



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-7181 FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com/dcd/

Cindy Baker, Director

NOTICE OF ADMINISTRATIVE DECISION

September 16, 2003

To: Interested Parties and Parties of Record

RE: Project Name: Bethel Centre
Application: Administrative Site Plan Review
File Number: 02 05004 (022301-4-031-2001)

Enclosed is the Administrative Decision issued by the Kitsap County Department of Community Development (DCD) for the above referenced application.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER BEFORE THE CLOSE OF BUSINESS ON SEPTEMBER 30, 2003.

Pursuant to the Kitsap County Land Use and Development Procedures, an appeal may be filed objecting to the Department's Decision. An appeal must be made in writing, and received by the Department of Community Development (DCD). At the time of filing the appeal, the appellant shall pay the sum of two hundred dollars (\$200.00). This fee is non-refundable and subject to change. Make check payable to Kitsap County Department of Community Development (DCD).

The written appeal shall be made on, or attached to, an appeal form provided by DCD, and shall contain the following information.

1. The project name, project applicant, application type, and file number designated by the County;
2. The name, address, and signature of each appellant. If multiple parties file a single appeal, the appeal document shall designate, in writing, one party as the contact representative for all contact with the DCD Director and the Office of the Hearing Examiner. All contact between the County and the appellants regarding the appeal, including notices, shall be through this contact representative; and
3. A written statement of the specific aspect(s) of the Decision and/or SEPA determination being appealed, the reasons why each is in error as a matter of fact or law, and the evidence relied upon to prove the error.

Notice of Administrative Decision – Bethel Centre Administrative Site Plan Review
September 16, 2003
Page 2

The complete application file will be available for review at the Department of Community Development, Monday through Friday, except holidays, from 8:15 a.m. to 4:00 p.m.

If you have questions, please contact me at (360) 337-4487 or Jeff Smith at (360) 337-7022.

Sincerely,

Karen Ashcraft
Clerk of the Examiner

C: Darlene Piper, 2497 Bethel Avenue, Port Orchard, WA 98366
Francis G Burris, 4518 Bethel Road SE, Port Orchard, WA 98366
MAP, Ltd., PO Box 720, Silverdale, WA 98383

Interested Parties:

Wanda Young, 4601 Ramsey Road SE, Port Orchard, WA 98366



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-7181 FAX (360) 337-4925 HOME PAGE – www.kitsapgov.com/dcd/

CINDY BAKER, DIRECTOR

STAFF REPORT

ADMINISTRATIVE DECISION

Date: September 15, 2003

Application Date: June 26, 2003

Project: Bethel Centre

Type of Application: Admin Site Plan Review

Request:

Darlene Piper, the applicant is requesting an Administrative Site Plan Review for the construction of an 8,400 square foot (S.F.) office, 17,500 S.F. of miscellaneous retail and restaurant use for a total lot coverage of 25,900 S.F. buildings. The project proposal also includes off-street parking, landscaping and construction of a commercial connector_road that will connect Bethel Road SE to Ramsey Road SE.

Project Location:

The location of the subject property is 4518 Bethel Avenue SE, in South Kitsap County.

Assessor's Account #: 022301-4-031-2001

Applicant:

Darlene Piper
2497 Bethel Avenue
Port Orchard, WA 98366

Owner of Record:

Francis G. Burris
4518 Bethel Road SE
Port Orchard, WA 98366

Project Representative:

MAP, Ltd.
P.O. Box 720
Silverdale, WA 98383

State Environmental Policy Act (SEPA) Status:

Pursuant to WAC 197-11-340, the Responsible Official signed a Determination of Nonsignificance on August 26, 2003.

Pursuant to WAC 197-11-355, the project was reviewed through the optional environmental review process. The SEPA comment period previously occurred concurrent with the Notice of Application process. The commercial project is required to adhere to all environmental and stormwater regulations in the Kitsap County Code to help mitigate potential impacts.

Physical Characteristics:

The commercial property is undeveloped, approximately 2.30 acres, with frontage on Bethel Road SE, the parcel is regular shaped that slopes from the west to the east. The parcel was created as Lot A through a two lot short subdivisions (File No. 3494), recorded in April of 1984. The Corridor Plan indicates that the property is within Drainage Basin No 1.

Existing Zoning and Comprehensive Plan Designation:

The property is designated Highway/Tourist Commercial (HTC), and located within the Bethel Corridor Development Plan.

Setbacks from Right-of-way

- Minimum building Setback from Bethel Road = 2-feet
- Maximum building Setback from Bethel Road = 20-feet
- Minimum building setback from other public/Private roads = 2-feet
- Maximum building setback from other public roads: =10-feet

Surrounding Land Use and Zoning:

The project is contiguous to properties zoned HTC along the north, west and south property lines. Except for the parcel with the mini-storage to the north, the property abuts undeveloped commercial properties.

Public Utilities and Services:

- Water: Annapolis Water District
- Power: Puget Sound Energy
- Sewer: Karcher Sewer District
- Police: Kitsap County Sheriff
- Fire: Fire Protection District No. 7
- Schools: South Kitsap School District

Transportation:

The primary access for the commercial development will be from Bethel Road SE. The Bethel Corridor Development Plan indicates that the subject property is within Engineering Zones 5 and 7 (see Figure 2: Channelization Plan). Bethel Road SE is currently a two-lane road with right-of-way that ranges from 60-feet to 85-feet. The County is proposing to increase the right-of-way width for Bethel Road SE to approximately 90-feet to improve traffic safety. The subject property fronts on the road segment to be improved after 2005 in the second development phase.

Commercial Connector: The project proposal includes constructing approximately two-thirds of a Class “C” east-west commercial connector that connects Ramsey Road SE and Bethel Road. The proposed connector will provide primary access to the Bethel Centre and the Rollerena development abutting the west property line (File No. 02 04226). The property owners are required to construct the commercial connectors as part of their development proposals to provide access and implement the Corridor Plan.

Latecomer Agreement: The applicant is requesting that the County enter into a latecomer agreement to allow the developer to be reimbursed for a portion of the costs associated with design and construction of the road infrastructure. The County has preliminarily agreed to enter into an agreement and will require action by the Board of County Commissioners. When the abutting property owner(s) to the south develops, they will be expected to construct the remaining portion of the connector and reimburse the applicant for their fair share of the costs. The Public Works Department is currently evaluating alternatives to provide a long-term funding strategy for road and infrastructure improvements in the corridor.

Stormwater:

The stormwater will be directed to a conveyance system consisting of catch basins and tight line piping. The stormwater from the off-street parking areas will be directed to an oil/water separator, biofiltration swale and the swale will drain to an underground detention tank along the east side of the property. A secondary system is proposed for rooftop runoff so to directly discharge into the detention tank. In addition, the applicant will be responsible for mitigating any stormwater runoff consistent with Title 12 of the Kitsap County Code. Development Engineering has reviewed the applicant’s stormwater plan concept and recommends preliminary approval.

Policies and Regulations Applicable to the Subject Proposal:

Kitsap County Zoning Ordinance (February 15, 1999)

Section 110 Definitions

Section 355 Zoning "High/Tourist Commercial " (Bethel Corridor Plan Ordinance. 247- 2000)

Section 386 Landscaping

Section 400 Land Use Review

Section 410 Site Plan Approval

Section 435 Off-street parking and Loading

Section 445 Signs

Section 520 Appeals

Section 525 Revocation of Permits or Variance

Other Kitsap County Code relevant Provisions:

Section 12.10 Storm Water Permits

Section 20.04 Transportation Concurrency

Bethel Corridor Land use Standards

Section 010. General Provisions

Section 020. Site Design

Section 030. Parking

Section 040. Pedestrian Circulation

Kitsap County Land Use and Development Procedures Ordinance (May 18, 1998)

Section 050. Landscaping and Tree Retention

Section 060. Signs

Section 070. Environmental Protection

Section 080. Building Design

Kitsap County Critical Areas, Title 19 (Adopted May 7, 1998 / Amended August 9, 1999)
Section 19.200 Wetlands
Section 19.700 Special Reports

Kitsap County Comprehensive Plan (May 7, 1998)

The following polices from the Comprehensive Plan apply to the development proposal.

LU-13 Strip commercial developments shown on the Comprehensive Plan Land Use Map along major roads and highways shall not be extended; infill in these areas will be encouraged.

LU-15 Commercial uses along major streets and highways in urban growth areas shall be subject to special development standards relating to landscaping, setbacks, signs and median strips.

Analysis:

Bethel Corridor Land use Standards

The following sections from the Bethel Corridor Development Plan were included in the review for the Rollerena skating rink site plan:

Section 010. General Provisions

The project is required to be consistent with the general provisions of the Kitsap Zoning Code and collaboration is required between property owners within the same or adjacent Engineering Zones. The project proposal is consistent with the general provisions of the Bethel Corridor Development Plan and the Kitsap Zoning Code, Title 17, for commercial development.

Section 020. Site Design

All new buildings are to be located adjacent to the public-right-of-way and meet the minimum setback requirements. The commercial buildings are to be setback 20-feet from the right-of-way of Bethel Road SE consistent with the requirement of the Bethel Corridor Development standards. The location of the buildings will provide visual screening of the off-street parking areas to the west for the traveling public along Bethel Road SE. The applicant has coordinated the project site design with the abutting commercial project to the west with building placement, access and off-street parking.

Section 030. Parking

The site plan, date July 27, 2003 for the proposed Bethel Centre and the Rollerena shows a coordinated internal circulation, with connected off-parking facilities to limit the number of access points onto the connector. The site plan includes sidewalks along the connector and an internal walkway through both parking lots that will provide a pedestrian connection.

Section 17.435 Parking and Loading

KCC requires that for commercial retail uses that generate heavy automobile traffic use the standard of one space per 150-sqaure feet of gross floor area. The standard for office use is 1-space 400 square feet of gross floor area and the applicant is proposing on 1-space per 267-

square feet of gross floor area. The applicant has successfully demonstrated that the number of proposed spaces will be sufficient to meet the parking demand. If additional parking is required, the adjacent development can provide additional parking. The Rollerena has different business hours for peak demand for off-street parking from the other businesses proposed in the Bethel Centre development.

The proposed development includes bicycle parking consistent with the Bethel Corridor Development Plan. The parking will be required to be covered, adjacent to the building and physically separated from the off-street parking area.

Section 040. Pedestrian Circulation

The commercial development provides adequate pedestrian circulation with the construction sidewalks along the connector and maintaining internal pedestrian access to Bethel Road through the site.

Section 050. Landscaping and Tree Retention

The project is required to be consistent with the general landscaping provisions in Section 17.385 KCC. The applicant is proposing 21% for landscaping and 6% more than the standard in the KCC. The applicant will be responsible to submit a final landscape plan with a plant schedule, sizes, ground cover and irrigation plan with the Site Development Activity Permit (SDAP).

Section 060. Signs

The applicant is required to apply for a sign permits Section 17.445 Signs KCC. The project will be required to only have 90 square-feet per building face and not more than 200 square-feet per site. If a monument sign is proposed, the signs are limited to the dimensions in the Bethel Corridor Development Plan. The applicant is encouraged to prepare a comprehensive signage plan for the entire commercial and retail spaces prior to final construction is completed.

Section 070. Environmental Protection

It was determined by County resource maps a potential wetland was on the property. The applicant paid a wetland consultant to prepare a report on the wetland and it was determined that the wetland was unregulated.

Section 080. Building Design

This section encourages buildings to be designed similar to styles of the Pacific Northwest. Buildings are required to be oriented toward the street, blank walls adjacent Bethel Road are to be avoided, and incorporate building materials traditional to the northwest. Staff is working with the applicant to submit elevations of the building façade prior to SDAP approval consistent with the County Code. The applicant has drafted architectural renderings that show the building articulating every 60-feet, following a northwest style and earth tone colors (e.g. dark green, reds and tans).

Site Plan Review Standards

The indoor commercial complex must meet four of the nine requirements in Section 17.410(B) Site Plan Review Standards not cover in the Bethel Corridor Development Plan:

- A. All uses shall be conducted within a completely enclosed structure.

The applicant’s development proposal is conduct to activities inside the commercial structures.

B. Criteria addresses roof mounted air conditioning equipment.

All roof mounted mechanical equipment is required to be screened by the use of a parapet roof or screened in a manor that is integrated into the structure so not to be visible from abutting property or street.

C. Service areas, outdoor service areas and other intrusive site features.

The project proposal does not include outside service areas.

D. Providing for trash receptacles and screening.

The applicant is providing a solidwaste receptacle on the northeast side of the site. The applicant will be required to coordinate with Brem-Air Disposal for location and design during the civil plan review process.

County Health District: A letter dated August 5, 2003 recommends approval with conditions.

County Development Engineering/
Public Works: A memorandum dated August 22, 2003 recommends approval, subject to conditions, from the Engineering, Stormwater, Traffic/Transportation, Wastewater, and Solid Waste Divisions.

County Fire Prevention Bureau: A memorandum dated August 26, 2003 recommends approval with conditions.

Public Input: Wanda Young 4601 Ramsey Road SE, Port Orchard, WA 98366

Findings:

The five findings listed in Section 17.410.040D of the KCC that must be met to approve an Administrative Site Plan Review appear to be satisfied. The following are findings based on the review of the application for the Bethel Centre:

1. The proposed development/use is one permitted within the subject zoning designations and complies with all of the applicable provisions of this Ordinance 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 administrative Site Plan Review request for the Bethel Centre is **approved**, subject to the following conditions:

1. Final approval is subject to review of elements of the Site Plan Review process, to include the following:
 - A. Site Plan/Civil Construction Plan Review.
 - B. Lighting for the Bethel Centre and parking lot shall be the minimum necessary to provide security. Lighting shall be shielded aimed from adjacent properties consistent with Section 17.455.110 Obnoxious Things of the KCC.
 - C. The proposed commercial store operation will be required to meet Section 10.28 Noise requirements KCC.
 - D. Before approval of the Final Site Plan through the SDAP process, the applicant shall submit a final landscape plan with a plant schedule that meets requirements of Section 17.385 of the KCC.
 - E. Landscaping shall be installed and maintained in accordance with the requirements of Section 17.385 of the KCC.
 - F. The applicant is to install landscaping prior to Final Certificate of Occupancy of the buildings. If this cannot be installed at that time, the landscaping can be bonded for 150% of the cost of materials and labor.
 - G. The applicant should submit a signage plan for the business to not exceed 200 square feet of signage area per the site prior to final site plan approval.
 - H. Final architectural plans should be submitted during civil plan review demonstrating consistency with Section 080 Building Design of the Bethel Corridor Development Plan and requirements for roof mounted mechanical equipment.
 - I. Land use approval is limited to the uses proposed by the applicant. 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.

- J. Pursuant to KCC 21.04, land use approval is valid for a period of up to three (3) years from the decision date.
- 2. The applicant shall adhere to all applicable requirements of the Kitsap County Fire Marshal's Office, including the following:
 - A. Based on total floor area of 25,000 square feet a building of Type V-N (unprotected wood-frame) construction, fire flow of 4,250 gallons per minute (gpm) for two hours at 20 psi is required. The fire flow is based on total floor area, area beneath the eaves, and the type of construction. The fire flow may be reduced with higher type building construction or with the addition of an automatic sprinkler system. The Fire Flow System shall meet all requirements of Kitsap County Building Code.

Proof of fire flow availability from the water purveyor will be required to be submitted to the Kitsap County Fire Marshal's Office before the building permit or site development activity permit may be issued. Required fire flow will be determined by the building and fire codes adopted at the time of building permit submittal.

Engineered calculations to provide documentation that the water system has been designed to provide the required fire flow are required to be submitted to the Kitsap County Fire Marshal's Office before the building permit or site development activity permit may be issued.

The following conditions of approval apply for all water systems:

- a) Water systems shall be designed to supply the minimum fire flow by gravity or by pumping.
- b) Where fire flow is supplied by pumping, the following additional design requirements are imposed.
 - 1) Minimum fire flow must be provided with the largest pump out of service.
 - 2) Provisions for system and component reliability in accordance with WAC 246-290-420 (Reliability and emergency response) and WAC 246-293-660 (Minimum standards for system reliability).
 - c) Water main size shall be adequate to deliver required fire flow and to maintain the approved design pressure, but in no case be less than 20 psi.
- d) Water system approvals are subject to review and acceptance of design criteria by KCFMO.

The site plan did not include hydrant placements and was not reviewed for location of hydrants, existing or proposed. Hydrant placement shall be reviewed at the time of Site Development Activity Permit (SDAP) application. Site plan provided for SDAP will be required to have water utility line placements, size of water lines, hydrant locations, water purveyor information, building construction type, and total floor area.

- B. Depending on the parking configuration, the fire apparatus access may not be sufficient. Fire apparatus access roads shall be provided when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.
 - C. A fire automatic sprinkler system is required for buildings greater than 10,000 square feet or when special operations require a sprinkler system such as wood working, drinking alcoholic beverages. The sprinkler system may be used to lower the fire flow requirement to 50% when the sprinkler system has been designed for such purpose.
 - D. A full automatic fire alarm system is required for buildings greater than 4000 square feet or for special occupancies such as a daycare center with an occupant load greater than 50, hazardous materials etc.
 - E. The construction type of the building is limited because of the occupancy classification. A Group B is limited to 8,000 square feet when construction is of Type V-N (unprotected) type of construction. The area limitation may be increased with setbacks on at least two sides or with the installation of an automatic sprinkler system. If the automatic sprinkler system is used to reduce the fire flow requirement, the sprinkler system may not be used as a substitution for one-hour fire protection.
3. The applicant shall adhere to all applicable requirements of the Kitsap County Health District, including the following:
- A. Water is to be provided by Annapolis Water District.
 - B. Sewer Service to be provided by Karcher Creek Sewer District.
 - C. Any wells or septic systems on the property must be properly abandoned as per Health District requirements.
 - D. A Building Clearance for sewerred properties is required.
 - E. Any proposed restaurants will require plan review and approval by the Food Section of the Health District.
4. The requirements of Development Engineering and Kitsap County Public Works shall be met including the following:
- A. We have reviewed the above land use proposal and find the concept supportable in its approach to civil site development. A site evaluation was conducted on November 14, 2002. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans stamped received June 30, 2003, to Kitsap County Development Engineering.

Development Engineering accepts the concepts contained in this preliminary submittal and requires the following conditions as an element of the land use

approval:

- B. 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

- C. 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 Engineering.
- D. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with **Kitsap County Code Title 12** or as amended at the time of SDAP application. A civil engineer licensed in the State of Washington shall prepare the submittal documents. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
- E. Should the proponent propose phasing of the project, a phasing plan shall be submitted to Development 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.
- F. Any off site improvements that create additional impervious surface such as lane widening or intersection channelization are required to provide stormwater mitigation in accordance with **Kitsap County Code Title 12** or as amended at the time of SDAP application.
- G. The project proponent shall be responsible for installing any necessary off-site downstream drainage improvements. This includes culverts, catch basins, and rock fall protection in the existing and proposed county right-of-way. Procurement of any permits or easements necessary to install off-site improvements shall be the responsibility of the project proponent.
- H. 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.

- I. Kitsap County Code Title 12 classifies all water quality BMP's other than wet ponds/vaults, oil/water separators, and biofilters as experimental. Until the Washington State Department of Ecology establishes a set of criteria to evaluate emerging technologies, the design engineer shall provide the required information as described in Section 6.6 of the Kitsap County Stormwater Design Manual with the SDAP application in order to gain approval from Development Engineering to use the experimental BMP.

TRAFFIC AND ROADS

- J. Kitsap County Code Chapter 17.355 and Bethel Road Corridor Development Plan ("Plan") require the developer to construct a commercial connector road together with certain utility, stormwater, and other facilities ("Facilities") that will benefit other commercial property owners in near proximity to the proposed development.
 - 1) Kitsap County Departments of Community Development and Public Works will work with the developer to recommend to the Board of County Commissioners the establishment of an appropriate method to enforce the sharing of the developer's design and construction costs for the required Facilities amongst other benefited properties located within the limits of the Plan.
 - 2) As provided in the Plan, Kitsap County may seek to create a Contract Reimbursement District pursuant to RCW 35.72. Alternatively, the County may seek to create a Road Improvement District, Utility Local Improvement District or other special purpose districts in order to facilitate build out within the territorial limits of the Plan. For itself and its successors and assigns, the developer agrees that it shall not protest the creation of any such district by Kitsap County or its jurisdictional successor.
 - 3) It is not yet known which method for compulsory cost sharing for Facilities construction is the most effective and Kitsap County shall contract with a consultant to evaluate the available options. Until such time as the County adopts a cost sharing method, the developer's Facilities shall remain its private property. Once the County adopts the cost sharing method, the developer agrees to dedicate the Facilities to the County or its jurisdictional successor for public use.
 - 4) Staff of the Department of Community Development and Public Works will support and recommend to the Board of County Commissioners that the Board adopts an appropriate ordinance to establish a Contract Reimbursement District or other latecomer agreement mechanism to implement the Plan's required cost sharing by properties benefited from the design and construction of the facilities. Such application to the Board by county staff will occur within twenty-four months from the date the developer's building permit is issued by the Department of community Development.

- K. The applicant shall build the commercial connector from Ramsey Road to Bethel Road to match the cross-section shown on the engineered plans prepared by Map Ltd., date stamped June 17, 2003 by Kitsap County Development Engineering.
- L. Based on the above condition that states that “once the cost sharing method is adopted by the County, the developer agrees to dedicate the Facilities to the County or its jurisdictional successor for public use”, the Facilities shall be designed and constructed per the guidelines of the Kitsap County Road Standards, Ordinance 293-2003 and the Bethel Road Corridor Development Plan. Also, the road shall be designed for a posted speed of 35 mph.
- M. Provide surveyed cross-sections at 50-foot intervals on proposed commercial connector. 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.
- N. Construction of handicap access facilities within existing or proposed County right-of-way shall conform to the requirements of the Americans with Disabilities Act.
- O. Provide wheelchair ramps on both sides of the site approach. Include on the plan set curb ramp details that meet the requirements of the Americans with Disabilities Act per WSDOT Standard Plan F-3 cement concrete sidewalk and approach details.
- P. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
- Q. Any work within the County right-of-way will require an application to perform work on County right-of-way and possibly a maintenance or performance bond. This application must be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time.
- R. At Building Permit application, submit (KCPW Form 1601) for issuance of a Concurrency Certificate, as required by KCC section 20.04.030 Transportation Concurrency.

SURVEY

- S. Please provide a Boundary Line Adjustment document that re-configures the South boundary of Lot B of Short Subdivision #3494 as it is shown on the map. Development Engineering shall review the Boundary Line Adjustment document prior to recording. The Boundary Line Adjustment shall then be recorded and a copy provided to Development Engineering prior to final approval.
- T. A Short Plat Amendment of Short Plat #3494 is required to create the access easement across the South line, as designated on the plans as "Bethel Corridor Commercial Connector Road". The Short Plat Amendment shall be submitted after the recording of the Boundary Line Adjustment document referenced above.
- U. An additional 15 feet of right-of-way for Bethel Road shall be deeded to Kitsap County.

Development Engineering shall approve all right-of-way deeds prior to recording.

- V. All right-of-way deeds shall be reviewed and signed by Kitsap County Development Engineering prior to recording.

SOLIDWASTE

- W. Contact the Brem-Air Disposal at (360) 674-3166 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. Provide documentation from the solid waste/recycling service provider that their requirements for this project have been met.
- X. 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.
- Y. Provide 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.
- Z. 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.

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 Section 120 of the *Kitsap County Land Use and Development Procedures Ordinance (May 18, 1998)*. Appeals must be filed with the Department of Community Development by the close of business on _____ .

cc: Darlene Piper, 2497 Bethel Avenue Suite 201, Port Orchard, WA 98366
Francis Burris, 4518 Bethel Road SE, Port Orchard, WA 98366
Al Todd, MAP, Ltd, P.O. Box 720, Silverdale, WA 98383
Interested Parties: Wanda Fay Young, 4601 Ramsey Road SE, Port Orchard, WA 98366-1239
Bremerton-Kitsap County Health District, MS-30
Kitsap County Parks & Recreation Dept., Joseph Coppo, MS-6
Kitsap County Development Engineering / Public Works

DCD Staff Planner Jeff Smith
DCD Code Enforcement
DCD Silverdale Annex
Clerk of Hearing Examiner
DCD File
DCD Building Permit File