



Notice of Administrative Decision

Date: 4/1/2022

To: KITSAP HUMANE SOCIETY
Melissa Senswick
Trish Walton with NL OLSON, twalton@nlolson.com
Eric Stevens, estevens@kitsap-humane.org

RE: Permit Number: 21-03660
Project Name: KITSAP HUMANE SOCIETY - Amendment for addition of Large Animal Barn, Training/Administration Building, and Veterinary Clinic
Type of Application: Administrative Conditional Use Permit-Amended

The Kitsap County Department of Community Development has **APPROVED** the land use application for 21-03660: **KITSAP HUMANE SOCIETY - Amendment for addition of Large Animal Barn, Training/Administration Building, and Veterinary Clinic – Administrative Conditional Use Permit-Amended**, 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: executivedirector@kitsap-humane.org
Parks
Navy
DSE
Kitsap Transit
Central Kitsap Fire District

Central Kitsap School District
Puget Sound Energy
Water Purveyor
Sewer Purveyor
Point No Point Treaty Council
Suquamish Tribe
Port Gamble S'Klallam Tribe
Squaxin Island Tribe Puyallup Tribe
WA Dept of Fish & Wildlife
WA Dept of Transportation/Aviation
WA State Dept of Ecology-SEPA
WA State Dept of Ecology-Wetland Review
WA State Dept of Transportation
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26

DCD Staff Planner: Jeff Smith
DCD File # 21-03660

21-03660, KITSAP HUMANE SOCIETY - Amendment for addition of Large
Animal Barn, Training/Administration Building, and Veterinary Clinic 4/1/2022



Administrative Staff Report

Report Date: March 28, 2022

Application Submittal Date: July 1, 2021

Application Complete Date: July 21, 2021

Project Name: Kitsap County Humane Society Major Amendment

Type of Application: Administrative Conditional Use Permit

Permit Number: 21-03660

Project Location

9167 Dickey Road NW
Silverdale, WA
Commissioner District #3

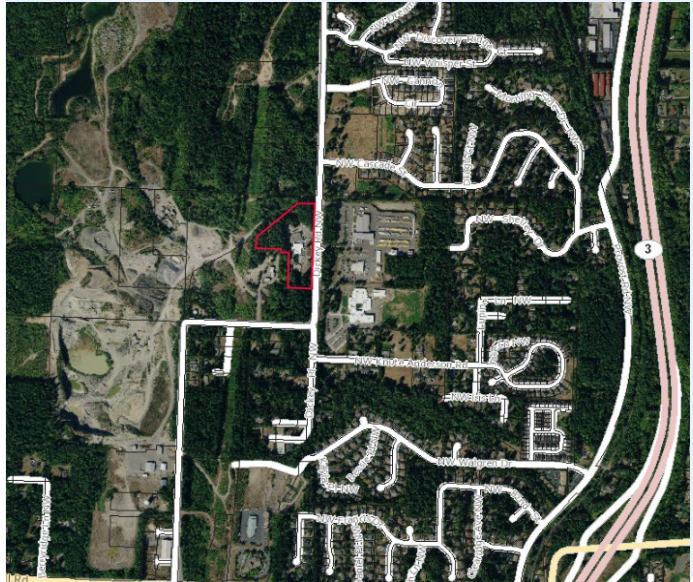
Assessor's Account

192501-1-022-2007

Applicant/Owner of Record

Kitsap Humane Society
9167 Dickey Road NW
Silverdale, WA 98383

VICINITY MAP



Decision Summary

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

1. Background

Kitsap Humane Society is proposing a major amendment to the approved Administrative Conditional Use Permit (ACUP 18-02209) for the addition of large animal barn (2,833 sf) and pasture, training/administration building (2,964 sf), and veterinary clinic (6,672 sf). Under the amendment, the site development for the three proposed buildings will be constructed in phases under three separate Site Development Activity Permits. This includes the following: Phase 1 - big animal barn and impervious areas, Phase 2 - veterinary clinic and impervious areas and Phase 3 - administration and training building. The site development for each SDAP includes stormwater, utility, parking/drive aisle expansion (105 additional parking spaces total), and landscaping (see SDAP Permits 21-03668 Large Animal Barn and 21-04124 Veterinary Lifesaving Center). A total of 38,333 square feet of building space is proposed.

2. Project Request

The applicant requests Administrative Conditional Use Permit Amendment approval for the expansion and renovation of their existing humane society facility.

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 Development is issuing this addendum to the SEPA DNS for the Kitsap County Humane Society Major Amendment and the addition and renovation reviewed under permit 18-02209. Please note that consistent with Section WAC 197-11-625 of the State Environmental Policy Act (SEPA), Kitsap County is sending this addendum to recipients of the DNS decision. The SEPA comment period for the Major Revision occurred concurrent with the Notice of Application, dated September 16, 2021. 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 (WAC197-11) and Chapter 18.04 Kitsap County Code (KCC), implements SEPA in Kitsap County procedures.

The addendum provides additional information about the Major Revision to the Administrative Conditional Use Permit. The modifications and impacts of these revisions are within the range of the alternatives and significant adverse and previously analyzed in the August 10, 2018 DNS and the addendum does not substantially change that analysis (see WAC 197-600). The addendum does the following:

1. Describes modification to the project per the revised submittal received and deemed completed on July 21, 2021, including reconfiguration the project site., revisions for stormwater control.
2. All conditions of approval of the Department’s Decision for the previous Land Use Actions shall apply including required SEPA Stormwater controls pursuant to KCC Title 12 and critical areas per KCC Title 19 Critical Areas Code.

4. Physical Characteristics

The property is irregularly shaped, and 6.75 acres in size. Existing buildings in the campus include an animal shelter, an animal adoption center, and an administrative annex building and other miscellaneous minor accessory structures. The property frontage facing Dickey Road, is approximately 867 feet in length. The property then narrows to a flatten point in the northwest corner. Kitsap County resource maps identifies the subject property as located within a High Seismic Hazard area and a Category I Aquifer Recharge Area, which includes permeable soils and a 1 to 5-year travel zone around a wellhead. Depending on the type of land use, these areas may have a high susceptibility to groundwater contamination.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Public Facility Zone: Industrial	Standard	Proposed
Minimum Density	Not Applicable	None
Maximum Density	Not Applicable	
Minimum Lot Size	7 acres for newly created lots	6.75 acres existing lot
Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	35 feet	<35 feet
Maximum Impervious Surface Coverage	NA	~44,104 sf or 64%
Maximum Lot Coverage	60% building coverage	10.6%

Applicable footnotes: 42. All business, service repair, processing, storage, or merchandise display on property abutting or across the street from a lot in any residential zone shall be conducted wholly within an enclosed building unless screened from the residential zone by a sight-obscuring fence or wall.

Staff Comment: The abutting zone across the street is Urban Low, consistent with the footnote almost all activities will be conducted within the buildings and/or screened.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (East)	20 feet (50-foot screening buffer required when abutting residential zone – can be modified by Director) *Abuts residential	Needs to be modified from what is proposed. Screening can be reduced to 25 feet as the abutting residential zone is developed with an elementary school.

Side (North)	None (50-foot screening buffer required when abutting residential zone)	75 feet to existing parking
Side (South)	None (50-foot screening buffer required when abutting residential zone)	70 feet to existing chicken coop
Rear (West)	None (50-foot screening buffer required when abutting residential zone)	70 feet to existing chicken coop

Applicable footnote: KCC 17.420.060.A Footnote #27. As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts to abutting residential uses such as noise, light, odors, dust and structure bulk. No structures, open storage, or parking shall be allowed within this area. The director shall only approve screening buffers that improve the compatibility between the proposed use and the residential zone. The director may reduce this buffer to a minimum of twenty-five-foot width only when based upon a site-specific determination that topography, berming or other screening features will effectively screen industrial activities from the residential zone. Conversely, based upon a similar site-specific determination, the director may increase the buffer width from fifty feet to ensure adequate buffering and compatibility between uses.

Staff Comments: Project is consistent with the above footnote.

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Undeveloped	Industrial (IND)
South	Kitsap County Transfer Station (solid waste recycling)	Industrial (IND)
East	Silverdale Elementary School	Urban Low (UL)
West	Kitsap County Transfer Station	Industrial (IND)

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 #401

5. Access

Access to the site is existing and is taken from Dickey Road NW, a Kitsap County-maintained right-of-way, which has a functional classification as a major collector.

6. Site Design

The proposed Kitsap Humane Society Major Amendment was reviewed for consistency with requirements pursuant KCC 17.420.030 Design Standards, which includes off-street parking and Loading, landscaping, lighting, signage, etc.

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 and as amended April 27, 2020.

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

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.

Economic Development Policy 7. Encourage full utilization and development of industrially and commercially zoned areas.

Economic Development Policy 10. Develop standards for industrial and commercial development that identify appropriate site size for different types of areas, appropriate

types of uses, and standards for design that encourage attractive and efficiently functioning areas.

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 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 1, 2021
Environmental (SEPA) Checklist	July 2, 2021
Geotechnical Report	July 2, 2021
Site Plan	July 2, 2021
Project Narrative	July 2, 2021
 <u>Staff Communication</u>	 <u>Dated</u>
Dev. Services & Engineering Memo	February 24, 2022

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 project site for the Major Revision to the Administrative Conditional Use Permit. To date, the Department has not received public comments.

10. Analysis

a. **Planning/Zoning**

This proposal was reviewed as a veterinary clinic/animal hospital and kennel or pet daycare per KCC 17.410.044 Use #298 and 262 respectively, requiring an Administrative Conditional Use Permit, in the Industrial zone. The development was specifically reviewed for consistency with requirements in Kitsap County Code Title 17 “Zoning” Chapter 17.410.044 Allowed Uses, 17.420.030 Design Standards, 17.420.054 Commercial, Industrial, Parks and Public Facilities Zones Density and Dimensions Table, and Chapter 17.540 Administrative Conditional Use Permit.

KCC 17.110.070 defines Animal Hospital as a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. KCC 17.110.375 defines Kennel as any place or entity where five or more cats or dogs are boarded for the primary purpose of compensation or where pets are housed for resale, such as pet shops, but not including a veterinary hospital where boarding is incidental to treatment. KCC 17.110.740 defines Veterinary clinic as the same as animal hospital.

Staff Response: The Humane Society is a unique blend of both animal hospital/veterinary clinic and kennels. Animals are treated for medical needs as well as housed for adoption (resale).

Animal Hospital/Veterinary Clinic and Kennels require an Administrative Conditional Use Permit (ACUP) in the Kitsap County Code 17.410.044 Commercial, industrial, parks, and public facility zones use table.

Staff Response: The applicants have applied for a Major Revision to the Administrative Conditional Use Permit for this project and therefore have satisfied this requirement. Landscape analysis is under section (e) of this report.

b. Lighting

Exterior Lighting. In all zones, artificial outdoor lighting shall be arranged so that light is directed away from adjoining properties and so that no more than one-foot candle of illumination leaves the property boundaries consistent with KCC 17.105.110 Obnoxious Things.

c. Off-Street Parking

Projects are 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, projects are required to provide minimum off-street parking for land use projects.

The development was previously approved for 40 parking spaces for the existing Pet Admissions/Support Service Center building and the Existing Animal Adoption Center, which included five ADA accessible parking spaces. For the proposed expansion, off-street parking was calculated based on individual land use categories which as follows: Low Traffic Retail 25 spaces, Professional Office 55, Medical and Dental Office Clinic 29 Warehouse Storage and Wholesale 2. The applicant is requesting and exemption for the required off street parking spaces for the proposed 2,964 square foot, 2-story Training/Admin Building. The applicant states that occupants of this building would be the same staff members already accounted for at the other buildings in the campus. Therefore,

22 parking spaces calculated for the 6,384 SF building would be redundant. Required spaces for professional offices could then be reduced to 33. The total minimum required Spaces would then be reduced to 89. The total required number of off-street parking spaces is 111. The total minimum number of existing and proposed is 105 off-street parking spaces. The applicant is proposing 24 compact spaces, 74 standards spaces and 7 accessible (1 new ADA) spaces.

Staff Comment: The request for a reduction was reviewed by staff for consistency with KCC 17.490 Off-street Parking and Loading. Staff agrees that the training facility is ancillary and only serves the existing employees already on the campus therefore, building square footage for the Training/Admin Building should omitted from the total gross floor area.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Retail stores generating relatively little automobile traffic	1 per 400 square feet gross floor area	25	25
Professional Office	1 per 300 square feet gross floor area	33	40
Medical and Dental Office or Clinic	1 per 200 square feet of gross floor area	29	65
Warehouse, Storage, and Wholesale	1 per employee 1 per company vehicle	2	2
Total	111	89	105

d. Signage

Pursuant to KCC 17.510 Sign Code, the applicant can apply for signage near the entrance to the animal clinic during or after construction. To be consistent with 17.510.100.E Monument signs, and 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 and 17.700 Appendices A. The Landscaping Plan was required to show how all disturbed areas related to the animal clinic, driveway, and off-

street parking areas are to be landscaped. Landscaping is required to be calculated based on a percent of total site area.

17.420.030 Design standards – Landscaping

The project is required to be reviewed for consistency with KCC 17.500 Landscaping and 17.530.060. The Landscaping Plan is required to show how all disturbed areas are to be landscaped around the revised project site. As listed below the project is required to comply with KCC 17.420.030 Design Standard

- A. In addition to other standards and requirements imposed by this title, all uses except single-family detached dwellings, duplexes and uses located in the RW, FRL, or MRO zones shall comply with the provisions stated herein. Should a conflict arise between the requirements of this section and other requirements of this title, the most restrictive shall apply.
- B. Landscaping, Building Height, Buffering and Screening.
 1. The development must comply with Chapter 17.500 regarding landscaping standards.
 2. The director may require increased landscaping, screening and setbacks to minimize conflicts and improve compatibility with adjacent uses.
 3. The director may reduce landscaping, screening, and setback requirements:
 - a. Where the nature of established development on adjacent parcels partially or fully provides the screening and buffering which otherwise would be required;
 - b. Where the density of the proposed development is less than that permitted by the zone; or
 - c. Where topographical or other site conditions provide natural screening and buffering.
 4. A reduction in landscaping/screening requirements may be approved by the director in conjunction with a joint landscape screening proposal submitted by adjacent landowners for their combined boundaries or for an integrated project located within two or more zones.

Staff Comment: The preliminary landscape plan complies with the requirements set forth in KCC 17.500.027.A.2 – Roadside and Setback Buffers; KCC 17.500.027.A.2 – Separation Buffers. A six-foot high solid board fence continues to be required along the south property line and has been incorporated into the landscape design.

The west property line will retain much of the existing vegetation. The eastern property is the "front" which the property is accessed. The project only requires a roadside buffer for the portion that faces Dickey Road and has a zoning setback included.

The properties to the north are zoned industrial and commercial and are heavily wooded and undeveloped. The conceptual landscaping plan includes a mix of trees, shrubs and groundcover along the north property line. At the time of development of the industrial lot to the north, additional screening will be required of that property to screen any future incompatible uses from the abutting residential neighborhood.

The project will be conditioned to provide an amended final landscape plan for the Site Development Activity Permit (SDAP) review. Please see condition 4.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	(44,104 sf) 15%	(208,761 sf) 71% Final Landscape plan will be submitted and reviewed under the Site Development Activity Permit (SDAP). See Condition 3.
Required Buffer(s) 17.500.025		
North	Separation Buffer	Separation Buffer
South	Separation Buffer	Separation Buffer
East	Roadside and Setback Buffer	Roadside and Setback Buffer
West	Separation Buffer	Separation Buffer
Street Trees	No	No

f. Frontage Improvements

Frontage improvements not required.

g. Design Districts/Requirements

The subject property is not located within a Design District.

h. Development Engineering/Stormwater

Development Services and Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. The applicant is proposing phasing of construction via separate Site Development Activity Permits (SDAP), as follows: Phase 1-SDAP consists of

site improvements for construction of the large animal barn, with associated pasture, covered chicken coops and covered compost bins, and the training/administration building; associated stormwater facilities for this phase include a biofiltration vault system (Oldcastle Infrastructure Bio Pod) for stormwater quality and underground detention vaults/barrels with controlled discharge to an existing catch basin. Phase 2-SDAP consists of site improvements for construction of the veterinary clinic building, sidewalks, and parking/drive aisle expansion; associated stormwater facilities for this phase include a biofiltration vault system (Oldcastle Infrastructure Bio Pod) for stormwater quality and underground detention vaults/barrels with controlled discharge to an existing detention pond.

i. **Environmental**

The project is required to be reviewed pursuant to the Kitsap County Critical Areas Ordinance, KCC Title 19. Critical Areas regulated under the KCC Title 19 (CAO) include geologically hazardous areas, frequently flooded areas, critical aquifer recharge area, wetlands, and fish and wildlife habitat conservation areas and wetlands. As stated above the property contains a high seismic hazard area and a Category I Critical Aquifer Recharge Area (Type 1 CARA). The proposed use is not identified in Table 19.600.620 Activities with a potential threat to groundwater quality property and does not require a hydrogeological report. For the previous ACUP application (18-02209), the applicant submitted a geotechnical report dated May 3, 2018, which indicated no erosion or landslide areas of concerns, however, construction requirements relative to the International Building Code (IBC) are noted.

j. **Access, Traffic and Roads**

Kitsap County Public Works and Department of Community Development reviewed the project for traffic and road elements. *Conditions 24-29 are the result of the review.*

k. **Fire Safety**

Kitsap County Fire Marshal reviewed the project and placed one condition. Fire review may also occur with the SDAP and/or building permit. *See Conditions 30-35.*

l. **Solid Waste**

Solid Waste was reviewed by Department of Community Development staff and *See Conditions 36-38.*

m. **Water/Sewer**

Water and Sewer were reviewed and approved with one condition. *See Conditions 39-43.*

n. **Kitsap Public Health District**

The project is required to comply with all applicable Kitsap County Public Health District regulations.

11. Review Authority

The Director has review authority for this Administrative Conditional Use Permit application under KCC 17.540.020 and 21.04.100. The Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit and any amendments/revisions thereto.

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 Decision Criteria and KCC 17.540.050.A Revision Criteria, the Department of Community Development recommends that the Administrative Conditional Use Permit for Kitsap Humane Society Major Amendment **approved**, subject to the following conditions:

a. **Planning/Zoning**

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. Landscaping shall be installed and maintained in conformance with the requirements of 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.
3. A Final Landscape Plan shall be submitted and approved through the Site Development Activity Permit (SDAP).

4. Any and all signage design and location (including exempt signs) shall comply with KCC 17.510 and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
5. 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.
6. 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 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.
7. The decision set forth herein is based upon representations made and exhibits contained in the project application. 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.
8. 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.
9. 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.
10. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

b. Development EngineeringGENERAL

12. 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. **This condition remains and is unchanged.**

STORMWATER

13. The information provided demonstrates this proposal is a Large Project as defined in KCC Title 12, and as such will require a Full Drainage Review Site Development Activity Permit (SDAP) for each phase from Development Services and Engineering. **This condition remains and is revised to acknowledge a separate SDAP is required for each Phase.**
14. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with KCC Title 12 effective at the time the Administrative Conditional Use Permit application was deemed complete, July 21, 2021. 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. **This condition remains and is revised to cite the appropriate date of complete application.**
15. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Services and Engineering for review and approval. The phasing plan shall, as a minimum, address the following items:
- Timetables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase.
- The extent of drainage improvements to be installed during the various phases. **This condition remains and is unchanged.**
16. 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. **This condition remains and is unchanged.**
17. The Washington State Department of Ecology (Ecology) may require registration of the infiltration trench as an Underground Injection Control (UIC) well in accordance with the Underground Injection Control Program (Chapter 173-218 WAC). The applicant shall contact Ecology to determine if the facility is regulated under the UIC program.

This condition is deleted, because infiltration is no longer proposed.

18. The design of the infiltration facilities will be accordance with Volume II, Chapter 5 of the Kitsap County Stormwater Design Manual. **This condition is deleted, because infiltration is no longer proposed.**
 19. The infiltration facilities shall remain offline until the drainage areas are stabilized, and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities. In addition, retention ponds shall not be utilized as temporary erosion and sedimentation control ponds. **This condition is deleted, because infiltration is no longer proposed.**
 20. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering. **This condition is deleted, because infiltration is no longer proposed.**
 21. 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. **This condition remains and is unchanged.**
 22. If the project proposal is modified from that shown on the submitted site plan accepted for review July 13, 2021, Development Services and Engineering will require additional review and potentially new conditions. **This condition remains and is revised to cite the appropriate site plan date.**
- c. **Environmental**
23. The disturbed area is limited to the danger tree clearing limits, as depicted on the site plan as disturbed areas. If tree harvest will exceed 5,000 board feet, a Kitsap County Danger Tree Harvest Site Evaluation Permit will be required prior to SDAP final.
- d. **Traffic and Roads**
24. 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. **This condition remains and is unchanged.**
 25. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction. **This condition**

remains and is unchanged.

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 and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design. **This condition remains and is unchanged.**
27. 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 KCC 11.22. Existing approaches may need to be improved to meet current standards. **This condition remains and is unchanged.**
28. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings. **This condition remains and is unchanged.**
29. 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 (or building permit if no SDAP is required). The need for and scope of bonding will be determined at that time. **This condition remains and is unchanged.**

e. Fire Safety

30. A 20-foot unobstructed access road is required for dwellings here and after constructed on lots created by this land division. IFC 503 Amended by Kitsap County Code
31. 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. IFC 503 Amended by Kitsap County. 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 (residential) 35 feet (commercial).
 - 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
 - e. Automatic fire sprinklers will be required for this project.
33. Where hydrants supply commercial or multi-family fire flows, a hydrant shall be placed between fifty (50) feet and one hundred fifty (150) feet from the protected building.
34. For buildings with automatic sprinkler systems, one on-site hydrant should be located within approximately 50 feet of the fire department connection(s)
35. A rapid access secured key box (Knox box) will be required for buildings with a fire alarm, fire sprinkler or other fire protection system because immediate access is necessary for lifesaving and firefighting purposes. The owner or occupant will be required to provide keys to gain access to all portions of the building, including sprinkler system control valves and fire alarm panels. The key box should be located adjacent to the main entrance or as approved by the Fire Code Official. An application for a key box must be obtained from the local Fire District. Multiple key boxes may be required for large structures or facilities, depending on operational considerations. The Fire District shall identify the required model for the applicable structure.
- a) Veterinary Clinic -Fire alarm required.
 - b) Fire flow requirement = 2000GPM/2hrs (type VB non-sprinklered).
 - c) Training/Admin Building -Fire alarm required.
 - d) Fire flow requirement w/ connected 9745sqft Adoption Wing (type VB sprinklered) = 1750/2hrs.
 - e) Please include a narrative of type and quantity of stored combustible material with building permit (i.e. bedding, hay).
- f. Solid Waste**
36. 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. **This condition remains and is unchanged.**
37. 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. **This condition remains and is unchanged.**
38. 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. **This condition remains and is unchanged.**

g. Water/Sewer

39. Silverdale Water Condition - A Construction Agreement must be entered into between the Developer and Silverdale Water District to build an extension of the water system, all the conditions of the agreement must be satisfied, and all charges must be paid.
40. Current charges shall be paid at the time water service is requested.
41. Compliance with the "Comprehensive Plan" for Kitsap County.
42. Kitsap County sanitary sewer currently serves the project parcel. The project will have additional impacts on the sewer system and will be assessed additional newcomer fees.
43. Sewer Availability Agreement account(s) must be kept current and in good standing through permit approval date.

h. Kitsap Public Health District

NA

i. Other Construction conditions

44. 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. **This condition remains and is unchanged.**
45. Rock and retaining walls shall meet all applicable setback requirements of Volume II, Chapter 9 of the Kitsap County Stormwater Design Manual. **This condition remains and is unchanged.**

j. New Condition

46. This project includes the construction of a detention vault, which requires a building permit issued by the Department of Community Development. A Structural Engineer, registered in the State of Washington, shall prepare the construction drawings. In addition, a geotechnical engineering analysis of the vault design is required. That analysis will be prepared by a Civil Engineer licensed in the State of Washington, knowledgeable in the practice of soils engineering and mechanics. The analysis will address the effects of groundwater infiltration, seepage, potential slip planes, and changes in soil bearing strength. The proposed facilities will be designed following the recommendations of the geotechnical analysis.

Report prepared by:



Jeff Smith, Staff Planner / Project Lead

3-28-22

Date

Report approved by:



Scott Diener, DSE Manager, DCD

3-28-22

Date

Attachments:

Attachment A – Site Plan

Attachment B – Landscape Plan

Attachment C – Zoning Map

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Kitsap County Public Works Dept., MS-26
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Landscaping Plan

