



Hearing Examiner Staff Report and Recommendation

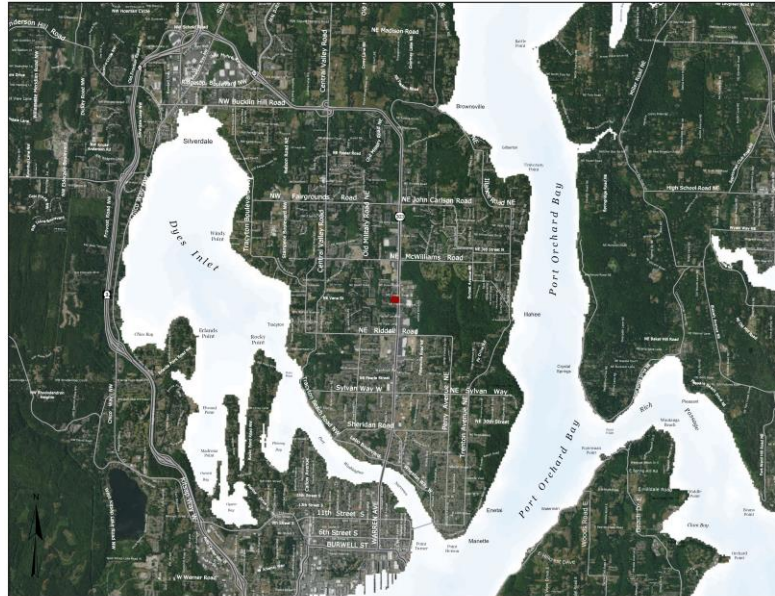
Report Date: 3/20/2024
Hearing Date: 3/28/2024

Application Submittal Date: 6/20/2023
Application Complete Date: 8/30/2023

Project Name:

CHICK-FIL-A Inc - Zoning
Variance for Parking Spaces
Type of Application: Type III
Variance
Permit Number: 23-03055

Vicinity Map:



Project Location:

1460 NE Vena Ave
Bremerton, WA 98311
Commissioner District #3

Assessor’s Account #:

352501-4-047-2002

Applicant/Owner of Record:

Chick-Fil-A Inc.
5200 Buffington Rd
Atlanta, GA 30349

Recommendation Summary:

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

1. Background

The project will substantially improve and upgrade the site with the construction of a new 5,233-square foot Chick-fil-A fast-food restaurant with a double drive-thru, outdoor dining area and indoor playground. Additional site improvements will include new site access from NE Fuson Road and NE Vena Avenue, new asphalt paving and striping, new curb cuts, lot lights, perimeter landscaping, surface parking for ninety-eight (98) vehicles, stormwater improvements, and new utility connections (see Attachment A: Site Plan). The proposal includes demolition of the existing single-family residence, grading and construction of new facilities, parking, and a trash enclosure.

Date: 3/20/2024

The new Chick-fil-A restaurant, located in a Commercial zoning designation (see Attachment B: Zoning Designation), will include the ninety-eight (98) parking stalls with (78) standard stalls, four (4) ADA stalls, and (16) compact stalls. Per Kitsap County Code (KCC) Section 17.490.030, a minimum of 1 parking stall per 80-square-foot of gross floor area, or (66) stalls for the subject Chick-fil-A site, are required.

2. Project Request:

The applicant requests a variance approval to increase the number of parking stalls from the 66 required to 98 allowed on the project site (see the attached site plan). KCC Section 21.04.100 Review Authority Table requires a Type III process with Hearing Examiner approval for a zoning variance request greater than 25%.

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 Non-significance (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 Department used an optional DNS process for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated November 21, 2023 (Exhibit 17). The Department issued a revised Notice of Application dated February 29, 2024 (Exhibit 20) to reflect a permit type change from a Type II to a Type III process with a hearing examiner as the deciding authority. The Department issued a Determination of Non-significance (DNS) on February 29, 2024 (Exhibit 21). The Department issued a revised SEPA Determination of Non-significance March 15, 2024 (Exhibit 25) at the Direction of the Washington State Department of Ecology to comply with the SEPA comment period associated with the revised Notice of Application.

The SEPA appeal period expires March 29, 2024. Should no appeals be filed the SEPA determination will be final. Staff will inform the hearing examiner on March 30, 2024 regarding any SEPA appeal filings.

4. Physical Characteristics:

The 2.20 acre parcel is 330 feet wide and 300 feet deep, relatively flat, and vegetated with grasses, shrubs, and some deciduous trees. No critical areas exist on the parcel (see

Attachment C: Critical Areas Map). An existing single family residence will be demolished as part of the development proposal (see Attachment D: Aerial Imagery).

Table 1 – Adjacent Land Use and Zoning Designations

Surrounding Property	Current Land Use	Zoning Designation
North	590 - Other retail trade	Commercial (C)
South	Vacant, Single Family Residence	Commercial (C)
East	590 - Other retail trade	Commercial (C)
West	Vacant, Single Family Residence	Commercial (C)

Table 2 – Density, Dimensions, and Design (KCC 17.420)

Land Use Designation: Commercial Zoning Designation: Commercial	Standard (5)(33)	Proposed
Min. density (du/acre) (57)	10 du/ac	N/A
Max. density (du/acre)	30 du/ac	N/A
Min. lot size	N/A	2.20 acres
Max. lot size	N/A	2.20 acres
Min. lot width	N/A	330 feet
Min. lot depth	N/A	300 feet
Max. height (feet) (37)(40)(50)	35 feet (17)	~20 feet
Max. impervious surface coverage	85%	85%
Max. lot coverage	N/A	N/A
Setbacks (34)(35)(48)		
Min. front (feet) (29)(41)(42) (43)(46)	20 feet	20 feet
Side (feet) (29)(42)(43)	10 (21)	10 feet
Rear (feet) (29)(42)(43)	10 (21)	10 feet

Applicable footnotes:

17. A greater height may be allowed as set forth below and in accordance with the procedures in Title [21](#). Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:
 - a. In the [NC](#) and [P](#) zones: forty-five feet.
 - b. In the [UH](#) and [C](#) zones: sixty-five feet.
 - c. In the [UM](#), [BP](#), [BC](#), and [IND](#) zones: fifty-five feet.
 - d. Height and density requirements for urban high and regional center reflected in Section [17.420.058](#), Silverdale regional center and design district density and dimension table.

Date: 3/20/2024

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

41. The following exceptions apply to front yard requirements for dwellings:

- a. If there are dwellings on both abutting lots with front yards less than the required depth for the zone, the front yard for the lot need not exceed the average front yard of the abutting dwellings.
- b. If there is a dwelling on one abutting lot with a front yard less than the required depth for the zone, the front yard need not exceed a depth of halfway between the depth of the front yard on the abutting lot and the required front yard depth.
- c. If a modification to the front yard requirement is necessary in order to site dwellings in a manner that maximizes solar access, the director may modify the requirement.
- d. On lots with multiple front yards, the front yard setback(s) in which the lot does not receive access may be modified by the director. Based upon topography, critical areas or other site constraints, the director may reduce these front yard setbacks to a minimum of twenty feet for properties requiring fifty feet and ten feet for properties requiring twenty feet. The director may not modify front yard setbacks from county arterials or collectors. Such reductions shall not have an adverse impact to surrounding properties.

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.

43. Any structure otherwise permitted under this section may be placed on a lot or parcel within a required yard area if the director finds that such a location is necessary because existing sewer systems or roadways make compliance with the yard area requirements of this title impossible without substantial changes to the site.

Staff Comment: The project complies with KCC Section 17.420 regarding site design and structure heights. The traffic analysis site plan shows 23.7% landscaping (Exhibit 16), further

supported by the stormwater worksheet (Exhibit k13) and meets the 85% impervious surface threshold.

Table 3 – Public Utilities and Services

Surrounding Property	Current Land Use
Water	North Perry Water District
Power	Puget Sound Energy
Sewer	Kitsap County Sewer
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District No. 401

5. Access:

NE Fuson Road and NE Vena Avenue, county maintained rights-of-way, provide direct access to the project site. Highway 303, an arterial, includes a four way stoplight controlled intersection with NE Fuson Road, and a stop sign on NE Vena Avenue with northbound and southbound access (see Traffic Analysis - Exhibit 16).

6. Site Design:

The project site includes a 5,233 square foot restaurant located in the center of the parcel. Parking fields to the west and south provide parking for dine-in patrons with two drive through aisles directing cars to the south, east, and eventually north into the connection to NE Fuson Road. The design provides landscaping (23.7% of the site) and pedestrian circulation throughout and around the project site.

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 with annual updates through April 2020. The following Comprehensive Plan goals and policies are most relevant to this application:

Land Use Goal 1. Focus current and future planning on infill and redevelopment of existing Urban Growth Areas.

Land Use Policy 2. Support innovative, high quality infill development and redevelopment in existing developed areas within the Urban Growth Areas.

Land Use Policy 11. In accordance with Kitsap County Health District and Washington State requirements, require connection to a public sewer system for new or extensively

remodeled development located within 200 feet of the public sewer system, and within an urban growth area.

Land Use Goal 2. Promote health in the built environment.

Land Use Policy 14. Through development standards, encourage urban amenities such as open space, plazas, and pedestrian features in areas of more intensive development within Urban Growth Areas.

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 land uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.

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

Economic Development Policy 8. Promote revitalization within existing developed industrial and commercial 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)
Title 19	Critical Areas Ordinance
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

8. Documents Consulted in the Analysis:

A complete index of exhibits is located in the project file. To date, the index to the record consists of:

Exhibit #	Document	Dated	Date Received / Accepted
1	STAFF REPORT	3/20/2024	
2	Project Narrative	7/28/2023	1/29/2024
3	Project Application - Submission	6/28/2023	6/29/2023
4	Site Plan	1/20/2022	6/29/2023
5	Owners Authorization	10/14/2022	6/29/2023
6	Floor, Site & elevations		6/29/2023
7	Pre-Application Summary Letter	9/22/2022	6/29/2023
8	ALTA/NSPS Land Title Survey	11/14/2022	6/29/2023
9	Operations and Maintenance Manual	3/16/2023	6/29/2023
10	Off-Site Analysis Report	3/16/2023	6/29/2023
11	Preliminary Drainage Report	3/16/2023	6/29/2023
12	SEPA Checklist	5/10/2023	6/29/2023
13	Stormwater Worksheet		6/29/2023
14	Response Letter	1/24/2024	1/29/2024
15	Site Plan	1/24/2024	1/29/2024
16	Traffic Analysis	3/20/2023	1/29/2024
17	Notice of Application	11/21/2023	
18	Public Comment – Rod Malcom	12/4/2023	12/4/2023
19	Notice of Public Hearing	2/28/2024	
20	Revised Notice of Application	2/29/2024	
21	SEPA Determination	2/29/2024	
22	Public Comment – Conner Rains	3/11/2024	
23	Public Comment – Sharell Lee	3/12/2024	
24	Revised Notice of Public Hearing	3/13/2024	
25	Revised SEPA Determination	3/15/2024	
26	Certification of Public Notice		
27	Staff Presentation		
28	Hearing Sign In		

9. Public Outreach and Comments:

The Department received two written comments (Exhibits 22 and 23) that suggest the parcel not use NE Vena Avenue as an access point based on single family neighborhood characteristics and child safety.

Staff Response: The proposed zoning variance allows an increased number of parking spaces beyond what Kitsap County Code (KCC) Section 17.490.030 requires. The increased number of parking spaces does not increase the amount of traffic on NE Vena Avenue beyond what would be expected of a project with less parking spaces.

Date: 3/20/2024

The Department received one written comment that suggested the project consider the impacts to an off-site fish bearing stream, wetland complex, and critical aquifer recharge area (Exhibit 18).

Staff Response: Kitsap County Geographic Information Systems (GIS), the latest information available to the Department, indicates that no critical areas exist within 200 feet of the project site. The project does not warrant an increased analysis of wetlands or streams considering the required vegetative buffers and building setbacks for streams and wetlands would not impact this parcel.

KCC Section 19.600.615 only requires a hydrogeological study if KCC Section 19.600.620 identifies the proposed land use as a potential threat to groundwater quality. KCC Section 19.600.620 does not identify restaurants, with or without a drive through lane, as a potential threat to groundwater quality; therefore, a hydrogeological study is not required. The project must comply with KCC Title 12 'Stormwater Drainage' which requires water quality control measures.

10. Analysis:

a. Planning/Zoning

According to KCC Section 17.490.030 A.2. an increase over ten percent or a reduction greater than twenty-five percent from the required parking ratio shall be processed pursuant to Chapter 17.560.

KCC Section 17.560.010 Conditions for granting a variance.

A variance may be granted to any numerical standard of this title, excluding housing density, only when unusual circumstances relating to the property cause undue hardship in the application of this title. The granting of such a variance shall be in the public interest. A variance shall be made only when all of the following conditions and facts exist:

A. There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, that were not created by the applicant and do not apply generally to other property in the same vicinity or zone;

Applicant Response: Intent of the additional parking spaces is to reduce potential negative impacts that would be caused by traffic and idling cars on and around the proposed development due to lack of parking availability. Based on aerial views, the commercial areas adjacent to the site do not contain restaurant uses, indicating that Chick-fil-A will be a popular eating and drinking establishment for those in the vicinity. Providing the additional parking will further promote the use of the provided dining room rather than the drive-thru, minimizing the potential for any queuing spillover at the site.

Date: 3/20/2024

Staff Response: The Commercial zoning designation allows restaurants with drive through service as a permitted use. This type of use includes peak demands for parking that warrant an increased number of parking spaces to accommodate large influxes of customers. Other parcels with commercial uses enjoy large parking fields that support a multitude of uses.

B. Such variance is necessary for the preservation and enjoyment of a substantial property right or use of the applicant possessed by the owners of other properties in the same vicinity or zone;

The proposed development is zoned Commercial, and the proposed use is permitted outright. All standards and requirements set forth by the Kitsap County Code will be met by the proposed project. The project is requesting an increase of more than ten (10) percent of the required parking from (63) stalls to (98), requiring variance approval with the county. Approving the variance will greatly increase the customers' enjoyment of the restaurant and ensure that all customers are able to find adequate parking on site. In addition to customer parking, Chick-fil-A has incorporated a standard throughout its locations to retain between (15) and (30) employees on-site at any one time during operating hours, generally more than a traditional fast-food restaurant. Approximately (30) stalls may be used employee parking at the proposed Chick-fil A, requiring additional parking beyond the Kitsap County standard to be provided.

Staff Response:

C. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which property is located; and

Applicant Response: The requested variance to increase the number of parking stalls provided by more than ten (10) percent of the required amount will not be materially detrimental to the public welfare or injurious to the properties or improvements in the vicinity. The project will be designed to comply with all other provisions of Title 17 of the Kitsap County Code and adopted construction codes. The Chick-fil-A site is located adjacent to residential uses and has been designed to ensure all landscaping, screening, and setbacks have been provided for. Detriments to the welfare of any nearby residents is not anticipated.

The new Chick-fil-A restaurant will benefit the community by offering restaurant services on the property that are attractive to all customers, including pedestrians and transit users. The project includes the construction of new pedestrian sidewalks to accommodate safe access for pedestrians and transit users to the facility. The pedestrian sidewalks will also link the residential areas to the west with the commercial areas to the north. The site improvements associated with the proposed project will be an overall benefit to the community.

Staff Response: The project meets all other Kitsap County Code requirements for the zoning designation, including landscaping and frontage improvements. Furthermore, the conditions of approval require compliance with other KCC requirements and doesn't allow an increase in parking to the detriment of other code requirements.

D. The variance is the minimum necessary to grant relief to the applicant.

Applicant Response: The variance is requesting an increase of the number of parking stalls provided for the proposed development. Kitsap County code requires a minimum of (63) parking stalls at a 1 parking stall per 80 square-feet of building area ratio. The proposed development is designed to provide (98) parking stalls to accommodate increased customer and employee capacity at a 1 parking stall to 51 square-foot ratio. This is the minimum necessary to grant relief.

Staff Response: The parking analysis and traffic analysis indicate an influx of customers and employees during the same times of day. The business model for this restaurant type includes an increased number of employees and corresponding increased demand of customers. This corresponding need for employee and customer parking at the same time warrants the increase to 98 parking spaces.

b. Lighting

Lighting will be analyzed as part of the Site Development Activity Permit (SDAP). In that permit lighting is restricted to no more than 1 candle foot of illumination leaving the site and minimization of light pollution.

c. Off-Street Parking

Use Identified in 17.490.030	Standard	Number of Spaces Required	Number of Spaces Provided
Espresso Stands, Drive-In, and Fast Food Restaurants	1 per 80 square feet of gross floor area	5,233 sf structure/1 space per 80 sf = 66 spaces	98 spaces

d. Signage

The project shall comply with KCC Chapter 17.510 and acquire a sign permit when required. Freestanding and signs attached to the structure shall require permits. Internal directional signs are conditionally exempt provided they meet the size criteria.

e. Landscaping

KCC 17.420 and 17.500 require 15 % landscaping. Native vegetation buffers do not count towards landscaping and must be shown on the site plan (see KCC section 17.500.020 G). Critical areas do not exist on or near the project site which therefore doesn't require native vegetation buffers. The project provides more than 15% landscaping and a condition of approval requires the project to meet this requirement.

KCC Section 17.500.027

The director may require different buffer types depending on the proposed use of the site and adjacent zones and/or uses. Vegetation-based LID BMPs may be utilized within buffers as long as the primary purpose of the landscaping or screening buffer is not compromised. These types of buffers shall include:

- A. Partial Screening Buffer. This type of landscaping is intended to provide partial visual separation of uses from streets and between compatible uses in order to soften the appearance of parking areas and building elevations.
 - 1. Roadside and Setback Area Buffer. Required along existing or planned roads and side and rear property lines within urban growth areas. The planting area shall encompass the required front setback area, and areas adjacent to side and rear property lines.
- ...
- 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.

The Department is requiring roadside buffers on the North, East, and South parcel lines and a solid screening buffer on the west parcel line adjacent to single family residences. This screening can use the combination of fencing and vegetation to achieve the screening intent.

The Department is requiring a detailed plant schedule with spacing, and implementation notes with the Site Development Activity Permit (SDAP). All installations must comply with KCC Section 17.500.030 Installation and maintenance.

Landscape Buffers	Required	Proposed
North	Roadside Buffer	Roadside Buffer
South	Roadside Buffer	Roadside Buffer
East	Roadside Buffer	Roadside Buffer
West	Solid Screening Buffer	Solid Screening Buffer

f. Frontage Improvements

The project requires the completion of frontage improvements on Highway 303, NE Fuson Road, and NE Vena Avenue.

g. Design Districts/Requirements

No design districts present.

h. Development Engineering/Stormwater

No comments at this time.

i. Environmental

No critical areas exist on or within 200 feet of the project site.

j. Access, Traffic, and Roads

Off-Site Improvements. Based on the results of the traffic analysis, both off-site study intersections are expected to operate at LOS C or better with full buildout of the proposed project. Therefore, no project-specific off-site transportation improvements are proposed.

Transportation Impact Fees. Transportation impacts fees in Kitsap County are assessed upon new development to pay for capital facility improvement projects necessitated by new development growth. The transportation impact fees are collected to fund improvements that add capacity to the transportation system, accommodating the travel demand created by new development. The Kitsap County 2023 Impact Fee Table includes a transportation impact fee of \$81.00 per SF for Fast Food Restaurant With Drive-Thru and \$4,610.53 per Single Family Detached Housing dwelling unit (credit).

k. Fire Safety

No comments at this time.

l. Solid Waste

No comments at this time.

m. Water/Sewer

No comments at this time.

n. Kitsap Public Health District

No comments at this time.

11. Review Authority:

The Hearing Examiner has review authority for this Type III Zoning Variance application under KCC Section 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a zoning variance request. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make the proper decision. The powers of the Hearing Examiner are at KCC, Chapter 2.10.

12. Findings:

1. The proposal is consistent with the Comprehensive Plan.

Date: 3/20/2024

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. Recommendation:

Based upon the analysis above and the decision criteria found in KCC 17.550.030.A, the Department of Community Development recommends that the zoning variance request for 23-03055 Chick-Fil-A 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 Variance approval shall automatically become void if no building 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.
3. The decision set forth herein is based upon representations made and exhibits contained in the project application (23-03055). 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.
4. 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.
5. The project shall comply with KCC 17.500 regarding landscape buffer requirements and the 15% landscaping requirement. The project shall provide partial separation roadside buffers on Highway 303, NE Fuson Road, and NE Vena Avenue. The project shall provide solid screening buffers around trash enclosures and the western edge of the project.
6. Landscape buffers shall shield offsite areas from headlight glare from all drive aisles and parking lots.

Date: 3/20/2024

7. Pedestrian circulation across drive aisles must be painted designations, different material/color, or other method that clearly identifies how a pedestrian should navigate the parking lot.
8. Parking lot design must comply with KCC 17.490.040.
9. The applicant must apply for sign permits consistent with KCC Chapter 17.510 for any signs associated with this project.
10. Subject to the conditions of the Traffic Impact Analysis (TIA) prepared by Transportation Engineering Northwest (dated 3/20/2023) associated with this permit and on file at the Department of Community Development.
11. The project shall meet the 85% impervious surface requirement in KCC Section 17.420.054.

B. Development Engineering

12. Frontage improvements shall be required along SR 303, NE Fuson Road, and NE Vena Avenue consistent with Kitsap County Road Standards and WADOT standards. Conflicts between these standards shall default to the most restrictive requirements.

C. Environmental

N/A

D. Traffic and Roads

N/A

E. Fire Safety

N/A

F. Solid Waste

N/A

G. Kitsap Public Health District

N/A

Report prepared by:



Darren Gurnee, Senior Planner and Project Lead

3/20/2024

Date

Staff Report: 23-03055 CHICK-FIL-A Inc - Zoning Variance for Parking Spaces

Date: 3/20/2024

Report approved by:



3/20/2024

Katharine Shaffer, Planning Supervisor

Date

Attachment A: Site Plan

Attachment B: Zoning Designation

Attachment C: Critical Areas Map

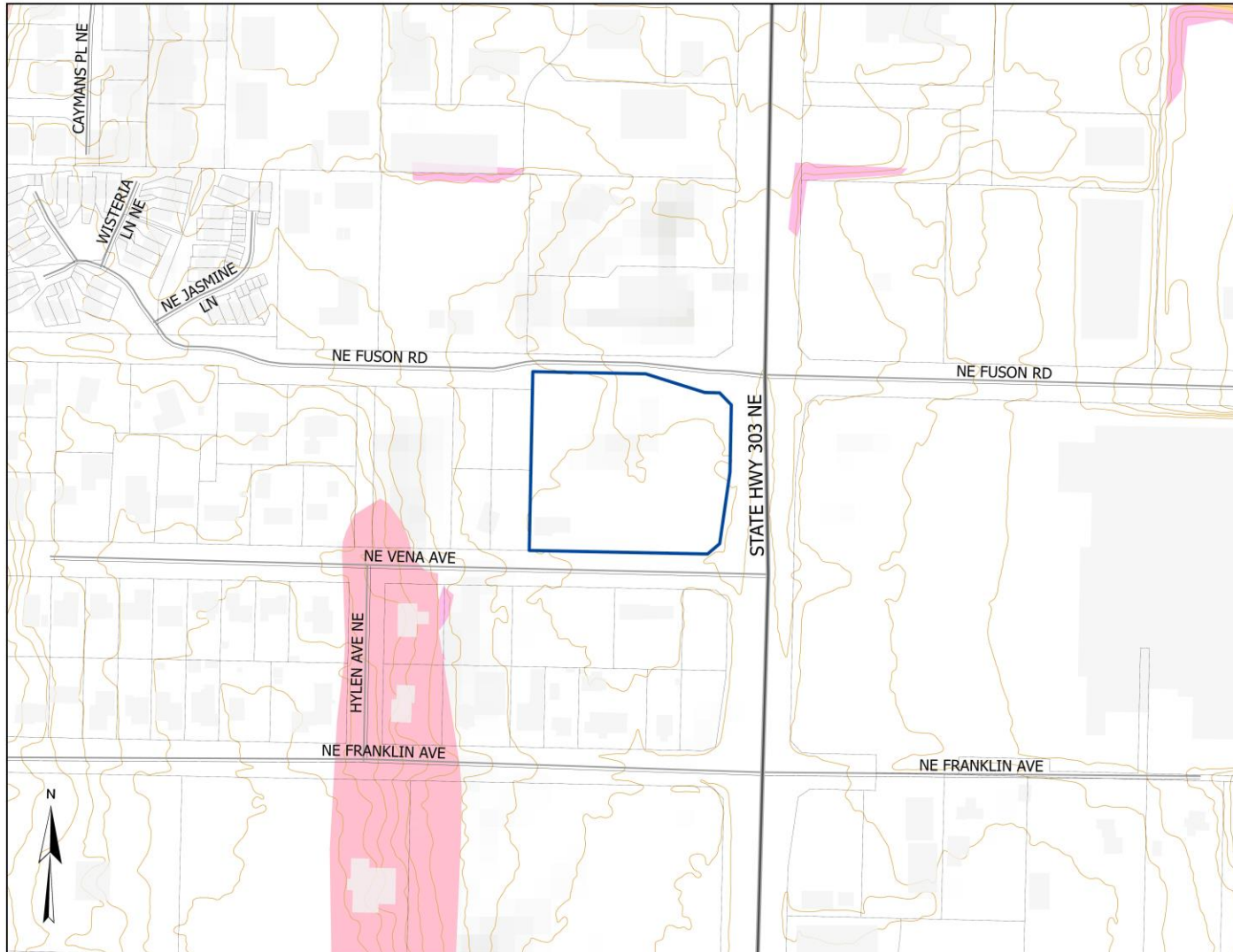
Attachment D: Aerial Imagery



Kitsap County Department of Community Development

Attachment B: Zoning Designation





Staff Report: 23-03055 CHICK-FIL-A Inc - Zoning Variance for Parking Spaces
Date: 3/20/2024

Attachment D: Aerial Imagery

