



Administrative Staff Report

Report Date: January 3, 2025

Application Submittal Date: February 03, 2023

Application Complete Date: February 16, 2023

Project Name: Silverdale Recycling and Garbage Facility (RAGF)

Type of Application: Administrative Conditional Use Permit (Type-II)

Permit Number:23-00526

Project Location

8843 Dickey Road NW

Silverdale, WA 98383

Commissioner District #3

Assessor's Account #

192501-1-024-2005

Applicant/Owner of Record

Kitsap County Public Works

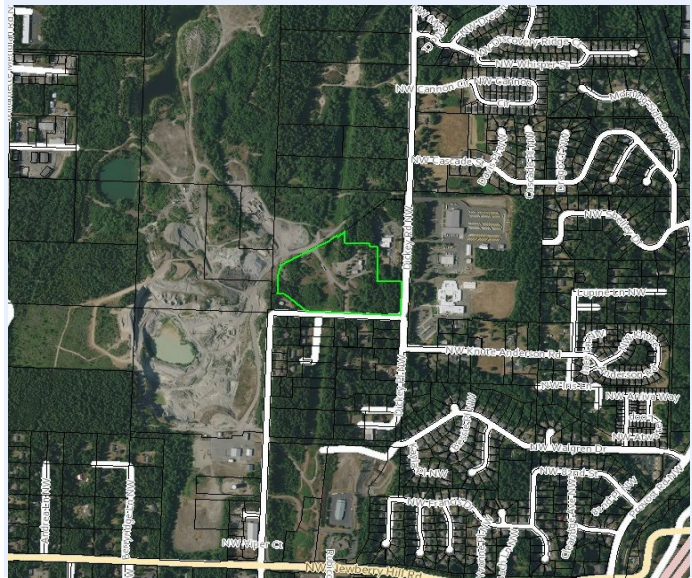
614 Division St. MS-27

Port Orchard, WA 98366

Decision Summary

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

VICINITY MAP



1. Background

Kitsap County Public Works – Solid Waste Division is requesting approval of Administrative Conditional Use Permit (ACUP) to redevelop an existing Silverdale Recycling and Garbage Facility (RAGF). The project site contains four existing structures and additional facilities to support solid waste and recycling for Kitsap County residents. The proposal includes the addition of three new structures and supporting infrastructure. The RAGF is a solid waste drop box facility owned and operated by Kitsap County for residents and small businesses in Central Kitsap County to deliver municipal solid waste (MSW), recyclable materials, and limited household hazardous waste (HHW) for proper disposal. Existing structures and facilities (attendant building, 3 refuse sheds, recycling and limited HHW areas, and supporting handling and operational areas) at the Silverdale RAGF are aging and in need of repairs, upgrades, and/or replacement to continue to provide the level-of-service required for the growing population of Central Kitsap County, and to meet the requirements of Kitsap County’s evolving solid waste program. The Silverdale RAGF is the busiest of Kitsap County’s three RAGFs, and the facility needs to be redeveloped to meet future capacity

review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of “major” environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated July 07, 2023. A Determination of Mitigated Nonsignificance (MDNS) was issued on November 12, 2024. SEPA noted the following information/SEPA mitigation conditions which are also listed section 13 of this report:

COMMENTS:

The SEPA comment period previously occurred with the Notice of Application dated July 7, 2023. The proposed improvements will mitigate existing impacts and improve level-of-service for operation of the existing facility and determined that there are likely moderate impacts. Pursuant to SEPA substantive authority per KCC 18.04.200(D), including Kitsap County Comprehensive Plan Policies for determining mitigation Kitsap County Comprehensive Plan Transportation Policy 1 for safe routes to school, Environmental Goal 3 and Environmental Policy 13 to preserve the environment, and CapF and Utilities Goal 4 and CapF and Utilities Policy 11 improve operation and directs maintenance to pay for public facilities.

CONDITIONS AND PROJECT MITIGATION:

1. The proposal has been reviewed and will be conditioned for Stormwater Control per Kitsap County Code Title 12 and Critical Areas per Kitsap County Code Title 19. This includes, but is not limited to, the Development Services and Engineering Preliminary Conditions Memorandum, dated October 25, 2024.
2. The Kitsap County Comprehensive Plan (revised June 2016) requires concurrence with the Transportation Element. The application has been reviewed for consistency with these elements, and requires the following:

TRAFFIC AND RIGHT OF WAY MITIGATION:

The Conditions, as listed below, are required pursuant to SEPA Substantive Authority (KCC 18.04.200.D):

3. Frontage improvements are required along the entire property frontage on Dickey Rd NW and shall consist of 14-foot-wide travel lane, vertical curb, gutter and 6-foot sidewalks.
4. The developer's engineer shall certify that there is adequate entering sight distance at all project intersections with County rights of way. 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 for county rights of way. The certification shall also note necessary measures to correct and maintain the minimum sight triangle. The required information shall be submitted with the SDAP.

5. The SDAP shall include 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 to county rights of way shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. See KCRS, Figure 4-4 for Urban Major Approaches.

The SEPA appeal period expired December 10, 2024. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The subject property is approximately 16.34 acres in size, located within the Central Kitsap County, in an area that is developed with industrial and single-family residences to the south, an elementary school to the east, and an aggregate surface mine operation on the northwest boundary. The solid waste facility site is directly bordered by Dickey Road NW to the south and a portion to the east near the northeast and southeast corners of the site, the Kitsap Humane Society to the east, and Kitsap County Roads Division to the north and west. The site is accessed from the south with an asphalt-paved road leading to the fenced facility.

The facility consists of an asphalt paved roadway, associated drive lanes with level areas for different items for disposal, a large gravel area for the recycle area, a smaller gravel area for the limited Household Waste and appliances, an attendant building, and three refuse sheds. There are small areas of concrete around the refuse sheds for the pickup and delivery of the dumpsters. The refuse sheds are built into the slope, like a daylight basement, with a concrete retaining wall supporting the upslope area. The customers access the top of the dumpster at the high side of the shed while the delivery trucks access the dumpsters at the lower level to pick up and deliver the dumpsters.

The facility is located on the northern end of a north-south elongated hill formed historically by a glacier ice. The site generally slopes down from the south to the north and northwest to the northeast with slopes up to 11% and limited areas that may be steeper but not higher than 10 vertical feet. The central portion of the site is at approximate elevation of 416'. The entrance to the Site from Dickey Road NE is 428' in elevation feet. There is a gentle rise in elevation to 436' to the east, but then drops down to Elevation 410'. West of the entrance roadway, parallel to Dickey Road NW is a mound that slopes down in all directions. The top of the mound slopes gently up to the west and is about 5' higher than Dickey Road NW and up to 30' higher than the area to the north.

The Soil Survey of Kitsap County maps show the surface soils of the RAGF as Alderwood fine sandy loam and Indianola loamy sand. The Alderwood soil type is typically associated with Quaternary Vashon glacial till deposits (Qvt). The USDA soil maps indicate the soil is up to 30-inches thick before encountering the dense hardpan of the underlying glacial till. These soils are typically moderately well drained.

Transmission Line Easement

There are two 125-foot overhead powerline easements running north-south across the RAGF site. The Bonneville Power Administration (BPA) overhead lines across the site and run through the forest to the north. The Puget Sound Energy (PSE) easement is not developed and runs adjacent to the BPA lines. The overhead power lines are part of a PSE 14-mile corridor acquired from the BPA in 1987. The corridor serves Kitsap County and Vason Island. Many land use activities are prohibited by the utility companies within the easement. Both BPA and PSE consider trails along the utility corridor to be a compatible land use. The adopted *Kitsap County Non-Motorized Facility Plan amended 12/11/ 2019* identifies the preliminary trail location in the corridor, where a trail easement will need to be negotiated with property owners.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban Industrial Zone: Industrial (I)	Standard	Proposed
Minimum Density	Not Applicable	None
Maximum Density	Not Applicable	
Minimum Lot Size	NA	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	35'	<35'
Maximum Impervious Surface Coverage	NA	~192,685 or 27%
Maximum Lot Coverage	60% building coverage	< 1% (3, 664sf)

Applicable footnotes: KCC 17.420.060 Footnote #27 As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts to abutting residential uses such as noise, light, odors, dust, and structure bulk. No structures, open storage, or parking shall be allowed within this area. The director shall only approve screening buffers that improve the compatibility between the proposed use and the residential zone. The director may reduce this buffer to a minimum of twenty-five-foot width only when based upon a site-specific determination that topography, berming or other screening features will effectively screen industrial activities from the residential zone. Conversely, based upon a similar site-specific determination, the director may increase the buffer width from fifty feet to ensure adequate buffering and compatibility between uses.

Staff Comment: Provisions have been made by the applicant to provide screening of the project from the residential zone (see the attached site plan).

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (East)	20' (50' when abutting residential zone)	50'
Side(South front)	20' (50' when abutting residential zone)	20'
Side (North)	NA (50' when abutting residential zone)	NA
Rear (West)	NA (50' when abutting residential zone).	NA

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Kitsap County Gravel Pit Approved DNR Surface Mine/Humane Society	Industrial
South	Single-family residences	Industrial
East	Silverdale Elementary School/CK Operations Bldgs.	Urban Low/Industrial
West	Pyrrmat Holdings/ Approved DNR Surface Mine	Industrial

Table 4 - Public Utilities and Services

	Provider
Water	Silverdale Water District #16
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #403

5. Access

The site is accessed from the south from Dickey Road NW which has a functional classification as Major Collector with an asphalt-paved road leading to the fenced and gated facility. A major collector functions as a low to moderate capacity road, which serves to move traffic from local access roads in the area to arterial roads such as to the south NW Newberry Hill Road or north to NW Anderson Hill Road.

6. Site Design

The proposed Silverdale Recycling and Garbage Facility was reviewed for consistency with

requirements pursuant KCC 17.540 Administrative Conditional Use Permit (Type-II) and KCC 17.420.030 Design Standards, which includes requirements for off-street parking and Loading, landscaping, lighting, signage, etc.

7. Policies and Regulations Applicable to the Subject Proposal

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

Kitsap County Comprehensive Plan, adopted June 30, 2016, with revisions through April 2020

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

Land Use Goal 1.

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

Environment Goal 3.

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

Environment Policy 13.

Use the best scientific information available to direct how functions and values of critical areas are preserved or enhanced.

Economic Development Goal 1

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

Economic Development Policy 3

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

Transportation Goal 1.

Provide a safe and reliable multi-modal transportation system for people of all ages and abilities.

Transportation Policy 1.

Coordinate a "safe routes to schools" program with local school districts and prioritize non-motorized improvements and connectivity around schools.

CapF and Utilities Goal 4.

*Provide adequate public facilities by constructing needed capital improvements.
 Maintain a financially feasible schedule of capital improvements in the Capital Facilities Plan.*

CapF and Utilities Policy 11.

Only provide public facilities or accept provision of public facilities by others in cases where the County or other providers are able to pay for subsequent annual operating and maintenance costs of the facility.

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

Code Reference	Subject
Title 11	Road Standards
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Title 19	Critical Areas Ordinance
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

8. Documents Consulted in the Analysis

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Administrative CUP Application	February 3, 2023
Revised Storm Drainage Report	September 6, 2024
Environmental (SEPA) Checklist	September 6, 2024
Habitat Management Plan & Supplement	February 3, 2023
Revised Civil Site Plan	September 6, 2024
Final Health District Approval	February 3, 2023
Project Narrative	February 3, 2023
Silverdale RAGF Hydrogeological Report	September 6, 2024
Revised Geotechnical Report	September 6, 2024
Cultural Resources Study	September 6, 2024
<u>Staff Communication</u>	<u>Dated</u>
Dev. Services & Engineering Memo	October 25, 2024

9. Public Outreach and Comments

Pursuant to KCC Title 21, Land Use and Development Procedures, the Department gave proper public notice 800’ around the project site for the Administrative Conditional Use Permit. To date, the Department has not received public comments but only received questions from the Kitsap Humane Society.

10. Analysis

a. Planning/Zoning

This proposal was reviewed as a Public Facility per KCC 17.410.044 Use #409, requiring an Administrative Conditional Use Permit, in the Industrial zone. The development was specifically reviewed for consistency with requirements in Kitsap County Code Title 17 "Zoning" Chapter 17.410.044 Allowed Uses, 17.420.030 Design Standards, 17.420.054 Commercial, Industrial, Parks and Public Facilities Zones Density and Dimensions Table, and Chapter 17.540 Administrative Conditional Use Permit.

Per KCC 17.110.640, the solid waste drop box facility is classified as a "public facility" that is publicly owned which is element of the local infrastructure to support urban and rural development. The project site was reviewed previously under multiple permits. The Silverdale Transfer Station was originally permitted through an Unclassified Use Permit/Conditional Use Permit, known as Kitsap County Sanitary Landfill, Kitsap County Resolution #386-1978 and later through a Minor Site Plan Review approved on September 17, 1996, called Silverdale Transfer Station Recycling Drop Box Improvements (File# LU-2480).

b. Lighting

Exterior Lighting. In all zones, artificial outdoor lighting shall be arranged so that light is directed away from adjoining properties and so that no more than one-foot candle of illumination leaves the property boundaries consistent with KCC 17.105.110 Obnoxious Things. The applicant has prepared a photometric light study for the facility and has demonstrated that the facility will not exceed 1-candle foot at the property lines.

c. Off-Street Parking

Projects are required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.490 Off-street Parking and Loading. Pursuant to KCC 17.490.030 Number of required spaces, projects are required to provide minimum off-street parking for land use projects.

The applicant determined that pursuant to KCC 17.490.030 Number of Parking Spaces required, that the warehouse/storage facility is the most similar land use activity is consistent with the Silverdale RAGF renovation project. The site will primarily provide for customers dropping off loads solid waste, recyclables, and light household hazardous waste (LHHW). The proposal is for customers to circulate through the site with provision for 16 off-street parking spaces in the refuse area and 14 spaces in the recycling area. The request includes 5 attendant/visitor parking spaces, including one ADA accessible parking space will be provided for the Attendant Building, which is approximately 750 sf. The applicant anticipates two County staff people during hours of operation. When applying the ratio for the warehouse/storage to gross floor area there is a need for 3 spaces for the attendant building (750 sf.) while the project includes 5 spaces to include accessible ADA parking spaces. The applicant believes that the propose parking is adequate to serve staff occasional visitors for the Attendant Building as well as parking for all other facility operations.

***Staff Comments:** The Department agrees that the warehouse, storage facility off-street parking ratio is the most consistent. The facility has been in operation for approximately 30 years under County management and determining parking demand is situational. The applicant’s proposal for off-street parking meets and exceeds minimum off-street parking requirements. With the combination of off-street parking spaces based on level-of-service and vehicle stacking on the service drive, which should prevent vehicles from interfering with traffic on Dickey Road NW.*

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Warehouse, Storage and Wholesale Facilities	1-space per 2 employees; 1- per company vehicle and 1:300 sf of office space	3-Attendant Building	5- Attendant Building (1-ADA space) 16 Refuse Area, 14 Recycling Area
Total		3	35

d. Signage

Pursuant to KCC 17.510 Sign Code, if needed the applicant can apply for signage near the entrance to the Silverdale RAGF after construction. To be consistent with 17.510.100.E Monument signs, and any stand-alone monument sign will need to be coordinated with the Certificate of Occupancy (1 sign per road frontage).

***Staff Comment:** Staff anticipates the County will continue with existing signage.*

e. Landscaping

The project is required to be reviewed for consistency with KCC 17.500 Landscaping and 17.700 Appendices A. The Landscaping Plan was required to show how all disturbed areas related to the RAGF, and off-street parking areas are to be landscaped. Landscaping is calculated based on a percent of total site area. The applicant is planning to retain approximately 3.83 acres of natural vegetation across the 16-acre site. The project is required to retain existing vegetation along the east side on Dicky Road NW for screening from the abutting UL zone. The northwest sides are bounded by the Industrial zoned property not requiring setbacks or screening. The south side of the project abuts Industrial zone requiring a roadside buffer along the 20-foot setback where feasible.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	N/A	22% (3.83 acres)
Required Buffer(s) 17.500.025		
North	NA	NA
South	Roadside Buffer	Roadside Buffer
East	Screening/Separation Buffer	Screening/Separation Setback Buffer
West	NA	NA
Street Trees	No	No

f. Frontage Improvements

Land Use Goal 1. Focus current and future planning on infill and redevelopment of existing Urban Growth Areas that includes curb gutter and sidewalks. Public Works is requiring frontage improvements on the south side of Dicky Road. *(See Condition 17)*

g. Design Districts/Requirements

NA

h. Development Engineering/Stormwater

Development Services and Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. The proposed stormwater facilities include three detention ponds for stormwater quantity control: two stormwater treatment wetlands and a media filter for stormwater quality control. The proposed development includes road frontage improvements on Dickey Rd. The developed site surface will continue to drain through sheet flow and a system of ditches, catch basins, and conveyance pipes. The runoff flows to three sub-basins Strawberry Creek, Koch Creek, and Knapp Creek. *(See Conditions 10-16.)*

i. Environmental

The project is required to be reviewed pursuant to the Kitsap County Critical Areas Ordinance, KCC Title 19. Critical Areas regulated under the KCC Title 19 (CAO) include geologically hazardous areas, frequently flooded areas, critical aquifer recharge area, wetlands, and fish and wildlife habitat conservation areas and wetlands. As stated above the property contains a high seismic hazard area and a Category I Critical Aquifer Recharge Area (Type 1 CARA). The proposed use is identified in Table 19.600.620 Activities with a potential threat to groundwater quality. The applicant submitted a hydrogeological and geotechnical reports, dated February 3, 2023.

Surface Water

A tributary to Strawberry Creek is located approximately 700' north-northwest of the RAGF, occurring as a spring at an elevation of approximately 340' above sea level in a depressed area. Koch Creek is located approximately 790' southeast of the RAGF property. A small tributary to the Koch Creek appears to be a spring-fed channel also occurring at elevation 340' above sea level and is located approximately 770' from the RAGF.

Wetlands

Herrera identified a small existing stormwater management pond which is not a wetland but with some wetland characteristics, located on the southeast portion of the RAGF property, covering approximately 3,200 sf. The pond is located approximately 100' from the current RAGF operations. The elevation of the of the former storm pond existing is approximately 394' above sea level. The topography of the property shows the pond likely drains to the southeast towards Dickey Road and then into the Koch Creek basin.

Aquifer Recharge Area

Kitsap County identifies the study area as a Category I critical aquifer recharge area. In these areas the potential for land use activities to adversely impact groundwater is high. Activities pursuant to KCC 19.600.620 are not allowed within Category I critical aquifer recharge areas unless a hydrogeologic report is prepared and a waiver is obtained (KCC 19.600.615). Affected tribes and water purveyors and Kitsap County Planning and Kitsap Public Health will evaluate the waiver according to KCC 19.100.145 as a special use. Listed activities applicable to the site requiring review include sand and gravel mining operations and drainage, materials stockpiles, and any storage and or transfers of hazardous materials. The required hydrogeological report shall include a detailed risk-benefit analysis that considers credible worst-case scenarios. Potential impacts of a proposed land use or activity on both groundwater and surface water quality and quantity are to be evaluated.

Hydrogeological Report

A Hydrogeological Report was prepared by Parametrix in coordination of the permitting process with Kitsap County. Based on the geologic mapping and geotechnical investigation of the property, there is not any naturally occurring highly permeable soils at land surface or below the RAGF. Highly permeable soils present below the RAGF are related to placement of fill or from mining activities. Several detention and treatment ponds will be developed as part of the future RAGF. Pond liners and pretreatment prior to discharge will be implemented to prevent both infiltration of stormwater contaminants and prevent stormwater contaminants from being conveyed offsite. Nine wells and two surface water springs were identified to be located within 1,000' of the RAGF. Of the nine wells, three are Group A wells. The other wells within 1,000' of the RAGF are completed in deeper aquifers, including the SWD Group A well (19H1, Dickey Well), which is reportedly an emergency source and not actively used for production.

The nearby springs are sources for Strawberry and Koch creeks and are discharges from the Qva Aquifer. Stormwater from the site will be pretreated on site, then naturally

filtered by over 700' of drainage basin prior to entering the creek basins. The routed stormwater will enter the channels downgradient of the natural discharge points at springs. Therefore, the stormwater is not likely to infiltrate exposed aquifers, and no water quality impacts are likely.

The redevelopment is not anticipated to have negative impacts on the quality or quantity of nearby drinking water and surface water sources, based on the analysis of the current design of the planned redevelopment of the facility with upgraded infrastructure, the planned continued use of BMPs, and the geologic and hydrogeologic setting of the RAGF. The hydrologist anticipates that the proposed operation and site improvements will reduce the potential for precipitation causing spill hazards at the site.

Staff Comment: The Silverdale Water District and Kitsap Public Health District have reviewed the hydrogeological report. The agencies are in concurrence with the findings in the report there is more than adequate separation within the aquitard (See Attachment B Hydrogeological Cross Section). It is recommended that the County follow best management practices to reduce potential threats to groundwater contamination, consistent with RCW 36.70A.170 A spill response plan was prepared for the probability of an accidental spill (See Conditions 31).

Geologically Hazard Area:

Aspect Consulting prepared a Geotechnical report for the redevelopment site, dated January 24, 2023. For seismic considerations the report indicates the site is located within an area associated with strong ground shaking which occurs very at low frequency. It was determined the site has a low probability for liquefaction. There is a probability for erosion hazards for those areas with steep slopes. There are no erosion or landslide areas of concerns, however, construction requirements will be addressed by the International Building Code (IBC).

j. Access, Traffic and Roads

Kitsap County Public Works and Department of Community Development reviewed the project for traffic and road elements. *(See Conditions 24-29 are the result of the review.)*

k. Fire Safety

Kitsap County Fire Marshal reviewed the project and placed one condition. Fire review may also occur with the SDAP and/or building permit. *(See Conditions 30-35).*

l. Solid Waste

Solid Waste was reviewed by Department of Community Development staff and *(See Conditions 36-38).*

m. Water/Sewer

Water and Sewer were reviewed and approved with one condition. *(See Conditions 39-43).*

n. Kitsap Public Health District

The project is required to comply with all applicable Kitsap County Public Health District regulations.

11. Review Authority

The Director has review authority for this Administrative Conditional Use Permit application under KCC, Sections 17.540.020 and 21.04.100. The Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.

Staff Comment: The facility redevelopment is consistent with the Comprehensive Plan.

2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.

Staff Comment: The request for the ACUP redevelopment complies with the applicable provisions of the KCC Title 17 of the Zoning Code.

3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.

Staff Comment: The facility redevelopment incorporates environmental analysis for steep slopes, mitigation of stormwater management for quantity and quality, Critical Aquifer Recharge Area protection.

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

Staff Comment: The facility redevelopment incorporates design elements to help increase compatibility with adjacent Urban Low Residential zone.

13. Decision

Based upon the analysis above and the decision criteria found in KCC 17.540.040.A, the Department of Community Development recommends that the (Permit Type II) request for Silverdale Recycling and Garbage Facility be **approved**, subject to the following 35 conditions:

a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.

3. All signage design and location (including exempt signs) shall comply with Kitsap County Code (KCC) 17.510 and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
4. The recipient of any administrative 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 an agreement to abide by the terms and conditions of the administrative conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.
5. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
6. The decision set forth herein is based upon representations made and exhibits contained in the project application (41). 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 and potentially the Hearing Examiner.
7. 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.
8. This Administrative Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
9. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

b. Development Engineering

GENERAL

10. 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

11. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12, and as such will require a Full Drainage Site Development Activity Permit (SDAP) from Development Engineering.
12. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12.
13. Any project that includes offsite improvements that create additional impervious surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with Kitsap County Code Title 12.
14. The project proponent shall be responsible for installing any necessary off-site downstream drainage improvements. Procurement of any permits or easements necessary to install off-site improvements shall be the responsibility of the project proponent.
15. 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. Processing time for NPDES permit is a minimum of 37 days.
16. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Services and Engineering will require additional review and potentially new conditions.

c. TRAFFIC AND ROADS

17. Frontage improvements are required along the entire property frontage on Dickey Rd and shall consist of 14-foot-wide travel lane, vertical curb, gutter and 6-foot sidewalks.
18. The developer's engineer shall certify that there is adequate entering sight distance at all project intersections with County rights of way. 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 for county rights of way. The certification shall also note necessary measures to correct and maintain the minimum sight triangle. The required information shall be submitted with the SDAP.
19. The SDAP shall include 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 to county rights of way shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. See KCRS, Figure 4-4 for Urban Major Approaches.

20. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on existing fronting roads where access is proposed. The cross-sections shall show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections shall also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
21. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
22. Any required sidewalk shall be constructed prior to final roadway paving. This note shall appear on the face of the final construction drawings.
23. 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).

d. PUBLIC WORKS SEWER

24. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer" to KCPW Sewer Utility Division.
25. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plans, profiles, and specifications designed in accordance with Kitsap County Public Works - Sewer Utility Division Standards and Regulations.

e. OTHER

26. At time of SDAP a third fire hydrant may be required for area of new construction due to distance from existing hydrant and limitation of wall. Fire flow requirements are based on largest building at time of building permit review.
27. At SDAP site plan will be required to show Emergency Vehicle Access Route within the site. Access shall be a minimum of 20' width, all weather surface, and not more than 12% grade.
28. This project includes the construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge. A separate building permit with an engineered design is required for such walls. This note shall be placed on the face of the final construction drawings.
29. Rock and retaining walls shall meet all applicable setback requirements of Vol. II, Chapter 9 of the Kitsap County Stormwater Drainage Manual.

f. Environmental

30. The permit is subject to the conditions of the Geotechnical Report associated with this permit and on file at the Department of Community Development.

31. This project is subject to requirements of Title 19.600 Development Standards. The applicant shall implement a spill response plan and to follow best management to reduce the probability of an accidental spills.

g. Fire Safety

32. At time of SDAP a third fire hydrant may be required for area of new construction due to distance from existing hydrant and limitation of wall.

33. Fire flow requirements are based on largest building at time of building permit review.

34. Emergency Vehicle Access Route within the site. Access shall be a minimum of 20' width, all weather surface, and not more than 12% grade.

a. Kitsap Public Health District

35. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.

Report prepared by:




Jeff Smith, Staff Planner / Project Lead

1/2/2025

Date

Report approved by:



Darren Gurnee, Department Manager/ Supervisor

1/2/2025

Date

Attachments:

Attachment A – Site Plan

Attachment B – Hydrogeologic Cross Section

Attachment C - Project Drainage Basin

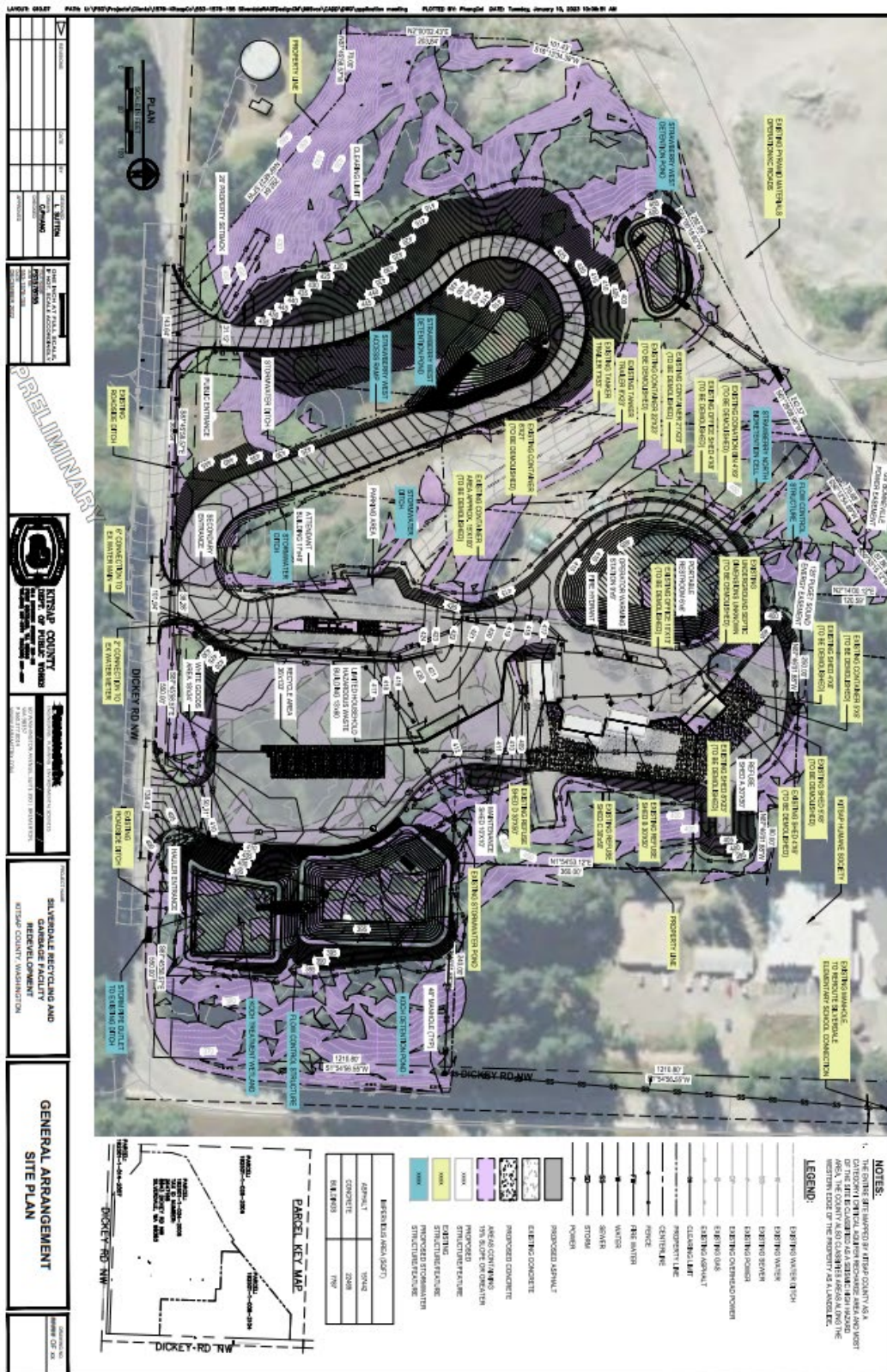
Attachment C - Project Drainage Basin

Attachment E – Zoning Map

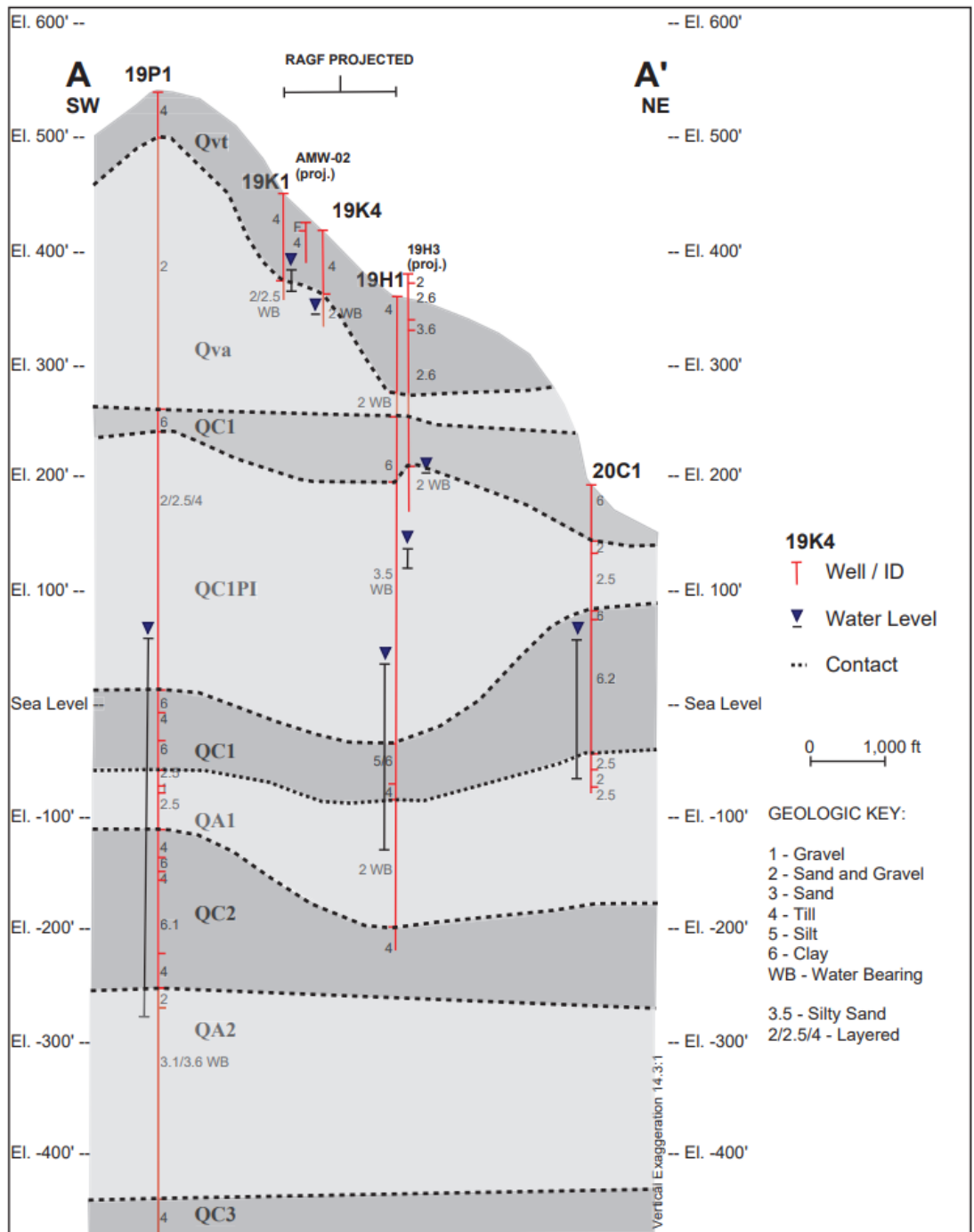
CC: Kitsap County Public Works Dept., MS-26
Ian Sutton, PE,

Interested Parties: Kitsap Humane Society, jnacula@kitsap-humane.org
Silverdale Water District, Kadams@swd16.org
Maristela, Kristine – PSE, Kristine.Maristela@pse.com
Kitsap Humane Society, jnacula@kitsap-humane.org
Keli McKay-Means, kmckayme@kitsap.gov
Cedar Simmons, csimmons@parametrix.com;
Kitsap County Health District, MS-30
DCD Staff Planner: Jeff Smith

Site Plan



Hydrogeologic Cross Section



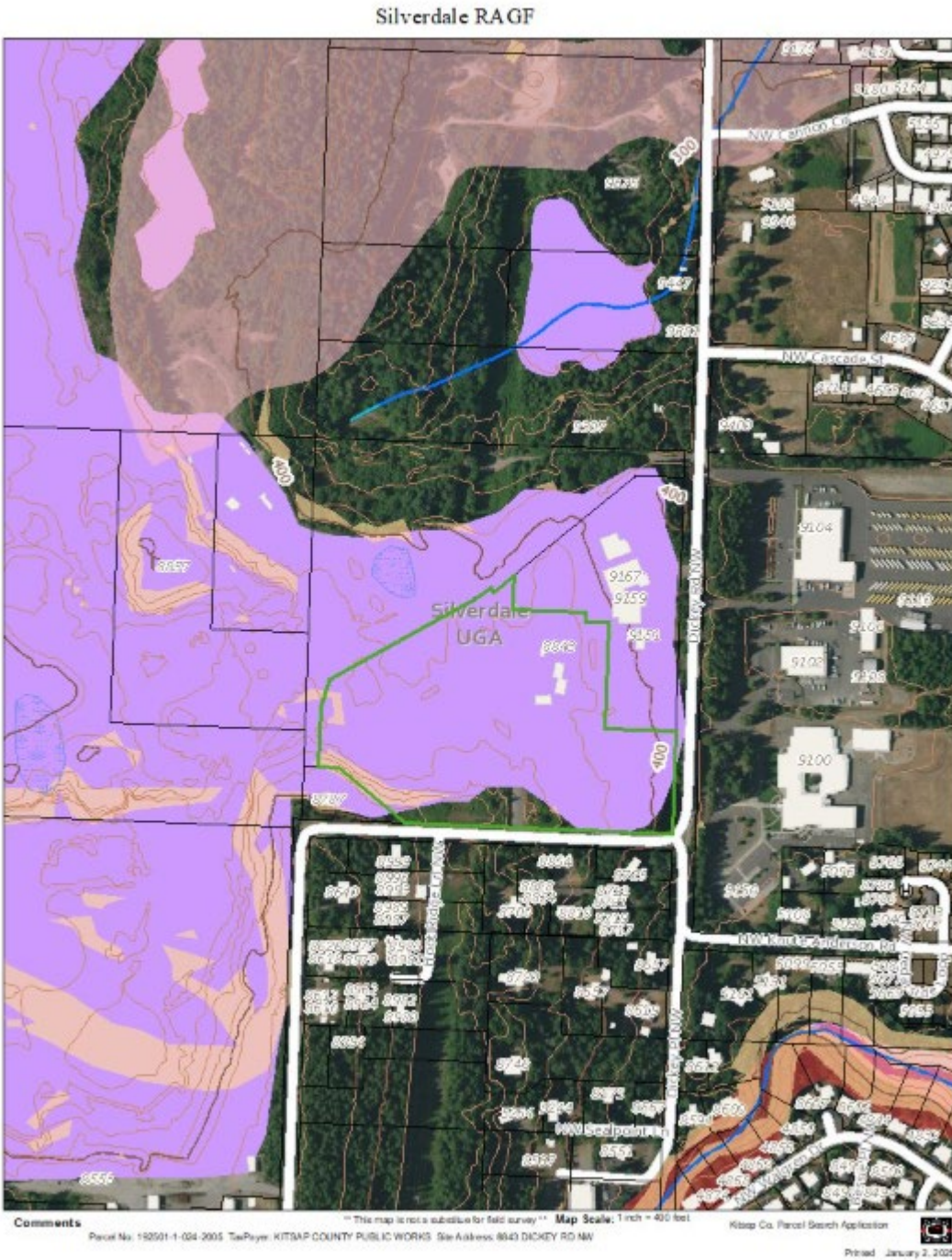
Parametrix

Figure 4
 Hydrogeologic Cross Section
 Silverdale RAGF

Drainage Basin

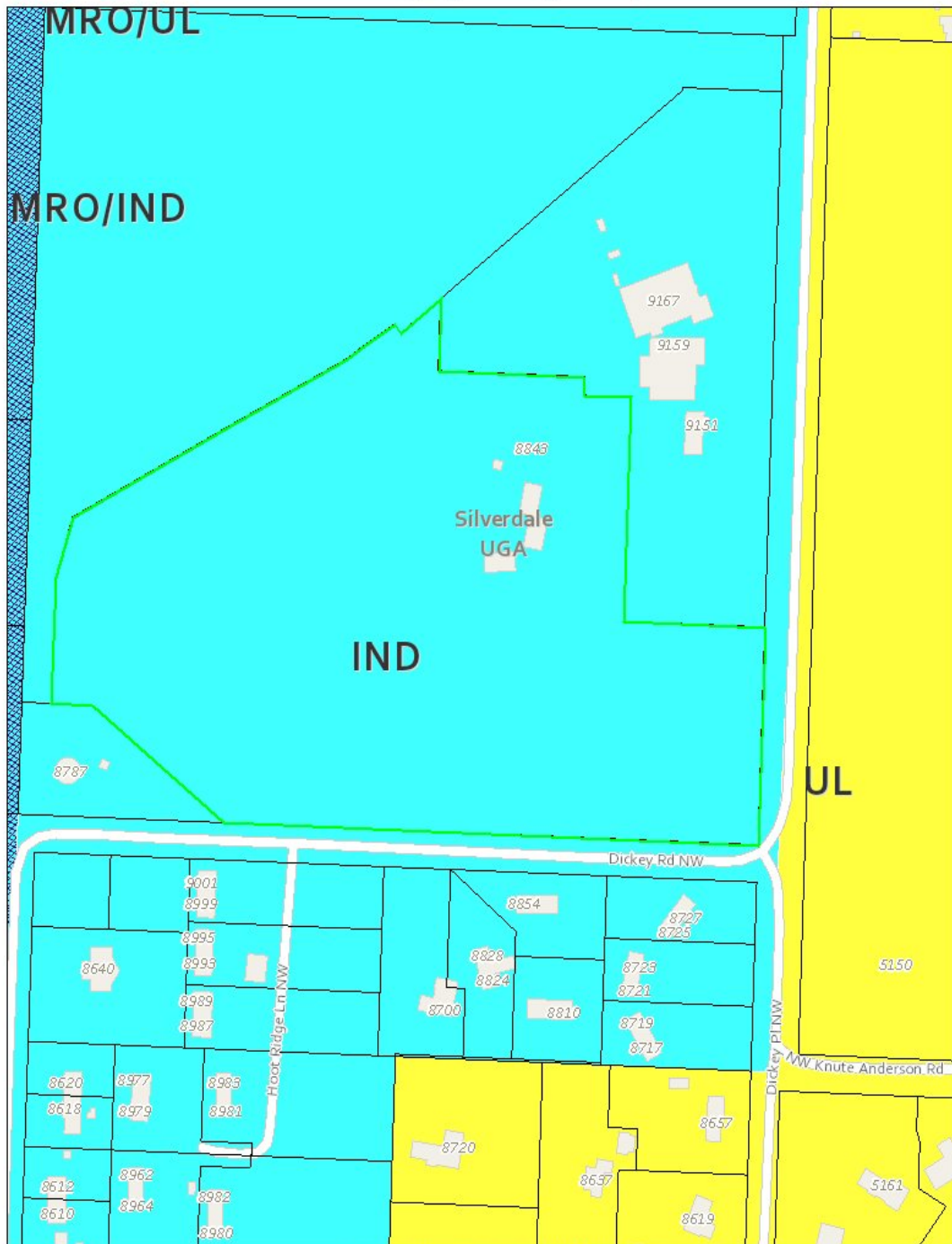


Critical Areas Map



Zoning Map

Silverdale Recycling & Garbage Facility



Comments

Parcel No: 192501-1-024-2005 TaxPayer: KITSAP COUNTY PUBLIC WORKS Site Address: 8843 DICKEY RD NW

** This map is not a substitute for field survey ** Map Scale: 1 inch = 200 feet

Kisap Co. Parcel Search Application



Printed January 23, 2024