



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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



RECONSIDERATION DECISION

Decision Date: April 6, 2015

Application Complete Date: July 28, 2014

Project: Cornerstone Montessori School

Project Summary:

Byron Harris, property owner, requested reconsideration of conditions related to solid waste, landscaping and sidewalks outlined in the Notice of Administrative Decision issued February 13, 2015, which granted approval of the project.

Decision Summary: Condition 21 is deleted, Condition 22 is modified, Condition 29 is modified in its entirety, and Condition 31 is modified. All other conditions of approval are in effect without change.

Application Number: 14 02717

Type of Application: Administrative Conditional Use Permit

Findings:

1. The Director has review authority for this reconsideration of the Administrative Conditional Use Permit application under the KCC, Sections 17.420.050 and 21.04.100.
2. The Staff Report and Administrative Decision dated February 11, 2015, appropriately sets out the issues, findings and all conditions—except by this Reconsideration Decision Conditions 21, 22, 29, and 31—and is hereby incorporated by reference.
3. The applicant noted in the Request for Reconsideration that the recycle/dumpster area is too large and overly burdensome for the school given its experience with similar school operations. This is considered new information not previously known. Staff agrees to modify the decision to allow a 32 gal can as requested, plus recycling bin(s) as required by the refuse collector. Condition 21 is deleted. Condition 22 is modified to read as:
The SDAP submittal shall show adequate exterior recyclable materials storage space for the project. Describe collection containers and show their locations.
4. Condition 31 is modified to read as:
Landscape enhancement with street trees along the road frontage shall be planted along NW Greaves Way and small evergreen shrubs (3 to 6 feet at maturity) shall be planted between existing conifers along Old Frontier Road NW.

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5. The applicant noted in the Request for Reconsideration that there will be no walk-up pedestrian traffic to create travel conflict. The code-based requirement for the sidewalk—expressed through the previous condition—sought to mitigate travel conflict (by construction of a sidewalk alongside or near to the driveway). The lack of walk-up traffic is considered new information which supports re-examination of the need for the sidewalk. Condition 29 is modified in its entirety to read:

Due to no walk-up pedestrian traffic being expected, and hence no conflict to appear between pedestrian and vehicular traffic, the need for a sidewalk to connect Old Frontier Rd to the school building is being deferred. The applicant must provide communication (email preferred) that indicates they concur with a sidewalk construction requirement being conditioned for any future Change of Use, as uses are shown in KCC 17.381 Allowed Uses. The communication must specifically mention acceptance of the minimum requirement to be a sidewalk from the front of the building to the sidewalk of Old Frontier Rd. DCD will tag the parcel with this communication, effectively requiring sidewalk construction for the next Change in Use.
6. All other conditions outlined in the Notice of Administrative Decision issued February 13, 2015 are in effect without change.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER BEFORE THE CLOSE OF BUSINESS ON **APRIL 21, 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.

Cc: 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