



Hearing Examiner Staff Report and Recommendation

Report Date: 07/21/2022
Hearing Date: 07/28/2022

Application Submittal Date: 04/27/2021
Application Complete Date: 06/22/2021

Project Name: Puget Sound Kidney Center (Silverdale)
Type of Application: Conditional Use Permit
Permit Number: Permit # 21-02379

Project Location

Dickey Rd NW/NW Newberry Hill Rd.
Silverdale, WA
Commissioner District 3

Assessor's Account

192501-4-062-2002
192501-4-063-2001
192501-4-064-2000

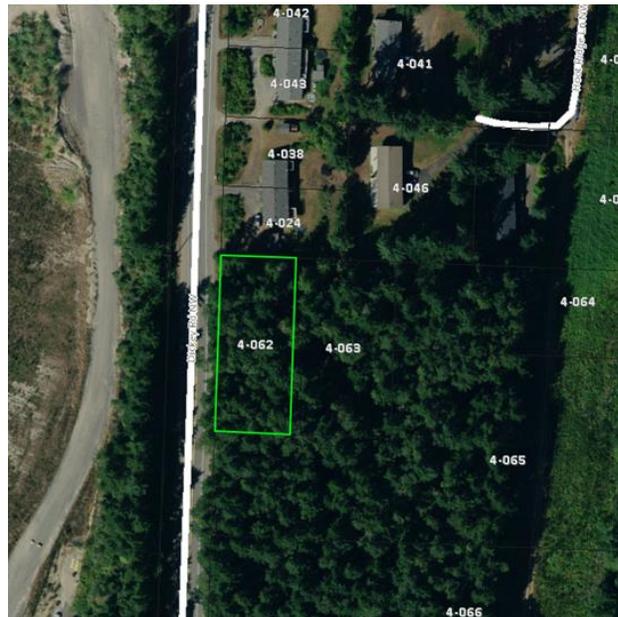
Applicant/Owner of Record

Puget Sound Kidney Centers
1019 Pacific Ave
Everett, WA 98201

Recommendation Summary

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

VICINITY MAP



1. Background

The proposed project includes the construction of a 1-story 7,663-sf kidney dialysis clinic. The Puget Sound Kidney Center will have 13 chairs for patient kidney dialysis. This site is accessed from a single entry off Dickey Road NW and will include frontage improvements, an accessible ramp connection to the street, and a covered drop-off area at the front entrance of the building. The site will provide parking for 36 vehicles and will include screening and landscaping to enhance the site. The project includes, storm drainage facilities, utilities and is served by public water and sewer at urban levels-of-serve. The request was reviewed pursuant to Kitsap County Code (KCC) Titles 17 Zoning, 12 Stormwater Drainage and 19 Critical Area Ordinance, and other applicable titles. The Kitsap County Hearing Examiner is the review authority as outlined in KCC Titles 17 Zoning and 21 Land Use and Development Procedures.

2. Project Request

Puget Sound Kidney Center Silverdale is requesting approval of a Conditional Use for a Kidney Dialysis Clinic. The proposed project includes 48,600 sf of land disturbance with the construction of a 1-story 7,663-sf kidney dialysis clinic and 36 parking spots. The Puget Sound Kidney Center will have 13 chairs for patient kidney dialysis.

3. SEPA (State Environmental Policy Act)

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of "major" environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of 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 WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated September 17, 2021 (Exhibit 15). A Determination of Nonsignificance (DNS) was issued on July 1, 2022 (Exhibit 26). SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under condition 21 at the end of this report:

- Developer shall pay its proportionate share towards Dickey Road/Newberry Hill Road and Apex Road/Anderson Hill Road intersection improvements.

The SEPA appeal period expired July 15, 2022. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

All three parcels are undeveloped land and are heavily treed with deciduous and evergreen trees with thick underbrush. The parcel to the east (192501-4-064-2000) is one acre and contains a 30-foot-wide utility easement running north and south near the center of the property with a gravel access road. The east parcel will remain undeveloped. The two parcels to the west (192501-4-063-2001 & 192501-4-062-2002) total 1.01 acres and will contain the development of the parking lot and facility. Except for Critical Aquifer Recharge Areas, there are no critical areas mapped on the parcels. The highest percentage of slope on the properties is 25%.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban Industrial Zone: Industrial	Standard	Proposed
Minimum Density	NA	
Maximum Density	0	
Minimum Lot Size	NA	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	35 feet (17)	24 feet 10 inches
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	60%	58% (51,228sf)

Applicable footnote:

17.420.060.A.17: A greater height may be allowed as set forth below and in accordance with the procedures in Title [21](#). Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:

- c. In the [UM](#), [BP](#), [BC](#), and [IND](#) zones: fifty-five feet.

Staff Comment: All three lots owned by Puget Sound Kidney Center total 87,556 sf. Sixty percentage maximum lot coverage of the combined three lots is 52,533 sf. The proposal is less than the maximum allowed with 58% lot coverage or 51,228 sf. No residential density is proposed. The proposed center is one-story.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (West)	20 feet	129 ft
Side (North)	NA (27)	NA
Side (South)	NA (27)	NA
Rear (East)	NA (27)	NA

Applicable footnote:

17.420.060.A.27: As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts to abutting residential uses such as noise, light, odors, dust, and structure bulk. No structures, open storage, or parking shall be allowed within this area. The director shall only approve screening buffers that improve the

compatibility between the proposed use and the residential zone. The director may reduce this buffer to a minimum of twenty-five-foot width only when based upon a site-specific determination that topography, berming or other screening features will effectively screen industrial activities from the residential zone. Conversely, based upon a similar site-specific determination, the director may increase the buffer width from fifty feet to ensure adequate buffering and compatibility.

Staff Comment: The east parcel (#192501-4-064-2000) abuts the Urban Low Residential zone and would be subject to the above footnote. Development is not proposed on the east lot, therefore, the footnote doesn't currently apply. The applicant has been made aware of the footnote 27 requirement if development should be considered in the future.

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residence	Urban Industrial (UI)
South	Currently undeveloped	Mineral Resource (MRO)/Industrial (Ind)
East	Single-family residence	Urban Low Residential (UL)
West	Surface Mining	Mineral Resource (MRO)/Industrial (Ind)

*Staff Comment: West of Dickey Road NW, the Ace Paving Maintenance Shop (Facility Site ID No 2620, Cleanup Site ID No 697) is located approximately 500 feet south of the property proposed for development. This contaminated site contains petroleum hydrocarbons and related compounds in the soil at confirmed concentrations above the cleanup level. These contaminants are also suspected to impact groundwater and surface water. The current status of the site is 'awaiting cleanup'. **As of 07/19/2022, the status of contaminated site (2620) is still 'awaiting clean up' per [Confirmed and Suspected Contaminated Sites \(wa.gov\)](https://www.wa.gov). The project proposal is unaffected by the Dickey site.*

Table 4 - Public Utilities and Services

	Provider
Water	Silverdale Water District No. 16
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #401

5. Access

The property will gain access from a 26-foot driveway off Dickey Road NW.

6. Site Design

The proposed kidney center's classified use is "medical clinic" and requires a conditional use permit for the industrial zone per KCC 17.410.044. The project includes a 1-story 7,663-sf building, 36 parking stalls, and covered ADA access at front of building. A six-foot fence on north property line will provide a sight buffer for the single-family residences that abut the north edge of the property. Landscaping comprised of native and existing vegetation, when possible, will fill the 20-foot front setback and 5-foot vegetation buffer surrounding the perimeter of the north, south, and east portions of the property. The project will include frontage improvements consisting of a 14-foot travel lane and 6-foot sidewalk.

7. Policies and Regulations Applicable to the Subject Proposal

The Growth Management Act of the State of Washington, RCW 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, adopted June 30, 2016

The following Comprehensive Plan goals and policies are most relevant to this application:

Land Use Goal 1

Focus current and future planning on infill and redevelopment of existing Urban Growth Areas.

Land Use Policy 2

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

Land Use Policy 8

Create performance standards for commercial and industrial areas that reflect impact of use for zoning purposes.

Land Use Goal 6

Direct development to designated Urban Growth Areas consistent with projected population growth, Growth Management Act and Countywide Planning Policies while

considering development patterns that reduce sprawl, use urban land more efficiently, and that incorporate feasible, innovative, and sustainable practices.

Land Use Policy 29

Through application of Growth Management Act goals, increase density in urban areas and limit sprawl in rural lands.

Land Use Policy 77

Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as mineral resource lands, contain a notice that the subject property is within or near designated mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development of certain periods of limited duration. The notice for mineral resource lands shall also inform that an application might be made for mineral-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

Economic Development Goal 1

Promote a healthy and diverse economy that provides for a strong and diverse tax base, encourages business formation, retention, and expansion; creates industrial and professional business and employment opportunities to attract new business to the County.

Economic Development Policy 3

Provide a diverse mix and appropriate range of commercial, industrial, and business and uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.

Environment Goal 3

Reduce the risk of damage to life, property, and the natural environment through appropriate regulatory and incentive-based approaches in land use, transportation, and development engineering programs.

Transportation Policy 2

Approve site design that is supportive of transit services and its patrons.

Transportation Policy 3

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

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

Code Reference	Subject
Title 11	Roads, Highways and Bridges
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)
Chapter 19.600	Critical Aquifer Recharge Areas
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

8. Documents Consulted in the Analysis

A complete index of exhibits is located in the project file. To date, the index to the record consists of 30 exhibits.

Exhibit #	Document	Dated	Date Received
1	STAFF REPORT	07/21/2022	
2	Floor Plans	04/22/2021	04/28/2021
3	Elevation Plans	04/22/2021	04/28/2021
4	Geotech Report	08/03/2020	04/28/2021
5	Letter of Authorization	04/27/2021	04/28/2021
6	Parking Analysis Worksheet		04/28/2021
7	Project Narrative		04/28/2021
8	Concurrency Test		04/28/2021
9	Required Permit Questionnaire		04/28/2021
10	Stormwater Worksheet		04/28/2021
11	Water Availability Letter	05/11/2021	05/12/2021
12	Sewer Availability Lot 62	04/30/2021	06/02/2021
13	Sewer Availability Lot 63		06/02/2021
14	Sewer Availability Lot 64		06/02/2021
15	Notice of Application – Type III	09/17/2021	
16	Public Comment – Dept. of Ecology		10/01/2021
17	Civil Plans (revised)	04/21/2021	04/05/2022
18	Stormwater Drainage Report (revised)	04/21/2021	04/05/2022
19	Geotech Addendum Letter	03/25/2022	04/05/2022
20	Landscape Plans (revised)	03/09/2022	04/05/2022
21	Traffic Impact Analysis Report	03/01/2022	04/05/2022
22	Site Plan (revised)	05/13/2022	05/13/2022

23	Monument Sign Plans	06/30/2014	05/13/2022
24	SEPA Checklist	05/09/2022	05/16/2022
25	Stormwater and Traffic Conditions Memo	05/27/2022	
26	SEPA Notice of Determination of Non-Significance	07/01/2022	
27	Notice of Public Hearing	07/13/2022	
28	Certification of Public Notice	07/19/2022	
29	Staff Presentation	07/28/2022	
30	Hearing Sign In Sheet	07/28/2022	

9. Public Outreach and Comments

Pursuant to KCC Title 21 Land Use, and Development Procedures, the Department gave proper public notice to properties 800 feet around the project site for the Conditional Use Permit. To date, the Department has received one comment on the proposal.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
1	Dept of Ecology requested the applicant complete Section 7, questions 1-3 that were omitted. Provided information on neighboring contaminated site (parcel #192501-3-006-2003) and its status of 'awaiting cleanup'.	16

Issue Ref. No.	Issue	Staff Response
1	Answers needed to identify potential past, present, and future uses that could impact environmental health of site	Applicant returned an updated SEPA checklist with section 7, questions 1-3 answered which was forwarded to Dept of Ecology for review. The Dept of Ecology had no further comments or concerns. The applicant acknowledged the contaminated site 500 feet from the development site by including that information in the updated SEPA checklist.

10. Analysis

a. Planning/Zoning

Using table KCC 17.410.044, the categorical use was determined to be "Clinic, medical". The application was reviewed as a Conditional Use Permit and analyzed with the Design Standards in KCC 17.420.030. The Kitsap County Hearing Examiner is the review authority per KCC Title 21 Land Use and Development Procedures and subject to design standards criteria with KCC Section 17.420.030 and KCC Chapter 17.550

Hearing Examiner Conditional Use Permits. The following analysis is based on the site plan dated April 26, 2021 (Exhibit 22), along with other information for review of the Conditional Use Permit.

Pursuant to table KCC 17.420.054, the parcel(s) are zoned "Industrial" (IND) and is in the Silverdale Urban Growth Area. Prior zoning of the parcel(s) was "Mineral Resource Overlay" (MRO). Complying with Section KCC 17.170.060 and KCC 17.170.065, the applicant was able to have the MRO designation removed and the underlying zoning classification, Industrial, is no longer constrained.

b. Lighting

Exterior lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent residential properties per KCC 17.420.030.D.

c. Off-Street Parking

Medical offices and clinics require 1 space per 200 sf of gross floor area. The project proposes 36 parking stalls which does not meet the requirement of 38 spaces per KCC 17.490.030. However, the traffic analysis report dated March 2022 conducted by Kimley Horn provides support for allowing for the reduction. The report states, "Two parking studies at existing Puget Sound Kidney Centers have shown to have an average maximum parking demand of 2.09 parking stalls per chair/bed." (Exhibit 21, pg. 18) Further, KCC17.490.030.A.1 allows for the Director to provide a reduction of up to 25% of the required parking ministerially. The new clinic is proposing 13 patient chairs, therefore, a maximum parking demand of 27 spaces is expected..

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Medical and Dental Office or Clinic	1 per 200 square feet of gross floor area	38	36 (5% reduction requested per Traffic Analysis findings)
Total		38	36

d. Signage

The proposal includes one freestanding 7'4" x 6'0" monument sign north of the driveway located within the 20' front setback. The sign is a double sided, internally illuminated cabinet with 1 1/2" retainers, white acrylic faces, and translucent 3M vinyl

graphics. (Exhibit 23) The request is following KCC 17.510.070 “Regulations for permanent signs” and KCC 17.510.100.E “Sign details sheets”. CUP approval is for the project alone; signage will need to meet application and design requirements of KCC 17.510 Sign Code.

e. Landscaping

Pursuant to KCC 17.500, existing and native vegetation to fill the 20-ft front setback and a five-foot vegetation buffer around the perimeter of the building and parking lot. To mitigate visual impacts on the abutting residential properties to north of the project site, a six-foot screening fence will be installed along the property line. The applicant has submitted a preliminary landscape plan to mitigate visual impacts. (Exhibit 20)

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft.) 15% of Site	13,133 sf	51,776 sf
Required Buffer(s) 17.500.025		
North	Solid Screening Buffer	Solid Screening Buffer
South	Separation Buffer	Separation Buffer
East	Separation Buffer	Separation Buffer
West	Roadside and Setback Buffer	Roadside and Setback Buffer
Street Trees	10	26

f. Frontage Improvements

Frontage improvements are required along Dickey Road and shall consist of a 14-foot travel land and 6-foot sidewalks.

g. Design Districts/Requirements

N/A

h. Development Engineering/Stormwater

The applicant has prepared an engineered preliminary storm drainage report and site plan. (Exhibit 17) Development Engineering has reviewed the stormwater proposal for the project and has issued a preliminary approval.

The information provided demonstrates this proposal is a “New Development” meeting thresholds for a “Full Drainage Review” per the December 31, 2016 Kitsap County Stormwater Design Manual (Chapter 4). A Site Development Activity Permit

(SDAP) from Development Services and Engineering will be required as defined in KCC Title 12. (SDAP #21-02401 is being reviewed concurrently)

i. Environmental

The project site is in a Category I Critical Aquifer Recharge Area. The categorical use of “Clinic, medical” is not listed in KCC table 19.600.620 as “Activities with Potential Threats to Groundwater Quality.” No other critical areas were identified on the parcel(s).

j. Access, Traffic and Roads

One access point is proposed off Dickey Rd NW. Dickey Rd NW is classified as a Major Collector road and intersects at NW Newberry Hill Rd which is classified as a Minor Arterial road. The applicant has agreed to frontage improvements along Dickey Road NW including 14-foot travel lane and 6-foot sidewalks. All sidewalks must be constructed before roadway paving. The developer shall pay a proportionate share towards Dickey Road/Newberry Hill Road and Apex Road/Anderson Hill Road intersection improvements.

k. Fire Safety

The nearest Fire station is half a mile away on NW Newberry Hill Rd.

l. Solid Waste

The dumpster is located on the south side of the building and will be screened with fencing and/or landscaping per KCC 17.420.030.D.3. Prior to SDAP approval, the applicant shall provide documentation from Waste Management Northwest that their requirements for this project have been met.

m. Water/Sewer

The project site(s) is serviced by the Silverdale Water District. A water and fire flow availability letter was received May 5, 2021. (Exhibit 11) Kitsap County sanitary sewer is available for this project for wastewater. A Sewer Availability Agreement was received April 30, 2021. (Exhibits 12-14)

n. Kitsap Public Health District

The Health District has reviewed the proposal and supports the preliminary design.

11. Review Authority

The Hearing Examiner has review authority for this Conditional Use Permit application under KCC, Sections 17.550.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a 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.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.

Staff comment: The proposed Puget Sound Kidney Center creates an added service within the Urban Growth Area and will support projected growth in the area. The project supports the performance standards set for the Urban Growth Area and accounts for minimal negative impact. The Center provides economic growth in the area by increased employment opportunities while providing a valuable service to the residents. The proposal includes road improvements including adding sidewalks for increased transit access and walkability.

2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.

Staff comment: The project is in the Silverdale Urban Growth Area. The surrounding properties to the north and to the east are residential. The Center will provide a service to the neighboring residents. This proposal does not present negative impacts to the existing or future uses of the property or the surrounding properties.

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

Staff comment: The parcels for this project are currently undeveloped and heavily treed with thick underbrush vegetation. The project is developing two of the three contiguous parcels, leaving the third parcel to the east heavily treed and full of vegetation. The proposal for development on the other two parcels will be surrounded fully by landscaping and provide screening, as needed, for the residential properties to the north.

13. Recommendation

Based upon the analysis above and the decision criteria found in KCC 17.550.030.A, the Department of Community Development recommends that the Conditional Use Permit request be **approved**, subject to the following 35 conditions:

a. Planning/Zoning

1. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
2. Any and all signage design and location (including exempt signs) shall comply with KCC 17.510 and be reviewed and approved by the Department of Community Development prior to installation. Signage requires a separate permit.
3. KCC 17.420.054, footnote 27 applies to the parcel to the east #192501-4-064-200, as it abuts the Urban Low Residential zone: As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts to abutting residential uses such as noise, light, odors, dust and structure bulk. No structures, open storage, or parking shall be allowed within this area. The director shall only approve screening buffers that improve the compatibility between the proposed use and the residential zone. The director may reduce this buffer to a minimum of twenty-five-foot width only when based upon a site-specific determination that topography, berming or other screening features will effectively screen industrial activities from the residential zone. Conversely, based upon a similar site-specific determination, the director may increase the buffer width from fifty feet to ensure adequate buffering and compatibility between uses.
4. Artificial outdoor lighting shall be arranged so that the lighting is fully recessed or fully shielded from side view and directed downward and away from surrounding properties. No more than one foot-candle of illumination shall leave the property boundary. Lighting shall be the minimum necessary for safety purposes and be compatible with the rural character of the area. Light standards (poles) shall not exceed 20 feet in height.
5. The recipient of any conditional use permit shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of and agreement to abide by the terms and conditions of the

conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.

6. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.

b. Development Engineering

7. 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.
8. The information provided demonstrates this proposal is a Full Drainage Review as defined in KCC Title 12 and will require a Site Development Activity Permit (SDAP) from Development Services and Engineering. (SDAP #21-02401 is being reviewed concurrently)
9. The application indicates that a significant quantity of grading material will be imported to and/or exported from the site. Typically, this means five or more trucks entering/leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan.
10. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with KCC Title 12 effective at the time the Conditional Use Permit application was deemed fully complete, June 23, 2021. 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 KCC in effect at the time of SDAP application.
11. Soil amendment is required for all disturbed areas not covered by hard surface. The required Site Development Activity Permit(s) shall include details of the soil amendment quantities and replanting.
12. This project includes the construction of a detention vault, which requires a building permit issued by the Department of Community Development. A Structural Engineer, registered in the State of Washington, shall design the vault and prepare the construction drawings. In addition, a geotechnical engineering analysis is required. The analysis will address the effects of groundwater infiltration, seepage, potential slip planes, and changes in soil bearing strength. The proposed facilities will be designed following the recommendations of the geotechnical analysis.
13. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before (requesting final building inspection/recording the final plat/binding site plan) 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.

c. Environmental

14. Landscaping shall be installed and maintained in conformance with the requirements of KCC 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
15. Vegetation planting shall occur as specified in the approved planting plan produced in support of this permit. Planting of native vegetation shall occur within the first dormant season once the permitted project has been constructed and approved. When planting is complete, the applicant must contact Development Services and Engineering Staff at (360) 337-5777 for a site inspection and as-built approval. Monitoring and maintenance of the planted area shall be conducted for three years after DCD staff approves planting. Monitoring includes live and dead vegetation counts and records of all maintenance activities. Maintenance activities can be defined as, but are not limited to, removal practices on invasive or nuisance vegetation and watering schedules. Monitoring information shall be summarized in a letter with photographs depicting conditions of the vegetation and overall site. Monitoring reports are due to Kitsap County Department of Community Development Services and Engineering Division by December 31 of each monitoring year. If more than 20 percent of the plantings do not survive within any of the monitoring years, the problem areas shall be replanted, and provided with better maintenance practices to ensure higher plant survival.
16. A Kitsap County Timber Harvest Permit will be required if greater than 5000 board feet of merchantable timber is harvested for the proposal.
17. Existing native vegetation shall be retained on the site except for areas to be cleared for the construction of the new business as depicted on land use approval.
18. Please contact Department of Community Development at (360) 337-5777 for a landscape inspection prior to requesting a final inspection.

d. Traffic and Roads

19. At building permit application, submit KCPW Form 1601 for issuance of a concurrency certificate, as required by KCC Section 20.04.030, Transportation Concurrency.
20. The property owners shall be responsible for maintenance of all landscaping

within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the accepted construction plans. In addition, Kitsap County reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.

21. Frontage improvements are required along Dickey Road and shall consist of a 14-foot travel lane and 6-foot sidewalks.
22. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
23. 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, or Building Permit process, if a SDAP is not required. The need for and scope of bonding will be determined at that time.
24. Developer shall pay proportionate share towards Dickey Road/Newberry Hill Road and Apex Road/Anderson Hill Road intersection improvements.

e. Fire Safety

25. Water line size and location, fire hydrants, fire department connections, and externally accessed riser rooms 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.
26. Fire apparatus access roads are required and must be maintained in accordance with IFC 503 Amended by Kitsap County Code. Any proposed revision to these roads must be submitted to, reviewed, and approved by the Kitsap County Fire Marshal's Office. Access roads shall comply with the following:
 - Unobstructed width of 20 feet and height of 13 feet 6 inches.
 - Roads shall be designed and maintained to support a 60,000-pound fire apparatus and be provided with an all-weather driving surface.
 - Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 - Inside turning radius shall be a minimum of 35 feet (commercial).
 - 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.
 - Roads shall not be more than 12% grade.
27. The project indicates the instillation of a fire sprinkler system, a separate permit is required.
28. A fire alarm will be required to monitor the fire sprinkler system, separate permit required.

29. Piping for the underground portion of the fire sprinkler system has not been reviewed and is not approved on this application. A separate fire code permit shall be submitted.
30. When required by the Fire Code Official, fire department access roads shall be posted with approved signs or marked as follows: All curbs shall be painted red on the sides and top, and shall be labeled with 4-inch-high white lettering at 25-foot intervals with the words "NO PARKING FIRE LANE" IFC 503.3
31. A rapid access secured key box (Knox box) will be required for buildings with a fire alarm, fire sprinkler or other fire protection system because immediate access is necessary for lifesaving and firefighting purposes. The owner or occupant will be required to provide keys to gain access to all portions of the building, including sprinkler system control valves and fire alarm panels. The key box should be located adjacent to the main entrance or as approved by the Fire Code Official. An application for a key box must be obtained from the local Fire District. Multiple key boxes may be required for large structures or facilities, depending on operational considerations. The Fire District shall identify the required model for the applicable structure.

f. Solid Waste

32. The Sewer Availability Agreement account must be kept current and in good standing through approval date of this permit.
33. Prior to SDAP approval, applicant shall provide documentation from the solid waste/recycling service provider that their requirements for this project have been met. Waste Management Northwest can be reached at pnwcmervices@wm.com or 1-800-592-9995; their website is <http://wmnorthwest.com/kitsap/index.html>
34. 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 Kitsap County Public Works - Sewer Utility Division Standards and Regulations.

g. Kitsap Public Health District

35. A sewer building clearance is required prior to building permit issuance.

Report prepared by:

Carla Lundgren

7/21/2022

Carla Lundgren, Staff Planner / Project Lead

Date

Report approved by:



7/21/2022

Scott Diener, Department Manager

Date

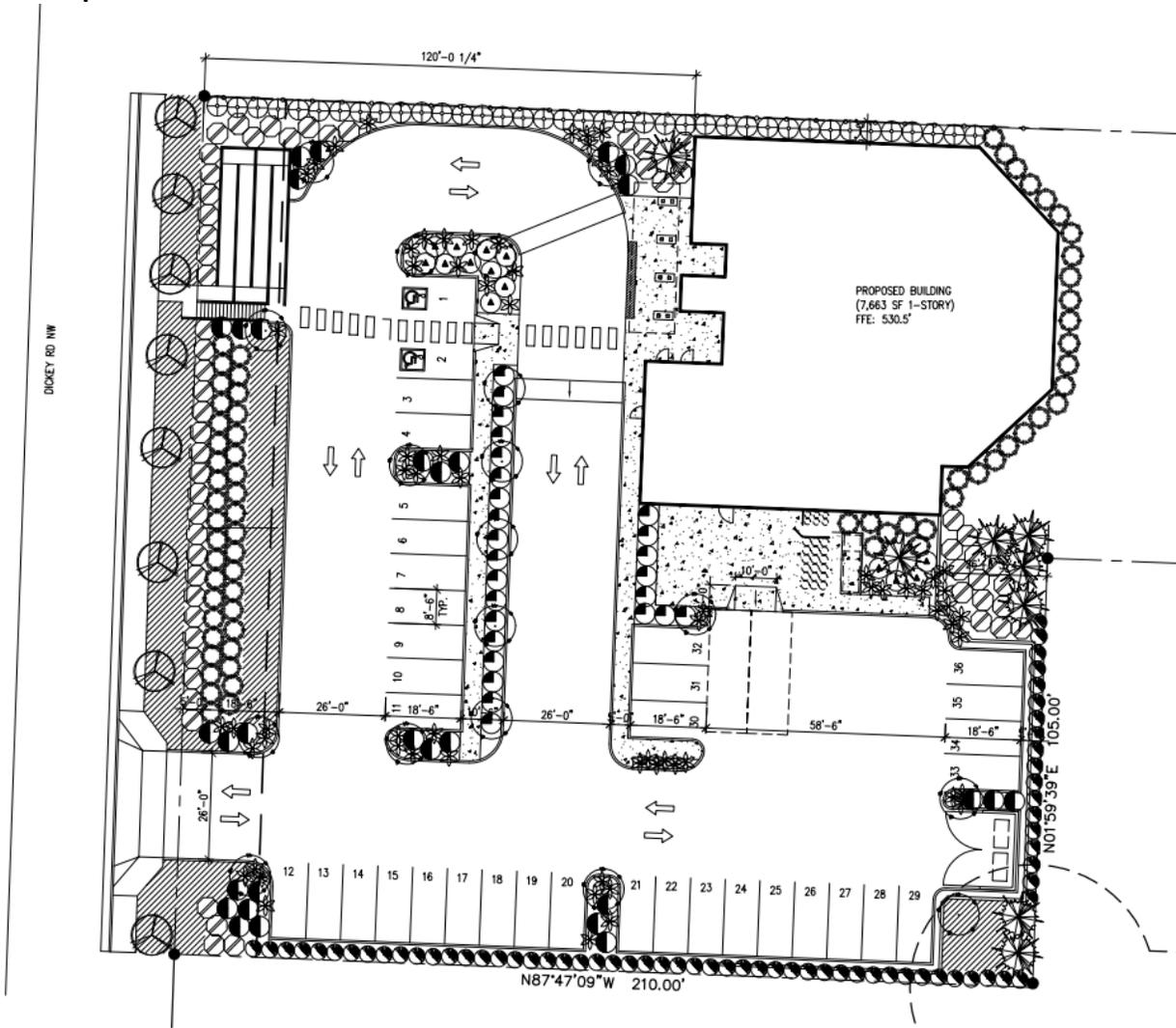
Attachments:

- Attachment A – Site Plan
- Attachment B – Landscape Plan
- Attachment C – Arial Map
- Attachment D – Zoning Map
- Attachment E – Critical Areas Map
- Attachment F – Road Classification Map

CC: Puget Sound Kidney Center
Project Representative: Miles Walker – miles@bnharch.com
Interested Party: Kelly Sheldon (DOE) – kesh461@ECY.WA.GOV
Interested Party: Hank & Susan Anderson – hank-susan@wavecable.com
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Carla Lundgren

ATTACHMENT B

Landscape Plan



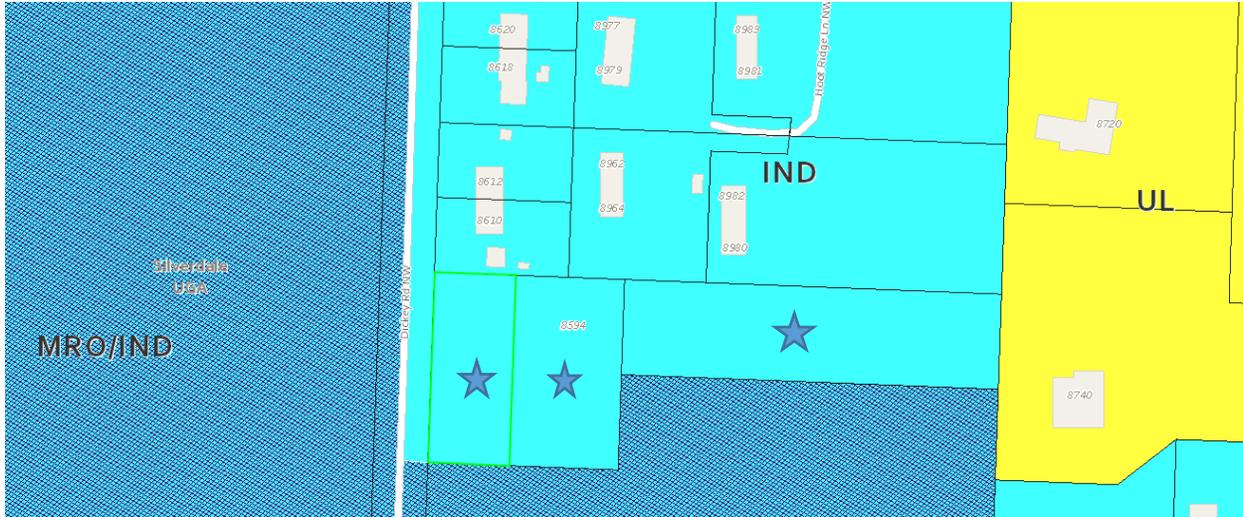
ATTACHMENT C

Arial Map



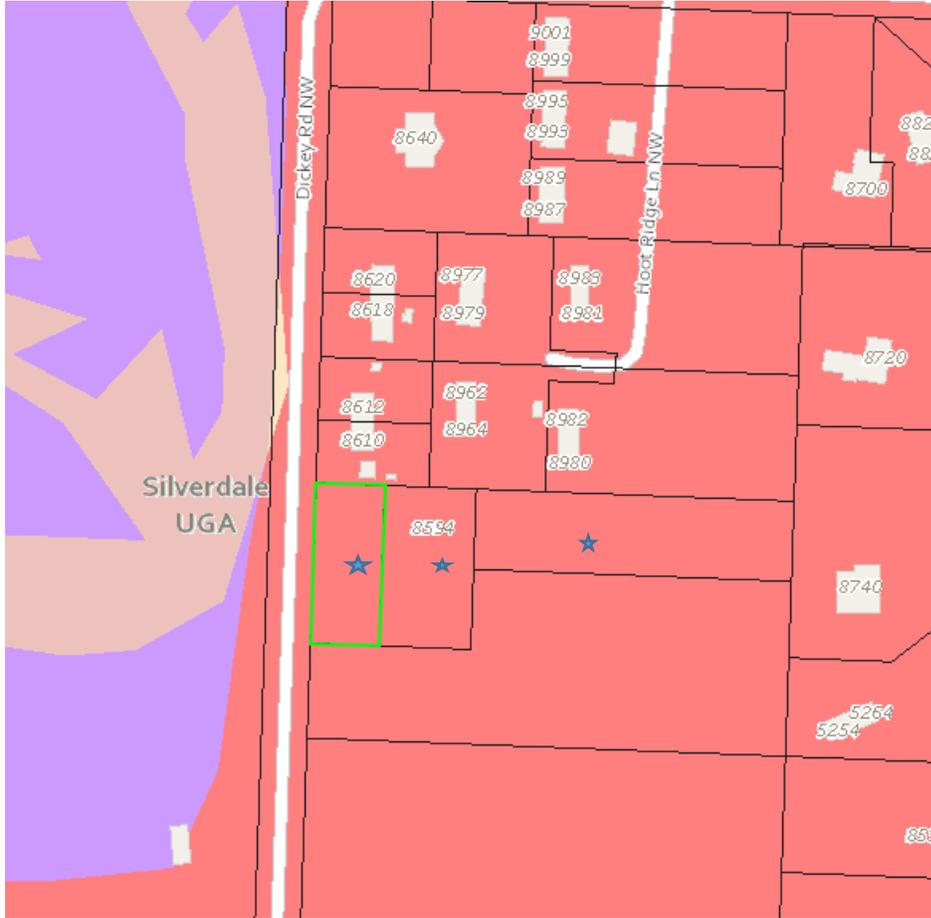
ATTACHMENT D

Zoning Map



ATTACHMENT E

Critical Areas Map



ATTACHMENT F

Road Classification Map WSDOT Functional Classification Map

