



Administrative Staff Report

Report Date: October 24, 2019

Application Submittal Date: July 07 2019

Application Complete Date: July 09, 2019

Project Name: Port Gamble HOUSE #11 TAPROOM

Type of Application: Administrative Conditional Use Permit

Permit Number: 19-02595

Project Location

4790 NE STATE HWY 104
POULSBO, WA 98370
Commissioner District #1

Assessor's Account

052702-3-003-2009

Applicant/Owner of Record

Heidi Morgan
32159 Rainier Ave NE
PORT GAMBLE WA, 98364

Decision Summary

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

VICINITY MAP



1. Background

The applicant is proposing interior improvements to an existing house to open a tap room and retail bottle shop showcasing local beers, and unique and international wines of high quality. The food service will be limited and include a locally inspired creative food menu. The proposed use is permitted through Brew Pubs per Kitsap County Code (KCC) 17.410.046 and reviewed through KCC 17.360C Port Gamble Historic Town.

2. Project Request

Heidi Morgan is requesting approval of an Administrative Conditional Use Permit to operate a tap room and retail sales of local beers and wine.

3. SEPA (State Environmental Policy Act)

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact

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all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.

3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
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 existing architectural style of the house will be maintained consistent with the Port Gamble Historic Town Development Objectives.

☒ 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 Administrative Conditional Use Permit request for Port Gamble House 11 Tap Room be **approved**, subject to the following 15 conditions:

☒ Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. This approved land use shall comply with the Port Gamble Rural Historic Town development objectives outlined in 17.360C.
3. Landscaping shall be maintained in conformance with the requirements of KCC 17.500 Landscaping.
4. All signage design and locations (including exempt signs) shall comply with KCC 17.360C.030.D and 17.510 and be reviewed and approved by the Department of Community Development prior to installation. Signage will require a separate permit.
5. 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.

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The Binder shall be prepared and recorded by the Department at the applicant's expense.

6. 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. 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.
7. The decision set forth herein is based upon representations made and exhibits contained in the project application (insert #). 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.
8. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
9. 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 three years of the Notice of Decision date or the resolution of any appeals.
10. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

b. Development Engineering

11. If the project proposal is modified from that shown on the site plan submitted June 27, 2019, Development Services and Engineering will require additional review and potentially new conditions.

c. Traffic and Roads

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12. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.


d. Solid Waste

13. The solid waste service provider, Waste Management (360) 674-3166, shall be contacted for information on implementing the service provider's solid waste/recycling storage requirements for the proposed activity. Indicate method of waste disposal on the final plans. Documentation shall be provided by the solid waste/recycling service provider that their requirements for this project have been met. The required information shall be submitted with the commercial building permit application.
14. If using a compactor, liquid wastes generated as a result of compaction must not discharge into the stormwater system per BKCBH Ordinance No. 1996-11, Section IV.2.a.

e. Kitsap Public Health District

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

Report prepared by:



Jeff Smith, Staff Planner / Project Lead

10/24/2019
Date

Report approved by:



Shawn Alire, Department Manager / Supervisor

10/24/2019
Date

Attachments:

Attachment A – Site Plan

Attachment B – House #11 View

Attachment C – Zoning Map

CC: Heidi Morgan, house11taproom@gmail.com

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Tom Daley, tdaley@orminc.com

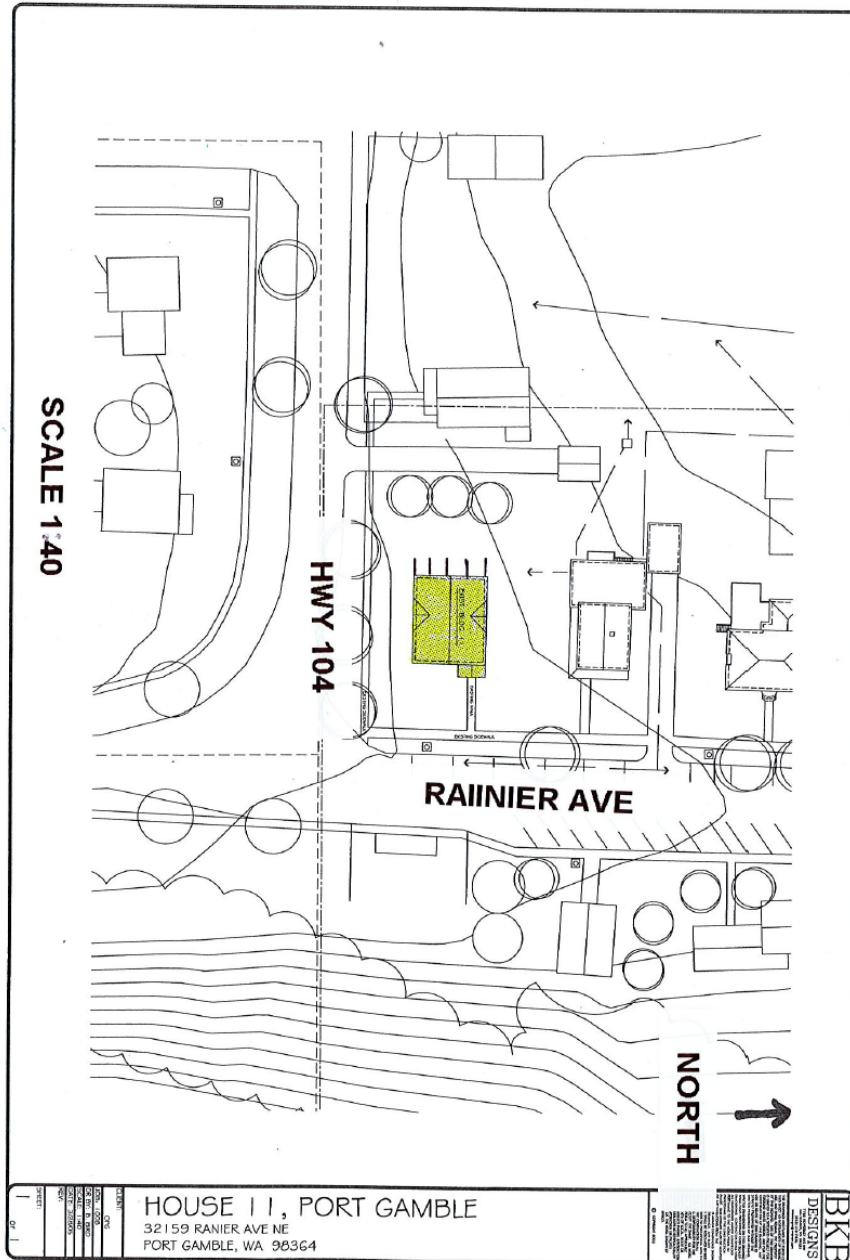
Interested Parties: N/A

Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26

DCD Staff Planner: Jeff Smith

Site Plan



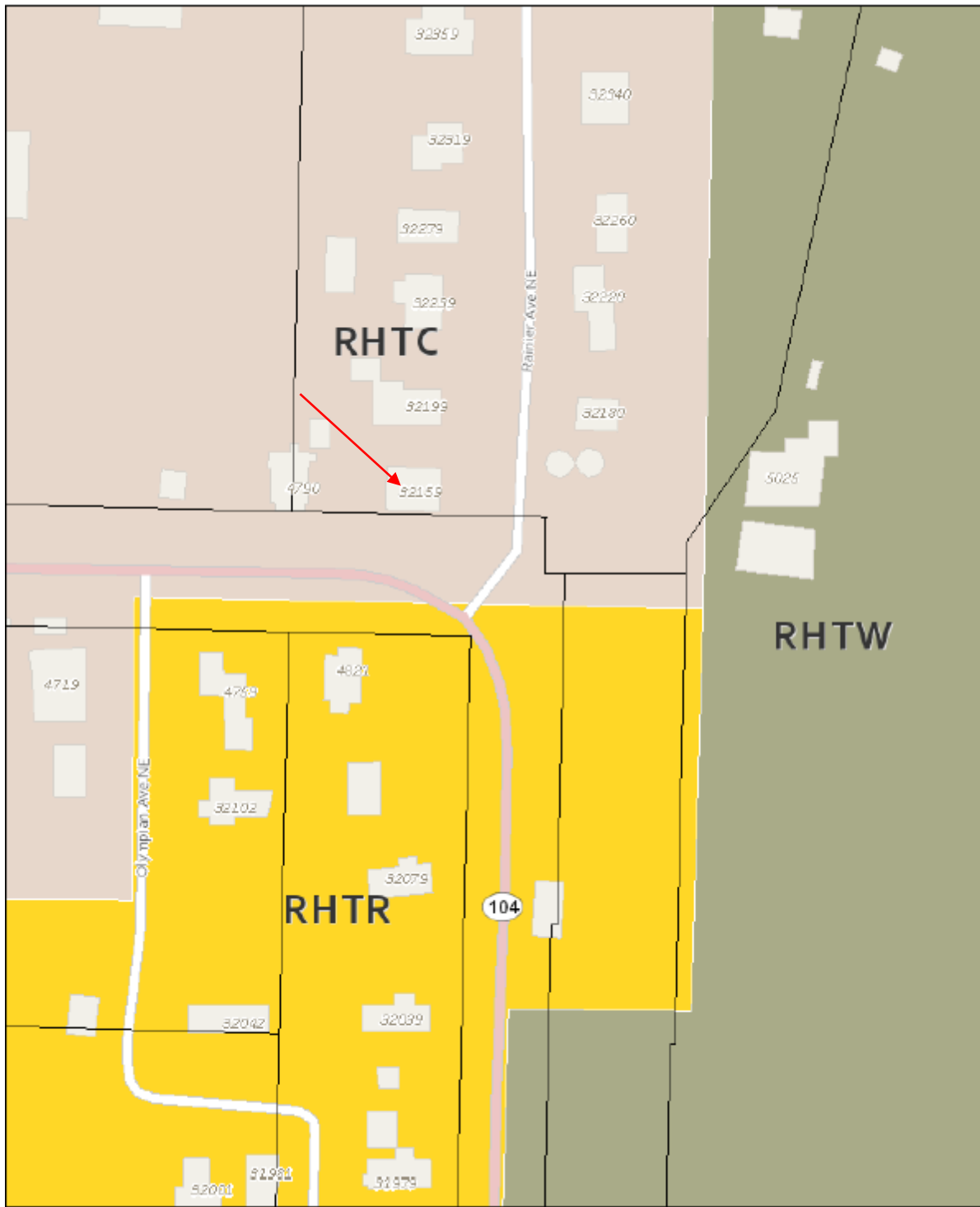
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Port Gamble House #11



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Zoning Map



Comments

** This map is not a substitute for field survey ** Map Scale: 1 inch = 100 feet

Knap Co. Parcel Search Application



Printed October 3, 2019