



Notice of Administrative Decision

Date: 11/4/2022

To: FAIRVIEW JR HIGH, georgek@cksd.wednet.edu
Andrew Love, alove@ahbl.com
Interested Parties and Parties of Record

RE: **Permit Number:** 22-01917
Project Name: FAIRVIEW MIDDLE SCHOOL - Conditional Use Permit Revision for new 3 story school building and demo of existing building
Type of Application: ADMIN CUP

The Kitsap County Department of Community Development has **APPROVED** the land use application for **Permit #22-01917: FAIRVIEW MIDDLE SCHOOL - Conditional Use Permit Revision for new 3 story school building and demo of existing building – ADMIN CUP**, 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 by contacting 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.

CC:

Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
Parks
Navy
DSE
Kitsap Transit
Central Kitsap Fire District

Permit #22-01917, FAIRVIEW MIDDLE SCHOOL - Conditional Use Permit Revision for
new 3 story school building and demo of existing building
Date: 11/4/2022

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 State Dept of Ecology-SEPA
DCD Staff Planner: Darren Gurnee
DCD Staff Planner: Jeff Smith
DCD Program Manager: Scott Diener
DCD File # 22-01917



Administrative Staff Report

Report Date: November 1, 2022

Application Submittal Date: April 21, 2022

Application Complete Date: May 12, 2022

Project Name: FAIRVIEW MIDDLE SCHOOL - Conditional Use Permit Revision for new 3-story school building and demo of existing building

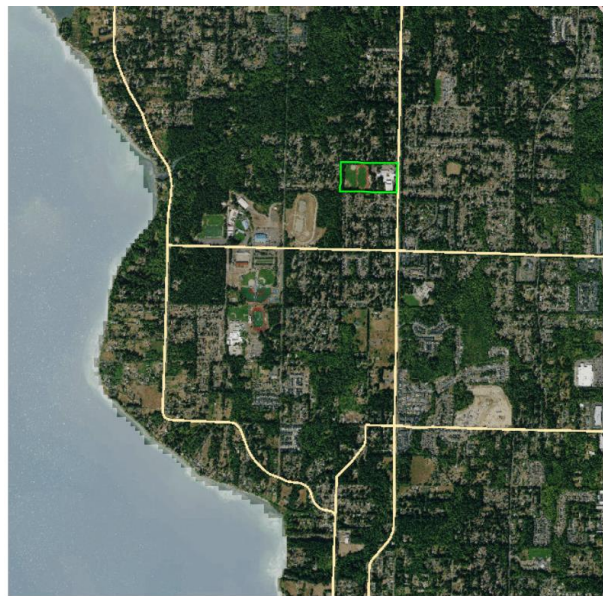
Type of Application: Administrative Conditional Use Permit (ACUP)

Permit Number: 22-02644

Project Location

8107 Central Valley Rd NE
Bremerton, WA 98311
Commissioner District 3

VICINITY MAP



Assessor's Account

222501-4-009-2003

Applicant/Owner of Record

Fairview Jr High
9102 Dickey Rd NW
Silverdale, WA 98383-8860

Decision Summary

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

1. Background

The original project's approval elements are unknown and the original land use approval has not been located, nor has the applicant been able to provide historical documents to assist in an understanding of prior permitting. The existing Fairview Middle School is located at 8107 Central Valley Rd NW in unincorporated Kitsap County, northeast of the Kitsap County Fairgrounds. The existing campus includes a "main building" built in 1971 and includes three separate buildings: the main classroom building, northern half of gym, and western part of the music building, containing the band area. The original phase was 67,517 square feet (sf). Additions occurred in 1975 which affected all buildings of the original phase. These additions included:

- a stage and multipurpose area added to the east of the main classroom building.

- additional classrooms to the west of the main classroom building, including a lower level, southern half of the gym, and eastern half of the music building, containing the choir area.

The four 1975 additions total 37,526 sf. One thousand sf of office space was added to the northeast corner of the main classroom building in 1991. In addition, there are two portable classroom buildings, each totaling 1,792 sf. The total building area is 106,043 sf, which does not include the portable classrooms. A small community clinic operates out of the existing building on an intermittent basis using shared office space.

The Kitsap County Assessor site indicates a:

- 26,400 sf of track built in 1970, which has a football field interior and a small stand of bleachers to the east.
- 50,000 sf of paving constructed in 1970.
- one softball and one baseball diamond.
- 72 striped parking spaces and several gravel areas for informal parking.

Some of the Kitsap County Assessor area calculations require correction based on as built designs.

The site is 19.55 acres on tax parcel 222501-4-009-2003 with an Urban Low Residential zoning designation. Four existing driveways provide direct access to the site from Central Valley Rd NW. Kitsap County Geographic Information System (GIS) mapping and the critical areas reconnaissance do not indicate the presence of critical areas on or near the property.

The current enrollment is approximately 626 students, however historical enrollment (preCovid) has been closer to existing capacity of 700 students.

2. Project Request

The project requests approval to reconstruct, add, and modernize the Fairview Middle School campus. The Central Kitsap School District proposes to construct a new three-story Fairview Middle School (73,850 sf) west of the existing gym, band, and choir spaces (36,150 sf, including a new corridor), which are to remain as well as the sports fields, for a total building area of 110,000 sf. Construction of the new building will occur in an area of existing pavement and vegetation. The proposal also includes demolition of existing buildings (69,893 sf), replaced by new parking. The District does not anticipate an increase in enrollment. The new building capacity would continue to allow up to 700 students. The proposal reduces the number of driveways from four to three that provide access to the parcel on Central Valley Rd. The proposal adds field lighting to existing sports fields which will extend the use time during winter months. The District will continue to share slightly expanded office space on an intermittent basis for the clinic use. The site improvements will be phased so that students can remain onsite during construction.

The project will result in approximately 297,010 sf of common open space (~34.88%) with

approximately 18,715 sf of landscaped area (~2.20%). The project will increase the impervious surface coverage from 226,505 sf (~26.60%) to 263,974 sf (~30.10%).

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.

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 May 13, 2022. A Determination of Nonsignificance (DNS) was issued on June 14, 2022. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions in Section 13 at the end of this report:

The SEPA appeal period expired June 28, 2022. No appeals were filed; therefore, the SEPA determination is final.

CONDITIONS:

1. The Fairview Middle School campus addition and replacement project has been reviewed and will be conditioned to follow stormwater control pursuant to KCC Title 12.
2. Multimodal transportation methods will be implemented on the campus and will include safe walk to school routes.
3. Off-site traffic mitigation is not required for this project. Kitsap County Public Works Department is constructing Central Valley Road Non-Motorized Improvements from NW Fairgrounds Road to NE Foster Road as priority #5 in the Transportation Improvement Plan. Expected completion is winter of 2022. Any additional improvements shall be designed in accordance with Kitsap County road standards under Title 11.
4. As a replacement project which does not increase enrollment capacity to the school campus, any additional impacts deriving from the project will be mitigated through Kitsap County Code.

4. Physical Characteristics

Half of the parcel is relatively flat on the western portion of the site with a substantial change of elevation from the center of the property up to the east. The project site plan

addresses many of the elevation changes through hardscape, retaining walls, or structures built into the hillside that act as retaining wall elements. Mature trees around the periphery of the parcel provides a visual separation from the adjacent single family residential uses.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Public Facility Zone: Urban Low Residential	Standard	Proposed
Minimum Density	5 du/acre	N/A
Maximum Density	9 du/acre	
Minimum Lot Size	2,400 sf	N/A
Maximum Lot Size	9,000 sf	N/A
Minimum Lot Width	40 feet	N/A
Minimum Lot Depth	60 feet	N/A
Maximum Height	35 feet (40)	35 feet
Maximum Impervious Surface Coverage	N/A	~ 6.06 acres of 19.55 acres = 31%
Maximum Lot Coverage	N/A	N/A

Applicable footnotes:

17.420.060 A.40. Height limitations set forth elsewhere in this title shall not apply to the following: barns, silos, or other farm buildings and structures, provided they are not less than fifty feet from every lot line; chimneys, spires on places of worship, belfries, cupolas, domes, smokestacks, flagpoles, grain elevators, cooling towers, solar energy systems, monuments, fire house towers, masts, aerials, elevator shafts, and other similar projections; and outdoor theater screens, provided said screens contain no advertising matter other than the name of the theater. The proponent seeking exception to the height limitation shall certify that the object being considered under this provision will not shade an existing solar energy system which, by the determination of the director, contributes substantially to the space- or water-heating requirements of a building.

Staff Comment:

Kitsap County Code (KCC) Section 17.420.020 C. discusses the method of measurement to determine the height of a proposed building.

Height. Except as provided for in Section 17.420.060(A)(14), height shall be measured from a reference datum to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

- 1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot*

horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above lowest grade.

2. An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in subsection (C)(1) of this section is more than ten feet above lowest grade.

3. The height of a stepped or terraced building is the maximum height of any segment of the building.

Using KCC Section 17.420.020 C.2. yields the greatest height of the building and is shown in the south building elevation (see exhibit). This elevation also shows the maximum height of 35 feet to the top of the roof parapet. KCC Section 17.420.060 A.40. exempts the metal mechanical screen from the height requirements as it is similar an elevator shaft projection. A condition of approval requires the applicant to certify the metal mechanical screen that exceeds the 35-foot height threshold does not shade an existing solar energy system which, by the determination of the director, contributes substantially to the space- or water-heating requirements of a building.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (East)	20 feet for garage or carport; 10 feet for habitable area	20 feet Condition of approval in Section 13 of this report requires 20 feet.
Side (North)	5 feet If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances	5 feet Condition of approval in Section 13 of this report requires 20 feet.
Side (South)	5 feet If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances	5 feet Condition of approval in Section 13 of this report requires 20 feet.
Rear (West)	10 feet If on an alley, 20 feet for a garage or carport opening directly onto the alley	10 feet Condition of approval in Section 13 of this report requires 20 feet.

Applicable footnotes:

17.420.060 A.42. The following exceptions apply to historic lots:

- a. Building setback lines that do not meet the requirements of this title but were legally established prior to the adoption of this title shall be considered the building line for alterations, remodels, and accessory structures on the lot or parcel; providing, that

no structure or portion of such addition may further project beyond the established building line.

b. Any single-family residential lot of record as defined in Chapter 17.110 that has a smaller width or lot depth than that required by this title, or is less than one acre, may use that residential zoning classification that most closely corresponds to the dimension or dimensions of the lot of record, for the purpose of establishing setbacks from the property lines.

Staff Comment: A school, which is treated as commercial use, requires an Administrative Conditional Use Permit (ACUP) in the Urban Low Residential zoning designation (See KCC 17.540.4.B). An ACUP allows the director to increase setback, buffer and landscaping standards or impose other conditions to address potential impacts and increase compatibility. The conditions of approval in Section 13 of this report require a 20 foot building setback, an increase from the 5 foot requirement for standard uses in the Urban Low Zoning designation.

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residence	Urban Low Residential (UL)
South	Single-family residence	UL
East	Single-family residence	UL
West	Single-family residence	UL

Table 4 - Public Utilities and Services

	Provider
Water	City of Bremerton
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District No. 401

5. Access

Four existing driveways provide direct access to the site from Central Valley Rd NW, a county maintained right of way. The proposal reduces the number of access points to three which is sufficient according to the traffic study associated with this permit.

6. Site Design

The site design includes phased construction complete with temporary parking fields and internal circulation for construction purposes. The periphery vegetation serves as a separation buffer which may be augmented to comply with KCC Chapter 17.500 'Landscaping'. The proposal expands building footprints to modernize the campus and provide additional space for school-related activities while maintaining the attending

student capacity. The proposal also includes improved vehicular and pedestrian circulation with additional parking located on the western and northwestern portion of the site.

The site design accounts for frontage improvements to Central Valley road as completed by Kitsap County public works for the safe routes to school initiative.

Finally, the proposal also includes the addition of field lighting for the track located on the lower terrace. Approval of the permit will require compliance with all codes to minimize artificial lighting impacts to adjacent properties.

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, amended in 2018, and amended in 2020.

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

Land Use Goal 3. Support more dense residential areas with access to transportation, urban amenities, goods and services, physical activity and healthy foods.

Land Use Policy 16. Promote housing preservation and development in areas that are already well- served by schools, public transportation and commercial facilities, and have adequate infrastructure to support alternative modes of transportation.

Land Use Goal 5. Encourage urban-rural distinction with cities. Facilitate and encourage incorporation or annexation with associated cities of urban areas over the 20-year planning period and ensure compatibility of development with future planned uses within the unincorporated Urban Growth Area consistent with the Urban Growth Area Management Agreement process called for in the Countywide Planning Policies.

Economic Development Goal 2. Support and develop new methods of insuring sustainable business development that create living wage jobs and economic opportunities consistent with local and regional plans.

Economic Development Policy 14. Recognize the importance of excellent schools as a method to attract and retain businesses and educate a skilled workforce.

Housing and Human Services Goal 6. Integrate affordable housing and human services planning with transportation, workforce development, and economic development efforts.

Housing, Human Svcs Policy 23. Promote housing preservation and development in areas that are already well-served by schools, public transportation, commercial facilities, and have adequate infrastructure to support alternative modes of transportation.

Transportation Goal 1. Provide a safe and reliable multi-modal transportation system for people of all ages and abilities.

Transportation Policy 1. Coordinate a “safe routes to schools” program with local school districts and prioritize non-motorized improvements and connectivity around schools.

Transportation Policy 2. Approve site design that is supportive of transit services and its patrons.

CapF and Utilities Goal 3. Coordinate capital improvements with land development. Manage the land development process to ensure that all development receives public facility levels of service equal to, or greater than the adopted standards by implementing the schedule of capital improvements in the Capital Facilities Plan.

CapF and Utilities Policy 9. Ensure that development regulations allow timely development of utility facility additions and improvements.

CapF and Utilities Goal 5. Provide adequate public facilities to Urban Growth Areas.

CapF and Utilities Policy 17. Prioritize the Urban Growth Areas in Kitsap County expenditures for public services and facilities as an incentive to encourage development, to make urban areas desirable places to live and to use existing infrastructure more efficiently and cost effectively.

CapF and Utilities Goal 8. Ensure utilities are provided in an efficient, coordinated and timely manner between Utility providers to meet the needs of the County’s future population.

CapF and Utilities Policy 24. Encourage the designation and development of utility corridors and facilities in a manner consistent with the needs and resources of Kitsap County.

CapF and Utilities Goal 9. Maintain and enhance utility service quality.

CapF and Utilities Policy 28. Repair or replace obsolete or worn out facilities, eliminate existing deficiencies, and meet the needs of future development and redevelopment as indicated by previously issued and new development permits.

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
Title 19	Critical Areas Ordinance
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>
Project Application	April 21, 2022
Pre-Application Meeting Summary	April 21, 2022
Project Narrative	April 21, 2022
Sewer Availability Letter	April 21, 2022
Water Availability Letter	April 21, 2022
Concurrency Test	April 21, 2022
CUP Site Plan	April 21, 2022
Building Elevations	April 21, 2022
Floor Plans	April 21, 2022
SEPA Checklist	April 21, 2022
Unified Pedestrian Plan	April 21, 2022
Parking Analysis Worksheet	April 21, 2022
Traffic Study	April 21, 2022
Field Lighting Details	April 21, 2022
Critical Areas Reconnaissance	April 21, 2022
Geotechnical Study	April 21, 2022
Construction Phasing Plan	April 21, 2022
Architectural Site Plan V2	May 10, 2022
Landscape Plan CUP Resubmittal	May 10, 2022
Engineered Drainage Report	September 12, 2022
Civil Plans	September 12, 2022
Comment Response Letter	September 12, 2022

Civil Plans Response Letter	September 12, 2022
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Staff Communication
Dev. Services & Engineering Memo

Dated
September 22, 2022

9. Public Outreach and Comments

A Notice of Application was distributed pursuant to KCC Title 21 land use and development procedures, which provided recipients with project information and an opportunity for public comment. The Department received one comment from the Department of Archaeology and Historic Preservation (DAHP).

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
1	Confirmation that the project site is not on the list of registered historic properties.	1

Issue Ref. No.	Issue	Staff Response
1	Registry of historic properties	Thank you for the comment.

10. Analysis

a. Planning/Zoning

The proposed use aligns with categorical use 410 ‘School, elementary and middle school/junior high’ which requires an Administrative Conditional Use Permit in the Urban Low Residential zoning designation processed according to Title 21 ‘Land Use Development Procedures’. Washington State and Kitsap County regard public schools as a public facility Comprehensive Plan land use designation.

Kitsap County Code (KCC) Section 17.110.640 Public facilities.

“Public facilities” means streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, stormwater infrastructure, sanitary sewer systems, pump houses, waste handling facilities designated as public facilities in the comprehensive solid waste management plan, public works storage facilities and road sheds, and utilities such as power, fiber-optic, gas, phone and cable television. This does not include wireless communication facilities as defined in this title.

The Kitsap County Comprehensive Plan goals, policies, as implemented by Kitsap County Code require preservation, maintenance, or expansion to meet the expected level of service.

The project doesn't expand the capacity of the school; therefore, the impacts to Kitsap County water, sewer, and road infrastructure is minimal. However, lighting added to the athletic fields increases the potential duration of use for recreation or school activities. Thus the project is conditioned to reduce the operational impacts to adjacent properties (lighting and noise) through lighting design to reduce glare, vegetative buffers (see landscaping), and limited hours of operation.

The project incorporates a revised internal circulation pattern which reduces the number of vehicular access points onto Central Valley Road, supports school bus access, and provides one parking space per employee and two parking spaces per classroom (see parking analysis).

Per KCC Section 17.415.460 "School, elementary, middle school, or junior high. Site plans for public elementary, middle school, or junior high 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."

b. Lighting

Per KCC Section 17.105.110 "In all zones, except as provided for elsewhere in this title, no use shall produce noise, smoke, dirt, dust, odor, vibration, heat, glare, toxic gas or radiation which is materially deleterious to surrounding people, properties or uses. Lighting is to be directed away from adjoining properties. Not more than one foot candle of illumination may leave the property boundaries."

The Applicant submitted a photometric map dated 4/21//22 to demonstrate consistency with KCC regarding lighting.

c. Off-Street Parking

The proposal will provide 152 parking spaces which meets the requirements of KCC 17.490.030 as shown in Table 5 – Parking Table. A school requires parking around the buildings (similar to garage or commercial parking) and needs a 20-foot setback.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces

Elementary/ Middle or Junior High School	1 per employee, 2 per classroom	34 Total Teaching Spaces 84 Total Staff 34 * 2 + 84 = 152	80 Proposed 72 Existing
Total		152 spaces	152 spaces

d. Signage

The proposal does not include any new or replacement signage. The conditions of approval in Section 13 requires any future sign proposal to comply with KCC Chapter 17.510 ‘Sign Code’.

e. Landscaping

Kitsap County Code (KCC) requires screening of the public facility land use from the adjacent residential uses on all property lines through a solid screening buffer (see KCC Section 17.500.027 B). This includes a solid screen buffer, instead of a roadside setback and separation buffer, on the westernmost property line to prevent headlight glare from the parking lots. A school, which is treated as commercial use, requires an Administrative Conditional Use Permit (ACUP) in the Urban Low Residential zoning designation (See KCC 17.540.4.B). An ACUP allows the director to increase setback, buffer and landscaping standards or impose other conditions to address potential impacts and increase compatibility.

17.500.027 B. Solid Screening Buffer. This type of landscaping is intended to provide a solid sight barrier between totally separate and incompatible land uses such as residential and commercial or industrial uses. It is also intended to provide a sight barrier around outdoor storage yards, service yards, trash receptacles, mechanical and electrical equipment, etc.

1. Required along the perimeters of multi-family residential, commercial, industrial, and public facility development, which abut different uses and/or zones. The buffer shall provide one hundred percent sight-obscuring screening between different uses or zones and shall consist of:

a. Three offset rows of evergreen trees planted ten feet on center and ground cover; or

b. A six-foot screening fence and two offset rows of evergreen trees planted ten feet on center, and ground cover.

Parking areas will require landscaping and screening per KCC Section 17.500.050.

17.500.050 A. “All surface parking lots, excluding underground or above ground parking garages, with more than fourteen stalls shall conform to Table 17.500.050.A. Landscaping shall be provided in the required front, side and rear setback area for surface parking lots and parking garages. One street tree shall be provided at the ends of each row of parking spaces. There shall also be a

street tree provided for each fifteen spaces. Shrubs and ground cover shall be required in all landscape areas. Up to fifty percent of shrubs may be deciduous.”

Buildings will require façade planting consistent with KCC Section 17.500.060.

17.500.060 Building facade plantings.

Building facade plantings are intended to provide visual relief for buildings and shall be required adjacent to all building walls except those adjacent to service areas or unless specifically exempted by the director. Building facade plantings shall be provided over two thirds (or greater) of the horizontal distance of the wall and consist of:

- A. A minimum four-foot-wide planting area containing shrubs and ground cover; and*
- B. Trees within the planting area, or within tree gates set into a walkway, when determined necessary.*

Slopes will require slope planting per KCC Section 17.500.070.

17.500.070 Slope plantings.

Slope plantings are intended to revegetate slopes (which do not require planting as any other required buffer) and shall consist of a mixture of plantings and seedling trees planted at an average spacing of ten feet on center. This shall not reduce the need for hydro-seeding required for erosion control or other purposes.

Finally, the project submittal states only 2% of the project site is landscaped; however, the project is conditioned to comply with KCC Section 17.500.025 “In all cases where landscaping is required, a minimum of fifteen percent of the total site area shall be landscaped to the standards set forth in this chapter.” and with KCC Section 17.500.030 Installation and maintenance.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site		
Required Buffer(s) 17.500.025		
North	Solid Screening Buffer	Conditioned to comply with code.
South	Solid Screening Buffer	Conditioned to comply with code.
East	Solid Screening Buffer	Conditioned to comply with code.
West	Solid Screening Buffer	Conditioned to comply with code.

Street Trees	Yes	Yes.
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f. Frontage Improvements

The project incorporates the Transportation Improvement Project, which is currently under construction, on Clear Creek Road. This includes pedestrian circulation elements supportive of the 'safe routes to schools' initiative.

g. Design Districts/Requirements

None.

h. Development Engineering/Stormwater

The project introduces over one acre of impervious surface and will export approximately 10,000 cubic yards of soil. Conditions of approval in Section 13 of this report require compliance with KCC for temporary and permanent stormwater Best Management Practices. These requirements include the use of silt fences and covering loose materials during construction, and construction of permanent stormwater facilities to treat water before exiting the project site.

i. Environmental

Kitsap County Geographic Information Systems (GIS) indicates that critical areas such as streams, wetlands, geologic, wildlife, or shorelines do not exist on or near the parcel. Similarly, structures or sites of historical or cultural significance do not exist on the project site, as supported by the comment received by the Department of Archaeology and Historic Preservation (DAHP). However, if a project is required to notify the Department evidence of critical areas, archeological, or historic sites are encountered during construction.

j. Access, Traffic and Roads

The project site reduces the number of access point to Central Valley Road from four to three. Conditions of approval in Section 13 of this report require the project to comply with conclusions and mitigation measures identified within the traffic study (see Page 21 of the traffic study).

“Existing traffic counts were performed at FMS both in September of 2021 and February of 2022 while school was operating under normal hours (i.e., non-holiday or early release). As the school is not expected to grow in terms of campus population, no change in travel demands is expected. However, this report evaluated the school under a forecast six-year horizon of 2028 assuming the school operating at maximum 700-student capacity-or approximately 74 students higher than the current 626 enrollment but comparable to historic enrollment. Using trip rates established based on existing observations, an additional 58 AM and 22 PM peak hour trips were included in the driveway operational assessment to derive at the total trip generation for the school under historic enrollment and proposed capacity. The AM and PM peak hour trips for the

school are 546 and 188 respectively which does not represent an increase in trip generation from historic levels.

Forecast conditions were shown to operate with up to LOS D conditions in the AM and LOS C in the PM peak hours indicating stable operations meeting County standards. Queuing observations on-site indicated a maximum vehicular queue of around 30 vehicles in the PM peak hour where parents arrived waiting for dismissal and subsequent student loading. Queues then dissipated in around ten minutes after dismissal indicating a short period of demand. In the AM, no notable queuing demands were observed as drivers could enter the site with minimal wait times for students to disembark and thus not creating significant on-site queues. The new proposed layout would formalize the student loading loop and offer ~820 feet of stacking capacity. This is approximately 30 percent greater than the current student loop and is expected to accommodate all queuing on-site. Additional space within the drive isles/parking spaces would also be available.

Based on the analysis above, no mitigation is identified at this time. Any project work along Central Valley Road NE is recommended to be coordinated with the County given the planned improvements along the corridor.”

k. Fire Safety

The Fire Marshal requirements will be addressed under the SDAP and building permits.

l. Solid Waste

The conditions of approval in Section 13 of this staff report require documentation from the solid waste/recycling service provider, Waste Management Northwest, that the requirements for this project have been met.

m. Water/Sewer

Kitsap County sanitary sewer serves the project site. The Kitsap County Capital Facilities Plan accounts for existing and future levels of service of Kitsap County sewer facilities. The Comprehensive Plan identifies growth in Urban Growth Areas and indicates that future capacity supports redevelopment of the project site, even with an expanded capacity. The Conditions of approval in Section 13 of this staff report requires the submittal of a complete set of sewer plans, profiles, and specifications designed in accordance with Kitsap County Public Works - Sewer Utility Division Standards and Regulations.

n. Kitsap Public Health District

Approved the proposal without comment.

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 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 proposed project be **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. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
3. All sides of the project site shall use a 20 foot zoning setback and require a solid screening buffer.
4. 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.
5. 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.
6. 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 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.

7. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code. 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.
8. 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.
9. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
10. Site plans for public elementary, middle school, or junior high 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. This permit includes land use approval for up to 4 portable classroom units; other permits will be necessary to place buildings.

b. Development Engineering

GENERAL

11. 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

12. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12, and as such will require a Full Drainage Site Development Activity Permit (SDAP) from Development Services and Engineering.
13. 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 this permit application was deemed fully complete. 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 Code in effect at the time of SDAP application, or Building Permit if an SDAP is not required.

14. 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 this permit application was deemed complete.
15. 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. Processing time for NPDES permit is a minimum of 37 days.
16. The design of the infiltration facilities shall be accordance with Vol. II, Chapter 5 of the Kitsap County Stormwater Design Manual.
17. The infiltration facilities shall remain off-line 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.
18. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection(s) 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(s), properly stamped and sealed to Development Services and Engineering.
19. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before requesting final inspection for the SDAP (or for the Building Permit if an SDAP is not required) 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.
20. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Services and Engineering will require additional review and potentially new conditions.

PUBLIC WORKS SEWER

21. 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.

c. Environmental

None.

d. Traffic and Roads

22. At building permit application, submit Kitsap County Public Works Form 1601 for issuance of a concurrency certificate, as required by Kitsap County Code 20.04.030, Transportation Concurrency.
23. Public roads shall not exceed 12% grade or less depending on the road classification per Kitsap County Road Standards.
24. 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.
25. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
26. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on existing fronting roads where access is proposed. The cross-sections shall show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections shall also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
27. The Site Development Activity Permit (or Building Permit, if an SDAP is not required) shall include plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county or state rights-of-way. Approaches to county rights of way shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Approaches to state rights of way shall be designed in accordance with current WSDOT standards. Existing approaches may need to be improved to meet current standards.
28. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
29. The developer's engineer shall certify that there is adequate entering sight distance at all project intersections with County rights of way or State rights of way. 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 for County rights of way and shall meet WSDOT standards for state rights of way. The certification shall also note necessary measures to correct and maintain the

minimum sight triangle. The required information shall be submitted with the SDAP, or with the commercial building permit application if a SDAP is not required.

30. 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, Manual on Uniform Traffic Control Devices (MUTCD), National Electrical Manufacturer’s Association (NEMA), National Electrical Code (NEC), Washington State Department of Transportation (WSDOT) Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA).

31. 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 process, if a SDAP is not required. The need for and scope of bonding will be determined at that time.

e. Fire Safety

None.

f. Solid Waste

32. Prior to SDAP approval, applicant shall provide documentation from the solid waste/recycling service provider that their requirements for this project have been met. Waste Management Northwest can be reached at pnwcm services@wm.com or 1-800-592-9995; their website is <http://wmnorthwest.com/kitsap/index.html>

g. Kitsap Public Health District

None.

Report prepared by:



Darren Gurnee, Project Lead

11/1/2022

Date

Report approved by:



Scott Diener, Department Manager

11/1/2022

Date

Attachments:

Attachment A – Site Plan

Attachment B – Critical Areas Map

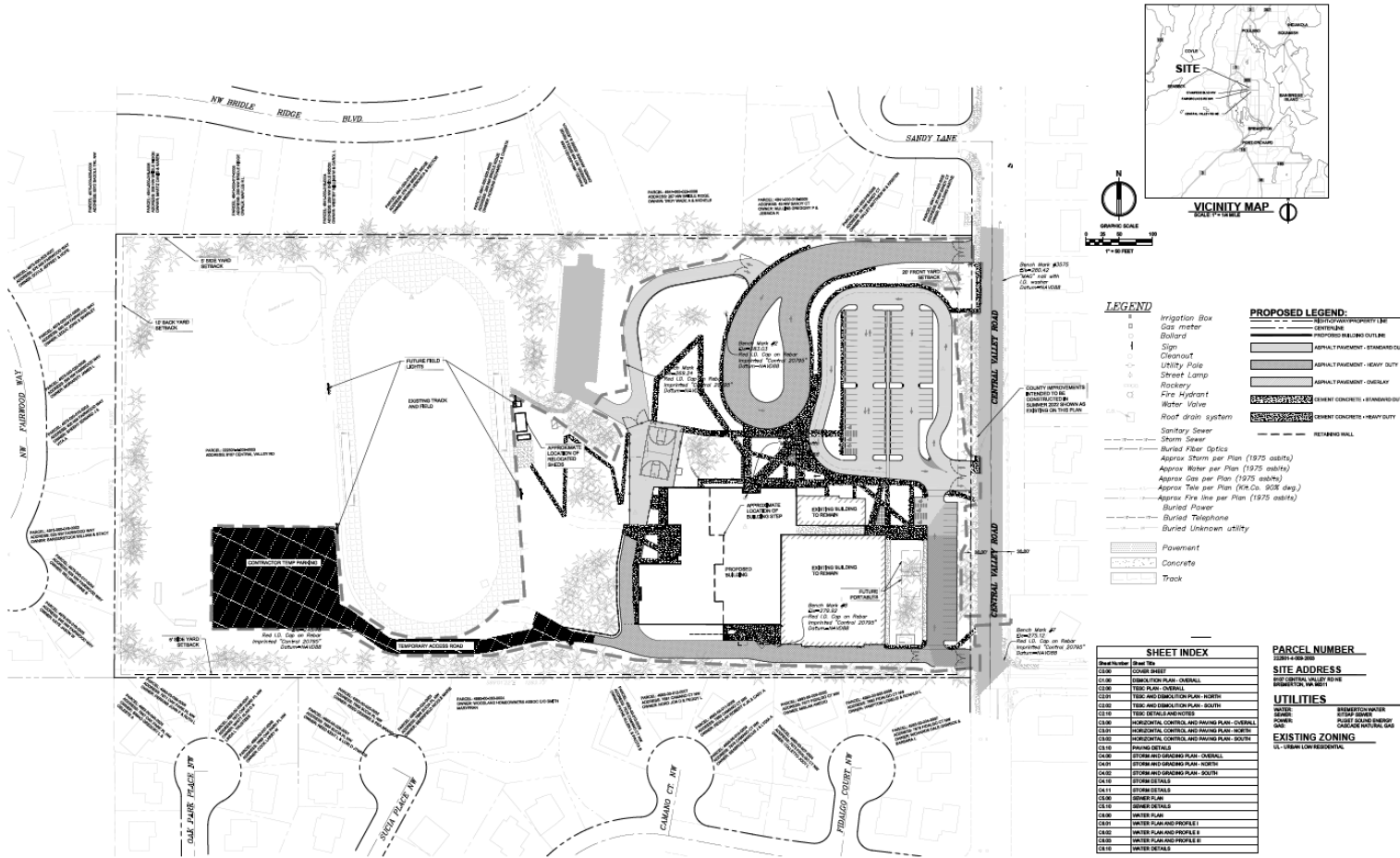
Attachment C – Zoning Map (Required)

CC: Fairview Jr. High, georgek@cksd.wednet.edu
Vicki Olson with Central Kitsap Schools, vickio@ckschools.org
Joel Hansen with Central Kitsap Schools, joelh@ckschools.org
Andrew Love with AHBL, Inc., alove@ahbl.com
Lisa Klein with AHBL, Inc., lklein@ahbl.com
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Darren Gurnee
DCD Staff Planner: Jeff Smith
DCD Program Manager: Scott Diener



Kitsap County Department of Community Development

Attachment A: Site Plan



LEGEND

- Irrigation Box
- Gas meter
- Bollard
- Sign
- Cleanout
- Utility Pole
- Street Lamp
- Rockery
- Fire Hydrant
- Water Valve
- Roof drain system
- Sanitary Sewer
- Storm Sewer
- Buried Fiber Optics
- Approx Storm per Plan (1975 obsite)
- Approx Water per Plan (1975 obsite)
- Approx Gas per Plan (1975 obsite)
- Approx Tele per Plan (Kin Co. 505 Jap.)
- Approx Fire line per Plan (1975 obsite)
- Buried Telephone
- Buried Unknown utility
- Pavement
- Concrete
- Track

PROPOSED LEGEND:

- ASPHALT DRIVEWAY
- ASPHALT DRIVEWAY - HEAVY DUTY
- ASPHALT DRIVEWAY - STANDARD DUTY
- ASPHALT DRIVEWAY - HEAVY DUTY
- REINFORCING WALL

Sheet Number	Sheet Title
CS00	COVER SHEET
CS01	DISMANTLING PLAN - OVERALL
CS02	TRUCK PLAN - NORTH
CS03	TRUCK AND DISMANTLING PLAN - SOUTH
CS04	TRUCK DETAIL - NORTH
CS05	HORIZONTAL CONTROL AND IRVING PLAN - OVERALL
CS06	HORIZONTAL CONTROL AND IRVING PLAN - NORTH
CS07	HORIZONTAL CONTROL AND IRVING PLAN - SOUTH
CS08	STORM AND GRADING PLAN - OVERALL
CS09	STORM AND GRADING PLAN - NORTH
CS10	STORM AND GRADING PLAN - SOUTH
CS11	STORM DETAIL
CS12	SEWER PLAN
CS13	SEWER DETAIL
CS14	WATER PLAN
CS15	WATER PLAN AND PEOPLE
CS16	WATER PLAN AND PEOPLE II
CS17	WATER DETAIL

Parcel Number	Parcel Title
1	1
2	2

LEGAL DESCRIPTION:
 TRACT 2, BEING THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 35 NORTH, RANGE 1 EAST, MER. IN WASH. COUNTY, WASHINGTON, EXCEPT THE EAST 1/2 BEING CONVEYED TO KING COUNTY UNDER ASSOCIATE FILE NO. 8886.

FILL SPECIFICATION
 ALL MATERIAL SHALL CONTAIN MINIMUM PERCENTAGE OF SANDS AND GRAVELS AS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

TRENCH NOTE
 ALL TRENCHES SHALL BE EXCAVATED TO THE BOTTOM OF THE TRENCH AND SHALL BE BACKFILLED WITH THE SAME MATERIAL AS WAS REMOVED FROM THE TRENCH.

AUTOCAD FILE
 THIS PLAN IS AVAILABLE TO VISIT AND PRINT FROM THE AUTOCAD FILE.

TOPOGRAPHIC NOTE
 THE EXISTING TOPOGRAPHY AND ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE DATUM OF MEAN SEA LEVEL AS SHOWN ON THE DATUM SHEET OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

UTILITY NOTE
 THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA PROVIDED TO THE CONTRACTOR BY THE OWNER.

AREA SUMMARY TABLE

SITE AREA	1.00 ACRES
IMPERVIOUS	1.00 ACRES
% IMPERVIOUS	100%
TOTAL SITE AREA	1.00 ACRES

VERTICAL DATUM
 MEAN SEA LEVEL
 DATUM POINT: 1985

HORIZONTAL DATUM
 NAD 83
 DATUM POINT: 1985

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Civil Engineer
 1975 Obsite
 1975 Obsite
 1975 Obsite

LANDSCAPE ARCHITECT
 1975 Obsite
 1975 Obsite
 1975 Obsite

STRUCTURAL ENGINEER
 1975 Obsite
 1975 Obsite
 1975 Obsite

ELECTRICAL ENGINEER
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MECHANICAL ENGINEER
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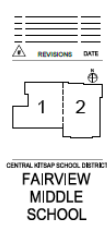
ACOUSTIC CONSULTANT
 BPC Acoustic & Audiovisual Design
 1975 Obsite
 1975 Obsite

FOOD SERVICE CONSULTANT
 JACQUES GROUP
 1975 Obsite
 1975 Obsite



REVISIONS

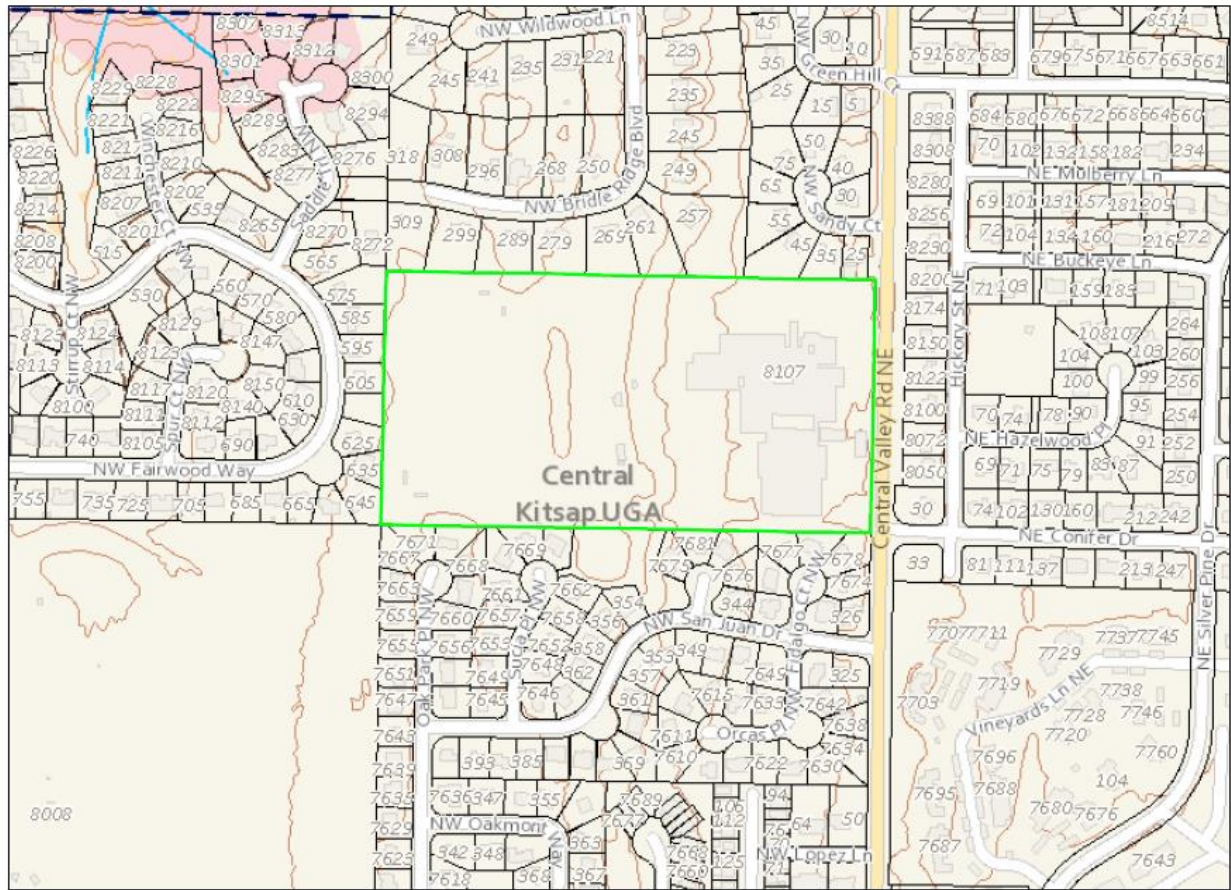
NO.	DESCRIPTION	DATE



CENTRAL KITSAP SCHOOL DISTRICT
FAIRVIEW MIDDLE SCHOOL



Attachment B: Critical Areas Map

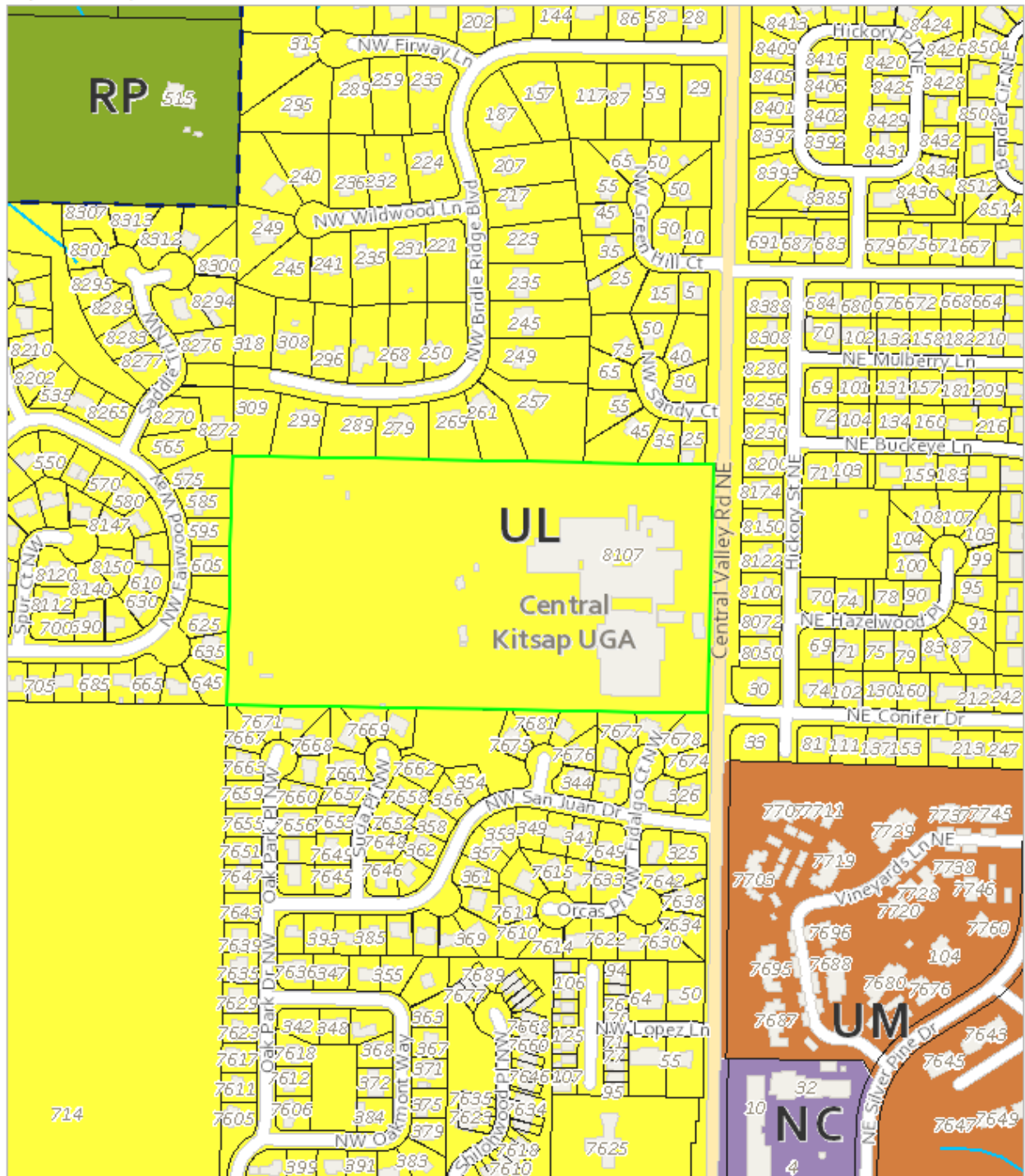


** This map is not a substitute for field survey ** Map Scale: 1 inch = 400 feet

Legend

Priority 1	(F) Fish Habitat	FEMA Flood Hazard Areas	Moderate
Priority 2	(N) Non-fish Habitat	100 Year Floodplain	Erosion Hazard Area
Priority 1	(U) Unknown, unmodeled hydrographic feature	Storm Induced Velocity Wave Hazard	High
Priority 1	No Channel as depicted by DNR	Hydric Soils	Moderate
Tax Parcels Outlines	Waterbodies	Potential Wetlands	Seismic Moderate Hazard Area
Building Footprints	Includes DNR NWI and Surveyed Wetlands	Seismic High Hazard Area	Moderate
Watercourse - DNR and Wildfish Conservancy	DNR NWI Surveyed Wetlands	High	Landslide Hazard areas
(S) Designated Shoreline of the State		High	

Attachment C: Zoning Map



** This map is not a substitute for field survey **

0 200 400ft