



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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Addendum **STAFF REPORT** And **INFORMATION FOR THE HEARING EXAMINER**

Report Date: August 30, 2016 **Application Submittal Date:** March 8, 2006
Hearing Date: September 8, 2016 **Application Complete Date:** April 4, 2006

Project: ALL SECURE SELF-STORAGE

This staff report was prepared by Jeff Smith, 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; Development Services and Engineering staff may wish to change their analysis based upon that new information, and reserves the right to do so.

Project Description:

The applicant proposes to build and operate an approximately 88,000 square foot mini-storage facility to include approximately 610 heated storage units on 3.0 acres east of State Highway 303 in the East Bremerton Area. The proposal includes three (3-story) storage buildings with approximately 80,575 square feet of total storage space, and one building of 7,348 square feet that will provide an office and a residence for the owner/caretaker. Compared the previous July 2006 proposal, the current site plan includes approximately a 2,000 square foot reduction of the building foot prints and an increase of setbacks from 4 to 10 feet along the north and east property lines. The proposal includes stormwater management, off street parking, landscaping, and wetland mitigation.

The application was determined complete April 4, 2006 and is considered to have vested to applicable regulations in effect at that time. The proposed mini-storage use in the subject zone is required to be reviewed through an Administrative Site Plan Review application. Further, because the proposed site is undeveloped and abuts residentially zoned property, the Site Plan Review application is required to be reviewed by the Kitsap County Hearing Examiner.

Application Number: 05 27232

Type of Application: Hearing Examiner Site Plan Review

Project Request: The applicant is requesting approval of a Hearing Examiner Administrative Site Plan Review application for the All Secure Self-Storage project.

Assessor's Account #: 362501-2-002-2008

Project Applicant/Property Owner:

Reinout Van Beynum
3242 NE McWilliams Road
Bremerton, WA 98311

Mark Kuhlman PE
Team 4 Engineering
5819 NE Minder Road
Poulsbo, WA 98370

Project Engineer:

State Environmental Policy Act (SEPA) Status:

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant (Exhibit 135), and a review of that checklist by the County. If it is determined that there will be significant, adverse 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. A decision following environmental review, which may be a Determination of Non Significance, Mitigated Determination of NonSignificance, or Determination of Significance, is called a threshold determination. The County gives a separate notice of the threshold determination. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

A revised SEPA Checklist was provided for in the resubmittal (exhibit 135), but as it was submitted only to clarify the project, no further impacts were proposed. The former Mitigated Determination of NonSignificance, issued pursuant to WAC 197-11-340, on April 17, 2007 stands. It stated:

COMMENTS:

The subject site has two wetlands, one of which is non-regulated due to its small size, and the other is regulated as a Category IV wetland of 0.34 acres.

CONDITIONS:

The MDNS requires the applicant to provide mitigation for filling this wetland at a ratio of 1.5 to 1 or, in this instance, 0.5 acres. A mitigation plan has been submitted by the applicant, but has not been accepted by the Department at the issuance of this report. The Department has recommended as a Condition of Approval that an acceptable mitigation plan be submitted prior to issuance of a Site Development Activity Permit.

Property owners living in the Illahee community filed a timely appeal of the SEPA determination (on May 7, 2007) by the Responsible Official based on multiple concerns

(File # 07 46995). This appeal is being heard together with this application consistent with KCC 21.04.290(E)(3).

Site Description:

The subject property is a 3.0-acre undeveloped parcel, shaped as a flag lot, and located directly behind the former site of the Eastside Auto Wrecking yard on the east side of State Highway 303. The buildable area of the parcel is mostly square but the parcel does include approximately a 1,000-foot long, 30-foot wide strip/handle that provides access to the site from SR-303. The site has a rolling topography that drains from the east to the west with the elevations ranging from 340 feet on the southeast to 310 feet along the western edge of the parcel.

At the time the land use application was submitted, the site was covered by second growth mixed deciduous and conifer forest, with a heavy understory of salmonberry and blackberries. The applicant logged the site prior to the originally scheduled hearing in August 2006, and this was not a violation of the Code. However, the applicant subsequently cleared the site of all vegetation and stumps without permits to do so, and without erosion and sedimentation control. (More information on the Code Violation is in a following section).

Two wetlands were identified on the site by the applicant's wetland consultants in their initial wetland report. Both wetlands were characterized as non-regulated, due to their small size, in the initial wetland report dated February 10, 2006. Subsequent investigations by County staff after the applicant cleared the site revealed that one of the wetlands was larger than was originally determined, and was in fact, regulated as a Category IV wetland (14,810 square feet). As conditioned by the Responsible Official through SEPA substantive authority, the proposal is subject to wetland mitigation as a result of filling the wetland at a ratio of 1.5 to 1 for wetland creation off-site equal to 0.5 acres within the same drainage basin.

Project Location: The subject property is located at 6014 State Highway in East Bremerton. The site is approximately 1,500 feet south of the intersection of SR-303 and NE McWilliams Road, within the Central Kitsap County Urban Growth Area.

**Existing Zoning and Comprehensive Plan Designation:**

The property is vested to a Comprehensive Plan land use designation of Commercial and a zoning of Highway Tourist Commercial. This zone recognizes the existing

commercial development patterns of some areas of the County and is intended to serve the traveling public and provide for commercial establishments that require large sites and high visibility.

The following are requirements for the Highway Tourist Commercial zone per KCC 17.355.040:

Minimum Density = N/A

Maximum Density = N/A

Minimum Lot Area = No minimum lot area

Minimum Lot Width = None

Minimum Lot Depth = None

Maximum Height = 35 feet

Maximum Impervious Coverage = 85%

Minimum Setback = 20 feet front yard

Maximum Setback = 20 feet front yard

= 10 feet side yard (20-feet when abutting a residential zone)

= 10 feet rear yard (20-feet when abutting a residential zone)

Kitsap County Zoning Code Title 17.355 Commercial Zones:

Pursuant to 17.355.020 Commercial Use Table, states that to develop a mini-storage business in the Highway Tourist Commercial Zone a Site Plan Review (SPR) is required.

Surrounding Land Use and Zoning at the time of application:

The surrounding land uses and zoning are as follows:

East – Urban Restricted (now Parks) – Kitsap County Parks

South – Urban Medium Residential (now Urban High Res.) – Commercial storage

West – Highway Tourist Commercial (now Commercial) Eastside Auto Wrecking

North – Urban Medium Residential (now Parks) - Kitsap County Parks

Public Utilities and Services:

Water: North Perry Road Water District

Power: Puget Sound Energy

Sewer: Kitsap County Public Works

Police: Kitsap County Sheriff

Fire: Central Kitsap Fire and Rescue #1

Schools: Central Kitsap School District No.401

Policies and Regulations Applicable to the Subject Proposal:

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

The following policy provision of the Kitsap County Comprehensive Plan that address the proposed use:

Kitsap County Comprehensive Plan (May 7, 1998):

Policy 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.

Kitsap County Code (at the time of vesting: April 4, 2006)

Title 11 Road Standards (Ord. 293-2003)

Title 12 Stormwater Drainage (Ord. 433-1996)

Title 14 Buildings and Construction (Ord. 323-2004)

Title 17 Zoning (Ord. 346-2005)

Chapter 110 Definitions

Chapter 355 Commercial Zones

Chapter 385 Landscaping Standards

Chapter 400 Land Use Review

Chapter 405 Pre-Application Review

Chapter 410 Site Plan Review

Chapter 435 Off-Street Parking and Loading

Chapter 520 Appeals

Chapter 525 Revocations of Permits or Variances

Chapter 530 Enforcement

Title 18 Environment

Chapter 18.04 State Environmental Policy Act (SEPA) (Ord. 99A-1191), and

Title 21 Kitsap County Land Use and Development Procedures (current)

Hearing Examiner Review

Through code, the Kitsap County Board of Commissioners has determined that this type of application requires review and approval of the Kitsap County Hearing Examiner. The Hearing Examiner may approve, deny, or approve the application with conditions. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make the proper decision. The powers of the Hearing Examiner are enumerated in KCC Chapter 2.10 Hearing Examiner.

The Commercial zone requires this proposed land use be reviewed for consistency with land use development standards. The request will be subject to conditions of approval pursuant to KCC Titles 17 (Zoning), 12 (Stormwater Drainage), 19 (Critical Areas) and 21 (Land Use and Development Procedures). The original site plan was dated June 24, 2005, and the revised site plan is dated May 17, 2016, is submitted for the Hearing Examiner Site Plan Review (Exhibit 127).

Background

Code Enforcement

The Department's Code Enforcement Office posted a "Stop Work Order" on the illegal clearing of the subject parcel on July 31, 2006. The Department then issued a letter on August 1, 2006 informing the applicant of several violations of the Kitsap County Code, to include:

1. Clearing and grading without a Site Development Activity Permit (SDAP)
2. Site work without silt and erosion control in place
3. Critical Area Violation -Wetland Encroachment

After the land was illegally cleared it became obvious to County staff that Wetland "A", identified in the wetland report as an unregulated wetland, was in fact a Category IV wetland which, under the Kitsap County Critical Areas Ordinance, requires buffers ranging from 25 to 50 feet, depending on habitat quality. The wetland and buffers encompass approximately 25% of the parcel. The Department determined that a compensatory mitigation for the wetland loss was acceptable through mitigation sequencing for avoidance and minimization.

The applicant has submitted a revised Wetland Report and Mitigation Plan to the Department. The Department has reviewed these documents and concurs with the findings. Resubmittal or refinement of reports is required as a Condition of Approval at submittal of the Site Development Activity Permit (SDAP). Prior to issuance of a the SDAP, Army Corps and DOE 401 permits will be required per the memorandum from Paul Anderson, Wetlands/401 Supervisor with DOE.

Transportation Review

Automobile access to the site is from State Highway 303, which is classified as a Principal Arterial. The applicant is proposing a driveway with a minimum width of 20-feet. The site is served by Kitsap Transit; however, buses will not likely be a significant mode of transportation for typical customers of the proposed mini-storage. Development Services and Engineering has reviewed the transportation element of the project proposal and has recommended approval in a letter dated May 17, 2016.

Stormwater Facilities

The project is clarified as a major new development that involves more than 5,000 square feet of impervious surface. The applicant is proposing a preliminary storm drainage concept to address water quantity and quality. As a result of site clearing activity, the applicant has submitted a Site Development Activity Permit. The review has not been started until land use approval has occurred. Development Services and Engineering has reviewed the stormwater proposal for the project and has recommended approval in a letter dated May 17, 2016.

Sewage Disposal

The applicant has entered into Sewer Availability Agreement with Kitsap Public Works Waste Water Division for sanitary sewer service. The agreement between the County and applicant is dated January 31, 2006.

Site Plan Review Analysis and Recommendation:

Pursuant to the Commercial Use Table 17.355.020, the County is required to review the mini-storage warehouse project in Highway Tourist Commercial Zone for consistency with zoning requirements in KCC Chapter 17.410, Site Plan Review. The use is permitted within the commercial zone and must meet the following requirements to evaluate the request in KCC 17.410.040(B), Standards for Site Plan Review.

Pursuant to KCC 17.410.020, Review Authority, a public hearing will be required when a component of development located within a commercial zone involves the conversion of a previously undeveloped land which abuts a residential zone." The subject property is previously undeveloped and does abut a residential zone; therefore, the Hearing Examiner Site Plan Review is the appropriate review process for this proposal. The Hearing Examiner is required to make findings for the following requirements:

1. All uses shall be conducted within a completely enclosed structure.

Staff Response: The mini-storage will not include any outside storage. Some activity will take place outside as vehicles are loaded and unloaded at the site. The site will be completely screened by the perimeter landscaping.

2. Screening of rooftop mechanical equipment.

All roof mounted air conditioning or heating equipment, vents, ducts or other equipment shall not be visible from any abutting lot, or any public street or right-of-way as feasible. This shall be accomplished through the use of a parapet roof extensions, or screened in a manner which is architecturally integrated with the main structure.

Staff Response: Any air conditioning and heating units will be enclosed in structures that provide complete screening of the machinery.

3. Screening of service areas, outdoor service areas and other intrusive features.

Locate service areas, outdoor storage areas and other intrusive site features away from neighboring properties to reduce conflicts with adjacent uses. No storage shall occur on any vacant parcel. Building materials for use on the premises may be stored on the parcel during the time that a valid building permit is in effect for construction.

Staff Response: The mini-storage facility will not have any outdoor storage.

4. Provide screened solidwaste and recycling areas.

Every parcel with a structure shall have a trash (solidwaste) receptacle on the premises. All receptacles shall be screened from adjacent lots and sufficient size to accommodate the trash generated.

Staff Response: As a condition of approval, the mini-storage will provide solidwaste collection as prescribed by the solidwaste provider, Waster

Management Inc. The collection equipment will be screened on at least three sides with fencing and or landscaping as determined by the Director.

5. Standards for pedestrian access.

Pedestrian access shall be accommodated on-site from the public right-of-way, and throughout the site to minimize potential conflicts between pedestrians and vehicle circulation. Pedestrian paths must correspond with State and local codes for barrier free access.

Staff Response: The project site plan does not include a separated walkway, but the 20-foot paved access road will have a raised traffic strip to define the pedestrian walkway.

6. Limits to vehicular access.

Developments shall be limited to one ingress/egress per 300 lineal feet along a public arterial. Developments shall attempt to share access with adjoining parcels to minimize access points and potential conflicts from vehicles entering and exiting on to traveled roadways, unless deemed not feasible due to natural constraints due to natural constraints such as critical areas or topographic relief, or existing development that precludes the ability to share.

Staff Response: The applicant was required by the Washington Department of Transportation (WSDOT) to develop a shared driveway access with the property to the west, formerly called Eastside Auto Wrecking. Easements for this access have been completed.

7. Signs permitted according to Chapter 17.445.

Staff Response: The project vests under the previous sign code. The applicant has proposed a free standing sign near the WSDOT right-of-way on the subject property near the driveway approach. The applicant will be required to apply for a sign permit which will be reviewed for consistency with KCC 17.445.050, Sign Criteria.

8. Off-street parking and loading per Chapter 17.435.

The associated off-street parking is required to comply with general provisions for off-street parking design requirements at the time the project vested.

Staff Response: KCC 17.435.030 does not specifically address parking for mini-storage facilities. The applicant was required to provide typical parking data from a recognized association of mini-storage owners. The data submitted by the applicant was from a national survey completed by Minco, the publisher of Self Storage Magazine, and published in 2005 Self Storage Almanac. The applicant was proposing 12 off-street parking spaces within the range of parking provided by other Pacific Northwest mini-storage companies. The applicant is now proposing a 10 off-street parking spaces along the east property line outside of the 24-foot setback/buffer.

9. Landscaping provided per Chapter 17.385

KCC Chapter 17.385 requires that a minimum of 15% of the total site area be landscaped to the standards in the titled section. The code requires the project to include separation buffer around the perimeter for similar zoned abutting properties. A barrier buffer is required along the south side abutting the Urban High Residential and Parks zone.

Staff Response: The applicant shows landscaped 24-foot setback along the east property line, a landscaped 20 to 25-foot area along the north property line, a 20-foot landscaped setback/easement on the west side and except for the six parking spaces, a 14 to 20-foot wide landscaped buffer is proposed along the Urban High zone. The applicant is proposing landscaping along the pan handle to SR-303. A solid wood panel fence shall be installed along the south and west side of the project site to provide additional screening and improve compatibility. Recommend any security fencing with razer wire along the residential zone to be installed on the inside of the buffer to improve compatibility with the residential character.

The applicant submitted a revised site plan May 17, 2016 to improve consistency with County's Critical Areas code, with Title 17 Zoning Code and to address concerns within the SEPA Appeal. The applicant made alterations to the project site plan as a result of findings made by the wetland consultant for the wetland mitigation report and reconnaissance of adjacent Kitsap County Park's property. The project footprint was modified, perimeter building setbacks were increased and the applicant entered into an agreement with the neighboring property owner to the west to allow a 20-foot setback easement to stay in perpetuity with the project approval to comply with Title 17 Zoning front yard setbacks. If not already within the project record, the applicant shall provide documentation with the SDAP showing there is a recorded easement with the Kitsap County Auditor.

Staff Communication:

<u>Document</u>	<u>Exhibit #</u>	<u>Dated or date stamped</u>
Development Engineering Memo	#134	June 24, 2016
SEPA comments	#58	April 17, 2007
Fire Marshal's Condition	#135	May 4, 2016
Public Health District Memo	#17	June 16, 2006

(For all other documents and special reports, see the project index to be included within the public record for the Site Plan Review Permit.)

Conclusion:

1. *The proposed development/use is permitted within the subject zoning designation and will comply with all of the applicable provisions of Kitsap County Code 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. The subject parcel is surrounded on two sides by commercial uses of a similar nature, and*

forested parcels on the other two sides. All of the setbacks will be landscaped with screening trees and shrubs. The proposal includes landscaping that will screen part of the existing neighboring wrecking yard from Highway 303.

3. *When a suitable Wetland Mitigation Plan is developed, approved and implemented, the subject site would be considered physically suitable for the type, density, and intensity of the use being proposed.*
4. *Aside from the wetland consideration noted above, appropriate provisions have been made for the public health, safety and general welfare for drainage ways, streets, roads and sidewalks, alleys and other public right-of-ways, transit stops, potable water supply, sanitary waste, and all other relevant concerns.*
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*

Public Comment:

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department gave proper public notice for the Public Hearing Site Plan Review request. A letter dated August 17, 2006 was received from a property manager (Cindy Hendricks) for a neighboring business owner, expressing concerns for the applicant's destruction of the neighbor's fence, stormwater runoff and possible sewerage capacity problems. Planning Staff has also received verbal comments from neighboring property owners, but no other written comments have been received.

Recommendation to the Hearing Examiner:

Based upon the information above, the Department of Community Development recommends that the Hearing Examiner grant approval of the Hearing Examiner Site Plan Review request for the All Secure Storage, subject to the following conditions:

LAND USE

1. The Site Plan Review approval is for 3 mini-storage buildings and one building which will house the company office and caretaker residence. This approval is not for any other commercial activity.
2. A Building Clearance for Sewered Properties is required from the Kitsap County Health District prior to issuance of any Building Permit. The Building Clearance will require a binding water availability letter from the North Perry Water District.
3. The Landscaping Plan submitted as part of the land use application is acceptable to the Department as a planting plan for the subject parcel. At the time of the Site Development Activity Permit application, the applicant shall submit an additional plan for landscaping the Highway 303 frontage improvements as required by the Washington Department of Transportation. The applicant shall also submit an irrigation plan for all of the landscaping as part of the SDAP application. The

landscaping and the irrigation system shall be installed prior to issuance of any Certificate of Occupancy for the buildings.

4. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.385. Landscaping shall be installed and inspected prior to requesting a final inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
5. The applicant shall provide documentation with the SDAP showing there is a recorded easement with the Kitsap County Auditor.
6. A solid wood panel fence shall be installed along the south and west side of the project site to provide additional screening and improve compatibility. Any security fencing with razer wire along the residential and park zones should be installed on the inside of the buffer to improve compatibility with the residential character and adjacent park facility.
7. All exterior lighting shall be shielded in a manner which ensures that no more than one-foot candle of light shall leave the property.
8. Any signs proposed for the project will require sign permits from the Department.
9. The buildings will comply with the construction requirements of the International Building Code that is in effect at the time of the Building Permit application.
10. Compensatory mitigation is required pursuant to Kitsap County Code Title 19.200.250 for the loss of 14,952 square feet of Category IV wetland. An approved compensatory mitigation plan shall be required prior to issuance of the Site Development Activity Permit.
11. Prior to issuance of a Site Development Activity Permit, Army Corps and DOE 401 permits will be required per the memorandum from Paul Anderson, Wetlands/401 Supervisor with DOE.
12. Land use approval is limited to the uses proposed by the applicant on the recommended site plan and the SEPA Environmental Determination dated April 17, 2007. Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Any modifications or expansion of the project will be subject to further review pursuant to the requirements of the appropriate sections of the Kitsap County Code
13. 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.

14. 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.
15. Any violation of the conditions of approval shall be grounds to initiate revocation of this land use application.
16. The Site Plan Review shall be valid for a period of three years from the date of the approval, during which time a complete application for a building permit meeting all the legal requirements and conditions of approval shall be made.
17. The applicant is required to adhere to all applicable requirements of the Kitsap County Public Health District.

FIRE PROTECTION

18. Fire apparatus access roads are required and must be maintained. Any proposed revision to these roads must be submitted to, reviewed and approved by the Kitsap County Fire Marshal's Office. IFC 503 Amended by Kitsap County. Access roads shall comply with the following:
 - 1) There shall be unobstructed width of 20 feet and height of 13 feet 6 inches.
 - 2) Access shall be designed and maintained to support a 60,000 pound fire apparatus and be provided with an all-weather driving surface.
 - 3) Dead-end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 - 4) The inside turning radius of the access shall be a minimum of 25 feet.
 - 5) Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility.
 - 6) The road shall not be more than 12% grade.
 - 7) Fire flow in the amount of 1500 gpm @ 20 psi for a minimum of 2 hours is required for the project. This is based on the proposed building of 7154 square feet and constructed of Type V-B construction. A reduction in required fire flow of up to 50% as approved for commercial buildings has been calculated due to the building being required to be provided with an approved automatic fire sprinkler system. Any changes to the structure will require a recalculation of fire flow. IFC 508.5 Amended by Kitsap County.
 - 8) 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.

19. A minimum 2 of hydrants are required and should be placed no more than 400 feet from each other, up to 600 feet if protected by a fire sprinkler system for commercial building. One hydrant shall be within 50 feet of the fire department connection (FDC). IFC 508.5.1 Amended by Kitsap County.
20. Automatic fire sprinklers will be required for this project. A fire alarm shall be installed to monitor the fire sprinkler system.
21. A rapid access secured key box (eg, Knox box) will be required for buildings with a fire alarm, fire sprinkler or other fire protection system because immediate access is necessary for lifesaving and firefighting purposes. The owner or occupant will be required to provide keys to gain access to all portions of the building, including sprinkler system control valves and fire alarm panels. The key box should be located adjacent to the main entrance or as approved by the Fire Code Official. An application for a key box must be obtained from the local Fire District. Multiple key boxes may be required for large structures or facilities, depending on operational considerations. The Fire District shall identify the required model for the applicable structure.

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 (SOAP) from Development Engineering.
23. 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. 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 SOAP application.
24. 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. This permit is required prior to issuance of the SDAP.
25. 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 prepare the construction drawings. In addition, a geotechnical engineering analysis of the vault design is required. That analysis shall be prepared by a Civil Engineer licensed in the State of Washington, knowledgeable in the practice of soils

engineering and mechanics. 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.

26. 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.
27. Water quality mitigation shall be provided in accordance with KCC Title 12 for all project areas including the site access drive.
28. All stormwater improvements shall meet the setback requirements of KCSDM or an approved technical deviation. Technical deviation requests shall be in compliance with KCC 12.04.020.
29. Documentation shall be provided to demonstrate that the pipe system downstream of the post-developed discharge point is adequate to handle the total post-developed discharge from the site.
30. The bioswale shall be sized to provide treatment of the post-developed peak flow rate from the 6-month, 24-hour storm event and shall have adequate capacity to pass the post developed peak flow rate from a 100-yr event without excessive velocity that may cause scouring of the channel.
31. A technical deviation is required for a bioswale design that does not comply with the KCSDM. At the time of SDAP application, the request shall be submitted for review and approval. The technical deviation shall be prepared according to KCC 12.04.020(1). All technical deviations shall be signed and sealed by a Professional Engineer and address the four criteria outlined in KCC 12.04.020 (1). If the technical deviation cannot be supported, the bioswale will need to be re-designed to meet the KCSDM or an approved Technical Deviation. If redesign of the bioswale is not feasible, a water quality BMP may be substituted. If a proprietary water quality BMP is utilized, 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 proprietary BMP.

TRAFFIC AND ROADS

32. At Building Permit application, submit (KCPW Form 1601) for issuance of a Concurrency Certificate, as required by KCC 20.04.030 Transportation Concurrency.
33. Roads shall not exceed 12% grade.
34. Final plan approval will require documentation of WSDOT approval for impacts *to* and any required mitigation on SR303. WSDOT point of contact is Dale Severson at (360) 357-2736:

Washington State Department of Transportation
Development Review Attn: Dale Severson
PO Box 47440
Olympia, WA 98504-7440

SURVEY

35. Prior to SDAP approval, the applicant must secure two easements: (1.) An access easement across tax parcel 362501-2-008-2002; (2.) A temporary construction easement over, under, and upon tax parcel 362501-2-008-2002 for the installation of the landscaping and associated improvements shown on the plans in the area of the proposed access improvement for the All Secure Self Storage project.
36. The installation and construction of the proposed access improvements shall be at the cost of All Secure Self Storage project, and shall be completely constructed prior to final inspection and is not bondable.

WASTEWATER

37. Kitsap County sanitary sewer is available for the project. The applicant shall to submit a complete set of sewer plan, profiles, and specifications designed in accordance with KCPW - Wastewater Division Standards and Regulations.

SOLID WASTE

38. Contact Waste Management (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.
39. 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.

40. 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.

OTHER

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

cc: Reinout van Beynum, 3242 NE McWilliams Road, Bremerton, WA 98311

Interested Parties: See Interested Party List

Kitsap County Health District, MS-30
Kitsap County Parks & Recreation Dept., MS-6
Kitsap County Development Engineering / Public Works
DCD Staff Planner Jeff Smith
DCD Code Enforcement
Hearing Examiner
Clerk of Hearing Examiner
DCD File
DCD Building Permit File



Figure 2. Hydroperiods
Wetland A and Wetland Unit B
Seasonal inundation (shaded)

ALL SECURE SELF STORAGE
6000 Block State Highway 303 NE
Bremerton WA

