



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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STAFF REPORT And INFORMATION FOR THE HEARING EXAMINER

Report Date: May 19, 2016

Application Submittal Date: February 26, 2016

Hearing Date: May 26, 2016

Application Complete Date: February 29, 2016

Project: CK School District Transportation Center, Food Service & Warehouse

This staff report was prepared by Jeff Smith, Senior Planner, Candy Mursell Engineering Technician, and Steve Heacock, Environmental Planner, all included in 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:

Central Kitsap School District is proposing to relocate the existing Consolidated Transportation, Food Service, and Warehouse (CTFW) facility located on the Central Kitsap Junior High campus on Frontier Road NW to collocate with the existing District Maintenance building at 9102 Dickey Road NW. The proposed improvements will occur on the northernmost 14 acres of the 39 acres owned by the District. The project will include approximately a 32,000 square foot building to serve as food service warehouse, transportation administration and transportation maintenance facility with off-street parking for up to 102 buses. The proposed new and replaced impervious surface area onsite is 7.39 acres and 0.41 acre offsite road improvements. The facility will operate Monday through Friday 5:00am to 5:30pm with 126 school district employees.

The applicant is required to demonstrate the new off-street parking facility is compatible with the residential character for existing and future permitted land uses in the area. The Review Authority will be the Kitsap County Hearing Examiner consistent with Title 21 of the Kitsap County Code (KCC).

Application Number: 16 0759

Type of Application: Conditional Use Permit

Project Request: The Central Kitsap School District is requesting a Conditional Use

Permit to relocate the existing Consolidated Transportation, Food Service, and Warehouse.

Assessor's Account #: 12501-1-001-2002

Applicant and Owner of Record:
Central Kitsap School District No. 401
C/o Dennis Burch, Project Manager
9102 Dickey Road NW
Silverdale, WA 98383

Applicant's Representative:
Lisa Klein, AHBL
2215 North 30TH Street
Tacoma, WA 98403-3350

Project Engineer:
Michael Hager, EIT, AHBL
Doreen Gavin, PE LEED AP BD+C
2215 North 30TH Street TREET
TACOMA, WA98403-3350

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-10), 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 be a determination of Non Significance, Mitigated Impacts, or Significant for an EIS 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.

Kitsap County is lead agency for the project. Pursuant to WAC 197-11-355, the Responsible Official signed a Mitigated Determination of Nonsignificance (MDNS) on May 10, 2016 (Exhibit 22) and the appeal period will ended on April 24, 2016. The following are comments below describe the SEPA determination:

COMMENTS:

The SEPA comment period previously occurred concurrent with the Notice of Application dated March 24, 2016. There were no comments received.

CONDITIONS AND PROJECT MITIGATION:

The CTFW Phase two expansion has been reviewed and will be conditioned to follow stormwater control pursuant to KCC Title 12 (Stormwater Control).

In accordance with KCC Chapter 19.600.610 Critical Aquifer Recharge Areas, the project will be conditioned based on the following comments from Silverdale Water District and the Kitsap Public Health District:

Spill Prevention and Response Plan: The applicant shall notify Silverdale Water District of spills at the facility. The CKSD Environmental Specialist will provide immediate notification per Section 5.1 and provide a copy of all documents as called for in Section 5.6 Spill Prevention and Response Plan of the Hydrogeological Report.

TRAFFIC AND RIGHT OF WAY MITIGATION:

Traffic mitigation is required as specified from correspondence from the Development Services and Engineering staff and Kitsap County Public Works. The conditions, as listed below, are required pursuant to SEPA Substantive Authority (KCC 19.04.200.D):

1. Frontage improvements with vertical curb, gutter, and sidewalk should be provided under Phase 1B for the following:
 - a. Knute Anderson Road along property frontage,
 - b. Dickey Place between Knute Anderson Road and Dickey Road, and
 - c. Dickey Road between Dickey Place and the southern site access.
2. Frontage improvements with vertical curb, gutter, and sidewalk should be provided under Phase 2A for the following:
 - a. Dickey Road NW from the north end of improvements constructed with Phase 1B, and
 - b. North to the northern property boundary. Plans for said frontage improvements shall be included with the SDAP for Phase 2A.
3. The District is required to contribute their proportionate share of the costs of improving the Apex Airport Road/Anderson Hill Road intersection. The District's share for design and construction of a traffic signal and left-turn channelization on Apex Airport Road has been determined to be a maximum of 14.7% of the total based on the p.m. peak hour trips generated by the District versus the total p.m. peak hour trips for the Apex Airport Road approach. The District is required to execute a Traffic Participation Covenant Agreement (TPCA) with the County that will require payment of the finalized proportionate share (not to exceed 14.07%) when the County has secured funding. The TPCA shall be executed by the District and Board of County Commissioners prior to issuance of a Site Development Activity Permit.

Project Location: The subject property is located 9102 Dickey Road NW in Central Kitsap County, WA.



Physical Characteristics:

The property is 39.10 acres in size, and square shaped. The property includes a mix of trees and other vegetation in the northern half of the parcel. The topography of the development site slopes rapidly down to the east from Dickey Road NW and then gently slopes to the east for the remainder of the site. There are some steep slopes (greater than 15%) identified on the west side of the property up against Dickey Road. The Soil Survey of Kitsap County identifies Alderwood very gravelly sandy loam (6 to 15% slopes) moderately deep and moderately well-drained on the west side of the property. The east side of the property contains Indianola loamy sand (0 to 6% slopes) which is deep and excessively well-drained. Kitsap County resource maps show the project site located is within Critical Aquifer Recharge Area 1 (1 to 5 wellhead travel zone and permeable soils). The applicant has submitted a hydrological report for review by the water purveyor and the Kitsap Public Health pursuant to KCC 19.600.615 Development Standards.

Silverdale Elementary school is located south of the Central Kitsap School District Offices located on the same property. The elementary school; occupies 14 acres on the southern portion of the 39-acre site. This includes a 56,431-square-foot building, driveway access for off-street parking for passenger vehicles and buses, playfields, and landscaping/stands of a few Douglas fir trees adjacent to Dickey Road the near southwest corner.

Existing Zoning and Comprehensive Plan Designation:

The subject property has an Urban Low Residential comprehensive plan designation and is zoned Urban Low Residential (UL), 5 to 9 dwelling units per acre. The intent of the zone is to create cost-effective residential areas capable of providing a range of community services. The following are requirements for the UL zone per KCC 17.382.060 Urban Residential Density and Dimensions Table:

Minimum Lot Area = 2,400 square feet
Minimum Lot Width = 40 feet

Minimum Lot Depth = 60 feet
Minimum Setbacks = 10 feet front yard (habitual area)
= 20 feet front yard (garage)
= 5 feet side yard
= 5 feet rear yard

(See KCC 17.385.027.B.1 Sight Obscuring Buffer for commercial industrial abutting different uses or zones.)

Surrounding Land Use and Zoning:

The 39 acre parcel is bordered by lots with residential dwellings to the north, east, and south on property zoned UL and west across Dickey Place NW, which are zoned Industrial.

Public Utilities and Services:

Water: Silverdale Water District
Power: Puget Sound Energy
Sewer: Kitsap County
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, 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 that is then used to prepare development regulations.

The following provisions are goals and policies of the Kitsap County Comprehensive Plan addressing the proposed use:

Land Use Goals Polices

Policy LU-22: Encourage development patterns in UGAs that support pedestrian connectivity between neighborhoods and community destinations where possible.

Policy LU-23: Prioritize the UGAs for Kitsap County expenditures for public services and facilities as a tool to encourage development, to make urban growth areas desirable places to live, and to use existing infrastructure more efficiency and cost effectively.

Policy LU-26: Encourage compact development patterns within UGAs, allowing for efficiencies in transportation and utilities as well as public and capital facilities.

Applicant: The new CTFW facility will allow for many efficiencies, as it will consolidate multiple functions and operations into one centralized space. This

will reduce excessive travel and transportation time cost for CHSD, which is geographically dispersed and also divides by Dyes Inlet.

Policy LU-27 Encourage attractive site and building design that is compatible in scale and character with existing and planned development.

Goal 14: Provide residential areas with convenient access to transportation, urban amenities, and goods and services.

Silverdale Sub-Area Plan

Goal 8: Encourage new development to be consistent and complementary with adjoining or existing development.

Applicant: While the proposed new facility will represent a more intensive use that will result in some impacts beyond that of the adjoining elementary school, the new development will be consistent and complementary with the school in physical design, purpose and function.

Goal 28: Coordinate with school districts to provide adequate capacity for the current population and planned growth.

Applicant: The Silverdale Subarea Plan expresses a goal to accommodate CKSD’s need to respond to current and future growth through expansion in operational capacities.

Kitsap County Code (KCC)

Title 11 Road Standards

Title 12 Stormwater Drainage, at the time of vesting

Title 14 Buildings and Construction

Title 17 Zoning

- Chapter 110 Definitions
- Chapter 330 Urban Low Residential Zone
- Chapter 382 Density, Dimensions, and Design
- Chapter 385 Landscaping
- Chapter 400 Land Use Review
- Chapter 421 Conditional Use Permit
- Chapter 435 Off-Street Parking and Loading
- Chapter 520 Appeals
- Chapter 525 Revocations of Permits or Variances

Chapter 18.04 State Environmental Policy Act (SEPA)

Title 19 Critical Areas Ordinance,

Title 21 Kitsap County Land Use and Development Procedures

Hearing Examiner Review

The Kitsap County Board of Commissioners has determined that this 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.

Staff Communication:

<u>Document</u>	<u>Exhibit #</u>	<u>Dated or date stamped</u>
Development Engineering Memo	24	May 9, 2016
SEPA comments	22	May 10, 2016
Fire Marshal’s Conditions		March 4, 2016
Public Health District Comments	14	May 10, 2016

(For all other documents and special reports, see the project index to be included into the public record for the Conditional Use Permit.)

Project Background:

The School District is requesting approval to relocate the existing CTFW facility located on the Central Kitsap Junior High campus in Silverdale to collocate with the existing District Maintenance building at 9102 Dickey Road NW. Moving the transportation facility and collocation of the other functions are part of a multi-phased capital improvement plan for the subject property and for the improvements programmed for the Central Kitsap Junior High campus after the relocation of the bus facility. The 32,000 SF building will also include conference rooms and training space for District-wide support. The existing District maintenance building will remain at the current location. Other functions that will occur at the site will be bus above ground refueling and a bus wash area. The following is a breakdown of the 32,000 SF building by approximate square footage and function:

Transportation	16,000 SF	120 employees	5:00am to 6:00pm
Food Service and Warehouse	11,000 SF	6 employees	6:00am to 2:30pm
Conference & Training Rooms	5,000 SF	60 attendees	8:00am to 5:00pm
	32,000 SF	126 employees	

The request for the Conditional Use Permit for the District’s shared-use facility is a Type-III application with the Kitsap County Hearing Examiner as the review authority per KCC Chapter 17.421 and will be subject to conditions of approval pursuant to KCC Titles 17 Zoning, Storm Water Drainage, and 21 Land Use and Development Procedures. The revised site plan, dated April 19, 2016, was reviewed for the Conditional Use Permit (Exhibit 23).

Transportation Review

The current access to the School District property is from a single driveway access from Dickey Road NW with one and two lane access. An additional access is proposed along the north property line for bus traffic. Dickey Road NW classified as a local access road and may function as an urban collector. The applicant submitted a traffic

impact analysis, dated February 29, 2016 with the CUP. The associated frontage improvement for this project and Silverdale Elementary School will improve school walking routes for students living west and south of the school.

Public Works has reviewed the proposal and determined a need for off-site improvements to mitigate bus traffic at the NW Apex Road and NW Anderson Hill Road intersection. The School District will be required to sign a Traffic Participation Covenant Agreement to pay a proportionate share of design and construction of a traffic signal and left turn lane channelization on Apex Road. The District will be responsible their proportionate share of 14.7 % of the total based on the p.m. peak hour bus trips generated by the District versus the total p.m. peak hour trips for the Apex Airport Road approach. Development Services and Engineering has reviewed the transportation element of the proposal and has issued a preliminary approval with Public Works comments dated May 9, 2016 (Exhibit 24).

Stormwater Facilities:

Stormwater will be collected in catch basins, down spouts and conveyed to either a shallow infiltration basin, located adjacent to the north property line, the bio retention facility; or, infiltration chambers located in the northwestern parking lot. The applicant is proposing to infiltrate all stormwater onsite. For fuel spills an oil control will be provided for the east bus storage/bus fueling area, offline oil/water separator. Development Services and Engineering has reviewed the stormwater proposal for the project and has issued a preliminary approval dated May9, 2016 (Exhibit 24).

Wastewater:

The site is presently served by Kitsap County Public Works for sanitary sewer. To have adequate capacity for the CTFW, the applicant will upgrade the existing pump station as part of the Silverdale Elementary project. Development Services and Engineering has reviewed the stormwater proposal for the project and has issued a preliminary approval dated May 9, 2016 (Exhibit 24).

Kitsap Public Health District

The Health District has reviewed the proposal for the above ground fueling facility in the wellhead protection zone. The District supports the request and requires implementation of the Spill Prevention and Response Plan. The Health District requires Central Kitsap School District Environmental Specialist to provide immediate notification Per Section 5.1 and provide a copy of all documents as called for in Section 5.6 of the Spill Response Plan. The District has given preliminary approval with conditions to follow best management practices to reduce susceptibility for groundwater contamination (Exhibit 14).

KCC 17.382.030 Design Standards

The proposed CTFW addition by the Central Kitsap School District was reviewed through the following requirements, pursuant to KCC Section 17.382.030 Design Standards. Staff comments are in italics.

Building Height, Buffering and Screening Modification

The director may increase or decrease landscaping, screening and setbacks to minimize conflicts.

Staff Comment: The applicant is proposing to retain existing native vegetation along the north and east property lines to help provide a functional screen from the abutting residential properties/zone. The site plan shows that up to 53.9 linear feet of existing vegetation will be retained between the north property line and the proposed infiltration basins/driveway. The applicant is proposing to retain 315.9-foot wide natural vegetation buffer to screen the abutting residential properties on the east property to line. To help maintain a functional screen along the north property line, the landscape plan shows replacement of trees where grading encroaches into the designated natural vegetation buffer. Depending on site conditions and height of the proposed landscaping, a proposed solid wood panel fence is required to help screen headlight glare consistent with KCC 17.385.027.B.2.

Exterior Lighting

If artificial outdoor lighting is necessary, the lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent residential properties.

Staff Comment: When exterior lighting is proposed on the building or in the parking lot, the applicant will need to comply with the standard in KCC Section KCC 17.455. Not more than one candle foot of light can leave the property line and cutoff shields may be required to be installed to prevent spillover. The height of light standards and recessed fixtures may limit potential impacts. The applicant has prepared a photometric map showing that not more than 1-candle foot will leave the property line.

Screening of equipment, storage, and refuse areas

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

Staff Comment: The architectural elevations for the CTFW building will be submitted at the time of the Building Permit and staff will review the location of the HVAC equipment. There is a probability that the mechanical equipment would not be visible due to the distance from the property lines.

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

Staff Comment: Activities will occur within the interior of the CTFW building and storage of buses and associated outside activities will be screened from adjacent property owners.

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

Staff Comment: The County will review the development proposal and determine if

any waste or recycling needs are needed through the Site Development Activity Permit (SDAP).

Access and Circulation

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

Applicant states the plan is to construct sidewalks along the property frontage on Dickey Road and include perimeter fencing for security.

Staff Comment: As shown on the site plan, the applicant is required to construct internal sidewalks connecting the parking to the new building. Consistent with this requirement the applicant shows on the site plan a pedestrian connection between the existing maintenance facility and the new CTFW. To address safe routes, the school district shows road frontage improvements on the site plan with sidewalks along the road frontage Dicky Lane NW. To prevent children from walking roadways, students will continue to use a path connecting to NW Shelley Drive.

5. Development is limited to one ingress /egress per 300-lineal feet along a public arterial. Small parcels that provide less than 200 feet of road frontage shall be limited to one parking lane and exit.

Staff Comment: To provide better circulation, the School District is proposing a second driveway approach along the north property line onto Dickey Road NW. Consistent with the requirement there will be approximately 345 feet of separation between the two driveways.

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

Staff Comment: The District shows a potential sign location. If the District applies for a sign, the sign shall not impact sight distance and be consistent with the residential character for size, scale, and lighting.

7. Off-street parking and loading per KCC Chapter 17.435.
The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.435 Off-street Parking and Loading.

The applicant has broken down parking to three distinct parking areas that provide up to 290 spaces. A total of 188 vehicle spaces are provided adjacent to the west for the CTFW building. Parking will be for employees and the public using the common facility space, transportation maintenance, administration and dispatch, food service and warehouse for a total of 126 employees. The District is providing space for 19 pool vehicles and 8 handicap accessible parking spaces required by the American Disability Act (ADA). There are 32 off-street parking spaces provided

for the maintenance building. There will be spaces for 102 buses parking on the east side of the CTFW facility.

The applicant is proposing the following spaces:

Bus parking (buses only)	102 spaces
Motor pool parking (District vehicles only)	19 spaces
Employee and visitor parking	137 spaces
Handicap accessible parking	8 spaces
New Parking Maintenance and Operation	32 spaces
Total on-site spaces	290 spaces

Staff Comments: *The School District is providing parking for school district employees' personal vehicles. The parking analysis was prepared based on the specific functions of the CTFW building and number of forecasted employees. The school district anticipates 126 employees and visitors to use the facility and 137 off-street parking spaces will be provided. The project exceeds the number of vehicle spaces forecasted. The project is consistent with KCC Chapter 17.435 Off-Street Parking and Loading standards. Through the Building Permit review, the project will be conditioned to clearly mark handicap parking spaces consistent with ADA standards.*

8. Landscaping provided per KCC Chapter 17.385.

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

Applicant: A landscaping screening buffer is provided (in accordance with KCC 17.385.027(B)) along the north boundary adjacent to the residential use. More than 300 feet of native forested open space is provided in the eastern portions of the property which provide a natural screening buffer.

Staff Comment: *The applicant is proposing to disturb approximately 20 acres of the 39 acre site. The applicant will retain approximately 9 acres of forest cover along the east property line. Along the north property line, the applicant is retaining approximately 1.55 acres and approximately 1.5 acres west of the parking area along Dickey Road. Based on the estimates, over 30% of the site will be retained native vegetation screening, which will far exceed the 15% landscaping requirement.*

The applicant is proposing a new six-foot solid wood panel fence and to augment existing vegetation in six areas with conifers planted 10 feet on center spacing along the north property line. The screening should help reduce noise and screen headlights from vehicles. Consistent with KCC 17.385.027.B.1, a solid wood panel fence is required to help provide screen until the vegetation is mature enough to provide a functional screen. The preliminary site plan and landscaping complies with the intent of 17.385 Landscaping.

KCC Title 10.28 Noise

A Noise to Neighbors Reports was prepared consistent with the requirements of the above Title. The applicant determined a sound wall is desired adjacent to the north property line to mitigate potential noise impacts on the abutting residential zone. The proposal is to construct approximately a 480-foot sound wall 12 feet high near the northeast corner of bus parking area, and approximately a 400-foot sound wall 8 feet high along the driveway in the northwest corner of the site.

Public Comment:

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department gave proper public notice for the Conditional Use Permit. To date, the Department has not received written comments on the proposal.

Evaluation of Decision Criteria:

The Hearing Examiner has review authority for this Conditional Use Permit application under KCC, Sections 17.421.020 and 21.04.030. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a Conditional Use Permit. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make the proper decision. The powers of the Hearing Examiner are at KCC, Chapter 2.10.

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

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

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

Comments: The proposal complies with zoning requirements and includes existing natural landscaping along east property line, Dickey Lane NW and the north

property line to help improve capability with the residential character in the neighborhood.

Recommendation to the Hearing Examiner:

Based upon the information above, the Department of Community Development recommends that the Hearing Examiner grant **approval** of the Conditional Use Permit (CUP) request for the Central Kitsap School District Transportation Center, Food Service, and Warehouse, subject to the following conditions:

1. All required permits shall be obtained prior to commencement of land clearing and/or construction.
2. At time of submittal of the Site Development Activity Permit, the applicant shall submit a final landscape plan consistent with KCC 17.385 Landscaping.
3. The applicant shall incorporate landscaping design features and a solid wood panel fence for screening along the 10-foot planting strip to provide compatibility with the abutting residential neighborhood consistent with General Provisions, the west and north sides.
4. Landscaping shall be installed and maintained in conformance with the requirements of KCC Chapter 17.385. Landscaping shall be installed and inspected prior to requesting a final inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150% of the cost of installation.
5. This Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within three years of the Notice of Decision date or the resolution of any appeals.
6. Land use approval is limited to the uses proposed by the applicant on the recommended site plan and the SEPA Environmental Determination dated February 29, 2016. Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Any modifications or expansion of the project will be subject to further review pursuant to the requirements of the appropriate sections of the KCC.
7. 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.
8. 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.

9. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.
10. 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 by the Department and recorded at the applicant's expense. The applicant shall provide recorded copies of the Binder to the Department immediately after recording. The Binder shall be recorded within 30 days of notification from the Department that the Binder is ready to be recorded.
11. The applicant is required to all Kitsap Public Health District requires that existing well and septic systems must be decommissioned by the appropriate licensed professionals.
12. The applicant shall notify Silverdale Water District of spills at the facility. The Central Kitsap School Environmental Specialist will provide immediate notification Per Section 5.1 and provide a copy of all documents as called for in Section 5.6 Spill Response Plan of the Hydrogeological Report.
13. Fire apparatus access roads are required and must be maintained. Any proposed revision to these roads must be submitted to be reviewed and approved by the Kitsap County Fire Marshal's Office. IFC 503 Amended by Kitsap County. Access roads shall comply with the following:
 - a) Unobstructed width of 20 feet and height of 13 feet 6 inches.
 - b) Shall be designed and maintained to support a 60,000 pound fire apparatus and be provided with an all weather driving surface.
 - c) Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
 - d) Inside turning radius shall be a minimum of 25 feet.
 - e) Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility.
 - f) Road shall not be more than 12% grade.
14. Fire flow in the amount of 2375 gpm @ 20 psi for a minimum of 2 hours is required for the project. This is based on the proposed building of 33027 square feet and constructed of Type V-B construction. The resulting fire flow shall not be less than 1500 gpm. Any changes to the structure will require a recalculation of fire flow. IFC 508.5 Amended by Kitsap County.

15. A 50% reduction in fire flow has been calculated for fire sprinklers that are required.
16. A minimum of 3 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.
17. Automatic fire sprinklers will be required for this project due to the size of the proposed building. A fire alarm shall be installed to monitor the fire sprinkler system.
18. Piping for the underground portion of the fire sprinkler has not been reviewed and is not approved on this application. A separate fire code permit shall be submitted

Development Services and Engineering accepts the concepts contained in this preliminary submittal and required the following conditions as an element of approval:

GENERAL

19. 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

20. The information provided demonstrates this proposal is a *Major Development* as defined in KCC Title 12, and as such will require a Site Development Activity Permit (SDAP) from Development Services and Engineering.
21. 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 complete, February 29, 2016. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
22. The SDAP plans and drainage report shall describe and demonstrate the use of Best Management Practices (BMPs) recommended in the Hydrogeology Memo prepared by Aspect Consulting, dated April 13, 2016.
23. Any project that includes off site improvements that create additional impervious surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with KCC Title 12 effective at the time the Conditional Use Permit application was deemed complete, February 29, 2016.
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. The design of the infiltration facilities will be accordance with Section 7.3.4 of the Kitsap County Stormwater Design Manual.
26. The infiltration facilities shall remain off line until the drainage areas are stabilized and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities. In addition, retention ponds shall not be utilized as temporary erosion and sedimentation control ponds.
27. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering.
28. 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.
29. Kitsap County will not be responsible for any damage to any private roads, tracts, and/or easement areas that may occur during routine maintenance activities and that in Kitsap County's judgment occur, in whole or in part, because of any construction materials or techniques, or any maintenance materials or techniques. This includes, but is not limited to, damage to pavement or vegetated areas caused by maintenance trucks.
30. The SDAP shall demonstrate compliance with Chapter 3, Source Control of Pollution and Chapter 7, Water Quality of the Kitsap County Storm Drainage Manual (KCSDM), relating to the above ground bus fueling facility.
31. An emergency spill response and cleanup plan (per BMPs for Spills of Oil and Hazardous Substances) shall be submitted with the SDAP application materials.
32. If the project proposal is modified from that shown on the submitted site plan dated February 26, 2016, Development Services and Engineering will require additional review and potentially new conditions.

TRAFFIC AND ROADS

33. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the KCC. The KCPW 1601

form reserves road capacity for the project.

34. All traffic control devices on public and private roads shall comply with the Manual on Uniform Traffic Control Devices as amended by the Washington Administrative Code. This is in accordance with 23 Code of Federal Regulations (CFR), Part 655.
35. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
36. 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, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
37. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on Dickey Road NW. The cross-sections should show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
38. Provide surveyed cross-sections at 25-foot intervals along the parcel frontage on Dickey PI MW. 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.
39. Provide surveyed cross-sections at 25-foot intervals along the parcel frontage on NW Knute Anderson. 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.
40. Submit plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the KCC. Existing approaches may need to be improved to meet current standards.
41. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
42. Frontage improvements consisting of vertical curb, gutter and sidewalk shall be constructed along the property frontage of NW Knute Anderson Road, Dickey Place NW and Dickey Road NW. Phasing of the frontage improvements shall take place as follows:
 - a. Frontage improvements consisting of curb, gutter and sidewalk shall be provided with Phase 1B for NW Knute Anderson Road along the property frontage; and for Dickey Place NW from NW Knute Anderson Road north to just short of the intersection of Dickey Place NW and Dickey Road NW. Plans for said frontage improvements shall be included as an addendum to the required SDAP.

- b. Frontage improvements consisting of curb, gutter and sidewalk shall be provided with Phase 2A for Dickey Road NW from the north end of improvements constructed with Phase 1B, north to the northern property boundary. Plans for said frontage improvements shall be included with the SDAP for Phase 2A.
43. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of Dickey Road NW and the site access points. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
 44. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, Manual on Uniform Traffic Control Devices (MUTCD), National Electrical Manufacturer's Association (NEMA), National Electrical Code (NEC), Washington State Department of Transportation (WSDOT) Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA).
 45. The District is required to contribute their proportionate share of the costs of improving the Apex Airport Road/Anderson Hill Road intersection. The District's share for design and construction of a traffic signal and left-turn channelization on Apex Airport Road has been determined to be a maximum of 14.7% of the total based on the p.m. peak hour trips generated by the District versus the total p.m. peak hour trips for the Apex Airport Road approach. The District is required to execute a Traffic Participation Covenant Agreement (TPCA) with the County that will require payment of the finalized proportionate share (not to exceed 14.7%) when the County has secured funding. The TPCA shall be executed by the District and Board of County Commissioners prior to issuance of a Site Development Activity Permit.
 46. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. The need for and scope of bonding will be determined at that time.
 47. The proposed monument signs and the site's entrances shall not interfere with driveway line of sight.

WASTEWATER

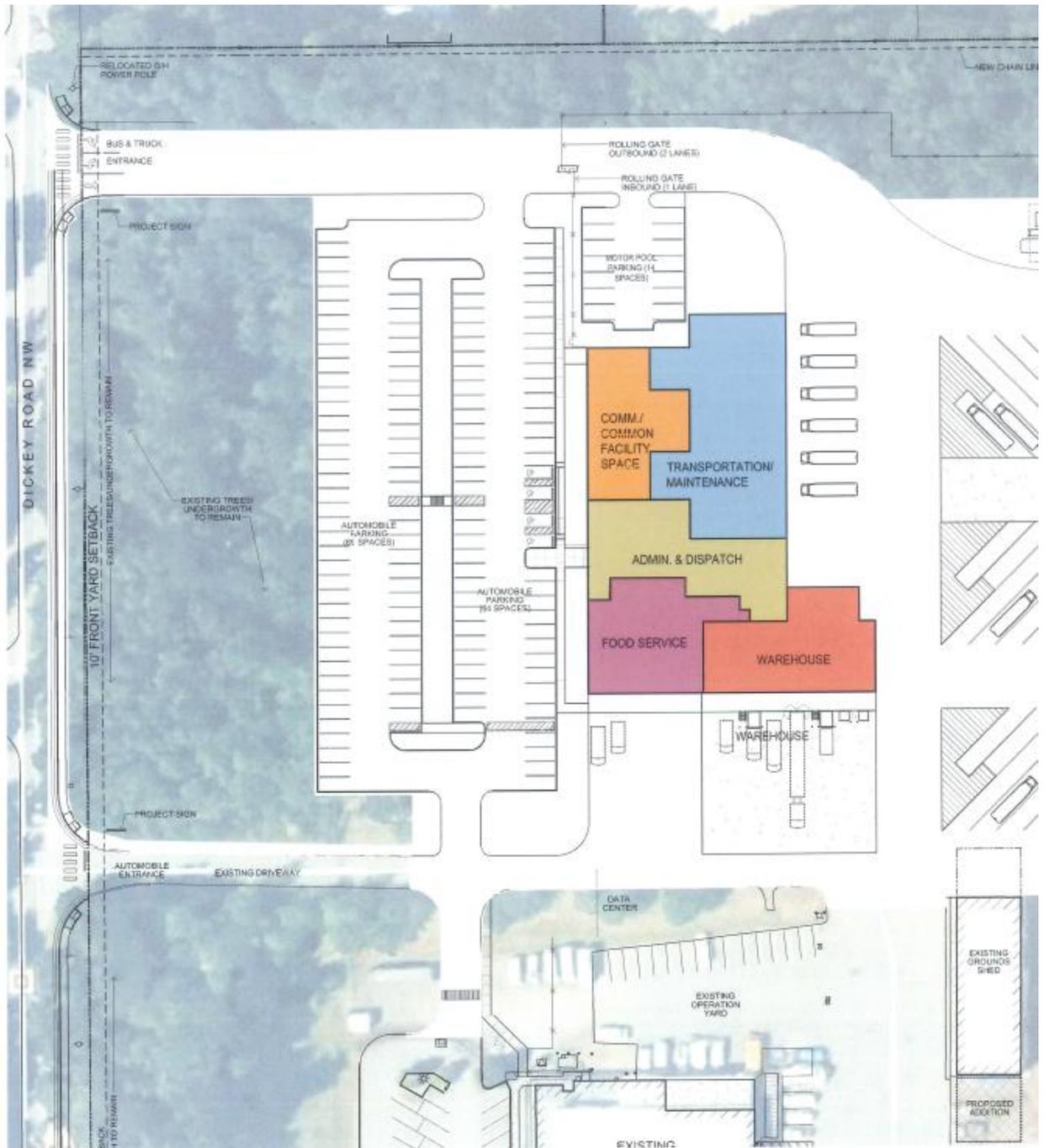
48. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer" to KCPW Sewer Utility Division.
49. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plans, profiles, and specifications designed in accordance with KCPW - Sewer Utility Division Standards and Regulations.
50. Kitsap County sanitary sewer currently serves the project parcel. The project will

have additional impacts on the sewer system and will be assessed additional newcomer fees.

SOLID WASTE

51. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider (e.g. dumpster size and location) for the project. Pay particular attention to the access requirements of collection trucks. Documentation shall be provided from the solid waste/recycling service provider that their requirements for this project have been met.
52. 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.

cc: Central Kitsap School District No. 401
Lisa Klien, AHBL
Interested Parties: Hank and Susan Anderson
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



Central Kitsap Transportation and Warehouse Floor Plan and General Site Plan