



## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

*To enable the development of quality, affordable, structurally safe and environmentally sound communities.*

Larry Keeton  
DIRECTOR

Jeffrey L Rowe  
DEPUTY DIRECTOR

### NOTICE OF ADMINISTRATIVE DECISION

October 16, 2014

To: Interested Parties and Parties of Record  
RE: Project Name: Cascade Elite Gymnastics Facility  
Application: Administrative Conditional Use Permit  
File Number: 14 02792

Enclosed is the Administrative Decision issued by the Kitsap County Department of Community Development (DCD) for the above referenced application.

**THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER BEFORE THE CLOSE OF BUSINESS ON OCTOBER 30, 2014. PLEASE NOTE: THE DEPARTMENT OF COMMUNITY DEVELOPMENT IS OPEN MONDAY TO THURSDAY FROM 9:00 A.M. TO 4:00 P.M. AND ON FRIDAY FROM 9:00 A.M. TO 1:00 P.M. EXCEPT HOLIDAYS.**

Pursuant to the Kitsap County Land Use and Development Procedures, an appeal may be filed objecting to the Department's Decision. An appeal must be made in writing, and received by the Department of Community Development (DCD). At the time of filing the appeal, the appellant shall pay the sum of **five hundred dollars (\$500.00)**. This fee is non-refundable and subject to change. Make check payable to Kitsap County Department of Community Development (DCD).

The written appeal shall be made on, or attached to, an appeal form provided by DCD, and shall contain the following information.

The project name, project applicant, application type, and file number designated by the County;

1. The name, address, and signature of each appellant. If multiple parties file a single appeal, the appeal document shall designate, in writing, one party as the contact representative for all contact with the DCD Director and the Office of the Hearing Examiner. All contact between the County and the appellants regarding the appeal, including notices, shall be through this contact representative; and



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2. A written statement of the specific aspect(s) of the Decision and/or SEPA determination being appealed, the reasons why each is in error as a matter of fact or law, and show the evidence relied upon to prove the error.

The complete application file will be available for review at the Department of Community Development, Monday through Thursday from 9:00 A.M. to 4:00 P.M. and Fridays from 9:00 A.M. to 1:00 P.M, except holidays. You may make an appointment by calling Karen Ashcraft at (360) 337-4487.

If you have questions, please contact Karen Ashcraft at (360) 337-4487 or Jeff Smith at (360) 337-5777.

Sincerely,



Karen Ashcraft  
Clerk of the Hearing Examiner

C: John & Carol Loidhamer, 109 Olding RD, Suite 200, Bremerton, WA  
98312 [jcloidhamer@wavecable.com](mailto:jcloidhamer@wavecable.com)  
FPH Construction CO, Mike Brown, 109 Olding RD, Suite 200, Bremerton,  
WA 98312 [kerry@fphconstruction.com](mailto:kerry@fphconstruction.com) Theresa Ablitt  
[Theresa@fphconstruction.com](mailto:Theresa@fphconstruction.com)  
Mark Kuhlman, Team4 Engineering, 5819 NE Minder RD, Poulsbo, WA  
98370 [mark@team4eng.com](mailto:mark@team4eng.com)

Interested Parties:  
(None)



## **KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682  
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Larry Keeton, Director

# **STAFF REPORT**

## **ADMINISTRATIVE DECISION**

**Decision Date:** October 16, 2014

**Application Date:** August 4, 2014

**Complete Date:** August 4, 2014

### **Project: Cascade Elite Gymnastics Facility**

#### **Project Description:**

The request is approval of through an Administrative Conditional Use Permit to construct a 16,200 square foot two-story metal building with a partial mezzanine area and associated off-street parking for a "club" called the Cascade Elite Gymnastics West, Inc. The main floor will be 16,200 square feet and a 2,660 square foot mezzanine for a total of 18,860 square feet floor area. The club building will be used for recreational and team gymnastics classes. The proposed business hours will be 3:00 to 8:00 PM, Monday through Friday, 9:00 AM to 2:00 PM on Saturday, closed on Sunday.

The application will be reviewed for consistency with Kitsap County Code (KCC) Section 17.382.030, Design Standards, to see if the applicant has demonstrated the development is physically suitable for the site, and compatible with the character for existing and future permitted land uses in the area. The Review Authority will be the Department of Community Development consistent with Title 21 of the KCC.

**Type of Application:** Administrative Conditional Use Permit

**Permit #:** 14 02792

**Project Location:** The development site is located on northwest corner of the intersection of NW Newberry Hill Road and Dickey Road NW.

**Assessor's Account #:** 4449-001-005-0103

#### **Applicant**

FPH Construction Company  
Mike Brown  
109 Olding Road, Suite 200  
Bremerton, WA 88312

#### **Owner of Record:**

John and Carol Loidhamer  
109 Olding Road, Suite 200  
Bremerton, WA 98312

**Project Engineer:**

Mark Kuhlman  
Team 4 Engineering  
5819 NE Minder Road  
Poulsbo, WA 98370

**State Environmental Policy Act (SEPA) Status:**

Pursuant to WAC 197-11-340, a Determination of Nonsignificance was signed by the Responsible Official on September 25, 2014.

Comment: *The SEPA comment period previously occurred concurrent with the Notice of Application dated 08/20/2014.*

Conditions: The proposal will be conditioned for Stormwater control per KCC Title 12 and for land use conditions per Title 17.

**Physical Characteristics:**

The subject property is vacant 1.35 acres in size (Lots 2, 3, and 7) of the Newberry Ridge Industrial Plat (File # 03 12280), zoned Industrial and within the Silverdale urban growth area. The development site is within a plat located on the northwest corner of the intersection of NW Newberry Hill Road and Dickey Road NW. The facility will access Dickey road NW, a County road by two 34-foot wide private access road tracts. The original eight lot preliminary Industrial plat was approved by the Kitsap County Hearing Examiner on May 17, 2005. The plat is located within Critical Aquifer Recharge -1 (one to five year Wellhead Protection Zone). The soil survey of Kitsap County classifies the soils onsite as Alderwood, very sandy loam belonging to the hydrologic soil group "C".

**Comprehensive Plan Designation and Existing Zoning:**

Kitsap County has designated and zoned the development site Industrial (IND). *This zone is intended to provide sites for activities which require processing, fabrication, storage, and wholesale trade. Generally, these activities require reasonable accessibility to major transportation corridors including highways, rail, airports, or shipping.*

The following are development standards Urban Industrial zone per 17.382.080 Airport and Industrial Density and Dimensions Table:

Minimum Lot Area = None  
Minimum Lot Width = None  
Minimum Lot Depth = None

Maximum Impervious surface coverage = N/A  
Maximum lot and /or building coverage = 60%

Minimum Setbacks = 20 feet front yard  
= None side yard

= None rear yard

**Surrounding Land Use and Zoning:**

Except for the south side of Newberry Hill Road which includes a residential use, the zoning and the current uses are industrial.

**Public Utilities and Public Services:**

Water: Silverdale Water District  
Power: Puget Sound Energy  
Sewer: Kitsap County Waste Water  
Police: Kitsap County Sheriff  
Fire: Fire Protection District #1  
Schools: Central Kitsap School District #401

**Policies and Regulations Applicable to the Subject Proposal:**

*Kitsap County Zoning Ordinance (February 15, 1999)*

*Road Standards, Title 11*

*Stormwater Drainage, Title 12*

*Zoning, Title 17, (February 15, 1999/ as amended)*

- Chapter 110 Definitions
- Chapter 370 Industrial Zone
- Chapter 382 Density, Dimensions and Design
- Chapter 385 Landscaping
- Chapter 400 Land Use Review
- Chapter 420 Administrative Conditional Use Permit
- Chapter 435 Off-Street Parking and Loading
- Chapter 445 Signs
- Chapter 520 Appeals
- Chapter 525 Revocations of Permits or Variances

*KCC, State Environmental Policy Act, Section 18.04*

*Critical Areas Ordinance, Title 19*

*Kitsap County Land Use and Development Procedures Title 21, (May 18, 1998 and as amended)*

*Kitsap County Comprehensive Plan (May 7, 1998 and as amended)*

The following provisions are Goals of the Comprehensive Plan addressing the land use element:

Goal 22 Ensure compatibility of industrial uses with neighboring areas:

Policy LU-107 Encourage any future industrial uses located near residential uses to develop industrial-park like setting.

Policy LU-108 Allow the outside storage of equipment or materials within industrial parks only when screen from adjacent properties and public roadways.

Policy LU-110 Require industrial park development to include a landscaped setback, berms, walls or other structures to adequately buffer the industrial activities from adjacent uses.

### **Administrative Conditional Use Permit Review**

The proposed community center in the industrial park development was reviewed through an Administrative Conditional Use Permit with Kitsap County as the review authority, consistent with Title 21 of the Kitsap County Code (KCC). The County will review the conditional use permit proposal for consistency with KCC 17.382.030 Design Standards. The project requires a higher level of review to address compatibility through the ACUP per KCC 17.381.04(C). Footnote #12 for a community building is not applicable to this development. The project is to construct a 16,200 square foot two-story metal building with partial mezzanine area and associated off-street parking for a “club” called the Cascade Elite Gymnastics West, Inc. Building coverage will be limited to 16,200 square feet which 27.4 percent of the lot.

The building will be used for recreational and team gymnastic classes. The applicant states that the typical hours of operation will be from 3:00PM to 8:00 PM Monday through Friday, 9:00 AM to 2:00 PM on Saturday and closed on Sunday. The applicant anticipates 10 classes averaging 7 students per class will be provided each day. Recreational classes will range from 45 minutes to 1.5 hours and competitive club team will train 4.5 hours between 3:00 PM to 7:30 PM, Monday through Friday. The applicant estimates six employees at any given time.

### **Transportation:**

The project will receive access from Dickey Road NW from internal private roads NW Quantum Court and NW Viper Court. The additional vehicular peak hour trips are not expected to impact the local road network. Development Engineering has reviewed the project proposal and has issued conditions of preliminary approval consistent with KCC Title 11, Road Standards, dated October 9, 2014.

### **Storm Drainage:**

The development will direct its stormwater from the parking area and roof to the existing on-site stormwater quantity (detention tank) and quality mitigation (Contech StormFilter) system. The industrial plat was approved and constructed by a SDAP under a previous stormwater code. The project exceeds 5,000 square feet and needs to connect to the existing storm drainage system. Development Engineering has reviewed the project proposal and has issued conditions of preliminary approval consistent with KCC Title 12, Road Standards, dated October 9, 2014.

### **Project Analysis:**

The community center project must meet the following requirements of Section 17.382.030 Design Standards. Staff comments are in italics.

*Building Height, Buffering, and Screening Modification:* The director may increase or

*Staff Comment: The architectural elevations show that the club building will comply with the height limitation required by 17.382.080 Airport Industrial Density and Dimensions Table. The applicant is proposing a maximum of two-stories, approximately 31 feet from the top of the structure to the lowest grade. The proposal is less than 35 feet in height and concurrence is not required from the Fire Marshall and Central Kitsap Fire and Rescue.*

Exterior Lighting

If artificial outdoor lighting is necessary, the lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent residential properties.

*Staff Comment: When new exterior lighting is proposed for parking areas and on the building, the applicant will need to comply with the above standard and should be the minimum necessary to prevent glare. Not more than one candle foot of light can leave the property line pursuant to KCC Section KCC 17.455.*

Screening of equipment, storage, and refuse areas

1. The roof-mounted HVAC equipment shall not be visible from abutting lots or roadways.

*Staff Comment: Based on the review of the architectural elevations for the club building, the applicant is not proposing any visible roof mounted HVAC equipment visible from the roadway.*

2. Locate service areas, outdoor storage areas, and intrusive features away from neighboring properties.

*Staff Comment: The applicant is not proposing any outdoor activities or outside storage with the gymnastics facility. The project is consistent with this requirement.*

3. The project will be required to comply with all county solidwaste standards and provide concurrence from Waste Management as part of the Site Development Activity Permit process.

*Staff Comment: The club facility is required to comply with all Kitsap County solid waste standards for recycle/waste collection enclosures.*

*Staff Comment: The location of the solidwaste/recycling enclosure will be reviewed by the County and review will be coordinated with Waste Management for accessibility through the SDAP.*

Access and Circulation

1. Safe pedestrian access and handicap access shall be required on-site from public rights-of-way to minimize pedestrian and vehicular conflicts. The applicant has proposed changes to improve mobility.

*Staff Comment: Through the SDAP, the applicant will demonstrate there is avoidance of pedestrian conflicts by providing safe pedestrian access around the*

*building, a connection with the off-street parking area, and to Dickey Road. This would involve the use of sidewalks, stripping, or raised/textured pavement for all weather conditions. Other applicants for vacant lots will need to demonstrate safe pedestrian connections internally and with Dickey Road.*

2. Development is limited to one ingress /egress per 300-lineal feet along a public arterial. Small parcels that provide less than 200 feet of road frontage shall be limited to one parking lane and exit.

*Staff Comment: The applicant is not proposing new access to the site. The project will include the use of approved private roadways on the west side of the plat.*

Signs permitted according to KCC Section 17.445.

The applicant is required to apply for sign permits in accordance KCC Section 17.445 Signs.

*Staff Comment: There are no sign permits proposed. The applicant will be required to apply for a sign permit prior to building occupancy. The sign code requires one sign per road frontage and not to exceed 90 square feet for a wall mounted sign.*

Off-street parking and loading per KCC Section 17.435.

The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.435 Off-street Parking, Loading, and KCC Section 17.382.030 Design Standards. The number of off-street parking and loading spaces for Clubs and Lodges is determined based on the combined requirements of the uses being conducted. The applicant has prepared parking analysis for the proposal.

The applicant calculates the amount of required parking on the following uses:

Gym Area for Gymnastics- 12,942 square feet = High School-1 parking space per employee and teacher, 1per 10 students;

Students are up to 18 years of age. The applicant states during a typical day parents drop off and pickup students. A maximum of 17 students and 6 employees are expected. The parking is 8 required spaces.

Common Area-1,315 square feet = serves people already accounted for in others uses.

Viewing Area – 42 square feet, Stadium- 1 per 4 seats or 8 feet of bench area, The viewing and mezzanine areas are best represented using the stadium requirement. The applicant states that the areas have bench seating running a total length of 42 lineal feet which requires 5 parking spaces.

Office- 1,826 square feet Professional office -1 per 300 square feet. Based on the requirement of 1 space per 300 square feet, 6 specs area required.

The applicant provides 63 spaces with 19 spaces required and the project is consistent with Off-street Parking standard per KCC 17.435 Off-street Parking and Loading.

*Staff Comment: The project is 88,534 square feet gross floor area requiring 29 off-street parking spaces and three loading areas for a gross floor area of between 25,000 to*

*parking spaces and three loading areas for a gross floor area of between 25,000 to 99,000 square feet, per KCC 17.435.050. The project is consistent with above standards by providing 29 off-street parking spaces and three loading areas. The applicant will be required to provide two accessible parking spaces through the Building Permit. The perimeter parking spaces will require wheel stops to prevent vehicles from extending into pedestrian walkways or damaging the landscaping.*

Landscaping provided per KCC Section 17.385.

The KCC requires that a minimum of 15% of the total site area be landscaped to the standards in the titled section. The applicant states a minimum of 15 percent of the site will be landscaped 15,208 square feet of landscaping (25.7%). The industrial plat included perimeter landscaping on the subject property which will be preserved.

*Staff Comment: Staff agrees with the applicant there is adequate landscaping. During the review of the Site Development Activity Permit, the applicant will be required to include a landscape plan showing how all disturbed areas will be replanted and include a plant schedule with required spacing and sizes (ground cover, shrubs, and trees).*

**Staff Communication:**

<u>Document</u>	<u>Exhibit #</u>	<u>Dated or date stamped</u>
Development Engineering Memo	#25	October 9, 2014
Determination of Nonsignificance	#24	September 25, 2014
Fire Marshal’s Conditions	#26	August 25, 2014
Health District Comments	#23	August 22, 2014

*(For all other documents and reports, see the project index to be included into the public record for the Conditional Use Permit.)*

Proper Notice was given pursuant to KCC Title 21 Land use and Development Procedures.

Public Input: No comments received to date.

**Site Plan Review Findings:**

Staff has reviewed the Cascade Elite Gymnastics Club Administrative Conditional Use Permit application against the requirements in KCC 17.382.030 Design Standards and satisfies the criteria set forth in KCC Section 17.420.040(A) Findings on each criterion are hereby made as follows:

1. As found above, the proposal is consistent with the Industrial designation of the Kitsap County Comprehensive Plan.
2. The proposal complies with applicable requirements of Title 17 KCC, assuming compliance with conditions of approval.
3. The club building in the Industrial zone will not be materially detrimental to existing or future uses or property in the immediate vicinity for other uses in the uses.

*Staff Comment: The largest potential impacts are traffic and off-street parking with a community/club facility. The applicant provides more than the required amount of off-street parking, which in the future will be shared with other industrial use with different peak hours of operation within the industrial plat.*

4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

*Staff Comment: as proposed, the project will be compatible with the Industrial zoning, and physically characteristics of the development site. The gymnastic building, off-street parking, and landscaping will be consistent with the neighborhood character.*

**Decision:**

Based upon the above findings, the request for the Administrative Conditional Use Permit for the Cascade Elite Gymnastics is **approved**, subject to the following conditions:

1. All required development permits shall be obtained prior to construction and/or occupancy.
2. All building permits shall be subject to impact fees pursuant to the Kitsap County Code in effect on the date of a complete building permit application.
3. At time of submittal of the Site Development Activity Permit, submit a final landscape plan consistent with KCC 17.385 Landscaping. Specifically, trees sizes are to be a minimum of 2” caliper Balled and Bur lapped (B&B). Larger shrubs sizes are to be B&B 5’ to 6’ tall at maturity.
4. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.385. 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.
5. Artificial outdoor lighting shall be arranged so that light is directed away from adjoining properties and so that no more than 1 candle foot of illumination leaves the site.
6. Prior to issuance of a Building Permit, the applicant shall record a Land Use Binder with the Kitsap County Auditor’s Office pursuant to KCC Section 17.420.090 Land Use Binder. The Notice of Land Use Binder shall serve both as an acknowledgment of and as 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. The Binder shall be recorded within 30 days of the final land use decision and notification by the Department.

7. 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 KCC. Unless in conflict with the conditions stated above 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.
8. This Administrative Conditional Use Permit approval shall become void if no building permit application to build the storage facility dwelling is accepted as complete, by the Department of Community Development, within three years of the date of the Hearing Examiner's decisions and resolution of any appeals.
9. 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.
10. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.

The Health District has reviewed the above referenced project and has the following conditions and or comments:

11. A sewer building clearance application with binding sewer and water availability letters will be required to be approved by the Health District prior to building permit issuance.

The applicant shall adhere to all requirements of the Kitsap County Fire Marshal's Office that includes the following:

12. 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. 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.
13. Fire flow in the amount of 1875 gpm @ 20 psi for a minimum of 2 hours is required for the project. This is based on the proposed building of 18,860 square feet and constructed of Type V-B construction. A reduction in required fire flow of 50% as approved for commercial buildings is given when the building is provided with an approved automatic fire sprinkler system. The resulting fire flow shall not be less than 1500 gpm. Any changes to the structure will require a recalculation of fire flow. IFC 508.5 Amended by Kitsap County
14. Water line size, 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.
15. A minimum 2 of hydrants are required and should be placed no more than 400 feet from each other, up to 600 feet if protected by a fire sprinkler system for commercial building. One hydrant shall be within 50 feet of the fire department connection (FDC). IFC 508.5.1 Amended by Kitsap County

Development Engineering accepts the concepts contained in this preliminary submittal and requires the following conditions of approval:

#### GENERAL

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

#### STORMWATER

17. The information provided demonstrates this proposal is a *Major Development* as defined in **Kitsap County Code Title 12**, and as such will require a Site Development Activity Permit (**SDAP**) from Development Services & Engineering.
18. Stormwater mitigation, 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 (August 4, 2014). 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 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 [josh.klimek@ecy.wa.gov](mailto:josh.klimek@ecy.wa.gov). This permit is required prior to issuance of the SDAP.

20. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
21. Kitsap County will not be responsible for any damage to any private roads, tracts, and/or easement areas that may occur during routine maintenance activities and that in Kitsap County's judgment occur, in whole or in part, because of any construction materials or techniques, or any maintenance materials or techniques. This includes, but is not limited to, damage to pavement or vegetated areas caused by maintenance trucks.

#### TRAFFIC AND ROADS

22. 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.
23. All traffic control devices on public and private roads shall comply with the Manual on Uniform Traffic Control Devices as amended by the Washington Administrative Code. This is in accordance with 23 Code of Federal Regulations (CFR), Part 655.
24. All rights of access for adjoining properties currently in existence shall be preserved. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to SDAP acceptance.
25. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
26. The property owners shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the face of the accepted construction plans. In addition, Development Services & Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
27. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on

Tract A and Tract B. The cross-sections should show existing and proposed pavement, shoulders, ditches, and slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.

28. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
29. All work, equipment & materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, MUTCD Manual on Uniform Traffic Control Devices, NEMA National Electrical Manufacturer's Association, NEC National Electrical Code, WSDOT Standard Specifications & Standard Plans, and the Occupational Safety & Health Administration (OSHA).
30. 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.

#### WASTEWATER

31. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plans, profiles, and specifications designed in accordance with KCPW - Sewer Utility Division Standards and Regulations.

#### SOLID WASTE

32. 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.
33. The SDAP submittal shall 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.
34. 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.
35. If using a compactor, liquid wastes generated as a result of compaction must not

35. If using a compactor, liquid wastes generated as a result of compaction must not discharge into the stormwater system per BKCBH Ordinance No. 1996-11, Section IV.2.a.

(See Attached Site Plan Below)

**This Administrative Decision issued on October 16, 2014. This Decision of the Director of the Kitsap County Department of Community Development may be appealed to the Kitsap County Hearing Examiner, pursuant to Section KCC 21.04.290 Appeals of *Title 21, Kitsap County Land Use, and Development Procedures*. Appeals must be filed with the Department of Community Development by the close of business on October 30, 2014.**

cc: John and Carol Loidhamer  
Mark Kuhlman, Team 4 Engineering  
Mike Brown, FPH Construction Company  
Interested Parties: **(None)**  
Kitsap County Health District, MS-30  
Kitsap County Parks & Recreation Dept., MS-6  
Kitsap County Development Engineering / Public Works  
DCD Staff Planner Jeff Smith  
DCD Code Enforcement  
Clerk of Hearing Examiner  
DCD File  
DCD Building Permit File

