



## Staff Report for the Hearing Examiner

Report Date: April 6, 2017  
Hearing Date: April 13, 2017

Application Submittal Date: Dec. 15, 2016  
Application Complete Date: Dec. 15, 2016

**Permit Number:** 16 05551

**Project Name:** CENTRAL KITSAP HIGH SCHOOL AND MIDDLE SCHOOL  
REPLACEMENTS

**Type of Application:** Conditional Use Permit

*This staff report was prepared by Jeff Smith, Planner, Senior Planner, Candy Vickery 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 or at the hearing. Staff may wish to change their analysis based upon that new information, and reserves the right to do so.*

### **Proposal Summary:**

The applicant is requesting land use approval to redevelop the Central Kitsap High School and Middle School campus. The proposal includes replacement of several aged buildings, and forming a centralized, shared, and integrated campus. Construction and development will occur in multiple phases (5 phases) to accommodate students and maintain educational services during construction of the project. The development proposal includes conversation of two residential properties centrally located of Windy Ridge Lane therefore, requiring the Conditional Use Permit.

The District plans to will be to reconstruct the schools and collocate into a new facility of approximately 312,000 square feet in the center of the campus, with additional facilities that includes off-street parking and sports fields for the high school to the north. The new school facility will designed for an opening day capacity of 1,400 high school and 700 middle school students for 2,100 students. The project will include construction of associated sports fields, auditorium, gymnasium, and off-street parking facilities. Based on a previous land use approval, the Central Kitsap School District is in the process of relocating the existing Consolidated Transportation, Food Service, and Warehouse to 9102 Dickey Road NW on 14 acres of the 39-acre site (See Conditional Use Permit File 160759), which will remove the current facilities and associated traffic off-site.

### **Project Request:**

The applicant is requesting approval of a Hearing Examiner Conditional Use Permit application for the Central Kitsap School District High School and Middle School replacement.

### **Project Location:**

3700 NW Anderson Hill Road, and 10130  
Frontier Place NW, Silverdale WA 98393



Vicinity Map

**Assessor's Account:**

172501-4-104-2004

**Applicant/Owner of Record:**

Robin Shoemaker  
Central Kitsap HS JR. High &  
Administration  
PO Box 8  
Silverdale, WA 98383

**Applicant's Representative**

Lisa Klien,  
AHBL INC.  
2215 N. 30<sup>th</sup> ST. STE 200  
Tacoma, WA 98403

**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 Washington Administrative Code (WAC) 197-11-355, the optional DNS process was utilized for this project. The County and the Central Kitsap School District shared lead agency status pursuant to WAC 197-11-926 Lead agency for governmental proposals. The SEPA Comment period previously occurred concurrent with the Notice of Application dated January 11, 2017 (Exhibit 11). A Mitigated Determination of Nonsignificance (DNS) was issued on March

29, 2017 (Exhibit 18). SEPA noted the following information/SEPA mitigation conditions have been imposed (Exhibit 25). The SEPA appeal period will expire on April 12, 2017.

**COMMENTS:**

The SEPA comment period previously occurred concurrent with the Notice of Application dated January 11, 2017. There were several public comments received which have been addressed in the following conditions and mitigation requirements.

**CONDITIONS AND PROJECT MITIGATION:**

The Central Kitsap High School and Middle School campus replacement and expansion project has been reviewed and will be conditioned to follow stormwater control pursuant to KCC Title 12 (Stormwater Control).

**TRAFFIC AND RIGHT OF WAY MITIGATION:**

Traffic mitigation is required as specified from correspondence from the DCD DSE Development Engineering staff and Kitsap County Public Works Memo, dated 3/29/2017:

1. The applicant shall construct frontage improvements along NW Anderson Hill Road, consisting of an 11-foot travel lane and 5-foot bike lane.
2. Six-foot sidewalks shall be constructed along the property frontage on both NW Anderson Hill Road and Frontier Place NW.
3. Continuous roadway lighting meeting WSDOT standards shall be provided on NW Anderson Hill Road and Frontier Place NW to support site vehicular, bicycle and pedestrian activity during dark hours.
4. School bell hours shall be staggered to occur more than one hour apart, per the revised Traffic Impact Analysis recommendations, to avoid overlapping arrival and departure site traffic, which would result in unacceptable Level Of Service at the NW Anderson Hill Road and Frontier Place NW roundabout.
5. A left-turn lane shall be constructed at the driveway access on NW Anderson Hill Road and shall meet the storage needs identified in the revised Traffic Impact Analysis.

The Conditions, as listed below, are required pursuant to SEPA Substantive Authority (KCC 18.04.200.D):

1. Pursuant to 18.040.200 D (5), exceedance to the noise standards of KCC Title 10.28.040 are based on the noise study and analysis, and as such the exceedance of the required standard is limited to the hours of 7AM to 10 PM daily.
2. Pursuant to section 18.04.200.D (6), and Referenced to KCC Title 17, and further analyzed under 17.105.110 Obnoxious Things.  
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.

KCC 17.500.027 B. Screening Buffer

1. Required along the perimeters of multifamily residential (ten dwelling units an acre or more), commercial, and industrial/business center development abutting different uses and/or zones. The buffer shall provide sight-obscuring screening between different uses or zones and shall consist of:

- a. Two offset rows of evergreen trees planted ten feet on center and ground cover; or
- b. A six-foot screening fence and a single row of evergreen trees planted ten feet on center, and ground cover.

The NE corner of the site adjacent to the cellular tower array will require replanting efforts to meet this referenced screening standard.

3. Upon submittal of the associated permit for the new stadium facility phase, a specific event noise study and light photometric study shall be generated and provided. The County may require follow up studies should County or School District officials receive significant public complaints regarding events generating noise and light exceedance.

**Physical Characteristics:**

The subject property is approximately 59 acres in size, located on the west of the Silverdale commercial district. Currently, Central Kitsap High School is located in the southern portion of the property with access via NW Anderson Hill Road and NW Bucklin Hill Road. Central Kitsap Middle School is located to the north with access via Frontier Place NW. The north end of the Central Kitsap Campus also includes the District's existing transportation facility, collocation site for wireless communication facilities, food/centralized kitchen and warehouse facilities, New Frontiers building, West Alternative High School, daycare portables accessed by Frontier Place NW, and the Science Kit building accesses by NW Anderson Hill Road. The site also includes student and staff off-street parking mostly on the west side along NW Anderson Hill Road, 2 baseball, practice-football and soccer field athletic facilities. Two residential properties totaling 5 acres contain two single-family dwelling purchased by the District. The dwellings will be removed and the land will be incorporated into the campus plan.

The school campus is located on top of a low ridge on the west side of Silverdale. The campus is predominately flat but gently slopes from the north down 100 feet in elevation to the southern corner along NW Bucklin Hill Road. The ridge has moderate hazard slopes down to Anderson Hill Road and Frontier Place to the west and down to Randall Way to the east (Exhibit 23). The eastern edge of the property has stands of Douglas fir and deciduous trees and there is very little understory. Portions of the site include invasive plant species. Portions of the west side of the campus include stands of conifers down to Frontier Place N. The southwest area is mapped as a Category II Critical Aquifer Recharge Area; and downstream and to the southwest of the site is a mapped 100-year floodplain. Site reconnaissance revealed no wetlands on the project site or in the immediate vicinity.

**Comprehensive Plan Designation and Zoning:**

The property is zoned Urban High Residential (UH). The property is located within the Silverdale Design Standards' Northeast Business District. The primary purpose of this zone is for high-density residential development. The zone allows mixed uses with professional offices that complement the residential development. This zoning requires adequate urban services. Proposed uses other than residential require a higher level of review to ensure compatibility with the residential setting.

The following are the development standards for the UH zone:

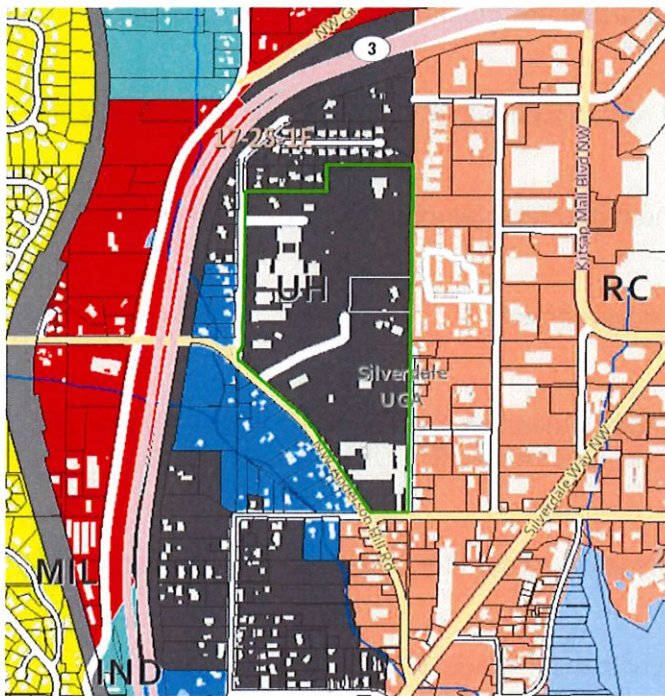
Minimum Lot Area = N/A  
Minimum Lot Width = 60 feet  
Minimum Lot Depth = 60 feet

Maximum Height = 35 feet (may be increased to 60', subject Fire District review)  
Minimum Density = 19 dwelling units/acre  
Maximum Density = 30 dwelling units/acre

Minimum Setbacks = 20 feet front yard for garage or carport  
= 5 feet side yard  
= 10 feet rear yard

**Surrounding Land Use and Zoning:**

Residential development borders all sides of the Central Kitsap School District property. The property bonded by properties zoned Urban High Residential to the north and northwest; Urban Restricted to the southwest with single-family dwellings, and properties zoned Regional Center with multi-family and commercial uses to the east.



**Public Utilities and Services:**

Water: Silverdale Water District  
Power: Puget Sound Energy  
Sewer: Kitsap County Public Works  
Police: Kitsap County Sheriff  
Fire: Central Kitsap Fire and Rescue District #1  
Schools: Central Kitsap School District #401

**Access:**

The High School currently receives vehicular access from NW Buckling Hill Road and NW Anderson Hill Road is designated minor arterials. The Middle School receives access via Frontier Road NW that is designated a local access road. The two former home sites are accessed via NW Windy Ridge Road, a local access road.

**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 December 11, 2006 (Amended June 2016)

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 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.

**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 3**

Continue to require sidewalks on roads when development occurs within Urban Growth Areas.

**Parks Goal 3**

Establish a land acquisition strategy including the necessary funding that will facilitate a more efficient service delivery model.

**Parks Policy 27**

Work towards acquiring trail corridors to connect parks, schools, residential and urban areas.

### 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.

### Silverdale Subarea Plan

The following provisions are policies of the Silverdale Sub-Area Plan (originally adopted 2006, Ch. 8, Kitsap County Comprehensive Plan, and amended August 2012) addressing the redevelopment/replacement of the school campus:

#### Economic Development

Silverdale Goal 6.

Support commercial development and redevelopment that complements and is compatible with the larger Silverdale community.

#### Transportation

##### **Silverdale Goal 8**

Develop and maintain a street and transportation system that effectively addresses the travel needs of the community and is consistent with the overall goals of the community.

##### **Silverdale Policy 21**

Develop and maintain performance standards, including operational level of service (LOS) standards for roadways and critical intersections within Silverdale.

### Development Regulations

The County's development regulations are contained within the Kitsap County Code. The following development regulations are most relevant to this application:

Kitsap County Code (KCC)

- 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

Chapter 20.04 Transportation Facilities Concurrency Ordinance

Chapter 21.04 Land Use and Development Procedures

### 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 Exhibits 1 – 35.

ITEM NO.	DOC. TYPE/SUBJECT	DATED	DATE REC'D.
1	Critical Areas Reconnaissance and Hydrologic Assessment	10/26/16	
2	Notice of SEPA Consultation	12/13/16	
3	Project Application		12/15/16
4	Supplemental Application: Conditional Use Permit		12/15/16
5	Supplemental Application: Concurrency Test		12/15/16

6	Water & Sewer Availability		12/15/16
7	Parking Analysis		12/15/16
8	Preliminary Drainage Report		12/15/16
9	Exterior Elevations		12/15/16
10	Floor Plan		12/15/16
11	Notice of Application	01/11/17	
12	Comment: Richard Shattuck	01/13/17	
13	Health Officer Decision	01/18/17	
14	Comment: Department of Ecology		01/26/17
15	Comment Matrix		01/26/17
16	Revised Project Narrative	02/24/17	
17	Revised Site Plan	02/24/17	
18	Revised Unified Pedestrian Paving Plan	02/24/17	
19	Revised Phasing Plan	02/24/17	
20	Revised Noise Report	02/24/17	
21	Revised Traffic Impact Study	02/24/17	
22	Comment: Mr. and Mrs. Hamilton & Mr. and Mrs. Sunkel		03/13/17
23	Geotechnical Supplement No. 1: Stormwater Infiltration		03/17/17
24	Final SEPA Environmental Checklist		03/17/17
25	SEPA Mitigated Determination of Non-Significance	03/29/17	
26	Memorandum: Engineering Conditions of Preliminary Approval	03/29/17	
27	Comment: Dawn Ruth	04/05/17	
28	Map: Zoning	04/06/17	
29	Map: Critical Area	04/06/17	
30	Map: Critical Aquifer	04/06/17	
31	Map: Comprehensive Plan	04/06/17	
32	Map: Aerial	04/06/17	
33	Map: Assessor Parcel	04/06/17	
34	Certification of Public Notice	04/06/17	
35	Staff Report	04/06/17	

### Background

The Central Kitsap School District will be replacing several aged buildings constructed in the late 1950's at the Central Kitsap High School and the Central Kitsap Middle School sites. The District's goal is to design a centralized, shared, and integrated campus to better serve student, faculty, and the community. The construction and development will occur in five phases to accommodate students and maintain education services during construction. Currently, the high school enrolls 1,360 FTE (full-time equivalent) and the middle school enrolls 719 FTE students, and there 233 FTE students attending on the alternative high school, for a total enrollment of 2,312 students on the site.

The project description that follows is a revision from the one presented with our original application and incorporates these changes.

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- The CKHS/CKMS building has changed. The previously planned detached gymnasium/auditorium facilities have been relocated within the building. The existing



CKMS gymnasium will be retained and used as a high school auxiliary gymnasium. A shared CTE building is planned in the location of the previous gymnasium/auditorium. The total building size is now 331,000 square feet, broken out as follows:

Proposed CKHS and CKMS Bldgs.	292,000 square feet (new)
Proposes CTE Building	20,000 square feet
Existing gymnasium	19,000 square feet

Off-street Parking                      476 Standard spaces

- The new driveway for CKMS on NW Anderson Hill Road has been shifted southerly so that it is located 450 feet from the NW Anderson Hill Road/Frontier Place NW roundabout. The southeast bound traffic entering the CKMS driveway will have 250 feet of storage for entering traffic in a dedicated left turn lane (space for 10 cars). The CKMS driveway has a dedicated left and right turn lanes for exiting traffic (Exhibit 21).
- Interior access roads have been modified to improve circulation, fire access and onsite vehicle queue lengths; however, the original intent to separate the school entrances and drop off/pick-up areas as well as the bus loading areas separate from staff, visitor, and student traffic remains the same.
- Stormwater from the retained CKMS gymnasium and existing parking lot will continue to discharge to the storm system along Frontier Place NW.
- Maintenance access to the stormwater ponds is from interior roadways.
- Parking has been modified. The total parking for both schools is now 476 spaces, which includes 25 ADA spaces. The total parking for special events is 587 spaces until the new ballfields are constructed to the south. When the south ballfields are constructed the final special event parking will be 593 spaces. These quantities exceed the zoning code required parking.
- The construction schedule has been slightly modified. Construction will begin in the summer of 2017. Enclosed is an updated construction phasing plan.

At build-out in 2020, onsite programming facilities for the high school will include a new football/soccer stadium/field with synthetic turf; field lighting and seating up to 1,500 spectators; one baseball field, one softball field, and one soccer field; and up to eight tennis courts and associated score boards and flagpoles.

#### Transportation Review

The proposed vehicular access for the High School will primarily be via Frontier Road; and access for the Middle School will be provided via NW Anderson Hill Road at a new driveway. The project includes construction of frontage improvements to NW Anderson Hill Road to include a 5-foot wide bike lane, 6-foot wide sidewalk, curb, and gutter. The applicant has prepared a traffic impact study, dated December 15, 2016, and amendment dated February 27, 2017 with traffic impact analysis of potential impacts (Exhibit 21). The traffic study includes analysis of the existing pedestrian and bicycle facilities within one-mile walking distance from the schools. The analysis found that one area in the Middle School walking area is missing a walkway along Silverdale Loop Road to the west of Bucklin Hill Road at NW Anderson Hill Road. The roadway extends into a low-volume neighborhood where sidewalks will be

constructed as redevelopment occurs. Within the walking area for the high school, several segments of local roads are missing walkways, however they are served with either sidewalks, or shoulders along arterial roadways. Development Service and Engineering has reviewed the proposed transportation element of the project and issued preliminary approval with Public Works comments, dated March 29, 2017 (Exhibit 26).

Storm Drainage Facilities

The project will collect stormwater in catch basins, downspouts, area drains, and under drains. The collected stormwater will be routed to stormwater quality control and stormwater quantity control facilities. The proposed stormwater improvements utilize detention and infiltration for flow control (3 detention ponds). Runoff treatment will be provided through bio-retention facilities, a wet-pond, and one StormFilter. There is discrepancy between preliminary land use site and the Site Development Activity Permit civil site for the location of the proposed storm drainage line near the southeast corner along Dahl Road NW (private road segment). Instead of installing a storm drainage line, the School District has determined that the storm drainage line can extend on the School District property instead of the private road easement. Development Service and Engineering has reviewed the proposed storm drainage concept, pursuant to the project and issued preliminary approval comments, dated March 29, 2017 (Exhibit 26).

Wastewater

The high school and middle school will connect to an existing sewer main in NW Anderson Hill Road generating 44 residential equivalent units of sanitary sewage flows. Kitsap County Public Works–Wastewater Division issued a Sewer Availability Agreement on December 9, 2016.

Kitsap Public Health

The Health District has reviewed the project and submitted preliminary conditions of approval for the conversion of the two residential lots. The conditions involve the requirement of Building Sewered Clearance permit for proper abandonment of the existing on-site sewage disposal systems, and decommissioning of private individual wells on January 18, 2017(Exhibit 13).

**Public Comments:**

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department gave proper public notice for the Conditional Use Permit. To date, the Department has received written comments on the proposal from surrounding neighbors.

The following is a summary of the public comments made to the School District an and Kitsap County for the school replacement:

Sandra Collins Frontier resident	Requested clarification on which house will be demolished.
Richard Shattuck 4102 NW Anderson Hill Rd Silverdale, WA 98383 (Exhibit 12)	<ol style="list-style-type: none"> <li>1. Mr. Shattuck was interested in reviewing the traffic study. He was expecting improvement would be made to the roundabout.</li> <li>2. Concerns with the realignment of the Middle School access and removal of driveways will increase pressure on Anderson Hill Road between Windy Ridge and Frontier Place. Delay of start time will not affect traffic associated with zero hour classes, arrival of staff and other activities.</li> <li>3. The left turn queue is of 3 cars for parent drop off at the Middle School is inadequate.</li> <li>4. Another mitigation option could be channelization of</li> </ol>

	<p>the westbound Anderson Hill Road before the Middle School driveway and an expansion of the pocket turn area.</p> <ol style="list-style-type: none"> <li>5. Third alternative would be a second roundabout at the Middle School entrance.</li> <li>6. District should likely delays and potential accidents during peak times with those leaving the Middle School.</li> <li>7. Removal of bus barn and other facilities will not significantly affect AM and PM peak hour traffic.</li> </ol>
<p>Cordell and Bonnie Sunkel                  P O Box 854                  Silverdale, WA 98383                  (Exhibit 22)</p> <p>Mr. and Mrs. Hamilton                  3630 Dahl Road</p> <p>Mr. and Mrs. Hall                  3624 Dhal Road</p> <p>Mr. Mattson                  3620 Dahl Road NW</p>	<ol style="list-style-type: none"> <li>1. Mr. Sunkel has concerns with the increase in surface and subsurface water from CK Campus onto Dahl Road NW as a result of the project. Site work may increase storm drainage flows.</li> <li>2. Interested in persevering elements of the old school (e.g. photos, bricks, and bell).</li> <li>3. Interested in the preservation of Hawthorn trees at the south end planted by seniors many years ago.</li> <li>4. Watch for time capsules when demolishing the school.</li> <li>5. School District sponsor a walk through prior to demolition</li> <li>6. Encourage walkthrough spots to reduce student need to use Dahl Road.</li> <li>7. Retain forest buffer known as "no man's land" between school property and Dahl NW.</li> <li>8. Bus barn was used as a race track.</li> </ol>
<p>J. and D Ruth (Exhibit 27)</p>	<p>Request a copy of the traffic study</p>

**Land Use and Zoning Analysis**  
**KCC 17.382.030 Design Standards**

The proposed High School and Middle School replacement by the Central Kitsap School District was reviewed through the following requirements, pursuant to KCC Section 17.382.030 Design Standards (Exhibit 17). 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 applicant is proposing to retain existing native vegetation along the east property line to help provide a functional screen from the abutting residential properties. The site plans shows that up to 2,610 liner feet of existing vegetation will be retained along the eastern property line. The aerial imagery mapping for the school site shows approximately 1,400 feet with a minimum 50-foot wide natural vegetation. For the Site Development Activity Permit the civil site plan and the landscape plan shall meet the minimum buffer width and building and side/rear yard setbacks. Depending on the quality of the native vegetation to provide a functional screen, which includes the understory, a proposed solid wood panel fence may be required to help screen glare and reduce other associated impacts consistent with KCC 17.385.027.B.2.*

To help maintain a functional screen along the north property line, the landscape plan shows proposed plantings and solid wood-panel fencing. The applicant is proposing a new six-foot solid wood panel fence to augment existing vegetation in six areas with conifers planted 10 feet on center spacing along the north property line. The screening should help reduce noise and screen any lights from nighttime school activities. Consistent with KCC 17.500.027.B.1, a solid wood panel fence is required to help provide screen until the vegetation is mature enough to provide a functional screen.

#### 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: When exterior lighting is proposed on the buildings, off-street parking lots and outdoor recreation facilities, the applicant will need to comply with the standard in KCC Section KCC 17.105. Not more than one candle foot of light can leave the property line and cutoff shields may be required to be installed to prevent spillover. The height of light standards and recessed fixtures will be required to help limit potential light impacts. The applicant has prepared a photometric map showing that not more than 1-candle foot will leave the property line. After site construction and stadium lighting installed, staff recommends that a second photometric map be prepared to demonstrate compliance.*

#### Screening of equipment, storage, and refuse areas

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

*Staff Comment: The architectural elevations for the high school and middle school buildings show that the HVAC equipment will not be visible. There is a high probability that the mechanical equipment would not be visible due to topography and natural vegetation will be required to be maintained.*

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

*Staff Comment: Activities will occur within the interior of the school facilities and outside on the campus. The associated outside activities should be screened from the adjacent residential property owners.*

3. The project will be required to comply with all county solid waste standards and provide concurrence from Waste Management as part of the Site Development Activity Permit (SDAP) process.

*Staff Comment: The County will review the development proposal and determine if solid waste or recycling needs are being met through the Site Development Activity Permit.*

#### Access and Circulation

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

The applicant states the campus plan includes an extensive system of pedestrian paths and amenities for internal circulation. An additional pedestrian connection and linkages may also connect the campus to adjacent community resource, depending on site conditions. In

accordance with the requirements identified at the pre-application meeting, the landscape includes a unified pedestrian circulation (*Exhibits18*).

*Staff Comment:* As shown on the site plan, and the pedestrian circulation plan exhibit, the applicant shows pedestrian access between perimeter roadways, off-street parking and between buildings. Consistent with this requirement the applicant shows on the site plan marked pedestrian crossings across drive isles and driveways to minimize pedestrian and vehicle conflicts. Frontage improvements will include constructing a 6-foot sidewalk to provided added pedestrian safety.

5. 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:* To provide better circulation, the School District is proposing driveway approaches along NW Anderson Hill Road and Frontier Place NW consistent with above requirements. Similar to other District projects, school buses and passenger vehicle loading will be separated to reduce vehicle conflicts.

6. Signs permitted according to KCC Chapter 17.446.  
The applicant is required to apply for sign permits in accordance KCC Section 17.446 Signs.

*Staff Comment:* The District has an existing pole sign and reader board along Bucklin Hill Road. Depending on site conditions, the District might opt to move the existing sign closer to the southwest corner of Bucklin Hill Road and Anderson Hill Road. If the District moves the sign, the sign shall not impact the sight distance and should be consistent with the residential character for size, scale, and lighting.

7. Off-street parking and loading per KCC Chapter 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.

The applicant states there is a combined total of 460 off-street parking spaces. The proposed project will provide 472 spaces distributed throughout the reconfigured campus and 29 over-flow parking spaces within the bus loop. After the high school site is redeveloped with ball fields, 92 spaces will replace 86 temporary spaces for a total of 593 parking spaces at the time of completion.

The applicant is proposing the following spaces:

Standard spaces	476 spaces
(Bus parking included above)	29 spaces
Potential staff spaces	25 spaces
Handicap accessible parking	25 spaces
New Parking Maintenance and Operation	32 spaces
<b>Total on-site spaces</b>	<b>618 spaces</b>

*Staff Comments:* The School District is providing parking for students, school district employees' personal vehicles, buses, accessible parking and auditorium. The parking analysis was prepared based on the specific functions on the campus. Based the proposed student population, building area the required parking is 442 spaces and 525 for the auditorium. The project provides more than the required spaces required by code exceeds

*the number of vehicle spaces forecasted. Events at the stadium or in the auditorium will occur during school hours or outside peak demand during the evening. The project is consistent with KCC Chapter 17.435 Off-Street Parking and Loading standards. Through the Building Permit review, the project will be conditioned to clearly mark handicap parking spaces consistent with ADA standards.*

8. Landscaping provided per KCC Chapter 17.500.

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

Applicant: The project is providing approximately 40% of the project site in landscaping.

KCC 17.500.027.A: Consistent with the requirements for landscape buffers, the school district is proposing a 20-foot buffer to be installed within the required front yard setback along Bucklin Hill road, NW Anderson Hill road and Frontier Place.. The buffer includes a mix of plants including ground cover, shrubs, and trees.

KCC 17.500.027.B: The applicant provides a screening buffer along the north property line. The screening buffer includes a double row of evergreen trees and groundcover.

KCC 17.500.027.B.3: The applicant is proposing a screening buffer around the perimeter of the of the storm drainage facilities.

Staff Comment: *The applicant is proposing to disturb approximately 51 acres of the 59 acre site. The applicant will retain approximately 8 acres of forest cover along the east property line. Based on the estimates, over 40% of the site will be retained in native vegetation or replanted and will exceed the 15% landscaping requirement. As stated above, the natural screening buffer shall be retained along the east property to help provide a functional screen to the abutting single-family and multi-family dwellings.*

*Staff observed a significant amount of invasive plants growing within the understory along the east property line. For disturbed and non-disturbed areas, the applicant should provide a vegetation management plan for natural vegetation to prevent the additional spreading of invasive species or noxious weeds identified on the State Noxious Weed List (i.e. Scotch Broom), pursuant to RCW 17.10.140 and WAC 16.750 State Noxious Weeds. See the following references in Kitsap County Code KCC § 17.385.020 (E) Existing Native Vegetation, §12.08.010(45), Native vegetation, §18.20.010 Noxious Weeds, and §19.150.110 Alterations.*

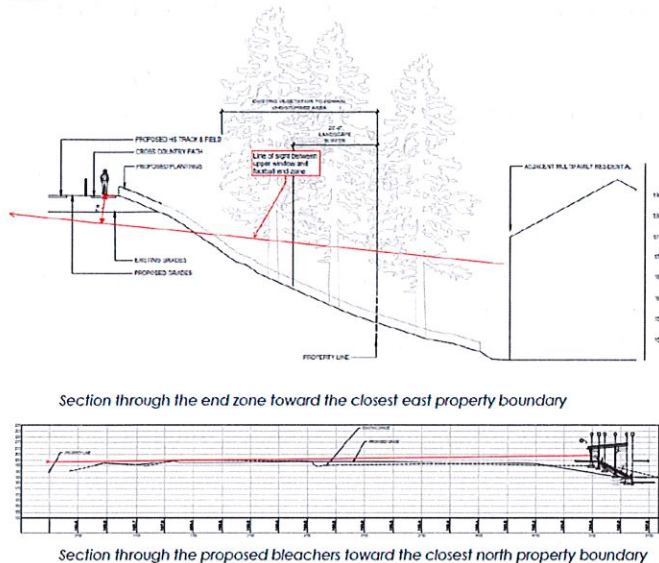
*The preliminary site plan and landscaping complies with the intent of 17.385 Landscaping.*

KCC Chapter 10.28 Noise

The Department reviewed the project for consistency with the above noise standards. The School District prepared a noise impact study through a noise consultant, dated March 14, 2017 (Exhibit 20). Activities will occur within the interior of the school facilities and outside on the campus. The associated outside activities include auto mobiles and buses maneuvering on the school grounds, building mechanical equipment and sporting events that will occur at the outdoor fields (football, Soccer , baseball/softball, tennis) and outdoor student noise from PE classes and other student related outdoor activities. The school district is proposing to change the designation of the existing football field from practice-only facility to a practice and

competition venue and construct seating for up to 1,500 people. The sporting events will include crowds, yelling voices, whistles, marching bands, and public address system. Chapter 10.28.040 states the noise limitations at the east property line 57dBA at the property line. Some literature indicates that noise levels could exceed 100 dBA for sporting events. The District's noise consultant believes that the topography will play a mitigating factor to reducing the noise impacts for adjacent residential dwellings.

Figure 3 Topographic section from the football field toward the east and north property lines



The field orientation, with the seating facing south, and the district's plan to cover the bleachers will, prevent noise emanating all directions to help mitigate impacts to abutting dwelling along the north property line at the same elevation. Staff agrees that the topography will break the line of sight for sound travel for the abutting multi-family housing, but the next row of units may be impacted. Staff generally supports the finding in the noise study, however staff has conditioned the project through SEPA to require that the applicant prepare a follow-up event noise study to verify that there is proper compliance.

### Staff Evaluation of Decision Criteria

*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.*

1. The proposal is consistent with the Kitsap County Comprehensive Plan.
2. 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.
3. The proposal will not be materially detrimental to uses or property in the immediate vicinity.

*Comments: The project incorporates features to improve compatibility that involve sight-obscuring screening via landscaping existing and proposed, fencing to reduce visual impacts, and a sound wall to mitigate potential noise impacts on neighbors in the residential zone.*

5. 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.

*Comments: The proposal complies with zoning requirements and includes existing natural landscaping along east property line, and new landscaping along Anderson Hill Road Frontier Road, and the north property line to help improve capability with the residential character in the neighborhood*

**Agency Recommendation:**

Based upon the information above, the Department of Community Development recommends that the Conditional Use Permit request for Central Kitsap High School and Central Kitsap Middle School Replacement be **approved**, subject to the following 55 conditions:

**Planning/Zoning**

1. All required permits shall be obtained prior to commencement of land clearing and/or construction.
2. At time of submittal of the Site Development Activity Permit, the applicant shall submit a final landscape plan consistent with KCC 17.385 Landscaping.
3. The applicant shall incorporate landscaping design features and a solid wood panel fence for screening along the 10-foot planting strip to provide compatibility with the abutting residential neighborhood consistent with General Provisions, the west and north sides.
4. Landscaping shall be installed and maintained in conformance with the requirements of KCC Chapter 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% of the cost of installation.
5. Include a vegetation management plan to prevent the additional spreading of invasive species or noxious weeds identified on the State Noxious Weed List (i.e. Scotch Broom), pursuant to RCW 17.10.140 and WAC 16.750 State Noxious Weeds. See the following references in Kitsap County Code KCC § 17.385.020 (E) Existing Native Vegetation, §12.08.010(45), Native vegetation, §18.20.010 Noxious Weeds, and §19.150.110 Alterations.
6. The civil site plan for the high school and middle school shall identify areas for the future place of minimum if four portable classroom units. The area set aside may not be counted towards meeting required landscaping or park requirements.
7. 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.
8. Land use approval is limited to the uses proposed by the applicant on the recommended site plan and the SEPA Environmental Determination dated March 29, 2017. 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 KCC.
9. 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.

10. 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.
11. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.
12. 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 an 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.

#### **Kitsap Public Health**

13. The applicant is required to adhere to all Kitsap Public Health District requirements. The District requires that the appropriate licensed professionals must decommission the residential lots on NW Windy Ride Lane with existing wells and septic systems.
14. A Building Sewered clearance will be required and will not be approved until the wells are properly decommissioned

#### **Fire**

15. Fire apparatus access roads are required and must be maintained. Any proposed revision to these roads must be submitted to, reviewed, and approved by the Kitsap County Fire Marshal's Office. IFC 503 Amended by Kitsap County. Access roads shall comply with the following:
  - a) Unobstructed width of 20 feet and height of 13 feet 6 inches;
  - b) Shall be designed and maintained to support a 75,000 pound fire apparatus and be provided with an all-weather driving surface;
  - c) Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround;
  - d) Inside turning radius shall be a minimum of 35 feet;
  - e) Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility; and
  - f) Road shall not be more than 12% grade.
16. 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 248,541 square feet and constructed of Type VB construction. A reduction in required fire flow of 75% as approved for commercial

- buildings is provided when the building is provided with an approved automatic fire sprinkler system. The resulting fire flow shall not be less than 1500 gpm. Any changes to the structure will require a recalculation of fire flow. IFC 507.3 Amended by Kitsap County.
17. Water line size and location and the location of fire hydrants must be shown on SDAP plans. A letter of water availability indicating available fire flow from the water purveyor is required to be submitted to the Kitsap County Fire Marshal's office prior to the approval of any building permits.
  18. Automatic fire sprinklers are required and a fire alarm shall be installed to monitor the sprinkler system.
  19. Fire hydrants are required. Number and location shall be determined by the Kitsap County Fire Marshal.
  20. Height of building is co-approved by the Kitsap County Fire Marshal's office and Central Kitsap Fire and Rescue. Developer shall contact Central Kitsap Fire and Rescue regarding voluntary mitigation contract.

### **Development Engineering**

21. 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**

22. The information provided demonstrates this proposal is a *Major Development* as defined in **Kitsap County Code Title 12**, and as such will require a Site Development Activity Permit (**SDAP**) from Development Services and Engineering.
23. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with **Kitsap County Code Title 12** effective at the time the Conditional Use Permit application was deemed complete December 15, 2016. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
24. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development Services and Engineering for review and approval. The phasing plan shall, as a minimum, address the following items:
  - Time tables indicating the anticipated time between initial site grubbing/grading activity and the completion of construction, including site stabilization of that specific phase.
  - The extent of drainage improvements to be installed during the various phases.
25. 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 the Conditional Use Permit application was deemed complete, December 15, 2016.
26. The Washington State Department of Fish and Wildlife may require a Hydraulic Project Approval for the work required at the proposed outfall.
27. 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](mailto:joshklimek@ecy.wa.gov). This permit is required prior to issuance of the SDAP.

28. The application indicates that a significant quantity of grading material will be exported from the site. Prior to issuing the SDAP an approved fill site(s) must be identified. Any fill site receiving more than 150 cubic yards of material must obtain an SDAP. Fill sites receiving 5,000 cubic yards or more must have an engineered SDAP.
29. The application indicates that a significant quantity of grading material will be exported from the site. Typically this means five or more trucks leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan.
30. The design of the infiltration facilities will be accordance with Section 7.3.4 of the Kitsap County Stormwater Design Manual.
31. 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.
32. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering.
33. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
34. If the project proposal is modified from that shown on the submitted site plan dated December 15, 2016, Development Services and Engineering will require additional review and potentially new conditions.

### **Traffic and Roads**

35. The applicant shall construct frontage improvements along NW Anderson Hill Road, consisting of an 11-foot travel lane and 5-foot bike lane.
36. Six-foot sidewalks shall be constructed along the property frontage on both NW Anderson Hill Road and Frontier Place NW.
37. Continuous roadway lighting meeting WSDOT standards shall be provided on NW Anderson Hill Road and Frontier Place NW to support site vehicular, bicycle and pedestrian activity during dark hours.
38. School bell hours shall be staggered to occur more than one hour apart, per the revised Traffic Impact Analysis recommendations, to avoid overlapping arrival and departure site traffic, which would result in unacceptable Level Of Service at the NW Anderson Hill Road

and Frontier Place NW roundabout.

39. A left-turn lane shall be constructed at the driveway access on NW Anderson Hill Road and shall meet the storage needs identified in the revised Traffic Impact Analysis.
40. 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.
41. The developer's engineer shall certify that there is adequate entering sight distance at all approaches to County right-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. The certification shall also note necessary measures to correct and maintain the minimum sight triangle. The required information shall be submitted with the Site Development Activity Permit.
42. 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.
43. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
44. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on NW Anderson Hill Road and on Frontier Place NW. The cross-sections should show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
45. 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.
46. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
47. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, MUTCD Manual on Uniform Traffic Control Devices, NEMA National Electrical Manufacturer's Association, NEC National Electrical Code, WSDOT Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA).
48. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time.

### **Wastewater**

49. 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 KCPW - Sewer Utility Division Standards and Regulations.

**Solid Waste**

- 50. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider (e.g. dumpster size and location) for the project. Pay particular attention to the access requirements of collection trucks. Documentation shall be provided from the solid waste/recycling service provider that their requirements for this project have been met.
- 51. The SDAP submittal shall show solid waste dumpster location, method for securing the enclosure gates in an open position and pad sizes on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans. Provided area must accommodate a minimum 6-yard dumpster.
- 52. The SDAP submittal shall show that at least 150 square feet of exterior recyclable materials storage space for the project. Describe collection containers and show their locations, method for securing the enclosure gates in an open position and pad dimensions on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans
- 53. If using a compactor, liquid wastes generated as a result of compaction must not discharge into the stormwater system per BKCBH Ordinance No. 1996-11, Section IV.2.a.

**OTHER**

- 54. Construction of rock walls or other retaining facilities that exceed four feet in height shall require a building permit.
- 55. Rock and retaining walls shall meet all applicable setback requirements of KCSDM 4.7.5.

**Attachments:**

- Appendix A – Revised Site Plan
- Appendix B – Noise Source

  
\_\_\_\_\_  
Jeff Smith, Staff Planner

4/6/2017  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Scott Diener, Development Services and Engineering Manager

4/6/2017  
\_\_\_\_\_  
Date

CC: Central Kitsap School District [robinh@ckschools.org](mailto:robinh@ckschools.org)  
AHBL INC [dgavin@ahbl.com](mailto:dgavin@ahbl.com)  
Interested Parties:  
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Kitsap County Health District, MS-30  
Kitsap County Public Works Dept., MS-26  
DCD Staff Planner: Jeff Smith  
DCD File 16 05551





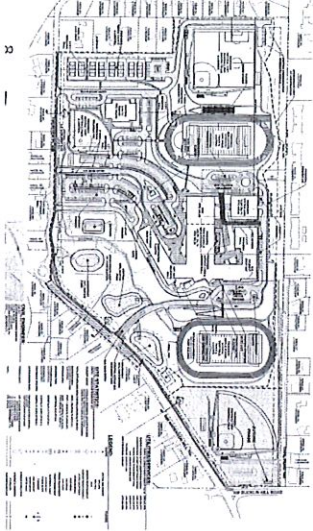


Figure 2 Noise sources including cars and buses (gray), building mechanics (school buildings) outdoor activities (yellow), and sporting events (blue) on the project site plan

