

# **STAFF REPORT and ADMINISTRATIVE DECISION**

**Decision Date:** June 6, 2002

**Application Date:** May 7, 2002

**Project:** Hidden Creek Elementary School- Portable classroom

**Type of Application:** Minor Site Plan Review

**Request:** To install four portable classroom buildings north of the existing school building.

**Project Location:** 5455 Converse Road SE, South Kitsap County.

**Assessor's Account #:** 122301-1-049-2005

**Applicant and Owner of Record:**

South Kitsap School District  
Michael Riley, Facilities Manager  
1650 SE Cedar Rd  
Port Orchard WA 98367

**SEPA Status:**

Per Kitsap County Code Title 18.04.100, this application is exempt from SEPA.

**Physical Characteristics of the site:**

Proposed buildings will be located on an existing grassed area north of the existing school building, on the outer southern boundary of the baseball/soccer fields.

**Existing Zoning and Comprehensive Plan Designation:**

Urban Reserve (US)

**Surrounding Land Use and Zoning:**

The proposal is within the School District property, thus the use surrounding this building is the Elementary School. Parcels abutting the School District are also zoned Urban Reserve, predominately developed with single-family residences.

**Public Utilities and Services:**

Water: Annapolis Water  
Power: Puget Sound Energy  
Sewer: On-site Sewage  
Police: Kitsap County Sheriff  
Fire: Fire Protection District No. 7

**Access:**

Access to the site is from Converse Avenue, a County maintained Road.

**Policies and Regulations Applicable to the Subject Proposal:**

*Kitsap County Code (KCC) Title 17.410.040C Minor Site Plan Review*

*KCC Title 21.04 Land Use and Development Procedures*

**Analysis:**

Bremerton-Kitsap County Health District:	A letter dated June 5, 2002 recommends approval with conditions.
Development Engineering:	A memorandum dated May 22, 2002 recommends approval.
Fire Marshal's office:	A memorandum dated June 3, 2001 recommends approval.

The proposed portable buildings will house students at Hidden Creek Elementary School, South Kitsap School District. The project consists of locating a double portable classroom this fiscal year with the future expansions to include three other portables in the same general area.

**Findings:**

1. The proposed buildings are consistent with the original Unclassified Use Permit for Hidden Creek Elementary School, are permitted within the Urban Reserve zone and complies with all of the applicable provisions of Title 17 and all other applicable regulations, including prescribed development/performance standards and all applicable development standards and design guidelines.
2. The proposed development would be harmonious and compatible with existing and future developments within the land use designation and general area.
3. The subject site is physically suitable for the type, density and intensity of the use being proposed.
4. Appropriate provisions have been made for the public health, safety and general welfare for open spaces, drainage ways, streets or roads, alleys and other public

right-of-ways, transit stops, potable water supply, sanitary waste, parks and recreation, playgrounds, schools and all other relevant facts, including: sidewalks or other planning features that ensure safe walking conditions for students who walk to and from school.

5. The location, size, design and operating characteristics of the proposed development/use would not be detrimental to the public interest, health, safety, or welfare of the County.

**Decision:**

Based upon the above findings, the Minor Site Plan Review request for Hidden Creek Elementary School portable classrooms is approved, subject to the following conditions:

1. All requirements of the Bremerton-Kitsap County Health District shall be met including obtaining a Commercial Building Clearance for this building.
2. The project shall meet all applicable requirements of the Building Code in all respects including obtaining a Commercial building permit for the use.
3. The project shall meet all applicable requirements of the Fire Code in all respects including the following:
  - A. A fully automatic fire alarm system is required. The fire alarm system in the elementary shall be expanded to include the new portable. The portable shall report on a separate zone, if possible, and only the exterior horn/strobe on the new portable shall activate for an alarm originating in the new portable.
  - B. A minimum of 20 feet between portables (including stairs and ramps) is required.
4. Unless in direct conflict with the conditions stated above, applicant proposals shall be considered conditions of approval.
5. Approval is for the project as depicted in the application subject to the above stated conditions. Approval should not be implied to allow for more intense use of the site.

**This Administrative Decision issued on \_\_\_\_\_.** This Decision of the Director of the Kitsap County Department of Community Development may be appealed to the Kitsap County Hearing Examiner pursuant to KCC 21.120. Appeals must be filed with the Department of Community Development by the close of business of \_\_\_\_\_.

cc:

Bremerton-Kitsap County Health District, MS-30  
Development Engineering MS26  
DCD Staff Planner  
DCD Code Enforcement  
DCD Silverdale Annex  
DCD File  
DCD Building Permit File

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