



Kitsap County Hearing Examiner

COUNTY COURTHOUSE, 614 DIVISION STREET MS-36
http://www.kitsapgov.com/dcd/lu_env/he/

PORT ORCHARD WASHINGTON 98366-4682
(360) 337-7181 FAX (360) 337-4925
cblackburn@co.kitsap.wa.us

NOTICE OF ADMINISTRATIVE DECISION

February 13, 2015

To: Interested Parties and Parties of Record
RE: Project Name: Cornerstone Montessori School
Application: Administrative Conditional Use Permit
File Number: 14 02717

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 FEBRUARY 27, 2015. PLEASE NOTE: THE DEPARTMENT OF COMMUNITY DEVELOPMENT IS OPEN MONDAY TO THURSDAY FROM 8:00 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
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 8:00 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 Constance Blackburn at (360) 337-4487.

If you have questions, please contact Constance Blackburn at (360) 337-4487 or Scott Diener at (360) 337-5777.

Sincerely,

Constance Blackburn
Clerk of the Hearing Examiner

C: Jeanna Harris; jeanna98383@yahoo.com
BDH Holdings, LLC; Byron Harris; byrondharris@gmail.com
Engineer: Mark Kuhlman, Team 4 Engineering; mark@team4eng.com
Surveyor: Steve Ottmar, AES; aes@bainbridge.net, aes@budster.com
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Meg Sands
DCD Code Compliance
DCD File 14 02717
DCD Building Permit File
DCD Development Engineering
DCD Fire Marshal
Interested Parties: (None)



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-7181 FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com

LARRY KEETON, DIRECTOR

STAFF REPORT and ADMINISTRATIVE DECISION

Decision Date: February 11, 2015 **Application Complete Date:** July 28, 2014

Project: Cornerstone Montessori School

Project Summary:

The applicant proposes to convert a single-story, 1,955 square foot single-family residence into a Montessori School for children ages 3 to 6. The school will have 2 sessions per day, one in the morning and one in the afternoon; each session will have up to 28 students, split into 2 groups of 14 students. Each group of up to 14 students will be instructed in separate classrooms. The school is proposed to operate Tuesday through Friday, 9:00 AM to 3:00 PM. The 1.33-acre parcel is separated into 3 distinct areas because of rights-of-way. The subject area for the school is 1.17-acres, zoned Regional Commercial (RC) and located at 10730 Old Frontier Road NW in Silverdale. The project proposal is to be served initially by an on-site septic system with a possible connection to county sewer in the future and public water provided by Silverdale Water District.

Decision Summary: Request approved, subject to conditions.

Application Number: 14 02717

Type of Application: Administrative Conditional Use Permit

Request:

The applicant proposes to convert a single-story, 1,955 square foot single-family residence into a Montessori School for children ages 3 to 6. The school will have 2 sessions per day, one in the morning and one in the afternoon; each session will have up to 28 students. The school is proposed to operate Tuesday through Friday, 9:00 AM to 3:00 PM.

Project Location:

10730 Old Frontier Road NW
Silverdale, Washington
Central Kitsap County

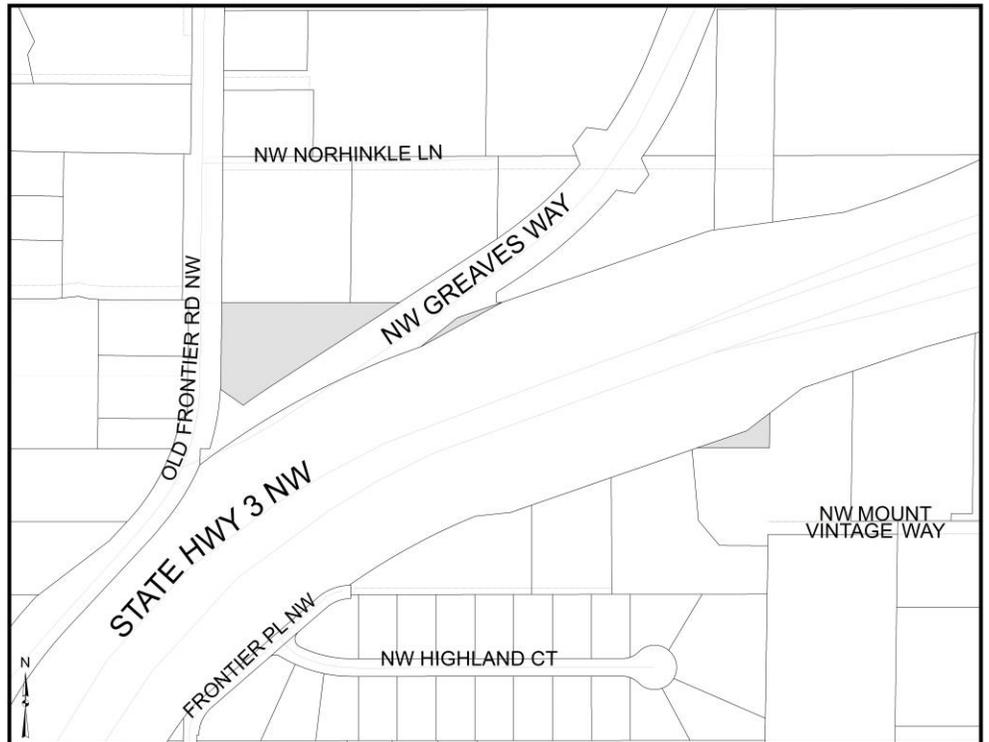
Assessor's Account #:
172501-1-022-2009

Applicant:
Jeanna Harris
PO Box 1396
Silverdale, WA 98383

Owner of Record:
BDH Holdings, LLC
1225 Darling Road NW
Bremerton, WA 98311

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

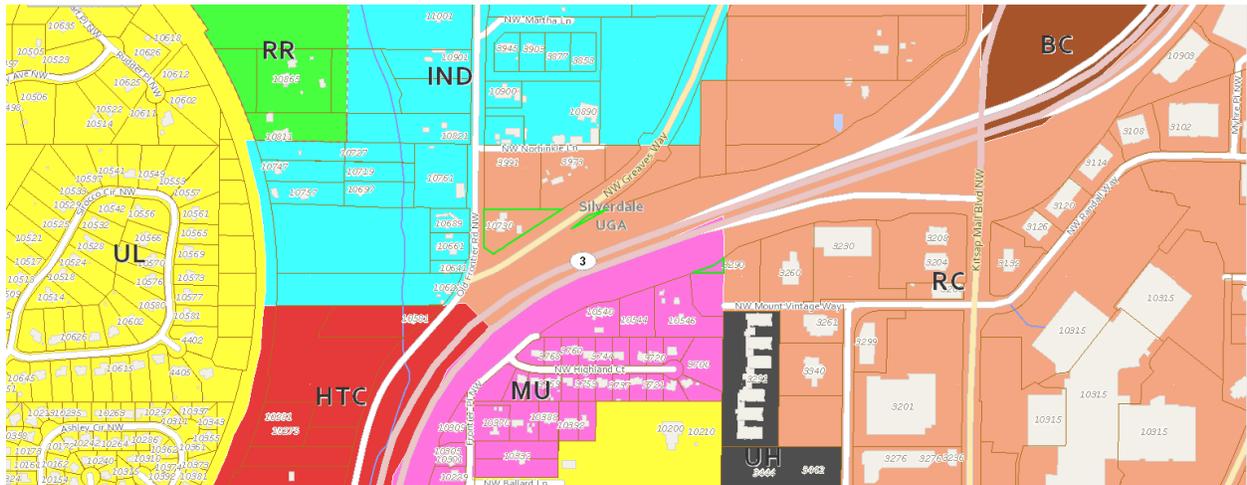
Surveyor:
Steve Ottmar
AES Consultants
PO Box 930
Silverdale, WA 98383



SEPA Status:

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 (Exhibit 7), 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 Notice of Application dated August 13, 2012 (Exhibit 20). A Determination of Nonsignificance (DNS) was reissued September 18, 2014 (Exhibits 27 and 28). SEPA noted the following: “The proposal will be conditioned for Stormwater control per KCC title 12 and for Land Use conditions per Title 17.”



Zoning Map – subject property outlined in green, includes 3 separate areas, subject area for the school is located north of NW Greaves Way

Public Utilities and Services:

- Water: Silverdale Water District
- Power: Puget Sound Energy
- Sewer: on-site septic system
- Police: Kitsap County Sheriff
- Fire: Fire Protection District No. 1
- Schools: Central Kitsap School District #401

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 December 11, 2006 (Amended December 2010)

Economic Development

Policy ED-5

Encourage business diversification to reduce dependence on government spending, commuter jobs outside of the county, and to minimize cyclical unemployment.

Policy ED-16

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.

Transportation

Policy T-25

Maintain roadway/intersection site distance standards. Eliminate site obstructions such as utility poles, signs, parked vehicles and vegetation where site distance standards are not met.

Policy T-101

Implement access standards for all roadway types.

Policy T-104

Retain native vegetation as a priority.

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)

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>Exhibit #</u>	<u>Dated or date stamped</u>
Administrative CUP Application	11	July 28, 2014
Building Elevations – School	17	July 28, 2014
Building Site Application for Sewer	2	March 7, 2014
Building Site Application/Building Clearance	4	July 28, 2014
Environmental (SEPA) Checklist	7	July 28, 2014
Floor Plan - School	10	July 28, 2014
Landscape Plan	18	July 28, 2014
Outdoor Play Area Narrative	13	July 28, 2014
Parking Analysis	15	July 28, 2014
Preliminary Storm Drain Report	6	July 15, 2014
Project Application	5	July 17, 2014
Project Narrative	12	July 28, 2014
Project Narrative Clarification	24	August 21, 2014
Site Plan	8	July 28, 2014
Water Availability Letter	3	March 10, 2014

Staff communication:

<u>Document</u>	<u>Exhibit #</u>	<u>Dated or date stamped</u>
Development Engineering Memo	41	December 12, 2014
Determination of Nonsignificance	28	September 18, 2014
Health District Email	21 & 45	August 15, 2014 & February 2, 2015

Public comments:

No comments received to date.

Analysis:

Land Use and Zoning

The applicant’s request is for a Montessori school for children ages 3 to 6. The school will have 2 sessions per day, one in the morning, from 9:00 AM to 11:30 AM and one in the afternoon, from 12:30 PM to 3:00 PM; each session will have up to 28 students, split into 2 groups of 14 students. Each group of up to 14 students will be instructed in separate classrooms. The school is proposed to operate Tuesday through Friday, 9:00 AM to 3:00 PM.

Per Kitsap County Code (KCC) 17.381.040.E, the use table indicates a private school requires an Administrative Conditional Use Permit in the Regional Commercial (RC) zone.

Private or Public Schools

Schools are subject to footnote 20 in KCC 17.381.050.A, which stipulates *Site plans for public schools shall include an area identified and set aside for the future placement of a minimum of four portable classroom units. The area set aside may not be counted towards meeting required landscaping or parking requirements.* The Cornerstone Montessori School is a private school, and therefore, is not subject to this provision.

Outdoor play area

No outdoor play area is proposed. The applicant has indicated due to the limited 2½ classroom hours, all educational activities will take place indoors (Exhibits 13 and 19).

The subject area is located in the Waaga Way Town Center - Silverdale Downtown Design Standards - Chapter 10. The existing site is developed and there are no additions proposed for the structure, as a result there are no applicable design standard requirements for this permit.

Critical Areas

There are no known critical areas on the subject area. There is a small area of Category II Critical Aquifer Recharge Areas on the small parcel area south of State Highway 3, but it has no bearing on the project proposal.

Setbacks

The subject area has 2 fronts: Old Frontier Road NW and NW Greaves Way and one side, the north property line, due to the triangular shape of the area. The minimum front yard setback is 20 feet and the side yard setback is 10 feet. The proposed school building

complies with the required setbacks and the existing barn, which doesn't comply with current setback requirements, is proposed to be removed.

Water

The applicant submitted a "non-binding" water availability letter from the Silverdale Water District, which is an approved public water supply system (Exhibit 3). A public water connection will be required for this project prior to scheduling the final building inspection. The Health District has conditioned the project to require Building Clearance and BSA-Compliance approval prior to commercial building permit approval or occupancy of the building (Exhibit 45).

Sewage Treatment

The applicant submitted a Commercial Building Site Application (BSA) and Commercial Building Clearance (BC) for the proposed school. The BSA is to create a reserve drainfield for the site/school. The BC is for the proposed school. The Health District has reviewed the commercial BSA/BC and supports the project as proposed and requires approval of the BSA/BC prior to commercial building permit issuance or occupancy of the building (Exhibits 21 and 45).

The applicant also submitted a Kitsap County Building Site Application for Sewer indicating there is sewer availability to the site. If the septic system were to fail at some point in the future, the site could connect to sewer (Exhibit 2).

Stormwater

Development Services & Engineering reviewed the Preliminary Drainage Report and Preliminary Engineering Plans stamped received July 28, 2014 (Exhibits 6 and 8) 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.

No stormwater quantity mitigation is proposed because the new and replaced impervious surface is less than 10,000 square feet. Stormwater quality mitigation will be provided for existing and proposed driveway area, new sidewalk area and existing roadway surfaces.

Fire Flow

Fire flow is not required for this project as proposed. The proposed school building totals less than 3,600 square feet, which is the minimum threshold requiring fire flow.

Access and Roads

Access to the site is via NW Greaves Way, a paved county road classified as a minor arterial and Old Frontier Road NW, a paved county road classified as a major collector, with direct access to the property from Old Frontier Road NW. There is no existing or proposed access from NW Greaves Way and none will be permitted by the county.

A commercial road approach from Old Frontier Road NW will be required for this project. The project will also be required to demonstrate there is adequate site distance at the intersection of the site access and Old Frontier Road NW.

Traffic

The proposed school would increase traffic generation to the subject property. The expected average daily trip (ADT) generation is 88 for a Montessori school with approximately 56 students per day.

Potential traffic impacts will be mitigated by staggering the start and end time of the potential maximum of 28 students per session. Each session will be split into 2 groups of 14 students for both the morning and afternoon sessions; morning session: the first group of students will start at 9:00 AM and end at 11:30 AM and the second group of students will start at 9:15 AM and end at 11:45 AM; afternoon session: the first group of students will start at 12:15 PM and end at 2:45 PM and the second group of students will start at 12:30 PM and end at 3:00 PM (Exhibit 11).

Parents will not generally park and walk their children into the school, but instead teachers will meet the parents at their vehicle for drop off and pick up. Thus children are moved relatively quickly between the vehicle and school, which minimizes the transition time for vehicles entering and exiting the property (Exhibit 15).

There is adequate queuing space for at least 6 vehicles using the driveway loop.

Sidewalks

There is a sidewalk fronting the property along Greaves Way, but there is not one currently along Old Frontier Road. The project has been conditioned to require a sidewalk along the property frontage of Old Frontier Road and from there to the existing building.

Off-Street Parking

Off-street parking for preschool-kindergarten requires one parking space per three children (KCC 17.435.030). There is no overlap of time between the two sessions that would warrant adding the two sessions together to determine parking requirements. In addition, teachers meet the parents as they drive up and help the kids into the school minimizing the need for parents to park (Exhibit 15). As a result, operational aspects of the school will reduce the need for parking as stipulated by code. The proposed maximum number of children per session is 28; therefore 10 parking spaces are required ($1 \text{ parking space} / 3 \text{ children} \times 28 \text{ children} = 9.33$ or 10 parking spaces). The site plan delineates 10 parking spaces, including 1 handicap space, next to or adjacent to the building. The proposed parking is adequate and complies with code. No parking shall be designated or allowed within a required yard or setback (KCC 17.435.020.E).

Landscaping/Streetscape

A minimum of 15% of the site is required to be landscaped (KCC 17.385.025). Over 50% of the subject area is landscaped with trees and typical residential vegetation (Exhibit 18). The non-subject areas do not factor into review or any requirements for this element. The subject area has significant tree cover along the west property line and some limited tree cover in the vicinity of the east corner. Coniferous trees along the west property line have been recently limbed up. The applicant is not proposing any additional landscaping. However, some landscape enhancement with street trees along the road frontage will be required

along NW Greaves Way and large evergreen shrubs along Old Frontier Road NW in order to comply with KCC 17.385.027(A).

Lighting

No new lighting is proposed and existing lighting is typical of residential property. All lighting is required to be directed away from adjoining properties and so that no more than one-foot candle of illumination leaves the property boundaries.

Solid Waste

The applicant will be required to provide documentation that they comply with the solid waste provider's requirements for solid waste and recycling storage for the proposed school prior to SDAP approval.

This project will have to provide at least 150 square feet of exterior recyclable materials storage space. This information will need to be included on the SDAP site plan.

Signage

No specific signage has been proposed. Signage will be required to comply with KCC 17.446, in effect at the time of a complete sign permit application. The applicant inquired about the location of the monument sign and it shall be setback at least 30 feet from the property line if located at the corner of NW Greaves Way and Old Frontier Road NW. The location of a monument sign cannot adversely impact sight distance.

Agency Recommendations

Development Services and Engineering recommends approval with 43 conditions, of that Development Engineering recommends approval with 22 conditions (Exhibit 41), Environmental Review recommends approval with no conditions, and Planning/Zoning recommends approval of this project with 21 conditions. Fire Marshal recommends approval with 1 condition. Kitsap County Health District recommends approval with 1 condition (Exhibit 45).

Findings:

1. The Director has review authority for this Administrative Conditional Use Permit application under the KCC, Sections 17.420.020, 21.04.030 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 the KCC and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
4. The proposal will not be materially detrimental to existing or future uses or property in the immediate vicinity.
5. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance,

quality or development, and physical characteristics of the subject property and the immediate vicinity.

Decision:

Based upon the above findings, the Administrative Conditional Use Permit request for Cornerstone Montessori School is approved, subject to the following 45 conditions:

Development Services and Engineering

Development Engineering

General

1. 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

2. 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.
3. 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 (July 28, 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.
4. 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 (July 28, 2014).
5. 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.

6. 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.
7. The impervious area per lot accounted for in the overall drainage facilities installed shall be indicated on the face of the final construction drawings. Additional impervious surfaces created beyond the amount accounted for in the overall drainage facilities shall be mitigated in accordance with Kitsap County Code Title 12.

Traffic and Roads

8. 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.
9. 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.
10. 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 final construction drawings. In addition, Development Services & Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
11. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on Old Frontier Road NW. 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.
12. Submit plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.

13. Road frontage improvements consisting of vertical curb, gutter and sidewalk shall be constructed along the west property line fronting Old Frontier Road NW and match to the existing sidewalk on Greaves Way.
14. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
15. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
16. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of the site access and Old Frontier Road NW. 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.
17. 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).
18. 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

19. Applicant is proposing sanitary sewer as a backup to the septic system. Applicant would need to extend gravity sewer from Anderson Hill or obtain easements to install an individual pump system.

Solid Waste

20. 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.

21. 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.
22. 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.

Planning/Zoning

23. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
24. An approved and issued commercial building permit is required to convert the existing single-family residence into a school.
25. An approved Building Clearance (BC) and Building Site Application (BSA)- Compliance shall be submitted with the commercial building permit application.
26. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
27. The proposed school is subject to the payment of impact fees. Impact fees must be paid at time of permit issuance, or if deferred, must be paid prior to final inspection. No certificate of occupancy will be granted until all impact fees are paid.
28. This project shall comply with all Silverdale Water District requirements.
29. A sidewalk shall be constructed from the school building and connect to the proposed and required sidewalk fronting Old Frontier Road NW.
30. A minimum of 10 parking spaces shall be provided on-site. No parking is permitted within any required yard or setback.
31. Landscape enhancement with street trees along the road frontage shall be planted along NW Greaves Way and large evergreen shrubs shall be planted between existing conifers along Old Frontier Road NW.
32. A final landscape plan compliant with Kitsap County Code (KCC) 17.385 shall be submitted with the SDAP.

33. 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 SDAP inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
34. Signage shall be located within the subject property boundaries and not interfere with sight distance along NW Greaves Way and Old Frontier Road NW. A monument sign located at the corner shall be located a minimum of 30 feet from the property line and outside the sight triangle.
35. Submit a sight triangle, prepared by a qualified engineer, with a monument sign application that demonstrates the location of the proposed monument sign will not interfere with sight distance.
36. All signage shall comply with Kitsap County Code (KCC) 17.446 in effect at the time of a complete sign application. A sign permit will be required for any signage unless it qualifies as an exempt sign.
37. 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 adjoining properties. No more than one-foot candle of illumination shall leave the project property boundaries.
38. 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 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.
39. 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.
40. 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.

41. The decision set forth herein is based upon representations made and exhibits contained in the project application 14 02717. 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.
42. This Administrative Conditional Use Permit approval shall automatically become void if no commercial building permit application to convert the residence into a school is accepted as complete, by the Department of Community Development, within three years of the Notice of Decision date or the resolution of any appeals.
43. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

Fire Marshal

44. If the occupant load is over 49, a fire sprinkler system is required to be installed. This is calculated on building square footage per the International Building and Fire Codes as adopted by Kitsap County. A review of the fire sprinkler requirement will be conducted at time of building permit.

Health District

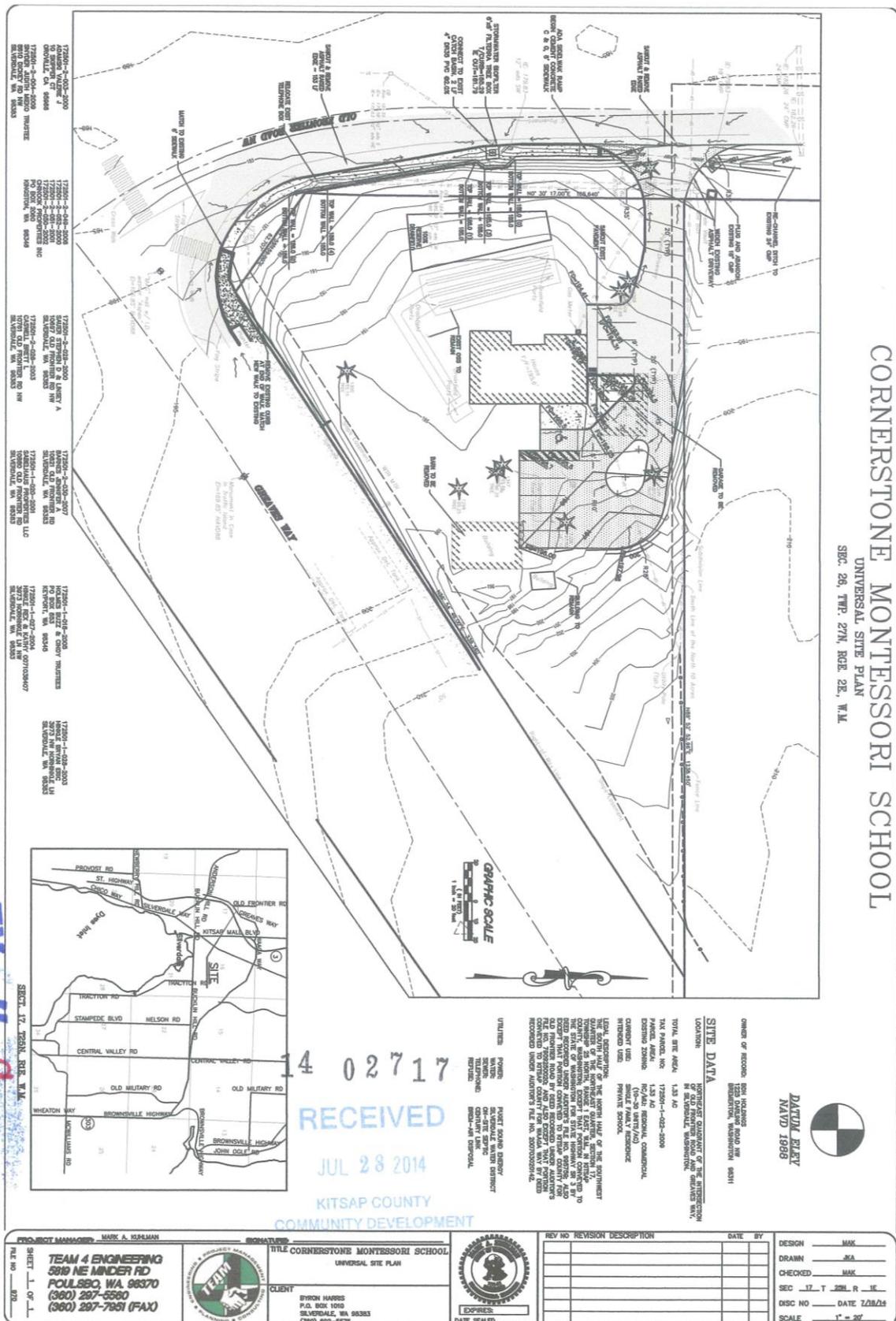
45. Prior to issuance of a building permit or occupancy, the Building Clearance and BSA-Compliance shall receive final Health District approval.

c: Jeanna Harris; jeanna98383@yahoo.com
BDH Holdings, LLC; Byron Harris; byrondharris@gmail.com
Engineer: Mark Kuhlman, Team 4 Engineering; mark@team4eng.com
Surveyor: Steve Ottmar, AES; aes@bainbridge.net, aes@budster.com
Interested Parties: None identified to date
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Meg Sands
DCD Code Compliance
DCD File 14 02717
DCD Building Permit File
DCD Development Engineering
DCD Fire Marshal

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Landscape Plan (Exhibit 18)



EX # 8

Site Plan (Exhibit 8)