



Notice of Administrative Decision

Date: 09/08/2020

To: James E Piper, jamesepiper@gmail.com
Suquamish Indian Tribe, aosullivan@suquamish.nsn.us

RE: Permit Number: Permit #19-03366
Project Name: Randal Way Self-Storage-II
Type of Application: Administrative Conditional Use Permit

The Kitsap County Department of Community Development has **APPROVED** the land use application for **Permit #19-03366: Randal Way Self-Storage-II – Administrative Conditional Use Permit**, subject to the conditions outlined in this Notice and included Staff Report.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY 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.cognitofirms.com/KitsapCounty1/RequiredPermitQuestionnaireAppealObjectionOfAnAdministrativeDecision>.

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: Interested Parties:
Suquamish Indian Tribe, aosullivan@suquamish.nsn.us
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff N Smith
DCD File #19-03366



Administrative Staff Report

Report Date: August 31, 2020

Application Submittal Date: July 24, 2019

Application Complete Date: August 28, 2019

Project Name: Randall Way Self-Storage-II

Type of Application: Administrative Conditional Use Permit

Permit Number: 19-03366

Project Location

3400 Block NW Randall Way
Silverdale, WA 98383
Commissioner District 3

Assessor's Account

172501-1-065-2007

Applicant/Owner of Record

James Piper
Randal Way LLC
267 Farrell Road
Quilcene, WA 98376

Decision Summary

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

VICINITY MAP



1. Background

The proposal is to construct one -3-story building to provide a self-storage facility that provides a combination of indoor and exterior access to the storage units and an apartment for a caretaker. The building will be approximately 56,000 square feet; the first floor will include a 1,087-square foot office and 16,903-square foot of storage, the second floor will include a 750 square foot caretaker's quarters apartment and 17,483 square feet of storage, and the third floor will be 197,00 square feet of storage only.

2. Project Request

The request is for approval of an Administrative Conditional Use Permit.

3. SEPA (State Environmental Policy Act)

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact

review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of “major” environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

The Kitsap County Department of Community of Development is issuing this Addendum to the SEPA DNS, dated August 17, 2020 for the Vintage Commercial Site Plan Review and Subdivision, with the associated Randal Way Storage Administrative Conditional Use permit (ACUP), reviewed under permit 19-03366. Please note that consistent with Section WAC 197-11-625 of the State Environmental Policy Act (SEPA), Kitsap County is sending this addendum to the recipients of the DNS decision. The SEPA comment period for the ACUP occurred concurrent with the Notice of Application, dated September 5, 2019. There is not an appeal period for this SEPA addendum.

The addendum has been prepared in compliance with SEPA (RCW 43.21.C), SEPA Rules (WAC 197-11), and Chapter 18.04 Kitsap County Code, implements SEPA in Kitsap County procedures.

The addendum provides additional information about the Randall Way Storage ACUP. The modification and the impacts of these modifications are within the range of the alternatives and significant adverse environmental impact previously analyzed in the April 2, 2005 DNS, and the addendum does not substantially change that analysis (see WAC 197-600). The addendum does the following:

1. Describes modifications to the project per the submittal received on September 28, 2019, including revised submittals received on April 15, 2020. A wetland creation and restoration will occur on site. All stormwater will be pre-treated using proprietary water quality treatment devices prior to input into the wetland and eventual discharge into the existing system. This will be an improvement on the existing stormwater system and will also be a wildlife enhancement to the area.
2. Perimeter landscape improvements will be completed with native plants.
3. All conditions of the Hearing Examiner’s Decision for the previous Land Use Actions shall apply based on permit 02-03000.

4. Physical Characteristics

The subject property is 1.96 acre in size, undeveloped, rectangle shaped, and the last parcel to be developed of the original commercial short subdivision. The property slopes from the west down to the east to NW Randall Way. The 2017 property imagery shows stands of trees along the west side of the property. Prior to Central Kitsap High School construction stormwater from the school may have flowed down from the west across the site. Some grading has taken place removing vegetation and channeling of surface water. There is approximately a 40-foot drop in elevation change from west to the east.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban High Intensity Commercial Zone: Commercial	Standard	Proposed
Minimum Density	10 developable acreage 1.96 acres x 10 = 19.6 or 20 required units)	None
Maximum Density	30 (1.96 acres x 30 = 59 maximum units)	
Minimum Lot Size	NA	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	35 feet	3 stories, <35 feet
Maximum Impervious Surface Coverage	85%	~52,587 or 62%
Maximum Lot Coverage	NA	NA

Applicable footnotes: KCC 17.410.050 #48 Within urban growth areas, "...single-family and multi-family (commercial) developments are required to provide are required to provide an urban-level-of-service for all proposed dwelling units."

Staff Comment: *The project is consistent with the above footnote for the caretaker's quarters and will be served by Kitsap County Wastewater.*

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (East)	20 feet	20 feet (140')
Side (North)	10-feet	10 feet (20-30')
Side (South)	10-feet	10 feet (30')
Rear (West)	10 feet	10 feet (125')

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Navy Federal Credit Union	Regional Center (RC)
South	3-story Self-Storage Facility owned by Applicant	Regional Center (RC)
East	Target Corp Retail Store	Regional Center (RC)
West	Vintage Senior Apartments	Regional Center (RC)

Table 4 - Public Utilities and Services

	Provider
Water	Silverdale Water District
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #400

5. Access

The project receives access from a commercial approach on NW Randall Way. The roadway has a federal functional classification as a collector.

6. Site Design

Per KCC 17.420.030 Design Standards, the storage facility was reviewed through the following requirements, pursuant to KCC 17.420.030 Design Standards for landscaping, lighting, signage, solid waste, off-street parking, etc. The following analysis provides information on consistency with design standards for land use review.

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 Element

Land Use Goal 1

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

Land Use Policy 2

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

Land Use Policy 17

Support compact commercial areas in order to encourage pedestrian and non-motorized travel and transit use.

Economic Element

Economic Development Goal 1

Promote a healthy and diverse economy that provides for a strong and diverse tax base, encourages business formation, retention, and expansion; creates industrial and professional business and employment opportunities to attract new business to the County.

Economic Development Policy 3

Provide a diverse mix and appropriate range of commercial, industrial and business and uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.

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 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 19.200	Critical Areas - Wetlands
Chapter 20.04	Transportation Facilities Concurrency Ordinance
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 CUP Application	July 26, 2019
Geotechnical Report	July 26, 2019
Environmental (SEPA) Checklist	July 26, 2019
Wetland Review & Mitigation	July 26, 2020
Revised Site Plan	February 18, 2020

Revised Site and Drainage Plan February 18,2020
 Revised Project Narrative February 18, 2020

Staff Communication Dated
 Dev. Services & Engineering Memo June 4, 2020
 SEPA Determination - Addendum August 17, 2020

9. Public Outreach and Comments

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department gave proper public notice 800 feet around the subject property for the Administrative Conditional Use Permit. The Department has not received comments on the proposal.

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

Issue Ref. No.	Issue	Staff Response
	None	

10. Analysis

a. Planning/Zoning

The proposed self-storage facility and the caretaker's quarters is a permitted use in the Regional Center zone but reviewed conditionally through an Administrative Conditional Use Permit. In addition, the applicant is requesting an administrative reduction in the required number of off-street parking spaces pursuant to KCC 17.490.030.A.1. The request was reviewed for consistency with the intent of the Commercial zone and compatibility with the abutting residential development, adjacent commercial uses, and the pedestrian traffic. The following are planning review categories in KCC 17.420.030 Design Standards.

b. 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. The retention of the natural vegetation along the north and west property lines will help mitigate potential glare.

c. Off-Street Parking

The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.490 Off-street Parking and Loading. Pursuant to KCC 17.490.030 Number of required spaces, the project is required to provide minimum off-street parking for self-storage facilities at a ratio of one space per 3,000 square feet parking spaces. The applicant has requested a parking variance pursuant to KCC 17.490.030.A1. The applicant requesting up to 25% reduction due to the unusual nature of the land use and that the required off-street parking exceeds the likely demand. The applicant is proposing 11 large 12 x 35 off-street parking spaces for loading unloading large trucks. Depending on demand, the applicant stated they may seek an additional land use approval to cover the spaces for RV storage.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Self-Storage Facility	1 per 3,000 Gross Floor Area	18 spaces	18 spaces (25% reduction requested)
Office	1 per 300	3.6 spaces	
Accessory Living Quarters	2 spaces	2.0 spaces	
Total		24	18

d. Signage

Pursuant to KCC 17.510. Sign Code the applicant can apply for signage near the entrance to the storage facility during or after construction. Signage is not proposed at this time. To be consistent with 17.510.100.E Monument signs, any stand-alone monument sign will need to be coordinated with the Certificate of Occupancy (1 sign per road frontage).

e. Landscaping

The project is required to be reviewed for consistency with KCC 17.500 Landscaping. The Landscaping Plan is required to show how all disturbed areas are to be landscaped, buildings and structures and off-street parking area. Landscaping was calculated based on total site area. The applicant has submitted a preliminary landscaping plan and plant schedule with the preliminary land use proposal. Until the wetland vegetation is matured, low-level landscaping is required to be provided for a functional screen along the east side for off-street parking.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	12,807 sq. ft. (.29 acres)	38% 32,539 sq. ft. (.75 acres) (landscaping & wetland mitigation)

Required Buffer(s) 17.500.025		
North	Separation Buffer	Separation Buffer
South	Separation Buffer	Separation Buffer
East	Roadside and Wetland Buffer	Wetland Buffer
West	Separation Buffer	Separation Buffer
Street Trees	Yes	Yes

f. Frontage Improvements

None, improvements are already in place.

g. Design Districts/Requirements

The subject property is located within the Kitsap Mall Center design district of the Silverdale Design Standard. The most significant element this design district is Kitsap Mall. The Kitsap Mall will continue to be a regional shopping center. The intent of the Design Principles includes managing infill development, expand the pedestrian concourse with street access to Silverdale Way and incorporate green space at the southern end of the mall. The storage facility property is located over 700 feet west of the mall. The design standards are not entirely applicable to the self-storage facility because the relative location and type of proposed land use. The applicant is proposing a second storage facility like the applicant's storage facility to the south.

h. Development Engineering/Stormwater

The project proposes connection to a previously permitted storm system, constructed through Site Development Activity Permit #07-47386. The system was designed to accept runoff from impervious surface areas within this parcel, up to 85% of the parcel area; this project proposes impervious coverage at 75% of the parcel area. Development Services and Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans stamped received June 3, 2020 to Kitsap County Development Services and Engineering.

i. Environmental

Kitsap County Resource maps identify the front half of the property as having hydric soils. During the commercial short plat review the property was identified as having wetlands on the west side of the property located below the Vintage Apartments. The applicant's wetland consultant conducted a critical area review in July of 2018 and June of 2019. Five sample plots were taken around the old delineations and the assessment concluded no jurisdictional wetlands. However, to mitigate the defunct wetland of 14,260 square feet that was locate onsite the applicant has agreed to a wetland replacement of 18,836 (wetland and buffer) is proposed is proposed along the property frontage on NW Randall Way.

j. Access, Traffic and Roads

Two access points are proposed for vehicular access: one along the north boundary of the subject parcel that intersects Randall Way NW; and one via an access easement through the south-adjointing parcel, which intersects Randall Way NW.

k. Fire Safety

The Fire Marshal's office commented on the need to relocate the FDC and hydrant locations 2) Increase inside turning radii to 35ft Notes: Hydrants to be 50-150ft from building. FDC to hydrant preferably between 20-50ft on spacing. All comments have been addressed. The Fire Marshall will review the site improvements through the Site Development Activity Permit.

l. Solid Waste

The County will verify that solid waste and recycling requirement are addressed through the Site Development Activity Permit. If necessary, the County will solicit comments from Waste Management.

m. Water/Sewer

The applicant submitted a non-binding water letter from Silverdale Water District and non-binding sewer availability letter from Kitsap County on December 12, 2019. The County will coordinate with utility providers for water and sewer during the development permit review.

n. Kitsap Public Health District

None

11. Review Authority

The Director has review authority for this Administrative Conditional Use Permit application under KCC, Sections 17.540.020 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 Conditional Use Permit.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.

3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
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.

13. Decision

Based upon the analysis above and the decision criteria found in KCC 17.540.040.A, the Department of Community Development recommends that the Conditional Use Permit request for Randall Way Storage II be **approved**, subject to the following 48 conditions:

a. Planning/Zoning

4. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
5. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500. 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 (See Planting Plan L1.00).
6. The applicant shall update the Landscape Plan, dated 8/8/19 to be consistent with KCC 17.500.020.F to include the notes: 1) All Plant quantities are determined by required spacing.,2) All planting beds are required to receive groundcover throughout, except as noted, and 3) All planting beds shall receive a minimum of two-inches of bark mulch. (Street Trees)
7. Any and all signage design and location (including exempt signs) shall comply with Kitsap County Code (KCC) 17.510 and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
8. 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 an agreement to abide by the terms and conditions of the administrative conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.

9. 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.
10. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
11. This Administrative Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
12. 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.
13. 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.
14. The decision set forth herein is based upon representations made and exhibits contained in the project application (insert #). 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.
15. The decision set forth herein is based upon representations made and exhibits contained in the project application (insert #). 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.

b. Development Engineering

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 Large Project as defined in Kitsap County Code Title 12, and as such will require a Site Development Activity Permit (SDAP) from Development Services and Engineering, demonstrating a design meeting Minimum Requirements #1 – 9, as outlined in the current Kitsap County Storm Design Manual.
18. 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, August 28, 2019. 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. Any project that includes offsite 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, August 28, 2019.
20. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information about this permit can be found at:
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email joshklimek@ecy.wa.gov. This permit is required prior to issuance of the SDAP.
21. If a significant quantity of grading material will be exported from the site, prior to issuing the SDAP an approved fill site(s) must be identified. Any fill site receiving more than 150 cubic yards of material must obtain an SDAP. Fill sites receiving 5,000 cubic yards or more must have an engineered SDAP.
22. If a significant quantity of grading material will be exported from the site (typically this means five or more trucks leaving the site per hour), a vehicle wheel wash must be included as an element of the siltation erosion control plan.

23. Prior to requesting final inspection for the required Site Development Activity Permit, soil amendment is required over all disturbed areas that are not covered by hard surface.
24. The Site Development Activity Permit application shall include certification from the project engineer that the storm drainage system installed with Site Development Activity Permit #07-47386 is functioning per design and has the capacity to accept storm drainage runoff from this project.
25. If the project proposal is modified from that shown on the submitted site plan dated August 28, 2019, Development Services and Engineering will require additional review and potentially new conditions.

c. Environmental

26. Due to area constraints from on-site wetlands and their associated buffers, averaging was applied. The total area contained within the buffer after averaging shall be no less than that contained within the standard buffer prior to averaging. The decrease in buffer widths is the minimum size required for the regulated activity and is no less than 50% of the required width. The minimum applied width is 30 feet as shown on the approved site. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the wetland buffer.
27. An assignment of savings, financial surety or other like security for performance and maintenance of the buffer planting plan is required prior to final inspection. An estimate of funds necessary shall be submitted prior to the pre-construction meeting.

Traffic and Roads.

28. 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.
29. 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.
30. 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 issuance.
31. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.

32. 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 and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
33. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on Randall Way 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.
34. Submit plans for construction of the road approaches 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.
35. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
36. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of Randall Way NW and both site accesses. 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.
37. All work, equipment and 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 and Standard Plans, and the Occupational Safety and Health Administration (OSHA).
38. 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.

d. Fire Safety

39. Fire flow in the amount of 6,500 gpm @ 20 psi for a minimum of 4hrs is required for the project. This is based on the proposed building of 55,923 square feet and constructed of Type VB construction. A reduction in required fire flow of up to 75% as approved for commercial buildings is allowed when the building is provided with an approved automatic fire sprinkler system. The resulting fire flow shall not be less than 1000 gpm. Any changes to the structure will require a recalculation of fire flow. IFC 507.3 Amended by Kitsap County
40. Fences and gates require co-approval by the Fire Code Official and the local Fire District. If approved, each fence or gate shall provide a clear width of 20 feet when open. Gates may be chained and locked only if they are equipped with a Rapid Access padlock. Electric gates shall be provided with a Rapid Access key-operated switch. Authorization/purchase forms may be obtained from the local Fire District. All gates that cross access roadways shall be signed "NO PARKING FIRE LANE".
41. Automatic fire sprinklers will be required for this project. A fire alarm shall be installed to monitor the fire sprinkler system.

e. Solid Waste

42. 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.

f. Public Works Sewer

43. A Sewered building clearance will be required prior to building permit issuance.
44. 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 Kitsap County Public Works - Sewer Utility Division Standards and Regulations.
45. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer" to KCPW Sewer Utility Division.

OTHER


46. This project includes the construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge. A separate building permit with an engineered design is required for such walls. This note shall be placed on the face of the final construction drawings.

47. Rock and retaining walls shall meet all applicable setback requirements of Vol. 2, Chapter 9 of the Kitsap County Storm Drainage Manual.

g. Kitsap Public Health District

48. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.

Report prepared by:



Jeff Smith, Staff Planner / Project Lead

August 31, 2020

Date

Report approved by:



Shawn Alire, Department Manager / Supervisor

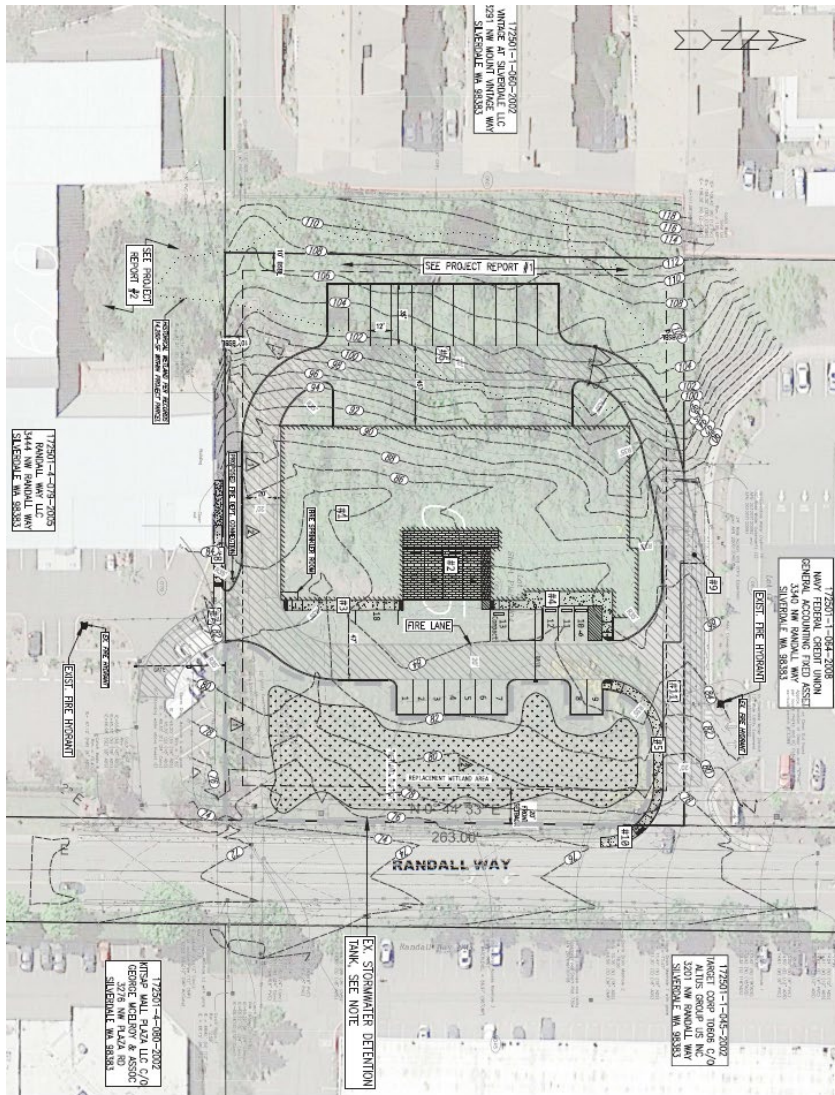
Date

Attachments:

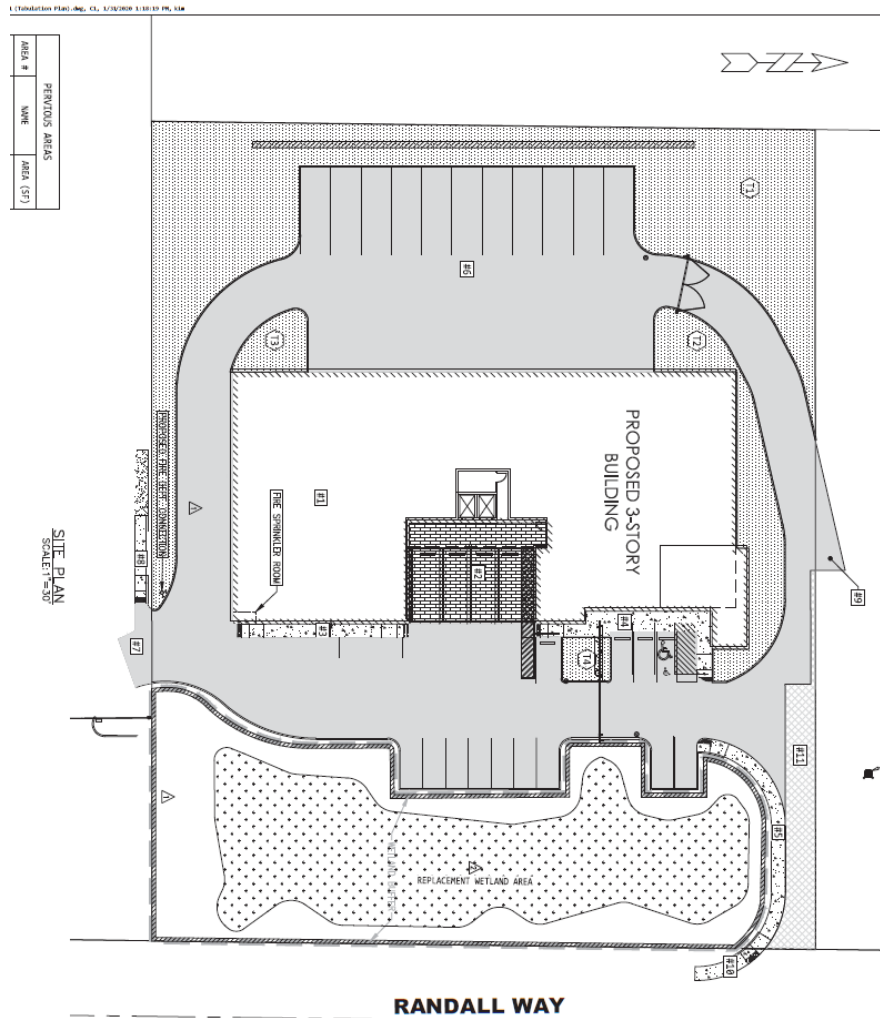
- Attachment A – Site Plan
- Attachment B – Critical Area Map
- Attachment C – Zoning Map (Required)

CC: Jim Piper, jamesepiper@gmail.com
Mike Wnek, mike@wnekeng.com
Interested Parties: Alison Osullivan, aosullivan@suquamish.nsn.us
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith

Site Plan



Critical Area Map



AREA #	NAME	AREA (SF)	AREA (ACRE)
A1	Building Footprint	12,298 SF	0.413 ACRE
A2	Roof Overhang	2,847 SF	0.081 ACRE
A3	Concrete Sidewalk	377 SF	0.008 ACRE
A4	Concrete Sidewalk	655 SF	0.013 ACRE
A5	Concrete Sidewalk	557 SF	0.013 ACRE
A6	Asphalt Pavement	28,458 SF	0.653 ACRE
TOTAL ON-SITE NEW & REPLACED IMPERVIOUS = 59,889 SF 1.159 ACRE			

AREA #	NAME	AREA (SF)	AREA (ACRE)
A7	Asphalt Pavement	278 SF	0.006 ACRE
A8	Concrete Sidewalk	133 SF	0.004 ACRE
A9	Off-Aslt Asphalt Pavement	384 SF	0.007 ACRE
A10	Concrete Sidewalk	146 SF	0.004 ACRE
TOTAL OFF-SITE IMPERVIOUS = 879 SF 0.009 ACRE			

AREA #	NAME	AREA (SF)	AREA (ACRE)
A11	Ex. Asphalt Pavement	1,413 SF	0.032 ACRE
TOTAL EX. IMPERVIOUS = 1,413 SF 0.032 ACRE			

Lot Area: 1,962 acres = 85,475 sf

Square Footage of Parcel Covered by Buildings: 17,996 + 2,847 = 20,837 SF

Area of the parcel that is covered by buildings in percentage: 33.4%

Square Footage of Parcel Impervious Surface: 90,689 + 1,413 = 92,102 SF

Area of the parcel that is Impervious in percentage: 60.2%

Square Footage of Parcel Landscape Surface: 15,146 SF

Area of the parcel that is Landscape in percentage: 17.7%

Square Footage of Parcel Wetland & Buffer: 18,836 SF

Area of the parcel that is wetland & buffer in percentage: 22%

Total disturbed area: 89,826 SF

Zoning Map

