



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

KAMURON D. GUROL, Director

NOTICE OF ADMINISTRATIVE DECISION

June 18, 2003

To: Interested Parties and Parties of Record

RE: Project Name: Harlow Auto Expansion
Application: Site Plan Review
File Number: 02 04197 (4682-000-002-0708)

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

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER BEFORE THE CLOSE OF BUSINESS ON JULY 2, 2003.

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

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

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

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

If you have questions, please contact me at (360) 337-4487 or Meg Sands at (360) 337-4607.

Sincerely,

Karen Ashcraft
Clerk of the Examiner

C: Michael Harlow, 3217 N Perry Avenue, Bremerton, WA 98310
James E Bottem, PE, JB Engineering Consultants, INC., PO Box 3307, Silverdale, WA
98383

Interested Parties:
(None)



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KAMURON GUROL, DIRECTOR

STAFF REPORT and ADMINISTRATIVE DECISION

Decision Date: June 16, 2003

Application Complete Date: December 17, 2002

Project: Harlow Auto Expansion

Project Summary:

The applicant requests Site Plan Review approval to expand an existing auto repair business on a 0.44-acre parcel located on Perry Avenue in Bremerton by demolishing a single-family residence and constructing a 2,184 square feet auto repair shop in the same area. An existing 1,575 square foot auto repair shop will remain. The property is zoned Highway Tourist Commercial (HTC) and will be served by public water and sewer.

Decision Summary: Request approved, subject to conditions.

Application Number: 02 04197

Type of Application: Administrative Site Plan Review

Request:

Applicant requests approval to construct a 2,184 square feet (approximately 48-foot by 48-foot) auto repair shop.

Project Location:

3217 N Perry Avenue
Bremerton, WA
Central Kitsap County

Assessor's Account #:

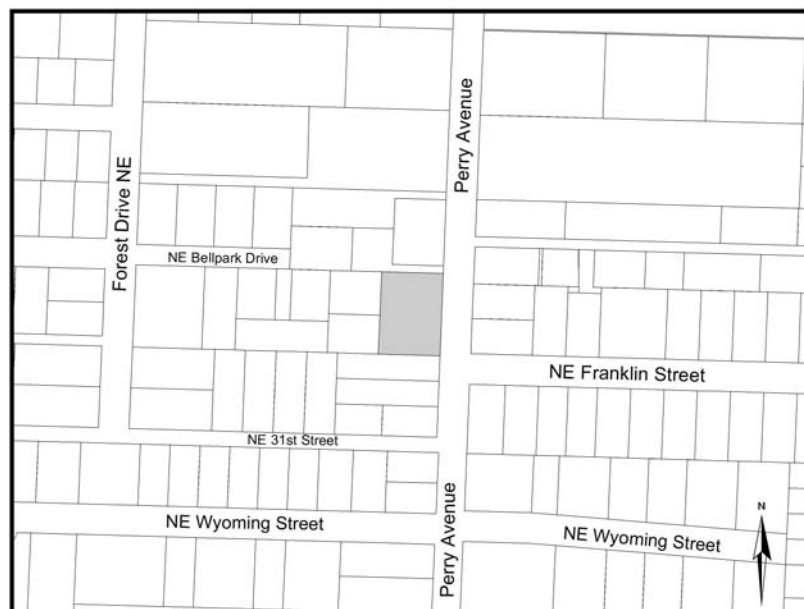
4682-000-002-0708

Applicant & Owner of Record:

Michael Harlow
3217 N Perry Avenue
Bremerton, WA 98310

Project Representative:

James E. Bottem, PE
JB Engineering Consultants, Inc.
PO Box 3307
Silverdale, WA 98383



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State Environmental Policy Act (SEPA) Status:

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this proposal. A Determination of Non-significance (DNS) (Exhibit 27) was issued January 31, 2003. The appeal period ended February 14, 2003. No SEPA appeals were filed.

Aesthetic impacts will be mitigated by landscaping. A moderate increase in daily traffic is anticipated with the expansion of a commercial operation.

Physical Characteristics:

The .44-acre parcel is currently developed with an auto repair shop and a single-family residence. The property is relatively flat with minimal vegetation.

Comprehensive Plan Designation and Zoning:

Highway Tourist Commercial (HTC)

Minimum Lot Area = none

Minimum Lot Width = none

Minimum Lot Depth = none

Minimum Setbacks = 20 feet - front yard setback

= 20 feet - side yard setback abutting a residential zone

= 10 feet - side yard setback not abutting a residential zone

= 20 feet - rear yard setback abutting a residential zone

Surrounding Land Use and Zoning:

The area is predominately developed with single-family residences with some commercial activities interspersed along Perry Avenue. There is Highway Tourist Commercial (HTC) zoning scattered in an irregular pattern along Perry Avenue while the majority of properties in the area are zoned Urban Low (UL) (Exhibit 34). Parcels adjacent to the subject property to the north are HTC and UL, to the west, south and east the properties are zoned UL.

Public Utilities and Services:

Water: North Perry Water District

Power: Puget Sound Energy

Sewer: City of Bremerton

Police: Kitsap County Sheriff

Fire: Fire Protection District No. 1

Schools: Bremerton School District

Access:

Access to the site currently is via an undefined drivecut running the full frontage of the site on Perry Avenue, a paved county road classified as an urban minor arterial.

Policies and Regulations Applicable to the Subject Proposal:

Kitsap County Comprehensive Plan (Amended June 10, 2002)

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Land Use

Commercial Land Use 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.

Commercial Land Use Policy LU-16

All commercial development shall be subject to special development standards relating to setbacks, landscaping, physical buffers, screening, access, signs, building heights and design review.

Commercial Land Use Policy LU-17

Commercial developments abutting residential zones or residential uses shall be subject to special setback and screening provisions.

Economic Development

Policy ED-1

Kitsap County shall encourage and support the retention, formation and expansion of enterprises, including home-based businesses and existing businesses, as well as fostering an environment that invites entrepreneurial innovation.

Transportation

Roadway Aesthetics Policy T-81

Provide streetscape designs in urbanized areas.

Kitsap County Code (KCC)

Title 17 Zoning

Title 18 Environment

18.04 State Environmental Policy Act (SEPA)

Title 20 Transportation

20.04 Transportation Facilities Concurrency Ordinance

Title 21 Land Use and Development Procedures

21.04 Land Use and Development Procedures

Documents Consulted in the Analysis:

Applicant submittals:

<u>Document</u>	<u>Exhibit #</u>	<u>Dated or date stamped</u>
Application for Concurrency Test	9	November 25, 2002
BKCHD Sewer Availability Letter	13	November 25, 2002

Applicant submittals:

<u>Document</u>	<u>Exhibit #</u>	<u>Dated or date stamped</u>
Bus Stop/Access Plan (revised)	45A	May 16, 2003
Environmental (SEPA) Checklist	11	November 25, 2002
Landscape Plan (revised)	45	May 16, 2003
North Perry Water Availability Letter	12	November 25, 2002
Parking Narrative (revised)	44	December 12, 2002
Project Narrative	17	December 12, 2002
Site Plan (revised)	53	May 16, 2003
Site Plan Review Application	10	November 25, 2002

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Staff communication:

<u>Document</u>	<u>Exhibit #</u>	<u>Dated or date stamped</u>
Development Engineering Memo	49	June 4, 2003
Determination of Non-significance	27	January 31, 2003
Fire Marshal Memo	51	June 9, 2003
Health District Letter	52	June 13, 2003

Public comments:

No comments received to date.

Analysis:

An auto repair business is allowed through site plan review approval per KCC, Section 17.355.020 and Table 17.355.020.D.6. Because the project request is for an expansion of an existing auto repair business on commercially zoned property, it was determined the site plan review application would be reviewed administratively.

Development Engineering recommends approval of this project with 8 conditions (Exhibit 49). Kitsap County Health District recommends approval with three conditions (Exhibit 52). The Fire Marshal's Office recommended seven conditions (Exhibit 51).

Setbacks

There is a combination of Urban Low (UL) and Highway Tourist Commercial (HTC) zoning in the immediate vicinity of the subject property. The property to the north located at 3225 Perry Avenue NE (Assessor's Tax Account No. 4682-000-003-0004) is zoned UL and developed with a single-family residence in the northwest corner of the lot. Fifteen feet of the property along the south property line is an easement and signed as a private drive known as Bellpark Drive. It abuts the subject property's north property line. A gas station located at 3221 Perry Avenue (Assessor's Tax Account No. 4682-000-003-0608), is zoned HTC and abuts the private drive and obtains access from Perry Avenue and Bellpark Drive. Both properties are owned by the same entity. Given the commercial nature along the private drive portion of Bellpark Drive and the subject property and gas station, the setback requirement for the subject property from its north property line is 10 feet. Properties abutting the subject property to the east, south and west are all zoned Urban Low (UL) and the proposed auto expansion building is setback a minimum of 20 feet from those property lines.

Access

Currently, the property does not have a controlled access point. The applicant has proposed landscape islands to create two defined access points along Perry Avenue. The distance between the center points of each access is approximately 60 feet. This property is considered a small parcel because it provides less than two hundred fifty feet of road frontage. As such, this development is limited to one parking lot entrance lane and one exit lane. The northerly access point is designated as the entrance and the southerly access point is designated as the exit. The property will also be signed to properly direct the flow of traffic into and out of the site.

Off-street Parking

The applicant has proposed 13 parking spaces for the site. KCC, Section 17.435.030.F.5 requires one parking space per 600 square feet of gross floor area for shops that provide service or repair of automobiles. The project is required to have 6 parking spaces based on the total square footage for both shops (3,759 square feet ÷ 600 square feet/space = 6 spaces). The business employees five people. Given past business experience, there have been as many as twenty cars parked on-site.

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Typically there are four to seven vehicles waiting for parts, a service bay or pick-up. The additional service bays will allow more vehicles to be serviced at the same time. There will be three bays in the new building and two bays in the existing building. The eight employee controlled parking spaces will be available for employee parking and vehicles waiting for parts or service. Four spaces will be available for drive-up customers and one space for customer pick-up or delivery. The proposed parking should be sufficient based on the operational needs of this business. Vehicles left on-site overnight shall be parked within the bays and/or the eight designated employee-controlled parking spaces first.

If additional spaces are needed, only the remaining five designated parking spaces may be used. No vehicle shall be parked outside for more than 14 days to eliminate the appearance of a vehicle storage facility.

Landscaping

In order to provide an attractive streetscape and comply with the KCC, landscaping will be allowed within a portion of the right-of-way along Perry Avenue. This is necessary as a result of the parcel's small size, its existing development and to control access. The property owner shall be responsible for maintenance of all landscaping within the right-of-way. Screening vegetation along the west property line has been designed to provide an appropriate use separation between the business and residential development. A combination of street trees and shrubs are proposed along the north property line. An easement runs along the south property line and it has been determined that no vegetation is appropriate in this area.

Site Plan Review Standards

Standards from Section 17.410.040.B of the Zoning Code are listed below (italics), with a discussion of the individual standard immediately following:

1. *All uses shall be conducted within a completely enclosed structure. Limited outside uses; (e.g.; patio dining areas and nursery sales limited to plants and trees) shall be subject to site plan review.*

No outside commercial uses are proposed and none are allowed, except the parking of vehicles awaiting pick-up, parts or repair. All vehicles parked outside shall be parked within a designated parking space as depicted on the approved site plan (Exhibit 53). Vehicles shall not be stored outside. Should the applicant wish to pursue an outside use at some point in the future, this application will need to be amended or a new application made, whichever is required by the KCC at the time of application.

2. *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 parapet roof extensions, or screened in a manner which is architecturally integrated with the main structures.*

No roof mounted air conditioning or heating equipment is proposed.

3. *Locate service areas, outdoor storage areas and other intrusive site features away from neighboring properties to reduce conflicts with adjacent uses. There shall be no visible storage of motor vehicles (except display or auto sales to a limited degree; compatible with neighboring properties), trailers, airplanes, boats, recreational vehicles or their composite parts, tents,*

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equipment or building materials in any portion of a lot. No storage shall occur on any vacant parcel. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.

No service or outdoor storage areas are proposed. No equipment, parts or vehicles shall be stored outside. Vehicles awaiting pick-up, parts and/or repair may be parked outside, within a designated parking space, but shall not be parked outside for more than 14 days.

- 4. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted public works standards and be of sufficient size to accommodate the trash generated. All receptacles shall be screened on three sides with fencing and or landscaping as determined appropriate by the director.*

Space to accommodate a 6 yard dumpster and 150 square feet for recyclable materials has been provided in order to comply with the required standards. This space may not be used for other purposes. Screening of four sides of the dumpster has been depicted on the approved site plan (Exhibit 53).

- 5. Pedestrian access shall be accommodated on-site from the public right-of-way, and throughout the site to minimize potential conflicts between pedestrian and vehicular circulation. Pedestrian paths must correspond with state and local codes for barrier-free access. Projects should also integrate walkways into the site plan leading to transit stops within 1,200 feet of the site; together with incorporating transit stops within the site plan design as appropriate.*

There is an existing paved shoulder with painted fog line that provides adequate pedestrian access from nearby transit stops to the site (Exhibit 45A). The new controlled access points will help minimize conflicts between pedestrian and vehicular circulation.

- 6. Developments shall be limited to one ingress/egress per three hundred lineal feet along a public arterial. Small parcels that provide less than two hundred fifty feet of road frontage shall be limited to one parking lot entrance lane and one exit lane as measured horizontally along the street face. Access points may be required at greater intervals as directed by the director of public works as demonstrated through a traffic analysis. Developments shall attempt to share access with adjoining parcels to minimize access points and potential conflicts from vehicles entering and exiting onto traveled roadways, unless deemed not feasible due to natural constraints such as critical areas or topographical relief, or existing development that precludes the ability to share access. Developments shall attempt to minimize vehicular movement conflicts with public roadways by use of connected frontage lanes.*

This property is considered a small parcel because it provides less than two hundred fifty feet of road frontage as measured horizontally along the street face. As such, this development is limited to one parking lot entrance lane and one exit lane. Currently, there is no controlled access point. The applicant has proposed landscape islands to create two defined access points along Perry Avenue. The northerly access point is designated as the entrance and the southerly access point is designated

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as the exit. The property will also be signed to properly direct the flow of traffic into and out of the site. There is also a 20-foot easement along the south property line that provides access to a residential lot to the west of the subject property. No other shared access is appropriate for the subject property.

7. Signs shall be permitted according to the provisions of Chapter 17.445.

No new signage has been proposed. Any signage for this project shall comply with KCC, Chapter 17.445. A separate sign permit is required for any new business signage for this project.

8. Off-street parking and loading shall be provided according to the provisions of Chapter 17.435.

The applicant has proposed 13 parking spaces for the site – eight employee controlled spaces, four customer spaces and one pick-up/delivery space. The project is required to have 6 parking spaces based on the total square footage for both shops (3,759 square feet ÷ 600 square feet/space = 6 spaces). The business employees five people. Typically there are four to seven vehicles waiting for parts, a service bay or pick-up. The eight employee controlled parking spaces will be available for employee parking and vehicles waiting for parts or service. Four spaces will be available for drive-up customers and one space for customer pick-up or delivery. The applicant has provided reasonable justification for the proposed number of parking spaces. Staff has determined the proposed parking should be sufficient based on the operational needs of this business. Vehicles left on-site overnight shall be parked within the bays and/or the eight designated employee-controlled parking spaces first and the customer and pick-up stalls only if all the other spaces are full. No vehicle shall be parked outside for more than 14 days.

9. Landscaping shall be provided according to the provisions of Chapter 17.385.

A minimum of 15% of the site will be landscaped, when landscaping is installed to plan specifications, and will comply with the KCC to the standards set forth in KCC, Chapter 17.385. Landscaping shall be installed, prior to the issuance of a Certificate of Occupancy, per the approved landscaping plan (Exhibit 45).

Findings:

1. The Director has review authority for this Site Plan Review application under the KCC, Sections 21.04.030 and 17.410.020.
2. The proposed development/use is one permitted within the subject zoning designation per KCC, Section 17.355.020.D.6 after Site Plan Review as set forth in KCC, Chapter 17.410. The project complies with all of the applicable provisions in Section 17.410.040.B of the KCC and all other applicable regulations, including prescribed development/performance standards and all applicable development standards and design guidelines.

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3. The proposed development would be harmonious and compatible with existing and future developments within the land use designation and general area.
4. The subject site is physically suitable for the type, density and intensity of the use being proposed.
5. Appropriate provisions have been made for the public health, safety and general welfare for open spaces, drainage ways, streets or roads, alleys and other public right-of-ways, transit stops, potable water supply, sanitary waste, parks and recreation, playgrounds, schools and all other relevant facts, including: sidewalks or other planning features that ensure safe walking conditions for students who walk to and from school.
6. The location, size, design and operating characteristics of the proposed development/use would not be detrimental to the public interest, health, safety, or welfare of the County.

Decision:

Based upon the above findings, the Site Plan Review request for Harlow Auto Expansion is approved, subject to the following conditions:

1. All applicable Kitsap County Health District regulations shall be adhered to, including but not limited to:
 - a. The property must be connected to sewer prior to approval of any building permits.
 - b. The two septic tanks must be pumped out by a certified pumper and then filled and abandoned. The pumping receipts must be sent to the Health District, and a tank abandonment form submitted.
 - c. Water shall be provided by North Perry Avenue Water District.
2. All requirements of Kitsap County Development Engineering shall be met, including but not limited to:

Traffic and Roads

- a. At Building Permit application, submit (KCPW Form 1601) for issuance of a Concurrency Certificate, as required by KCC section 20.04.030 Transportation Concurrency.
- b. The approaches to Perry Avenue shall have a minimum return radius of 35-feet and a minimum throat width of 20-feet.
- c. Parking of vehicles will not be allowed in the county right-of-way.
- d. The site plan indicates that landscaping will be constructed in the Perry Avenue county right-of-way. The property owner shall be responsible for maintenance of all landscaping within the right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. A Declaration of Covenant Regarding Maintenance of Landscaping in Kitsap County Right-of-Way must be recorded prior to occupancy of the building.

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Survey

- e. All rights of access for adjoining properties currently in existence shall be preserved.

Solidwaste

- f. Contact Mike Frye with Brem-Air Disposal at (360) 415-2744 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.
 - g. Show solid waste dumpster location, method for securing the enclosure gates in an open position and pad sizes on the final plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the final plans prior to final approval. These details may be architectural drawings attached to the final plans. Provided area must have a minimum surface area of 150 square feet to accommodate a minimum 6-yard dumpster.
 - h. Provide an additional 100 square feet of exterior recyclable materials storage space within the trash enclosure for the project.
3. All requirements of the Kitsap County Fire Marshal's Office shall be met, including but not limited to:
- a. The two buildings may be considered either one or two buildings depending on the presence of firewalls. Portions of the two buildings will be located five or less feet apart. If no fire-resistive walls are provided, the two buildings may be considered as one building under Uniform Building Code, Section 503.3:

503.3 Buildings on Same Property and Buildings Containing Courts. For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same property and court walls of buildings over one story in height shall be assumed to have a property line between them.

EXCEPTION: In court walls where opening protection is required, such protection may be omitted, provided (1) not more than two levels open into the court, (2) the aggregate area of the building including the court is within the allowable area and (3) the building is not classified as a Group I Occupancy.

When a new building is to be erected on the same property as an existing building, the location of the assumed property line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in Table 5-A and Chapter 6.

EXCEPTION: Two or more buildings on the same property may be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Section 504 for a single building.

When the buildings so considered house different occupancies or are of different types of construction, the area shall be that allowed for the most restricted occupancy or construction.

If four-hour fire-resistive firewalls are provided on each portion of the

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building facing the other within the guidelines of the Uniform Building Code, the buildings would be considered as separate buildings. (Four-hour fire-resistive walls are required for walls less than five feet from the property line or the imaginary property line drawn between two buildings according to Table 5-A of the Uniform Building Code. Openings are not permitted within the five feet.) However, Section 503.4.7 of the Uniform Building Code allows for a lower rating of fire-resistive walls if the building is less than 2500 square feet:

503.4.7 Group H, Division 4 Occupancies. Group H, Division 4 Occupancies having a floor area not exceeding 2,500 square feet (232 m²) may have exterior-bearing walls of not less than two-hour fire-resistive construction when less than 5 feet (1524 mm) from a property line, and not less than one hour when less than 20 feet (6096 mm) from a property line.

Note: The two buildings will be the same occupancy classification under the control of the same owner with the same tenant. Although area separation walls do not normally constitute separate buildings for the purposes of fire flow requirements, KCFMO and the Lead Plans Examiner have agreed to consider the two buildings as separate buildings with the presence of a one-hour fire-resistive wall on the facing wall of the existing building and a two-hour fire-resistive wall on the facing wall of the new building built in accordance with the building code for Area Separation Walls. A change in occupancy classification and/or tenant in either building will require a new building permit and the fire-resistive characteristics of each building will be evaluated to determine if the protection is adequate for the new occupancy classifications.

- b. If the two buildings are considered as one building under the guidelines stated in Section 503.3, the total fire area for fire flow purposes would be the total floor area and the area beneath the eaves. Based on total fire area of 4,209 square feet for the building of Type V-N (unprotected wood-frame) construction, fire flow of 1,750 gallons per minute for two hours at 20 psi is required. The fire flow may be reduced with higher type building construction or with the addition of an automatic sprinkler system. The Fire Flow System shall meet all requirements of Kitsap County Building Code.

If the two buildings are considered as two separate buildings with the presence of fire-resistive area separation walls as outlined in Item #3a, fire flow is not required.

Proof of fire flow availability from the water purveyor will be required to be submitted to the Kitsap County Fire Marshal's Office before the building permit or site development activity permit may be issued.

Engineered calculations to verify the water system design will meet the required fire flow is required to be submitted to the Kitsap County Fire Marshal's Office before the Building Permit or Site Development Activity Permit may be issued.

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Hydrant placement was reviewed as part of this review. Two existing hydrants were shown on Perry Avenue, 660 feet apart. An additional hydrant will be required for the project since hydrant spacing is required at 300 feet for commercial fire flow, and two hydrants are required for the project. Site plan in the SDAP application will be required to have water utility line placements, size of water lines, hydrant locations, water purveyor information, building construction type, and total floor area.

The following conditions of approval apply for all water systems:

- 1) Water systems shall be designed to supply the minimum fire flow by gravity or by pumping.
- 2) Where fire flow is supplied by pumping, the following additional design requirements are imposed.
 - a. Minimum fire flow must be provided with the largest pump out of service.
 - b. Provisions for system and component reliability in accordance with WAC 246-290-420 (Reliability and emergency response) and WAC 246-293-660 (Minimum standards for system reliability).
- 3) Water main size shall be adequate to deliver required fire flow and to maintain the approved design pressure, but in no case be less than 20 psi.
- 4) Water system approvals are subject to review and acceptance of design criteria by KCFMO.
 - c. The emergency apparatus access appears to be adequate on the site plan. Fire apparatus access roads shall be provided when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. See the *Fire Code Requirements for Site Plan Development* for requirements for fire apparatus access.
 - d. A group H-4 occupancy classification is required to be provided with an automatic sprinkler system when the total floor area is greater than 3,000 square feet. If the two buildings are considered as one building as defined in Item #3a, the new portion will be required to have an automatic sprinkler system.
 - e. A Kitsap County Unified Hazardous Materials Plan (KCUHMP) may be required for the project due to the amount of hazardous materials in the business. A complete listing of each hazardous material, Material Safety Data Sheets, quantities of each material to be used and stored, and a description of the operation will be required at the time of building permit application.

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- f. A renewable Fire Code Permit will be required to maintain, store, use or handle materials, or to conduct processes, which produce conditions hazardous to life or property.
 - g. If the north wall of the new building is within 10 feet of the easement, the wall will require fire-resistive construction in accordance with Table 5-A and Section 503.4.7 of the Uniform Building Code. The site plan that is submitted for the building permit shall identify all property lines and easements.
4. All required permits shall be obtained prior to commencement of land clearing and/or construction.
 5. A Certificate of Occupancy for the proposed expansion building shall be issued prior to occupancy and providing services to the public.
 6. The site shall not be utilized for any outside storage, except for vehicles parked within approved designated parking spaces (Exhibit 53). No vehicle shall be parked outside for more than 14 days.
 7. The applicant shall participate in a County Road Improvement District (CRID), at some point in the future, for the development of roadway, sidewalk and/or landscaping improvements.
 8. Any and all signage design and location (including exempt signs) shall comply with KCC, Chapter 17.445 Signs, and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
 9. The Department of Community Development shall inspect and approve the required plantings per the approved landscaping plan (Exhibit 45) prior to the issuance of the Certificate of Occupancy. A minimum of three working days notice is required to the Land Use Section, phone 360-337-7181, prior to scheduling the inspection.
 10. Access shall be limited to that shown on the approved site plan (Exhibit 53).
 11. Business hours shall be 8:00 AM to 6:00 PM, Monday through Friday.
 12. 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 appropriate Kitsap County Code. Unless in conflict with the conditions stated above and/or any regulation, 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.
 13. This Site Plan Review approval shall become void if no commercial building permit application is accepted as complete by the Department of Community Development within three years of the date of this decision.

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This Administrative Decision is issued on JUNE 18, 2003. This Decision of the Director of the Kitsap County Department of Community Development may be appealed to the Kitsap County Hearing Examiner pursuant to the Kitsap County Code (KCC), Section 21.04.120. Appeals must be filed with the Department of Community Development by the close of business on JULY 2, 2003.

cc: Applicant/Owner: Michael Harlow; 3217 N Perry Avenue; Bremerton WA 98310
Engineer/Project Representative: James E. Bottem; PO Box 3307; Silverdale, WA 98383
Interested Parties: None identified to date
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
Kitsap County Parks & Recreation Dept., Joseph Coppo, MS-6
DCD Staff Planner: Meg Sands
DCD File (02 04197)
DCD Building Permit File
DCD Development Engineering, MS-26
DCD Fire Marshal, MS-36