



**DEVELOPMENT REVIEW DIVISION
STAFF REPORT
TO
THE HEARING EXAMINER**

Re: Conditional Use Permit) PROPOSED FINDINGS,
) CONCLUSIONS, AND
File No.: MLA13-00100/ZON13-00029) RECOMMENDATIONS
Owners: Jefferson Transit Authority)
Project Planner: Zoe Ann Lamp, AICP)

SUMMARY APPLICATION AND RECOMMENDATION

Proposal: CONDITIONAL USE PERMIT: Jefferson Transit Authority (JTA) proposes to construct a new transit facility at 63 Four Corners Road to replace the existing one located at 1615 West Sims Way. The project will consist of an approximately 15,000 square foot administration and maintenance building, bus parking, canopied fuel island, gantry wash building, staff and visitor parking area, park and ride, transit shelter and public restroom facility. A single access from Four Corners Road is proposed. A Site Traffic Circulation Analysis prepared by SCJ Alliance Consulting dated July 10, 2013 and a Geotechnical Engineering Report Prepared by Landau Associates dated August 23, 2013 are available for review.

Site Address: 63 Four Corners Road, Port Townsend, WA 98368

Recommendation: Approval with conditions. (Recommended conditions attached to this report).

BACKGROUND INFORMATION

Property Owners: Jefferson Transit Authority

Property Location: The parcel is located approximately 4.9 miles south of Port Townsend on Four Corners Road at the intersection of SR 20 and South Discovery Road/Four Corners Road.

Legal Description: Parcel number 001 332 009, Section 33, Township 30N, Range 1W, WM, located at 63 Four Corners Rd, Port Townsend 98368

Site Conditions: The proposal involves one undeveloped parcel approximately 10.63 acres owned by the Jefferson Transit Authority. Staff conducted a site visit on September 26, 2013. Photos from the site visit are Exhibit #16. In general, the subject parcel is level with vegetation consisting of fir trees, maple trees, Himalayan blackberry, salal, nettles and grasses. The parcel is bordered by SR 20 on the west and Four Corners Road on the south. The parcels to the north and east are zoned Rural Residential

1:5 and Rural Residential 1:10 and range in size from 0.094 acre to 25.53 acres. Across the street on parcels zoned Neighborhood/Visitor Crossroad are a convenience store and a mini storage business.

Applicable Jefferson County Ordinances:

- Jefferson County Comprehensive Plan, adopted August 28, 1998, as amended.
- Unified Development Code for Jefferson County, Washington, effective January 16, 2001, as amended.

Jefferson County Development Approvals and Permits Required:

- Table 3-1, JCC 18.15.040 identifies “Unnamed Essential Public Facilities” as Type III Conditional Uses in Rural Residential 1:10 and Rural Residential 1:5 Comprehensive Plan Designations.
- Subsequent to Conditional Use Approval, building permits shall be required for all structures.

Environmentally Sensitive/Critical Area Review: The application was reviewed by the Jefferson County Department of Community Development staff on September 19, 2013 for the potential presence of critical areas under the provisions of the Unified Development Code (UDC). After an initial Geographic Information Systems mapping review and an investigative site inspection, the following critical areas and overlays were confirmed to be present on the subject property: Seismic Hazard Area, Susceptible Aquifer Recharge Area (mapped on west side of property), Airport Overlay Type 2.

PROPOSED FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS:

The following section constitutes staff’s findings and conclusions regarding the applicant’s consistency with the Jefferson County Comprehensive Plan and the Unified Development Code. Following these findings and conclusions are a series of conditions recommended for consideration by the Hearing Examiner. Any of the findings, conclusions and recommendations may be adopted, rejected or modified by the Hearing Examiner based on testimony or evidence presented during the course of review.

STAFF FINDINGS & CONCLUSIONS

1. Comprehensive Plan Designation
The subject parcel is a split zoned parcel. The 10.48 acre northern portion of the parcel is designated as Rural Residential 1:10 and a 0.147 acre portion (entrance to the site) is zoned Rural Residential 1:5 under the Jefferson County Comprehensive Plan Land Use Map effective August 28, 1998, as amended.
2. SEPA Review
This proposal was reviewed under the State Environmental Policy Act (SEPA) by Jefferson County acting as lead agency. A Determination of Non-Significance (DNS) issued on January 7, 2014 (Exhibit # 42).
3. Notice of Application/SEPA Threshold Determination:
 - Published in Port Townsend Leader: October 2, 2013
 - Mailed to Adjacent Property Owners: October 1, 2013
 - Notice posted on subject property: September 26, 2013

- 14-day comment period began: October 2, 2013
- 14-day comment period ended: October 16, 2013
- No comments were received from adjacent property owners or the general public.
- Comments were received from the following agencies:
 - Jefferson County Public Works (Exhibit item # 30, pages 2-3 of 8)
 - State of Washington Department of Ecology (Exhibit item # 30, pages 4-5 of 8)
 - Washington State Department of Natural Resources (Exhibit item #30, page 6 of 8)
 - Olympic Region Clean Air Agency (Exhibit item #30, page 7 of 8)
 - Washington State Department of Transportation (Exhibit item #30, page 8 of 8)

4. Notice of Public Hearing:

- Published in Port Townsend Leader: January 8, 2014
- Mailed to Agencies and Adjacent Property Owners: January 7, 2014 (Exhibit # 47)
- Notice posted on subject property: January 3, 2014 (Exhibit # 44)
- Hearing date: January 28, 2013 at 2:00 p.m.

5. The Jefferson County Comprehensive Plan, 1998 (as amended) Transportation Element, Public Transportation, TRG 2.0 and TRP 2.4 state:

Promote a coordinated and integrated public transportation system available to all residents, guests, and those without personal transportation options in Jefferson County.

Provide convenient automobile and bicycle access to park and ride facilities on arterial/collector routes where warranted and cost effective.

The Jefferson County Comprehensive Plan, 1998 (as amended) Transportation Element, Environment and Energy, TRG 10.0 and TRP 10.6 state:

Provide transportation facilities and services that are energy efficient, protect and enhance the environment, and preserve the existing residential quality of life.

Transportation facilities and services shall be sited, designed, or buffered to fit in harmoniously with their surroundings, as appropriate. When sited within or adjacent to residential areas, special attention should be given to noise, light, and glare impacts.

Staff Comment: The proposal supports public transportation by allowing Jefferson Transit to construct a new efficient facility. The proposed facility is near the Olympic Discovery Trail which may allow better access for bicyclists. The applicant proposes to maintain a significant vegetated buffer along the perimeter of the property. As discussed above and throughout this staff report, the proposal is consistent with the Goals and Policies of the Jefferson County Comprehensive Plan.

6. Seismic Hazard Area

Jefferson County GIS mapping indicates the subject parcel is within a Seismic Hazard Area (Exhibit # 2, page 68 of 88)

JCC 18.22.160 designates Seismic Hazard Areas as follows: Areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. These areas are identified by the presence of: poorly drained soils with greater than 50 percent silt and very little coarse material; loose sand or gravel, peat, artificial fill and landslide materials; or soil units with high organic content.

JCC18.22.170(9)(a)(iii) requires submission of a geotechnical report for applications involving a publicly owned facility in a designated seismic hazard area. The applicant submitted a geotechnical report (Exhibit item # 33, pages 6 – 43) prepared by Landau Associates dated August 23, 2013, revised November 8, 2013.

Staff comment: To ensure comply with JCC 18.22.170 staff recommends three conditions of approval.

- 1) *All clearing, grading and construction shall comply with the geotechnical report prepared by Landau Associates dated August 23, 2013, revised November 8, 2013 and any subsequent addendums to this geotechnical report.*
- 2) *At the time of development permit application the applicant shall submit a letter from Landau Associates stating the plans comply with the geotechnical report dated August 23, 2013, revised November 8, 2013 and addendums.*
- 3) *Prior to final inspection of all development permits the applicant shall submit an original stamped letter from Landau Associates demonstrating that portion of the proposal complied with the geotechnical report and addendums.*

7. Susceptible Aquifer Recharge Area (SUSC)

Chapter 18.22 JCC, Article III. addresses Critical Aquifer Recharge Areas. A Susceptible Aquifer Recharge Area is mapped on the east side of the subject parcel.

Staff comment: Based on the site plan (Exhibit #12) only a crushed rock walking path and vegetation will be located in the area mapped a Susceptible Aquifer Recharge Area. As no other development is proposed in this area, staff finds the proposal complies with Article III, Chapter 18.22 JCC.

8. Airport Overlay Type 2

Article VI-K, Chapter 18.15 JCC addresses the Airport Overlays. JCC 18.15.435 states, “The purposes of the Airport Overlay II are to apprise the public, property owners and developers of the existence of the airport traffic pattern and impacts from routine aircraft over-flights, and to identify an airport safety zone within which certain uses that involve higher concentrations of people will be prohibited for safety and compatibility reasons (e.g., uses involving 100 persons or more in buildings).” JCC 18.15.445 requires the notice for all Type III project applications to be sent to the Port Of Port Townsend for comment.

Staff comment: Staff sent the Notice of Application/SEPA Threshold Determination and agency packet to the Port of Port Townsend on October 1, 2013. The envelope was not returned from the post office. Staff did not receive any comments from the Port. On January 7, 2014 staff sent the Notice of Public Hearing to the Port of Port Townsend. As the proposal is not expected to congregate more than 100 people inside of a building or buildings on a subject parcel(s) and/or any

use or development which congregates more than 150 people outside of a building or buildings on a subject parcel(s) and there were no comments by the Port of Port Townsend, staff finds the proposal complies with the Article VI-K, Chapter 18.15 JCC and the proposed use is compatible with ongoing flight operations conducted at the Jefferson County International Airport Essential Public Facility.

9. Conditional Use Permit

JCC 18.15.040, Table 3-1 under Essential Public Facilities indicates “Unnamed Essential Public Facilities” are a Conditional Use. Conditional uses are subject to conditional use criteria, public notice, written public comment and public hearing procedure. Below is an analysis of the conditional use permit criteria found in JCC 18.40.430.

- (a) The conditional use is harmonious and appropriate in design, character and appearance with the existing or intended character and quality of development in the vicinity of the subject property and with the physical characteristics of the subject property;

Staff comment: The proposal is at the intersection of a minor collector (Four Corners Rd.) and a principal arterial (SR 20). In addition to residential use/zoning in the area, in the immediate vicinity there is a convenience store/gas station, mini-storage facility and UPS distribution/sorting facility. As shown on the site plan (Exhibit #12), the proposal leaves much of the existing vegetation along the perimeter of the subject parcel. Staff finds the proposal complies with the above criterion.

- (b) The conditional use will be served by adequate infrastructure including roads, fire protection, water, wastewater disposal, and stormwater control;

Staff comment: The proposal is at the intersection of a minor collector (Four Corners Rd.) and a principal arterial (SR 20). On October 2, 2013 WSDOT provided comments (Exhibit # 30, page 8 of 8) stating they had no concerns about the project as proposed. However, if the proposal changes to include work within the state right-of-way it would require review and approval from WSDOT. Jefferson County Public Works comments (Exhibit 30, page 3 of 8) include a requirement for a Jefferson County Commercial Road Access Permit to address access from the county road, Four Corners Road.

The proposal is located within the East Jefferson Fire and Rescue District. As described in the application (Exhibit 5, page 2 of 5), “Fire protection will be accomplished through the sprinkling of the administration and maintenance building and installation of on-site fire hydrants.”

The subject parcel is located within the current Quimper water service area. The proposal will be served by an on-site septic system. All stormwater facilities must comply with the Washington Department of Ecology Stormwater Management Manual for Western Washington (2012) and comply with the geotechnical prepared by Landau Associates dated August 23, 2013, revised November 8, 2013. Staff finds the proposal complies with the above criterion.

- (c) The conditional use will not be materially detrimental to uses or property in the vicinity of the subject parcel;

Staff comments: The proposal is at the intersection of a minor collector (Four Corners Rd.) and a principal arterial (SR 20). In addition to residential use/zoning in the area, in the immediate vicinity there is a convenience store/gas station, mini-storage facility and UPS distribution/sorting facility. As shown on the site plan (Exhibit #12), the proposal leaves much of the existing vegetation along the perimeter of the subject parcel adjacent to rural residential property. The applicant states the proposal will generate little noise, light or traffic impacts to the area. Staff finds the proposal complies with the above criterion.

- (d) The conditional use will not introduce noise, smoke, dust, fumes, vibrations, odors, or other conditions or which unreasonably impact existing uses in the vicinity of the subject parcel;

Staff comments: As indicated on the SEPA Environmental Checklist and within their application materials, after construction is completed the proposal is expected to produce noise from JTA's fleet and non-revenue vehicles and typical noise generated by vehicle maintenance, as well as vehicles moving in and out of the park and ride lot. These impacts are not expected to unreasonably impact the existing uses within the vicinity. The proposal is not expected to produce smoke, dust, fumes, vibrations odors or other conditions which would unreasonable impact existing uses in the vicinity. Staff finds the proposal complies with the above criterion.

- (e) The location, size, and height of buildings, structures, walls and fences, and screening vegetation for the conditional use will not unreasonably interfere with allowable development or use of neighboring properties;

Staff comments: The proposed structures will not exceed the 35 ft. maximum allowed and they will be screened with existing vegetation. A fence is proposed around the perimeter where the fueling canopy, wash building and Transit vehicle storage will be located. This fence will be in the interior of the property and will not interfere with neighboring properties. Staff finds the proposal complies with the above criterion.

- (f) The pedestrian and vehicular traffic associated with the conditional use will not be hazardous to existing and anticipated traffic in the vicinity of the subject parcel;

Staff comments: The site traffic circulation analysis prepared by SCJ Alliance Consulting Services dated July 10, 2013 indicates the intersection of SR 20/Four Corners-Discovery Road will remain LOS B in the morning peak hour. During the evening peak hour the intersection delay will increase by 2.5 seconds to a LOS C condition. The analysis also indicates the Four Corners Road/Proposed Site Driveway location will operate at LOS A during the morning peak hour and LOS B during the evening peak hour. As such the existing street system can easily accommodate the expected increase in traffic at the subject intersection. Staff relies on Jefferson County Public Works and Washington State Department of Transportation for their expertise in traffic analysis. Washington State Department of Transportation stated the agency does not have any concerns about the

proposal (Exhibit # 30, page 8 of 8). Jefferson County Public Works submitted a memo revised on December 12, 2013 (Exhibit #36). Based on this memo staff recommends the following as a condition of approval:

Trail Construction:

Phase 1 - JTA shall dedicate an easement for the future trail as part of the current project. The final location of the easement to be determined through coordination with JTA and Jefferson County. JTA shall prepare legal descriptions and related easement documents. Easement to be relinquished should alternative trail routing be determined.

Phase 2 – When the park and ride is constructed, JTA shall be responsible for constructing a trail within the easement. This can be a smaller trail than the 14 foot trail required for the Olympic Discovery Trail - approximately 5-6 feet.

Phase 3- If it is decided that the Olympic Discovery Trail will extend through the easement, JTA shall construct the full trail width at that time.

- (g) The conditional use complies with all other applicable criteria and standards of this code and any other applicable local, state or federal law; and more specifically, conforms to the standards contained in Chapters 18.20 and 18.30 JCC;

Staff comments: **Chapter 18.20 JCC** establishes performance and use-specific standards associated with the development and redevelopment of land to achieve the goals and policies of the Jefferson County Comprehensive Plan. The performance standards provided in this chapter are those specific requirements that must be met before approval may be given for a proposed development or use within a particular land use district. No performance and use-specific standards are identified in Chapter 18.20 JCC for Transit facility, Public Purpose Facility or Essential Public Facility.

Chapter 18.30 JCC purpose is to establish provisions to set criteria associated with the development and redevelopment of land to achieve the goals and policies of the Jefferson County Comprehensive Plan. The following sections of Chapter 18.30 JCC apply to the proposal:

JCC 18.30.020 General development standards: As proposed and conditioned the project meets these standards as described in this section.

JCC 18.30.030 Water Supplies: The proposed development is located within the PUD #1 – Quimper Water Service area. At the time of building permit application the applicant will be required to demonstrate the development will connect to this public water supply. The noticing packet was sent to East Jefferson Fire and Rescue for review and comment. No comments were received. However, within the application materials the applicant acknowledges the proposal is within the East Jefferson Fire and Rescue District and that Fire Protection will be accomplished through the sprinkling of the administration and maintenance building and installation of on-site fire hydrants. (Exhibit #5 page 2 of 5). In addition, Jefferson County DCD employs the services of a Fire Code Consultant who will

review the proposal at the time of building permit application for appropriate fire flow. Staff recommends the following condition of approval to ensure the proposal meets this section of the code:

The applicant shall work with East Jefferson Fire and Rescue, the Jefferson County Fire Marshal and Jefferson County Fire Code Consultant to ensure adequate water sources and facilities are provided for the development.

JCC 18.30.040 Sewage disposal: Based on Exhibit # 40 Jefferson Transit has been in contact with Jefferson County Environmental Health for consultation on their septic system design and it appears two systems will be required to accommodate the development. One system to address sewage disposal and one system to address wastewater systems may be required to accommodate the development. Staff recommends the following condition of approval to ensure the proposal meets this section of the code:

The development shall be provided with adequate on-site wastewater and on-site sewage systems and drainfields approved by the appropriate permitting agency. Design and construction standards for on-site wastewater and sewage disposal shall conform to the requirements of the Jefferson County department of health or the agency having regulatory responsibility for the system.

JCC 18.30.050 Density, dimension, and open space standards:

Criteria	RR 1:5	RR 1:10	Meets
<i>Minimum Front or Road Setback</i>			
Minor Collector	20 ft.	20 ft.	✓
Principal Arterial	50 ft.	50 ft	✓
Minimum Rear and Side Setbacks	5 ft	5 ft	✓
<i>Maximum Building Dimensions</i>			
Height	35 ft.	35 ft.	✓
Area of Impervious Surface Coverage	Exempt	Exempt	✓
Maximum Building Size	Subject to Dept. of Health on-site septic & water constraints, lot size and all other applicable requirements		✓

Note # 19 of Table 6-1 exempts Public Purpose Facilities from the impervious surface requirements. JCC 18.10.160 “Public purpose facilities” means lands and facilities needed to provide the full range of services to the public provided by government, substantially funded by government, contracted for by government, or provided by private entities to meet public service obligations.” As proposed the project meets these standards under Table 6-1.

JCC 18.30.060 Grading and excavation standards and JCC 18.30.070 Stormwater management standards: Review of stormwater management is provided by the Jefferson County Department of Public Works (Memorandum of 10/02/2013-revised 12/12/13) (Exhibit #36). The proposal is required to meet the Washington Department of Ecology

Stormwater Management Manual for Western Washington, 2012 edition, and the Geotechnical Engineering Report prepared by Landau Associates, dated August 23, 2013 (Revised November 8, 2013) which includes recommendations for drainage and stormwater.

JCC 18.30.080 Roads: The proposal was sent to Washington State Department of Transportation and Jefferson County Public Works. No new roads are required. The proposed access is off of Four Corners Road. Per Jefferson County Public Works comments (Exhibit # 36) a Jefferson County Commercial Road Access Permit is required.

JCC 18.30.090 Pedestrian circulation: A detailed review of pedestrian circulation was made above in section 9 (f).

JCC 18.30.100 Parking: As shown on the Jefferson Transit Authority CUP – Landscape Plan (Exhibit # 12, page 2 of 4) the following parking is proposed:

- 104 stalls for Park & Ride, Staff and Visitors
- Within the security fence there will be: 20 stalls for Fixed Route Buses, 7 stalls for small vehicles, 21 other parking spaces

JCC 18.30.130 Landscaping/screening: The applicant submitted a landscaping plan (Exhibit 12, page 2 of 4). The landscaping plan shows a minimum of 30 ft. of existing vegetation being retained along the property line adjacent to parcel 001333017 (Owner: Kenneth Shaver) and the area along Four Corners Road. Other property lines will have 50 ft – 100 ft. of existing vegetation to be retained to screen the development from adjacent parcels and roads. The applicant also shows landscaping in the public parking area. As proposed the landscaping plan meets this standard. Staff recommends the following condition of approval:

If any of the area that is shown on Exhibit # 12, page 2 of 4 as “Existing Trees and Understory to Remain” is disturbed during construction it shall be replanted with native vegetation and maintained until firmly established.

JCC 18.30.140 Lighting: Staff proposes the following condition of approval:

Exterior lighting shall not exceed 30 feet in height from the finished grade (except when such lighting is an integral part of the building). Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel. Exterior lighting shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use they are serving. Any lighting installed in parking areas shall be of direct cutoff design so that the source is not visible from adjacent property.

JCC 18.30.150 Signs: No signs were reviewed as a part of this application; however, it is anticipated signs will be required for this development. All signs would be required to meet the regulations in effect at the time they are erected.

- (h) The proposed conditional use will not result in the siting of an incompatible use adjacent to an airport or airfield;

Staff comments: As discussed in Section 8 of this staff report, the proposal is located within the mapped Airport II Overlay. As described in the application materials the facility is not anticipated to assemble more than 100 people within the buildings or 150 people on the site at any one time. In addition, the proposal was sent to the Port of Port Townsend for review and comment. No comments were received. Staff finds the proposed use will not result in the siting of an incompatible use adjacent to an airport or airfield.

- (i) The conditional use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated through conditions of approval;

Staff comments: As discussed in the SEPA memo and this staff report the proposal will not cause significant adverse impacts that cannot be mitigated through conditions of approval.

- (j) The conditional use has merit and value for the community as a whole;

Staff comments: Jefferson Transit provides transportation to individuals to necessary activities such as medical facilities, social services, school, employment, etc. As explained in the application, their ridership continues to grow. The current location cannot accommodate the future needs of Jefferson Transit Authority. This new location allows for a larger facility. The conditional use has merit and value for the community as a whole.

- (k) The conditional use is consistent with all relevant goals and policies of the Jefferson County Comprehensive Plan;

Staff comments: As discussed in Section 5 of this staff report the proposal is consistent with the relevant goals and policies of the Jefferson County Comprehensive Plan.

- (l) The public interest suffers no substantial detrimental effect. Consideration shall be given to the cumulative effect of similar actions in the area.

Staff comments: The proposal, as designed and conditioned, will not cause the public interest to suffer substantial detrimental effects. The proposal will actually enhance the ability to provide an important service to the community.

Staff finds the proposal complies with all of the above Conditional Use Permit criteria.

10. JCC 18.40.560 Effective period – Expiration.

- (1) A conditional use permit automatically expires and becomes void if the applicant fails to file for a building permit or other necessary development permit within three years of the effective date (the date of the decision granting the permit) of the permit unless the permit approval provides for a greater period of time.
- (2) Extensions to the duration of the original permit approval are prohibited.
- (3) The department of community development shall not be responsible for notifying the applicant of an impending expiration.

Staff comments: This section of the code indicates the Conditional Use Permit approval expires three years from the effective date (the date of the decision granting the permit) of the permit unless the permit approval provides for a greater period of time.

The applicant requests the Conditional Use Permit expire five years from the effective date instead of the standard three years. Jefferson Transit has obtained funding for only a portion of the total project for which they applied. Allowing the permit to remain active for five years allows Jefferson Transit to apply for grants to add the third maintenance bay, park and ride and trails, gantry wash and additional bus circulation area.

Staff supports this request.

STAFF RECOMMENDATION

Based on the above findings, analysis, and conclusions, the application for a Conditional Use Permit for a new public transit facility as described in this report, is hereby recommended for **APPROVAL** subject to the following conditions:

RECOMMENDED CONDITIONS

1. All clearing, grading and construction shall comply with the geotechnical report prepared by Landau Associates dated August 23, 2013, revised November 8, 2013 and any subsequent addendums to this geotechnical report.
2. At the time of development permit application the applicant shall submit a letter from Landau Associates stating the plans comply with the geotechnical report dated August 23, 2013, revised November 8, 2013 and addendums.
3. Prior to final inspection of all development permits the applicant shall submit an original stamped letter from Landau Associates demonstrating that portion of the proposal complied with the geotechnical report and addendums.
4. Trail Construction:
Phase 1 - JTA shall dedicate an easement for the future trail as part of the current project. The final location of the easement to be determined through coordination with JTA and Jefferson County. JTA shall prepare legal descriptions and related easement documents. Easement to be relinquished should alternative trail routing be determined.

Phase 2 – When the park and ride is constructed, JTA shall be responsible for constructing a trail within the easement. This can be a smaller trail than the 14 foot trail required for the Olympic Discovery Trail - approximately 5-6 feet.

Phase 3- If it is decided that the Olympic Discovery Trail will extend through the easement, JTA shall construct the full trail width at that time.

5. The applicant shall work with East Jefferson Fire and Rescue, the Jefferson County Fire Marshal and Jefferson County Fire Code Consultant to ensure adequate water sources and facilities are provided for the development.
6. The development shall be provided with adequate on-site wastewater and on-site sewage systems and drainfields approved by the appropriate permitting agency. Design and construction standards for on-site wastewater and sewage disposal shall conform to the requirements of the Jefferson County department of health or the agency having regulatory responsibility for the system.
7. The applicant shall apply for, obtain and comply with a Jefferson County Commercial Road Access Permit from Jefferson County Public Works. If the proposal is revised to include access off of SR 20 the applicant shall obtain and comply with a Washington State Department of Transportation Road Access Permit.
8. If any of the area that is shown on Exhibit # 12, page 2 of 4 as "Existing Trees and Understory to Remain" is disturbed during construction it shall be replanted with native vegetation and maintained until firmly established.
9. The required landscaping shall be installed prior to project occupancy. However, a certificate of occupancy may be issued prior to installation of the required landscaping if a bond or other form of appropriate surety is posted in a manner acceptable to the administrator. The time limit for compliance may be extended to allow installation of such required landscaping during the next planting season.
10. All landscaping and necessary support systems shall be maintained for the life of the project. All landscape materials shall be pruned and trimmed as necessary to maintain a healthy growing condition. Landscape areas shall be kept free of trash.
11. Exterior lighting shall not exceed 30 feet in height from the finished grade (except when such lighting is an integral part of the building). Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel. Exterior lighting shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use they are serving. Any lighting installed in parking areas shall be of direct cutoff design so that the source is not visible from adjacent property.
12. The Conditional Use Permit expires five (5) years from the effective date (the date of the decision granting the permit). Extensions to the duration of the original permit approval are prohibited. The department of community development shall not be responsible for notifying the applicant of an impending expiration.

Prepared by Project Planner, Zoe Ann Lamp, AICP, January 10, 2014.