforms.com/KitsapCounty1/AppealObjectionOfAnAdministrativeDecision>.

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.

CC: Authorized Agents:
Neil Eugenio, neil.e@comcast.net
Alan Keimig, ackeimig@msn.com
Kurt Wilson, PO Box 37390, Puyallup, WA 98373

Interested Parties: None
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
Navy
DSE
Kitsap Transit
Central Kitsap Fire District
Central Kitsap School District
Puget Sound Energy

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02/03/2019

Water Purveyor: Silverdale Water District
Sewer Purveyor
Point No Point Treaty Council
Suquamish Tribe
WA Dept of Fish & Wildlife: Michael Blanton, Brittany Gordon
WA State Dept of Ecology-SEPA
WA State Dept of Ecology-Wetland Review
DCD Staff Planner: Meg Sands



Administrative Staff Report

Report Date: February 5, 2019

Application Submittal Date: December 12, 2018

Application Complete Date: December 20, 2018

Project Name: Silverdale Self Storage Zoning Variance

Type of Application: Zoning Variance - Administrative

Permit Number: Permit # 18-05857

Project Location

9781 Provost Road NW
Silverdale, WA 98383
Central Kitsap County
Commissioner District 3

Assessor's Account

172501-3-101-2009

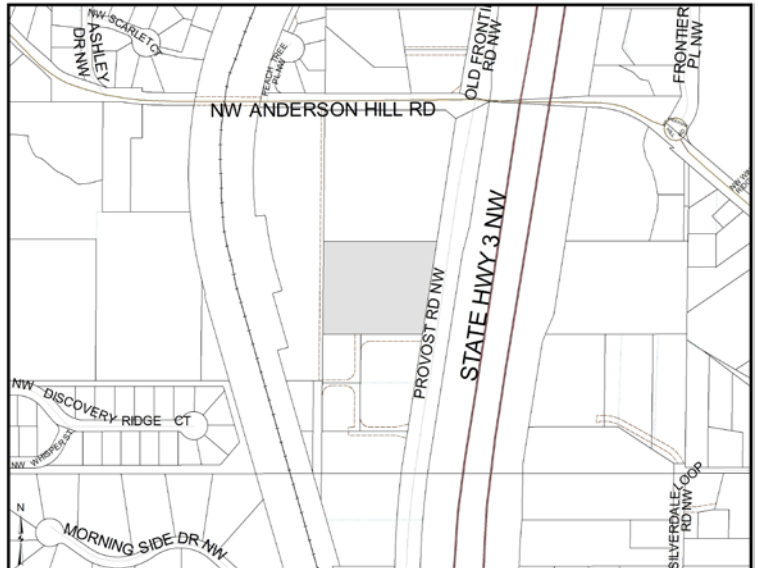
Applicant/Owner of Record

Pacific Storage Partners LLC
c/o John Harkness
PO Box 73790
Puyallup, WA 98373

Decision Summary

Approved subject to 8 conditions listed under section 13 of this report.

VICINITY MAP



1. Background

An Administrative Conditional Use Permit (ACUP) for Silverdale Self Storage, Permit #18-00317, was issued November 28, 2018, subject to 51 conditions. The applicant's proposal was to construct 2 buildings for self-service storage. Building 1 would be approximately 72,000 square feet, 4 stories including the basement that would provide an office for the facility. Building 2 would be approximately 27,200 square feet and 2 stories. Both buildings would provide a combination of semi-heated spaces and unconditioned or unheated storage spaces. The project is proposed to be served by the public water and sewer.

The 2.87-acre parcel is undeveloped. The site had undergone infrastructure development in 2008, the southern two-thirds of the site was previously cleared and graded, and a stormwater facility installed for planned development.

2. Project Request

The applicant is requesting an Administrative Zoning Variance to the Silverdale Design Standards, Chapter 11 Provoost Commercial District, specifically 11.4.2 Architectural and Building Design Guidelines, A. The ground floor of building facades facing streets shall have at least fifty percent (50%) of the total wall area in permeable surfaces (windows, pedestrian entrances, open shops). The applicant is requesting a variance or reduction of 160 square feet of permeable surfaces, which is an approximately 23.5% variance to the minimum required area of 683 square feet based on the total ground floor wall area of 1,368 square feet. The applicant is proposing approximately 523 square feet of glazing (windows) on the ground floor.

3. SEPA (State Environmental Policy Act)

Pursuant to WAC 197-11-800(6)(e), this variance proposal is SEPA exempt.

4. Physical Characteristics

The 2.87-acre almost square parcel was cleared within the last 10 years and the southern two-thirds graded and prepared for development. The northern third contains a Category IV wetland that is associated with a Strawberry Creek, a type F or fish bearing stream, offsite to the north; there is a wall approximately 100 feet from the north property line that basically marks the northern third of the property. The area north of the wall is vegetated with a mix of evergreen and deciduous trees and shrubs and is buffer area for the on and offsite critical areas. The parcel slopes from the southwest downward to the northeast.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban High Intensity Commercial Zone: Commercial (C)	Standard	Proposed
Minimum Density	10 dwelling units (du) per acre	Not applicable (NA) because this project doesn't propose any dwelling units
Maximum Density	30 du/acre	
Minimum Lot Size	NA	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	35 feet	4 stories, >35 feet, ~44 feet
Maximum Impervious Surface Coverage	85%	61,858 square feet or 50%
Maximum Lot Coverage	NA	32,029 square feet or 26%

Applicable footnotes:

17.420.060.(A)(17) A greater height may be allowed as set forth below and in accordance with the procedures in Title 21. Such approval must be consistent with the

recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:

b. In the UH and C zones: sixty-five feet.

Staff Response: The applicant has entered into an agreement with the local fire district to allow the increased building height over 35 feet. By increasing the height of the building it has allowed a decrease in building coverage and a more efficient use of the land.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (East)	20 feet	50 feet
Side (North)	10 feet or 20 feet when abutting a residential zone Doesn't abut a residential zone	Over 130 feet
Side (South)	10 feet or 20 feet when abutting a residential zone Doesn't abut a residential zone	19 feet or greater
Rear (West)	10 feet or 20 feet when abutting a residential zone Doesn't abut a residential zone	Over 40 feet

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Medical facility	Commercial (C)
South	Harley Davidson Retail, Automotive	C
East	Accessory buildings	Urban High Residential (UH) Urban Restricted
West	Single-family residence	C

Table 4 - Public Utilities and Services

	Provider
Water	Silverdale Water District

Power	Puget Sound Energy
Sewer	Kitsap County Public Works
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue No. 1
School	Central Kitsap School District #401

5. Access

Access to the site is from Provost Road NW, a paved county-maintained road classified as an urban collector.

6. Site Design

The site is proposed to be developed with 2 storage buildings. One building will be 4 stories including the basement. The other building will be 2 stories. Landscaping will be provided around the perimeter. Designated parking will be provided in front of the office and in the general vicinity of the office, and non-delineated spaces are provided adjacent to storage bays.

7. Policies and Regulations Applicable to the Subject Proposal

The Growth Management Act of the State of Washington, RCW 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, adopted June 30, 2016

The following Comprehensive Plan goals and policies are most relevant to this application:

Land Use

Policy 2

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

Policy 4

Minimize new one-story commercial development through zoning and design standards.

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.

Policy 7

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

Policy 8

Promote revitalization within existing developed industrial and commercial areas.

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.

Silverdale Sub Area Plan

Policy 5

In areas where vehicular transportation will continue to be the predominate mode of travel, ensure that access to rights-of-way and site design standards provide for safe and convenient access by the traveling public.

Policy 11

Facilitate the diversification and growth of the Silverdale area economic base through a range of appropriate commercial land use designations, adequate land supply, improved transportation infrastructure, active business recruitment, and business friendly policies and regulations.

Policy 13

Identify and encourage business opportunities that may benefit from the geographic proximity of existing military facilities.

Policy 14

Encourage full use and development of designated commercial and industrial areas prior to expanding those areas. Promote revitalization within existing developed areas to take advantage of the investment in existing buildings and infrastructure.

Policy 16

Provide adequate transportation infrastructure to serve a diverse range of commercial activity including retail, and tourism.

Policy 32

Develop and implement an effective transportation concurrency system that provides effective transportation infrastructure to support concurrent land use in growth and development.

Policy 39

Ensure that stormwater facilities provide adequate drainage and minimize flooding while protecting and enhancing the water quality and habitat value of streams, wetlands, lakes and Dyes Inlet.

Policy 40

Coordinate with private solid waste collection services to ensure adequate service capacity for planned growth.

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 17	Zoning
Chapter 21.04	Land Use and Development Procedures

8. Documents Consulted in the Analysis

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Administrative Zoning Variance Application	December 12, 2018
Building Elevations	December 12, 2018
Project Narrative	December 17, 2018
Site Plan	December 17, 2018

9. Public Outreach and Comments

No public comments received to date.

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

Issue Ref. No.	Issue	Staff Response

10. Analysis

a. Planning/Zoning

The applicant is proposing to construct 2 buildings for self-service storage. The total building square footage will be 99,614 square feet; office space will be 1,685 square feet and storage will be 97,929 square feet. Building 1 will be 72,272 square feet, 4 stories including the basement that will provide a 1,685 square foot office and 16,093 square feet of storage. The 1st floor will provide 17,778 square feet of storage, and the 2nd and 3rd floors will each provide 18,358 square feet of storage. Building 2 will be 27,342 square feet and 2 stories. The 1st and 2nd floors will each provide 13,671 square feet of storage. Both buildings provide a combination of semi-heated spaces and unconditioned or unheated storage spaces.

Kitsap County Code 17.410.044 Commercial, industrial, parks, and public facility zones use table indicates Use 540 Storage, self-service requires an Administrative Conditional Use Permit in the commercial zone (C), which is the zoning of the subject property. Silverdale Self Storage, permit #18-00317, received an ACUP and the Notice of Decision was issued November 28, 2018, granting approval subject to 51 conditions.

The applicant is proposing a variance to required permeable surfaces on the ground floor of greater than 10% but less than or equal to 25%, which requires a Zoning Variance - Administrative as outlined at KCC 21.04.100 Review Authority Table.

Silverdale Design Standards, Chapter 11 Provost Commercial District, specifically 11.4.2 Architectural and Building Design Guidelines, A. The ground floor of building facades facing streets shall have at least fifty percent (50%) of the total wall area in permeable surfaces (windows, pedestrian entrances, open shops). This standard is more suited to a retail or office use not a self-storage facility where individuals store their personal property and glazing features could create a security issue by visually exposing stored items and potentially creating greater accessibility through a broken window rather than a solid wall or door.

Zoning variance criteria are outlined at KCC 17.560.010 Conditions for granting a variance. A variance may be granted to any numerical standard of this title, excluding housing density, only when unusual circumstances relating to the property cause undue hardship in the application of this title. The granting of such a variance shall be in the public interest. A variance shall be made only when all of the following conditions and facts exist (staff's analysis follows each criterion):

- A. There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, that were not created by the applicant and do not apply generally to other property in the same vicinity or zone;

Staff Response: The shape, size and topography of the site was not created by the applicant. In addition, there is an existing storage facility to the south that is also located with the

Silverdale Design Standards, Chapter 11 Provost Commercial District, the same as the subject property. The applicant did not create the Silverdale Design Standards. Reliable Storage, located to the south of the subject property, was constructed prior to the current Silverdale Design Standards, Chapter 11 Provost Commercial District. The location of the subject property makes it subject to Silverdale Design Standards, Chapter 11 Provost Commercial District, specifically 11.4.2 Architectural and Building Design Guidelines, A. The ground floor of building facades facing streets shall have at least fifty percent (50%) of the total wall area in permeable surfaces (windows, pedestrian entrances, open shops). Although this requirement applies to other property in the same vicinity or zone, it generally only applies to new construction, and the requirement generally expected retail or office uses, not a self-storage facility where permeable surfaces could create a security issue by exposing stored contents. A retail or office use generally wants to show their wares and activities through glazing or window treatment, pedestrian entrances and open shops to draw people into their business.

Therefore, there are special circumstances to the subject property that were not created by the applicant and do not apply generally to other property in the same vicinity or zone. Furthermore, the Provost Commercial District didn't consider all potential uses for which the glazing standard would not be appropriate.

- B. Such variance is necessary for the preservation and enjoyment of a substantial property right or use of the applicant possessed by the owners of other properties in the same vicinity or zone;

Staff Response: Reliable Storage located at 9505 Provost Road NW is less than 1,000 feet to the south. The storage facility was built in 1985. No permeable surfaces such as glazing or windows is located on the ground floor facing east towards the roadway. Storage units with roll-up doors are located on the ground floor. The Silverdale Design Standards, Chapter 11 Provost Commercial District, was not in effect at the time of construction. Furthermore, requiring a minimum of 50% permeable surfaces such as glazing or windows could create a security and privacy issue for personal property protection of stored items and unintentionally draw people to the site to try to view what people may be storing in their unit. Other businesses located south of the proposed storage facility such as McDonald's Office located at 9465 Provost Road NW, building constructed in 1986, Kitsap County Democratic Party located at 9435 Provost Road NW, building constructed in 2006, and Darrel Emel's Tree Service located at 9405 Provost Road NW, building constructed in 1984, all have zero or less than 5% glazing.

Therefore, this variance request is necessary for the preservation and enjoyment of a substantial property right or use of the applicant that is possessed by the owners of other properties in the same vicinity or zone.

- C. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which property is located; and

Staff Response: The applicant has proposed over 2,000 square feet of additional glazing on the east facing façade towards the street, Provost Road NW, on the 3 floors above the ground floor where the general public cannot view inside a storage unit. This helps to mitigate the loss of glazing on the ground floor. As also indicated above, the standard for glazing is more appropriate for a retail or office use, not for a storage facility. Therefore, this variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which it is located.

- D. The variance is the minimum necessary to grant relief to the applicant.

Staff Response: Only Building 1 faces the street and the ground floor total wall area is approximately 1,366 square feet (12 feet, 5 inches or 12.42 feet X 110 feet = 1,366 square feet); 50% of the ground floor wall area required in permeable surface is 683 square feet. The architectural drawing shows approximately 523 square feet in permeable surface. Therefore, the permeable area shown is approximately 160 square feet below the requirement. However, the applicant has provided additional glazing on upper floors facing the street, Provost Road NW.

The applicant has attempted to provide as much permeable surfaces, in particular glazing, as possible on the ground floor. Glazing is not appropriate where storage units are located on the ground floor facing the street. The applicant has requested the minimum necessary to grant relief to the 50% permeable surface standard for the ground floor.

b. Lighting

Not applicable. This variance request will not affect lighting.

c. Off-Street Parking

Not applicable; however, the parking requirements for the overall storage project are listed in Table 5 below. This variance request has no impact to parking requirements.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Self Storage	1 space per 3,000 gross square feet	34 spaces 26 spaces based on approval of a 25% reduction allowed by KCC	26

		at 17.490.030(A)(1)	
Total		26 spaces	26 spaces

d. Signage

Not applicable. This variance request has no impact on signage.

e. Landscaping

Not applicable; however, the landscaping requirements for the overall storage project are listed in Table 6 below. This variance request has no impact to landscaping requirements.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	2.87 acres X 15% = 18,753 square feet	63,100 square feet or 50%
Required Buffer(s) 17.500.025		
North	Critical Area and Separation Buffer	Critical Area and Separation Buffer
South	Separation Buffer	Separation Buffer
East	Roadside and Setback Buffer	Roadside and Setback Buffer
West	Separation Buffer	Separation Buffer
Street Trees	Yes	Yes

f. Frontage Improvements

Not applicable, but the storage project will provide frontage improvements. Frontage improvements are covered in the Notice of Decision for Silverdale Self Storage ACUP #18-00317, issued November 28, 2018. This variance request has no impact to required frontage improvements.

g. Design Districts/Requirements

Silverdale Design Standards, specifically Chapter 11 Provost Commercial District requirements are not applicable to this variance request, except standard 11.4.2. However, the project will comply with all other design district requirements as outlined below.

11.1 Physical Identity Elements & Opportunities

The Provost Commercial District is located across Highway 3 from the West Hill Neighborhood District. This district is encompassed completely with Highway Tourist

Commercial (HTC) zoning. HTC zoning is intended to provide for commercial establishments which require large sites. This zone serves the shopping and service needs for large sections of the county and provides visitor services and accommodations for both destination and en route travelers. Mixed-use development is allowed within the HTC zone. The neighborhood's natural and physical features include large forested areas and moderate to steep slopes with views of downtown Silverdale and Dyes Inlet.

Staff Response: The HTC zone was changed to Commercial (C) in 2016.

11.2 Design Intent

The following standards and guidelines are intended to implement the goals and policies of the comprehensive plan and the purpose of the commercial zoning districts (Kitsap County Title 17). The standards are a mandatory requirement and are intended to be used in conjunction with the requirements of Kitsap County Title 17. The guidelines are general in their nature in order to encourage unique and innovative site design solutions from the applicant and to provide a varied landscape in the county. The design intent of the Provost Commercial District is to coordinate development in a manner that results in an attractive streetscape, to promote traffic safety and to coordinate internal access.

11.3 Design Principles

- A. The Provost Commercial District will be a pedestrian-friendly environment with convenient walkways connecting buildings and parking lots in a landscaped setting.

Staff Response: Sidewalks will be provided along the road frontage of the subject property. A sidewalk will be provided along a portion of the east side of Building 1 to provide safe walking from the designated parking spaces next to the building to the office. There is not a separate "parking lot" for the project. The project will install perimeter landscaping.

- B. Parking lots will be conveniently located in dispersed lots, avoiding large expansive areas of paved surfaces. Low impact development is encouraged.

Staff Response: Parking has been conveniently located adjacent to the office and storage bays located at ground level. Parking is located such that it appropriately serves the use and avoids large expansive parking areas. Landscaping will be provided in areas adjacent to the building where access is not required. Low impact development is not proposed due to soil conditions.

- C. Visitor parking shall be visually evident from access roads, located in small landscaped lots close to buildings and separate from peripheral employee parking.

Staff Response: Customer parking is located near the office in designated marked parking spaces and is visible from the driveway entrance. Only one employee is expected at the site at any given time so requiring a separate parking area for employees is not warranted but can be provided in the parking spaces closest to the driveway entrance and it is separate from the spaces in front of the office.

- D. Semi-formal arrangements of open space geometries will respond to and adapt to the sloping wooded slopes, and should retain trees and natural features.

Staff Response: There is no requirement for open space for this project; however, there are critical area buffer requirements that include sloped areas and trees and natural features will be retained in those areas.

- E. Access roads will continue the formal landscape characteristics of the open spaces with landscaped edges or medians.

Staff Response: Landscaping will be provided along the road frontage of Provost Road NW and around the perimeter of the parcel.

- F. Highway Tourist Commercial development patterns will protect and buffer adjacent residential developments with special landscape features.

Staff Response: The subject property was previously zoned Highway Tourist Commercial (HTC), but with a recent Comprehensive Plan update the HTC zone was changed to Commercial (C). The subject property does not abut residential zoning; however, the parcel abutting to the west is developed with a single-family residence (SFR) at the far north end of that property. There are significant trees on the north end of the subject property and between the SFR and the subject property that will provide adequate protection to the residential development.

- G. Wooded slopes, ravines and surface water drainage areas will be protected and incorporated into new developments as open space features.

Staff Response: The project complies with all required critical area buffer requirements, which can be considered as "open space", but there is no separate required open space for this project.

- H. Commercial and office activities shall be designed to complement local neighborhoods and educational facilities.

Staff Response: The proposed project, as designed, will be an attractive development and complement the local neighborhoods and educational facilities.

11.4 Design Actions

11.4.1 Site Development Guidelines & Heights

- A. To provide for a welcoming and accessible streetscape, primary building entrances shall be oriented toward the public street and pedestrian and transit facilities.

Staff Response: Building 1, which is located closest to the public street and sidewalk along Provost Road NW, is oriented so the office entrance is facing east towards those features.

- B. Buildings shall be located as close as possible to the public street and sidewalk, preferably at the sidewalk line or the minimum required buffer. If buildings are not located at the street, the circulation drive and parking at the front of the building shall be designed with the look and feel of a street including such things as street trees, parallel parking, street furniture, windows and sidewalks.

Staff Response: Building 1 is located to take the greatest advantage of site topography; the building is approximately 50 feet at the closest point to the east property line and the public right-of-way. The front setback area will be attractively landscaped with street trees and other trees and shrubs, a sidewalk will be provided in front of the office and Building 1 will have many windows on the east side.

- C. Commercial development should provide spaces for civic interaction and frequently serve as public spaces. To make these more accessible and accommodating to the public, pedestrian plazas, street furniture and public open spaces should be incorporated as site amenities whenever possible. Creative configuration and type of landscaping and buffering can be used to accomplish this.

Staff Response: This standard indicates a commercial development should provide various elements but is not required to do so. Storage business customers are not generally expected to stay on site after dropping off items for storage, picking up items from storage or permanently removing stored items. This type of facility is typically secured and fenced such that only rental customers can access the facility and not the general public, which further minimizes the likelihood of civic interaction. As a result, providing spaces for civic interaction is not warranted or required.

- D. To create welcoming public spaces and increase accessibility and penetrability of commercial development, buildings on corner lots shall be located on the street corner with building frontage on both streets with primary entrances oriented toward the intersection. If no buildings are located at street corners pedestrian plazas and amenities should provide a focus for the area.

Staff Response: The subject property is not a corner lot.

- E. New, remodeled or reconfigured buildings in the HTC zone will have a maximum base height of 35 feet, with an approved height increase not to exceed 65 feet except where authorized by Kitsap County Code.

Staff Response: Building 1 will be approximately 44 feet in height from the lowest ground level to the top of the building. While it exceeds the maximum base height of 35 feet it does not exceed 65 feet. The applicant has worked with the local fire district to obtain approval for the height increase above the standard maximum base height of 35 feet. The ACUP was conditioned to require submittal of a fully executed and signed agreement between the property owner and Central Kitsap Fire and Rescue as part of the application for Site Development Activity Permit (SDAP) #18-04680.

11.4.2 Architectural and Building Design Guidelines

- A. The ground floor of building facades facing streets shall have at least fifty percent (50%) of the total wall area in permeable surfaces (windows, pedestrian entrances, open shops).

Staff Response: This standard is subject to the applicant's variance application. The variance criteria are covered above in Section 10, a. Planning/Zoning. Based on the facts and circumstances this criterion will NOT have to be met because the applicant's request for a variance is supportable. The applicant will provide 523 square feet of glazing or windows on the ground floor, which is slightly over 38% of the total ground floor wall area. Additional glazing, over 2,000 square feet, will be provided on upper floor areas of the east elevation facing Provost Road NW.

- B. Buildings with frontages greater than fifty (50) linear feet shall vary the building line and create offsetting walls, awnings, arcades, modulated wall textures, climbing landscaping materials and other features that break down the scale of the wall.

Staff Response: Building 1 is greater than 50 linear feet and shows offsetting walls and different modulated wall textures, including windows on each floor level that reduce the scale of the frontage wall. Building 2 is not considered a frontage building; however, the east elevation will include modulated wall textures and an awning above the "storefront" located near the middle of the building.

- C. Buildings shall integrate awnings, overhangs or other rain protection features when abutting pedestrian amenities.

Staff Response: A canopy or overhang providing rain protection is proposed over the office

entrance.

11.4.3 Commercial Vehicular Circulation & Parking

- A. Parking lots should be located in such a manner as to encourage pedestrian access to the development, connect users to the street and decrease the distance between adjacent developments. To accomplish this, parking shall be located behind and to the side of buildings and should not be placed on the corner of two streets.

Staff Response: Pedestrians are not likely to access a storage facility. This project has a small "parking lot" near the office. The location of parking to access the office and storage units is appropriately located.

- B. The auto circulation system and parking should be designed as an extension of the public street system to provide a connection to the public street and to draw users onto the site. This can be accomplished through the use of continuous sidewalks, landscaping consistent with public streets, utilization of the street elevation, the use of parallel parking and the use of driveways and circulation drives as midblock connections.

Staff Response: An appropriate and controlled access point is provided from the public street into the site. Landscaping of the road frontage will include street trees and other trees and shrubs that further delineate the access point.

- C. In order to reduce the amount of land devoted to surface parking, shared parking between users is encouraged. Users with differing peak periods such as offices and movie theaters are especially suitable for shared parking.

Staff Response: Shared parking is not suitable for this project due to the existing development pattern, area topography, existing critical areas, and the need to fence the project to provide appropriate security for the storage facility.

- D. Common driveways between users are strongly encouraged wherever possible in order to reduce curb cuts and the frequency of auto traffic interrupting the pedestrian infrastructure. All curb cuts shall be as narrow as safety allows in order to reduce the distance a pedestrian must cross.

Staff Response: A common driveway is not appropriate for the same reasons cited above, the existing development pattern, area topography and existing critical areas. The access, or curb cut, is as narrow as possible. The pedestrian crossing location between the curb cut, will be colored concrete to clearly define the crossing area and provide a visual cue to motorists to alert them to the potential that there may be a pedestrian. The crossing is not the

shortest horizontal distance possible because it is located to provide the greatest visual location to motorists to provide for greater safety to pedestrians and to minimize the travel distance overall to the pedestrian.

- E. To provide greater opportunity for pedestrian interconnectivity and to prevent autos from having to use the public street system to travel between adjacent developments, parking and pedestrian circulation shall be designed to accommodate connections between developments.

Staff Response: It is not appropriate to provide connections between developments due to the existing development pattern, existing uses and this proposed use, area topography and existing critical areas.

- F. To facilitate more pedestrian-friendly design and foster the civic associations of more public spaces, parking separating building frontages from the public street system shall be designed to have a "street feel," incorporating pavement markings, street trees, street furniture and parallel parking.

Staff Response: This project doesn't lend itself towards civic associations or public spaces to foster civic interaction. Storage facilities serve their paying tenants and others generally only go there to consider renting a storage unit not for general shopping. However, the project will provide an attractively landscaped area including street trees along the public street and the parking area will incorporate pavement markings for each stall between the building and the public street. The parking area is a relatively small and somewhat broken up into separate areas.

- G. In order to reduce the growth of surface parking which results in decreased densities, increased sprawl, separation of uses and anti-pedestrian environments the amount of parking shall be limited to no more than one hundred twenty-five percent (125%) of the required minimum amount.

Staff Response: The parking provided is consistent with Kitsap County Code and is less than the standard required number of spaces. The applicant requested and received a 25% reduction to the standard number of spaces required for a self storage facility.

- H. Collector street(s) connecting the development to major arterials will be 22 to 24 feet in width with a raised or protected sidewalk (bollards, planting features) and a parking land on at least one side of the street.

Staff Response: Provost Road NW is existing and a curb, gutter and raised sidewalk will be provided along the frontage of the subject property. No street parking will be provided along the right-of-way. Parking on the right-of-way is not needed or warranted and if required could create a safety hazard and would increase impervious surfaces unnecessarily.

- I. Secondary streets connecting parking lots to main streets and collector streets should be 20 to 22 feet in width with a raised protected sidewalk.

Staff Response: There is no secondary "street" connecting the parking lot to the main or collector street. The access driveway complies with dimensional requirements for the type of vehicle that will typically access the site.

11.4.4 Pedestrian Infrastructure Guidelines

- A. Pedestrian linkages shall be designed to provide the most direct route to the public transportation infrastructure to avoid out-of-direction travel and minimize travel distance. Linkages should be a continuation of the public infrastructure to reduce dead-end paths and encourage users to the development. Consideration should be given to off-site destinations in the design of the system.

Staff Response: Sidewalks are proposed and required along the subject property's road frontage. To ensure the most direct pedestrian travel and minimize travel distance the southern portion of the sidewalk shall be extended to the south property line. This requirement was addressed in ACUP #18-00317 and will be covered as part of Site Development Activity Permit (SDAP) #18-04680.

- B. Pedestrian circulation routes shall be composed of treated surfaces such as scored, brushed, stamped and colored concrete, and brick pavers in order to differentiate the pedestrian system from the auto system. Where routes cross driveways a continuous raised crossing composed of a different paving material should be provided.

Staff Response: Colored concrete has been proposed and will be required to clearly differentiate the pedestrian travel way across the auto driveway entrance.

- C. Landscaping shall be provided between the pedestrian circulation system and automobile areas to provide protection, security and accessibility for the pedestrian. Parallel parking can also be used to buffer pedestrian routes from moving vehicles.

Staff Response: ACUP #18-00317 was conditioned to require landscaping between Provost Road and the proposed pedestrian circulation system or sidewalk along Provost Road to provide for the required protection for pedestrians except to connect to the existing sidewalk to the north. At the north end, the critical area necessitates the sidewalk location next to the existing roadway. The landscaped area between the road and sidewalk shall be a minimum width of 6 feet and include street trees. This requirement shall be detailed on the final landscape plan submitted with SDAP #18-04680. Parallel parking on Provost Road is not

warranted, would increase impervious area unnecessarily and could create an unsafe area for the traveling public because there is no other on-street parking on this road in the general vicinity.

- D. Amenities such as benches, sitting areas, art, pedestrian squares and varied building facades shall be provided along pedestrian routes to add interest and convenience to the user.

Staff Response: The proposed storage facility is not expected to generate pedestrian traffic so providing benches, sitting areas and pedestrian squares is not warranted for this project; however, to comply with this and other design district requirements the project will provide a varied building façade along the pedestrian route.

- E. To provide for convenience, pedestrian facilities along building frontages and developments shall incorporate rain protection and boulevard landscaping whenever possible. When such facilities are provided, special attention should be given to ensure pedestrian safety, security and convenience by not creating enclosed spaces that may shelter potential criminal activity. Appropriate lighting shall be incorporated whenever possible.

Staff Response: A canopy or overhang that will provide rain protection is proposed over the office entrance. Boulevard landscaping is not warranted for this project. The project is expected to provide appropriate lighting on the building to provide for customer and building safety and security.

h. Development Engineering/Stormwater

Not applicable, but the storage project will comply with stormwater requirements. Stormwater requirements are covered in the Notice of Decision for Silverdale Self Storage ACUP #18-00317, issued November 28, 2018. This variance request has no impact to required stormwater features.

i. Environmental

Not applicable, but the storage project will comply with critical area ordinance (CAO) requirements. CAO requirements are covered in the Notice of Decision for Silverdale Self Storage ACUP #18-00317, issued November 28, 2018. This variance request has no impact to required CAO elements.

j. Access, Traffic and Roads

This variance request will not impact access, traffic, or roads.

k. Fire Safety

Not applicable, but fire flow, automatic sprinkler systems and fire apparatus access roads are required for the storage project. Fire safety requirements are covered in the

Notice of Decision for Silverdale Self Storage ACUP #18-00317, issued November 28, 2018. This variance request has no impact to required fire safety features.

I. Solid Waste

Not applicable, but the storage project will comply with solid waste requirements. Solid waste requirements are covered in the Notice of Decision for Silverdale Self Storage ACUP #18-00317, issued November 28, 2018. This variance request has no impact to required solid waste elements.

m. Water/Sewer

Not applicable. This variance will have no impact to water and sewer facilities or requirements.

The public water provider will be the Silverdale Water District.

The public sewer provider will be Kitsap County Public Works, Sewer Utility Division.

n. Kitsap Public Health District

Not applicable. The Kitsap Public Health District (KPHD) does not have any review authority for a zoning variance.

11. Review Authority

The Director has review authority for this Administrative Zoning Variance application under KCC, Sections 17.560.020, 17.560.030 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Director. The Director may approve, approve with conditions, or deny an Administrative Zoning Variance application.

12. Findings

1. The Department of Community Development has determined that this application meets all four zoning variance criteria as outlined at KCC 17.560.010 Conditions for granting a variance. The criteria are detailed above in section 10 Analysis under a. Planning/Zoning and g. Design Districts/Requirements.

13. Decision Recommendation

Based upon the analysis above and the decision criteria found in KCC 17.560.010, the Department of Community Development approves the Administrative Zoning Variance for Silverdale Self Storage, subject to the following 8 conditions:

a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.

2. Commercial Building Permit #18-04330 for Building 1, east elevation, shall include a drawing that shows compliance with the approved variance for Silverdale Design Standards, Provost Commercial District 11.4.2(A) that includes the ground floor total wall area and the total wall area of permeable surfaces. The minimum ground floor permeable surfaces area shall be at least 523 square feet.
3. Commercial Building Permit #18-04330 for Building 1 shall include a drawing that shows compliance with Silverdale Design Standards, Provost Commercial District 11.4.2(C). Building 1 shall show a rain protection feature over the office entrance. This requirement shall be shown on the east elevation drawing.
4. 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.
5. The decision set forth herein is based upon representations made and exhibits contained in the project application #18-05857 Silverdale Self-Storage Administrative Zoning Variance. 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.
6. 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.
7. This Administrative Zoning Variance 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.
8. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Zoning Variance.

Report prepared by:



Meg Sands, Staff Planner / Project Lead

05 February 2019
Date

Report approved by:



Shawn Alire, Department Manager / Supervisor

02/15/19
Date

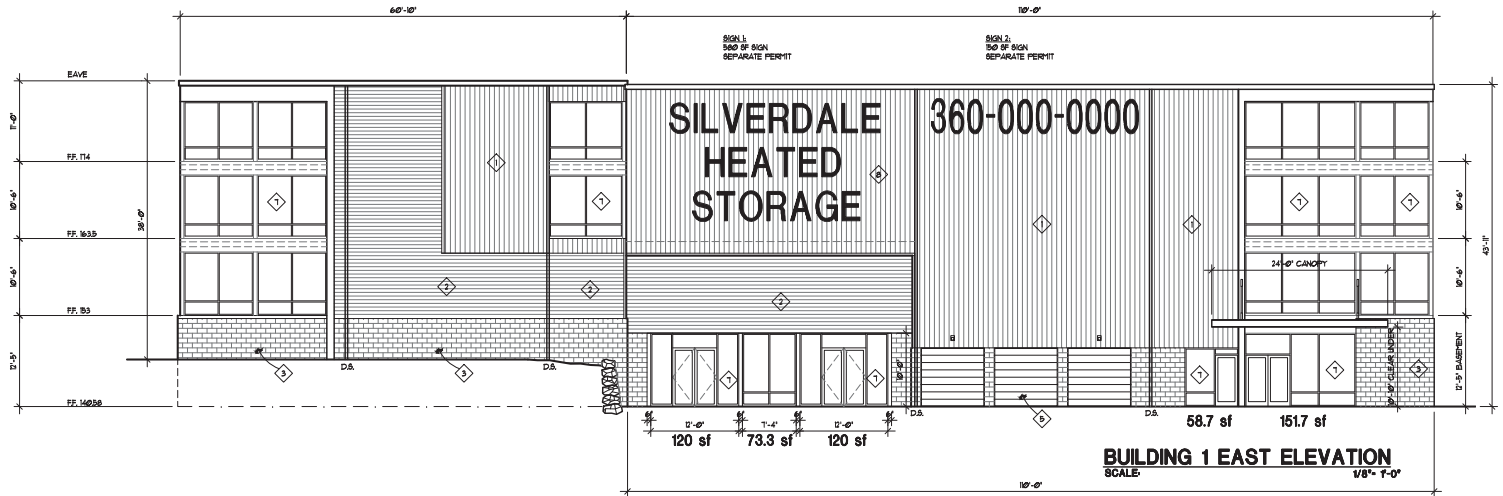
Attachments:

Attachment A – Building Elevation - East side

Attachment B – Zoning Map

CC: Pacific Storage Partners LLC, c/o John Harkness, john@soundbuilthomes.com
Neil Eugenio, neil.e@comcast.net
Alan Keimig, ackeimig@msn.com
Kurt Wilson, PO Box 37390, Puyallup, WA 98373
Interested Parties: none to date 02.04.2019
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Meg Sands

ATTACHMENT A - BUILDING ELEVATION



- EXTERIOR FINISH LEGEND**
- ◇ MEGALOX METAL MEGA-RIB VERTICAL INSTALLATION
 - ◇ AEP 8" PAN NI-WAVE METAL SIDING HORIZONTAL INSTALLATION
 - ◇ 1/2" x 6" STRUCTURAL CHU
 - ◇ 1/2" x 4" CHU VENEER
 - ◇ METAL ROLL-UP DOORS, TYP.
 - ◇ 24 GAUGE GALVANIZED DURATECH 500 ZINC ALUPE FINISH STANDING SEAM METAL ROOFING
 - ◇ INSULATED 4" U" DOOR/FRAME VISION PANEL PER ELEVATIONS
 - ◇ CLEAR ANODIZED ALUMINUM STOREFRONT
 - ◇ INSULATED METAL PANEL SIDING

IAA ARCHITECTURAL AND BUILDING DESIGN GUIDELINES
 A. THE GROUND FLOOR OF BUILDING FACADES FACING STREETS SHALL HAVE AT LEAST FIFTY PERCENT (50%) OF THE TOTAL WALL AREA IN PERMEABLE SURFACES (WINDOWS, PEDESTRIAN ENTRANCES, OPEN SHOPS).

PROPOSED GLAZING
 100' x 13' x 100' x 361' x 1" x 1" = 523.1 SF GLAZING

FIRST FLOOR ELEVATION CALCULATION:
 10'-0" x 2'-0" = 1365.8 SF WALL AREA
 1365.8 SF x 50% = 682.9 SF GLAZING REQUIRED BY ZONING

ADMINISTRATIVE ZONING VARIANCE (GREATER THAN 10% TO LESS THAN OR EQUAL TO 25%)
 10% VARIANCE: 682.9 SF x 10% = 68.3 SF REDUCTION
 25% VARIANCE: 682.9 SF x 25% = 170.7 SF REDUCTION
 REDUCTION RANGE OF 10% TO 25%
 (682.9-682.9) TO (682.9-170.7)
 THEREFORE 68.3 SF TO 512.2 SF GLAZING FOR ADMINISTRATIVE VARIANCE

REVISIONS

New Self-Storage Facility for
PACIFIC STORAGE PARTNERS, LLC
 BUILDING 1
 Silverdale, WA
 Provost Road NW

201
 REGISTERED ARCHITECT
 ALAN C. KEIMIG
 STATE OF WASHINGTON

807 D STREET SE
 SUITE 100
 SEASIDE, WA 98138
 PHONE 206.997.3212

THE KEIMIG ASSOCIATES
 ARCHITECTS PLANNERS

JOB NUMBER
 17-09
DATE
 12-12-18
SHT
A-3.1
 1 OF 1

