



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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STAFF REPORT And INFORMATION FOR THE HEARING EXAMINER

Report Date: May 19, 2016

Application Submittal Date: February 3, 2016

Hearing Date: May 24, 2016

Application Complete Date: February 9, 2016

Project: Northlake Storage CUP and Setback Variance

This staff report was prepared by Jeff Smith, Senior Planner, Candy Mursell Engineering Technician, and Steve Heacock, Environmental Planner, based on information available up until the time the report was prepared. New information relevant to review of this application may become available prior to the hearing; Development Services and Engineering staff may wish to change their analysis based upon that new information, and reserves the right to do so.

Project Description:

The applicant is requesting a change of use from its previous use as a tavern to a Mini-storage/RV storage, with an office, while maintaining the existing residence as a caretaker facility. The existing off-street parking area will accommodate 20 to 25 pod storage units and/or Recreation Vehicles (RV) units. The application is proposing to use the existing parking area with no new impervious surface areas proposed; the proposal includes interior remodel of the existing building, retention of the caretaker's mobile home and the addition of perimeter landscaping for screening. Pursuant to KCC Chapter 17.421, the applicant is required to demonstrate the storage facility is compatible with the rural character for existing and future permitted land uses in the area.

The required front yard setback is 20 feet from the front property line. Pursuant to Dimensions Table KCC 17.382.080 Footnote #26, rural commercial development has required side and rear yards setback of 50 feet from any residential zone. The applicant is requesting a variance to the required front, north and south sides and rear setbacks to allow the existing building and the associated parking area to be used as storage, and to encroach into the required setbacks. The Review Authority is the Kitsap County Hearing Examiner consistent with Title 21 of the KCC for the Conditional Use Permit and the variance requests.

Application Number: 16 00424 and 16 00425

Type of Application: Conditional Use Permit and Setback Variances

Project Request: The applicant is requesting approval Conditional Use Permit and Setback Variances to operate a self-storage facility.

Assessor's Account #: 082401-2-147-2009

Applicant and Owner of Record:
Deborahlee F. Quance & Paul Sessions
8291 NW Holly Rd.
Bremerton, WA 98312

Project Representative and Engineer:
W.M. Palmer Consultants,
PO Box 6
Port Orchard, WA 98366

State Environmental Policy Act (SEPA) Status:

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 (Exhibit-5), 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 be a determination of Non Significance, Mitigated Impacts, or Significant for an EIS is called a threshold determination. The County gives a separate notice of the threshold determination. 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 Responsible Official signed a Determination of Nonsignificance (DNS) on April 22, 2016 (Exhibit 15) with an appeal period ending on May 6, 2016. The following comments describe the SEPA determination:

COMMENTS:

1. The SEPA comment period previously occurred concurrent with the Notice of Application dated February 24, 2016.
2. We received two comments, which will be addressed in the staff report.

CONDITIONS:

The proposal to convert the existing building and yard area will create moderate impacts. The project will be conditioned for Stormwater control pursuant to KCC Title 12 and land use impacts per KCC Title 17 Zoning to mitigate impacts.

Project Location: The subject property is located at: 3050 Northlake Way NW, west of the City of Bremerton Urban Growth Area in Central Kitsap County.



Existing Zoning and Comprehensive Plan Designation:

The property has a Comprehensive Plan land use designation of Rural Commercial and is also zoned Rural Commercial. Rural Commercial properties are often found at crossroads, where historical development has allowed for smaller lot sizes. These areas also serve neighboring residences, with quick shopping that is compatible with neighboring uses. Land uses include businesses that provide a service to rural residents. Rural lands goals and policies regarding commercial uses refer to these uses outside of UGAs.

The following are requirements for the RCO zone per KCC Chapter 17.382.090:

- Minimum Density = N/A
- Maximum Density = N/A
- Minimum Lot Area = None
- Minimum Lot Width = None
- Minimum Lot Depth = None
- Maximum Height = 35 feet
- Maximum Impervious Coverage = 85%
- Minimum Setback = 20 feet front yard
= 20 feet side yard
= 20 feet rear yard
(50 feet side and rear yard setback when abutting a residential zone)

Footnote # 26: No Service road, sour track, or hard stand shall be permitted within the required yard areas that abut the residential zone.

Surrounding Land Use and Zoning:

The zoning and the current uses of the surrounding properties are smaller lots, zoned Rural Residential with individual and multiple single-family homes. Abutting the south, east and north property line are nine single-family dwelling units with associated outbuildings. Further to the south is a mobile home park with approximately 40 dwellings.

Public Utilities and Services:

Water: Erlands Point Water Company
Power: Puget Sound Energy
Sewer: On-site Sewage Disposal System
Police: Kitsap County Sheriff
Fire: South Kitsap Fire and Rescue #1
Schools: Central Kitsap School District No.401

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 that is then used to prepare development regulations.

The following provisions are goals and policies of the Kitsap County Comprehensive Plan addressing the proposed use:

Land Use Goals Polices

Goal 2. Encourage development standards that help preserve the County’s rural character.

Policy RL-8 Unlimited expansion of commercial and industrial uses in the rural areas is not appropriate. Accordingly, only limited new commercial and industrial uses will be permitted in the rural areas, per Kitsap County Code 21.08. Such commercial and industrial uses must be consistent with GMA and Comprehensive Plan requirements for rural areas, preserve Kitsap County’s rural character, and shall not allow urban-type uses or services.

Goal 5. Encourage and foster rural businesses and business opportunities on currently designated commercial and industrial lands in the rural area, and continue to monitor the rural need for new commercial and industrial allocations to be consistent with the GMA requirement to foster rural economies.

Kitsap County Code

Title 11 Road Standards
Title 12 Stormwater Drainage, at the time of vesting
Title 14 Buildings and Construction
Title 17 Zoning
Chapter 110 Definitions

- Chapter 355 Rural Commercial
- Chapter 382 Density, Dimensions, and Design
- Chapter 385 Landscaping
- Chapter 400 Land Use Review
- Chapter 421 Conditional Use Permit
- Chapter 435 Off-Street Parking and Loading
- Chapter 500 Variances
- Chapter 520 Appeals
- Chapter 525 Revocations of Permits or Variances
- Chapter 18.04 State Environmental Policy Act (SEPA)
- Title 19 Critical Areas Ordinance,
- Title 21 Kitsap County Land Use and Development Procedures

Hearing Examiner Review

The Kitsap County Board of Commissioners has determined that this application requires review and approval of the Kitsap County Hearing Examiner. The Hearing Examiner may approve, deny, or approve the application with conditions. 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 enumerated in KCC Chapter 2.10 Hearing Examiner.

Staff Communication:

<u>Document</u>	<u>Exhibit #</u>	<u>Dated or date stamped</u>
Development Engineering Memo	#14	March 2, 2016
SEPA comments	#15	April 22, 2016
Fire Marshal’s Condition		February 16 2016
Public Health District Memo	# 9	February 18, 2016

(For all other documents and special reports, see the project index to be included into the public record for the Conditional Use Permit.)

Project Features:

The Conditional Use Permit is to convert the existing 5,091 SF building to a self storage facility. There will be no additional off-street parking required. The building will only serve as storage. The Rural Commercial zone requires this change of land use be reviewed through a Conditional Use Permit. The request will be subject to conditions of approval pursuant to KCC Titles 17 Zoning, 12 Storm Water Drainage, and 21 Land Use and Development Procedures. The site plan, dated February 3, 2016, was reviewed for the Conditional Use Permit and request for variances (Exhibit 12).

Transportation Review

Access to the site is by Northlake Way NW, which has a functional classification as an urban minor arterial. The roadway operates at a rural level-of-service with approximately two 11-foot travel lanes, 3 to 5-foot gravel shoulders, and multiple residential driveways approaches are present. The existing site has two driveway approaches. Public Works has indicated that there is a designated bicycle route along the property frontage. Public Works also commented that parking will not be allowed in front due to the small setback. Development Services and Engineering has reviewed

the transportation element of the project proposal and has issued preliminary approval dated April 23, 2015 (Exhibit 14).

Stormwater Facilities:

The applicant is proposing to retain existing impervious areas and no additional impervious surfaces are proposed. Development Services and Engineering has reviewed the stormwater proposal for the project and has issued preliminary approval dated April 23 2015 (Exhibit 14).

Kitsap Public Health District

The Health District has reviewed the proposal for the storage facility. The District supports the concept and had no comments.

Conditional Use Permit Analysis and Recommendation:

The proposal was reviewed for consistency with zoning requirements in KCC Sections Chapter 17.382.030 Design Standards and 17.421.030 Decision Criteria Conditional Use Permit. The Hearing Examiner is required to make findings for the following requirements:

Required Design Standards

The proposed Northlake Storage facility was reviewed through the following requirements, pursuant to KCC Section 17.382.030 Design Standards. Staff comments are in italics.

Building Height, Buffering and Screening Modification

The director may increase or decrease landscaping, screening and setbacks to minimize conflicts.

Staff Comment: The subject property includes an existing 6-foot solid wood panel fence that will help screen the storage yard. The applicant is proposing to plant site-obscuring buffer vegetation around the perimeter to help screen the storage yard and the storage building from abutting residential properties. Storage pods may be stacked three high to a total height of 24 feet, so that adequate screening will needed.

Exterior Lighting

If artificial outdoor lighting is necessary, the lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent residential properties.

Staff Comment: The applicant may attach lights to the exterior of the building and shall install cutoff shields to prevent spillover if necessary.

Screening of equipment, storage, and refuse areas

A. The roof-mounted HVAC equipment shall not be visible from abutting lots or roadways.

Staff Comment: Architectural elevations for the storage building will be submitted at the time of the Building Permit and staff will review the location of the HVAC equipment.

- B. Locate service areas, outdoor storage areas, and intrusive features away from neighboring properties.

Staff Comment: *Activities will occur within the interior of the building and storage of pods outside in the in the fenced yard.*

- C. The project will be required to comply with all county solidwaste standards and provide concurrence from Waste Management as part of the permit process.

Staff Comment: *The project is required to comply with all County solid waste standards for recycle/waste collection enclosures per Engineering conditions. The County will review for solid waste facilities prior to the Building Permit issuance and will be required to coordinate with Waste Management for truck accessibility.*

Access and Circulation

- D. Safe pedestrian access and handicap access shall be required on-site from public rights-of-way to minimize pedestrian and vehicular conflicts.

Staff Comment: *Consistent with this requirements, the applicant is proposing pedestrian access around the building and from the street to the building. Through the Building Permit review, the project may be conditioned to have handicap parking.*

- E. Development is limited to one ingress /egress per 300-lineal feet along a public arterial. Small parcels that provide less than 200 feet of road frontage shall be limited to one parking lane and exit.

Staff Comment: *The applicant is proposing to use two existing driveway approaches on Northlake Way NW with one-way circulation.*

- F. Signs permitted according to KCC Section 17.445.

The applicant is required to apply for sign permits in accordance KCC Section North 17.446 Signs.

Staff Comment: *There are no new signs proposed at this time. If and when signs are proposed, the sign must be designed to be consistent with the rural residential character.*

- G. Off-street parking and loading per KCC Section 17.435.

The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.435 Off-street Parking and Loading.

Staff Comments: *The above chapter for Off-street parking requirements mandate one space per 3,000 square feet of gross floor area. The improvements include the conversation of a 5,091 square foot structure. The applicant is required to provide 2 spaces for the storage facility and 2 spaces for the permitted caretaker's quarters. The applicant is providing up to six spaces consistent with KCC Chapter 17.435 Off-Street Parking and Loading standards.*

- H. Landscaping provided per KCC Section 17.385.

The KCC requires that a minimum of 15% of the total site area be landscaped to the standards in the titled section.

Staff Comment: *The applicant notes that 47% of the 1.22 acre site will be*

landscaped. The applicant is proposing to maintain the lawn area at the rear, add planting beds for facade plantings, new grass around the building, plant additional trees and shrubs against the perimeter six-foot solid wood panel fencing to provide for additional screening. Storage pods may be stacked three high to a total height of 24 feet, so that adequate screening will needed.

Setback Variance

Pursuant to Kitsap County Zoning Code, the property is required to have side and rear yard 50-foot setbacks for the use and any structure. Additionally, as required in Footnote # 26: No Service road, spur track, or hard stand shall be permitted within the required yard areas that abut a residential zone. The existing office, parking area, driveways, and manufactured home are all encroaching into the required setbacks per the current Rural Commercial zone.

The existing office structure does not comply with today’s setbacks and is considered legally nonconforming if the building use remains the same and does not create a public health, safety or welfare hazard. The tavern use was discontinued approximately 3-4 years ago, and the new storage facility is required to comply with current development regulations in KCC Chapter 17.382.

The buildings on-site are considered nonconforming structures per KCC17.460.040:

Minimum Setback	Existing Setbacks
20 feet, front yard	7 feet (office; parking)
50 feet, side and (north)	12 feet (parking)
50 feet, side yard (south)	0 to 5 feet (home)
50 feet, rear yard (east)	33 feet (home)

KCC 17.500.010 Conditions for Granting a Variance:

The applicant has requested a variance to allow the proposed storage uses to encroach 45 feet into the required 50-foot setback from the residential zone. As stated in Sections KCC 17.500.010 Conditions for Granting a Variance, KCC 17.500.020 Applications, the variance shall be made only when all 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: The applicant states the prior use of the site to include the existing buildings and paved areas preclude the application of the RCO zone’s buffer/building setback requirements. Except for supplementing the landscaping and reinforce the site screening, the proposal is to make use of what exists without changes to the site.

Kitsap County changed the zoning of the parcel from Highway Tourist Commercial to Rural Commercial in 2010. The application of the new buffer/setbacks do not recognize either the building or paved areas of the site. The requested variance is to

allow the front to encroach 13 feet, south side yard 45 feet, north side yard main building 38 feet and 17 feet into the east rear yard.

Staff Comment: Staff concurs with the applicant that there are special circumstances with property zoning, size and meeting the required buffer/setbacks. The property is surrounded by Rural Residential zoning on three sides. The parcel has average width of 151.3 feet and 359.5 feet length. If the setbacks for the RCO are strictly applied, based on the size of the parcel, there would be only an area of 70 feet wide and 25 feet at the narrowest to operate the business. Staff agrees with the applicant that meeting the provisions for the setbacks is not feasible due to limited developable area.

- B. Such a 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;

Applicant: The applicant states this property has a long commercial use dating back to the 1950s and has not been used as a tavern for several years. The applicant is proposing another conditionally allowed use that will have less of an impact on the on the neighborhood than the prior tavern.

Staff Comment: This condition to compare the operation of the storage business with adjacent properties is not applicable to this requirement due to the subject property being the only RCO zoned property in the vicinity to enjoy similar property rights.

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

The applicant states that when one examines the site, there is no option for continued commercial use other than granting the requested buffer/building setback variance. The proposed self-storage facility will have less than an impact on the neighborhood than a tavern which is allowed in the RCO zone.

Staff Comment: Staff believes that the proposed encroachment into the required setbacks will not be detrimental to the public welfare or injurious to property owners in the vicinity with proper mitigation. The self-storage facility has an existing six foot fence, will generate moderate noise, few average daily trips, and limited hours of operation.

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

The applicant states due to the characteristic of the lot, septic system layout, the proposed well, and seasonal creek, there are no other alternatives to the proposed use and the variance is the minimum necessary to grant relief. Without the variance, the applicant asserts this lot is unusable for a residential home.

The applicant has concerns with the Kitsap County changing the zoning and buffer/setback standards on the property, which they believe are too onerous. The

applicant believes they were created before any zoning was applied to the property and can be maintained as is without a variance, because of their non-conforming status.

Staff Comment: In reviewing the site plan, the size and shape of the parcel there is little usable area if there was strict application of the newer development standards. The existing 5,091 square foot building, two-bedroom manufactured home and parking area are reasonably the minimum in size to operate a commercial business. Staff believes the request is not excessive.

Public Comment:

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department gave proper public notice for the variance request. To date, the Department has received comments from the neighbors. Two neighbors have requested to be interested parties of record. Barbara Davis and Frank Welch have listed concerns with the compatibility of the storage facility with the neighborhood. In addition, Mrs. Davis has concerns with public safety by approving such a use, and Mr. Welch wants to request that the existing privacy fence and buffer is maintained up against his property.

Evaluation of Decision Criteria Conditional Use Permit:

The Hearing Examiner has review authority for this Conditional Use Permit application under KCC, Sections 17.421.020 and 21.04.030. 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 Conditional Use Permit. 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.

- A. The proposal is consistent with the comprehensive plan.
- B. The proposal complies with or will comply with requirements of Title 17 and complies with or will comply with all of the other applicable provisions of the KCC and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.

Applicant: Compared to the tavern, the proposed use is a low noise, low intensity use. The site is fenced, but perimeter landscaping will reinforce perimeter areas next to the adjacent residential units.

- C. The proposal will not be materially detrimental to uses or property in the immediate vicinity.

Applicant: The site is flat and developed. The proposal is to utilize existing building and paved area without any expansion of impervious surfaces.

Staff Comments: The project incorporates features to improve compatibility that involve sight-obscuring screening with by maintaining the existing six-foot fence and landscaping to reduce visual impacts. Storage pods may be stacked three high to a total height of 24 feet, so that adequate screening will be needed.

- D. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality of development, and physical characteristics of the subject property and the immediate vicinity.

Applicant: The site plan depicts supplemental plantings that will reinforce perimeter fencing and around the existing building.

Staff Comments: The project incorporates features that would not reduce character and, taken in totality, appearance, development quality and physical characteristics of the subject site. Features incorporated into the development (eg, screening) will minimize rural compatibility.

Recommendation to the Hearing Examiner:

Based upon the information above, the Department of Community Development recommends that the Hearing Examiner grant approval of the Conditional Use Permit (CUP) and Variance requests for the Northlake Storage facility, subject to the following conditions:

1. All required permits shall be obtained prior to commencement of any land clearing and/or construction.
2. At time of Building Permit submit a final landscape plan consistent with KCC 17.385 Landscaping.
3. The applicant shall continue to incorporate landscaping design features and fencing to provide compatibility with the abutting residential neighborhood. The applicant shall propose nursery stock plantings that will adequately screen pod containers stacked three-high or 24'.
4. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.385. 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. This Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within three years of the Notice of Decision date or the resolution of any appeals.
6. Land use approval is limited to the uses proposed by the applicant on the

recommended site plan and the SEPA Environmental Determination dated February 3, 2016. Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Any modifications or expansion of the project will be subject to further review pursuant to the requirements of the appropriate sections of the Kitsap County Code

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.
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. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.
10. The recipient of any 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 conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared by the Department and recorded at the applicant's expense. The applicant shall provide recorded copies of the Binder to the Department immediately after recording. The Binder shall be recorded within 30 days of notification from the Department that the Binder is ready to be recorded.
11. The applicant is required adhere to all applicable requirements of the Kitsap County Public Health District.

The applicant is required to adhere to all applicable requirements of the Kitsap County Fire Marshal's Office, including the following:

12. 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:
 - 1) There shall be unobstructed width of 20 feet and height of 13 feet 6 inches.
 - 2) Access shall be designed and maintained to support a 60,000 pound fire apparatus and be provided with an all-weather driving surface.

- 3) Dead-end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 - 4) The inside turning radius of the access shall be a minimum of 25 feet.
 - 5) 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.
 - 6) The road shall not be more than 12% grade.
13. Fire flow in the amount of 2000 gpm @ 20 psi for a minimum of 2 hours is required for the project. This is based on the proposed building of 5,091 square feet and constructed of Type V-B construction.
 14. An addressable fire alarm system is required for this project under a separate fire code permit.
 15. A minimum of 2 fire hydrants are required and should be placed no more than 400 feet from each other, up to 600 feet if protected by a fire sprinkler system for commercial building. One hydrant shall be within 50 feet of the fire department connection (FDC). IFC 508.5.1 Amended by Kitsap County.
 16. A rapid access secured key box (eg, 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.

Development Services and Engineering accepts the concepts contained in this preliminary submittal and requires the following conditions as an element of approval:

TRAFFIC AND ROADS

17. 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.
18. 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 Chapter 11.22 of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.
19. 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 building permit. The need for and

scope of bonding will be determined at that time.

20. While the plans show no gates at this time at the existing accesses, if gates are installed, no portion of the gate while open or closed shall be within County right-of-way.
21. Adequate space between the edge of the roadway and any future gate shall be provided so that the entering vehicle is completely off the roadway.
22. All gates shall meet the requirements of Kitsap County Code Title 14.

SOLID WASTE

23. The solid waste service provider, Waste Management (360) 674-3166, shall be contacted for information on implementing the service provider's solid waste/recycling storage requirements for the proposed activity. Documentation shall be provided by the solid waste/recycling service provider that their requirements for this project have been met. The required information shall be submitted with the commercial building permit application.

cc: Deborahlee F. Quance & Paul Sessions
W.M. Palmer Consultants
Interested Parties: Barbara Davis and Frank Welch
Kitsap County Health District, MS-30
Kitsap County Parks & Recreation Dept., MS-6
Kitsap County Development Engineering / Public Works
DCD Staff Planner Jeff Smith
DCD Code Enforcement
Hearing Examiner
Clerk of Hearing Examiner
DCD File
DCD Building Permit File

