



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-5777 FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com/dcd/

Larry Keeton, Director

NOTICE OF ADMINISTRATIVE DECISION

August 5, 2014

To: Interested Parties and Parties of Record

RE: Project Name: Deep Draft Brewery Minor Revision
Application: Administrative Minor Revision
File Number: #14 01729

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 AUGUST 19, 2014. PLEASE NOTE: THE DEPARTMENT OF COMMUNITY DEVELOPMENT IS OPEN MONDAY THROUGH THURSDAY FROM 9:00 A.M. TO 4:00 P.M. AND FRIDAY FROM 9:00 A.M. TO 1:00 P.M. EXCEPT HOLIDAYS.

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 **five hundred dollars (\$500.00)**. 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

Notice of Administrative Decision – Deep Draft Brewery – Administrative Minor
Revision

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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 Thursday, except holidays, from 9:00 a.m. to 4:00 p.m. and Fridays from 9:00 a.m. to 1:00 p.m. You may make an appointment by calling Karen Ashcraft at (360) 337-4487.

If you have questions, please contact Karen Ashcraft (360) 337-4487 or Jeff Smith at (360) 337-5777.

Sincerely,



Karen Ashcraft
Clerk of the Hearing Examiner

C: George Wood, 3548 W Belfair Valley RD, Bremerton, WA 98312
uncleshakey@hotmail.com
Tom Herstad Building Design Inc., Attn: Michael Fortman, 296 Tremont
ST, Port Orchard, WA 98366

Interested Parties:
(None)



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/

Larry Keeton, Director

STAFF REPORT

ADMINISTRATIVE DECISION

Date: July 30, 2014

Application Date: May 20, 2014

Project: Deep Draft Brewery

Type of Application: Minor Revision to an existing Land Use

Permit #: 14 01729

Request:

The request is for a minor revision to an existing restaurant. The proposal involves a 1,240 square foot addition to an existing 720 square foot storage garage converted into a brewery and small tap room located behind the existing 1,782 square foot Wig Wam Tavern Brew Pub. The brewery would operate year round and the tasting room is proposed to be open Thursday through Saturday night for beer tasting and for beer sales. Food will only be served in the restaurant not in the beer tasting room.

Project Location: 3548 W. Belfair Valley Road, Bremerton

Assessor's Account #: 322401-1-102-2004

Applicant and Owner:

George Wood
3548 W Belfair Valley Road
Bremerton WA, 98312

Project Representative:

Tom Herstad Building Design, Inc.
Attn: Michael Fortman
296 Tremont Street
Port Orchard, WA 98366

State Environmental Policy Act (SEPA) Status:

Pursuant to WAC 197-11-800, the Responsible Official determined the project is falls below environmental thresholds and categorically exempt.

Physical Characteristics:

The subject property is rectangle shaped 1.44 acres in size and zoned Mixed Use (MU). The property slopes from the north along US Government Railway easement down to the south to a flat area that includes the restaurant an outbuilding. North and south of the railway contains natural vegetation and landscaping on slopes

classified by County resource maps as moderate slopes (15 to 30 percent). The existing restaurant has been on the property many years and predates the County's Building Codes. Kitsap County Assessor's record indicate the structure was constructed in 1952.

Comprehensive Plan Designation and Existing Zoning:

The property is designated as urban commercial and formerly zoned Highway Tourist Commercial and rezoned to Mixed Use (MU) through the adoption of the Gorst Subarea Plan. *This zone is intended encourage flexible land uses. The zone is intended to foster development focused on public streets.* The following are requirements for the zone:

Minimum Density = 10 dwelling units/acre
Maximum Density = 30 dwelling units/acre

Maximum Building Height = 35 feet

Minimum Setback = 10 feet front yard
Maximum Setback = 20 feet front yard
Minimum = 10 feet side yard
Minimum = 10 feet rear yard

Surrounding Land Use and Zoning:

The surrounding properties are zoned Highway/Tourist Commercial with commercial businesses located on the east, west and south sides. North of the railroad tracks is vacant land.

Public Utilities and Public Services:

Water: City of Bremerton
Power: Puget Sound Energy
Sewer: City of Bremerton
Police: Kitsap County Sheriff
Fire: South Kitsap Fire Protection District No.7
Schools: South Kitsap School District 402

Policies and Regulations Applicable to the Subject Proposal:

Kitsap County Zoning Ordinance (February 15, 1999)
Road Standards, Title 11
Stormwater Drainage, Title 12
Zoning, Title 17, (February 15, 1999/ as amended)

- Chapter 110 Definitions
- Chapter 352 Mixed Use Commercial Zone
- Chapter 382 Density, Dimensions and Design
- Chapter 385 Landscaping

- Chapter 400 Land Use Review
- Chapter 420 Administrative Conditional Use Permit
- Chapter 435 Off-Street Parking and Loading
- Chapter 445 Signs
- Chapter 520 Appeals
- Chapter 525 Revocations of Permits or Variances

KCC, State Environmental Policy Act, Section 18.04

Critical Areas Ordinance, Title 19

Kitsap County Land Use and Development Procedures Title 21, (May 18, 1998 and as amended)

Kitsap County Comprehensive Plan (May 7, 1998 and as amended)

The following provisions are Goal and Policies of the Comprehensive Plan addressing the land use element:

Goal UGA-1 Protect and restore fish and wildlife habitat along Gorst Creek and Sinclair Inlet

Policy UGA-1 Develop a comprehensive program to restore the Gorst Creek Corridor in the UGA.

Goal UGA-2 Improve water quality and reduce flooding in the Gorst UGA

Policy UGA-6 Provide incentives and regulations that reduce impervious surfaces, promote natural and distributed stormwater techniques and incorporate native and naturalized vegetation.

Project Analysis:

The existing tavern is consistent with the definition KCC 17.110.125 for a brew pub, which would require an Administrative Conditional Use Permit for a change of use in the Mixed-Use Zone. The proposed addition to the existing tavern/brewpub property is expected to be ancillary to the existing use. The addition of the brewery and tasting room was reviewed through a revision to Administrative Conditional Use Permit. The review authority is the Department, consistent with Title 21 of the Kitsap County Code (KCC). The County will review the proposal for consistency with the design criteria in KCC 17.382.030 Design Standards, and KCC17.420.050 Revision to Administrative Conditional Use Permits.

Revision Administrative Conditional Use Permit

The commercial use project must meet the following requirements of Section 17.382.030 Design Standards. Staff comments are in italics.

Building Height, Buffering and Screening Modification

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

Comment: There are no modifications required.

Exterior Lighting

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

Comments: *The lighting associated to the addition will be required to be consistent with the above requirements.*

Screening of equipment, storage, and refuse areas

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

Comments: *During Building Permit review, roof mounted HVAC equipment will be required to be screened from road ways.*

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

Comments: *There is no outdoor storage areas proposed.*

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

The proposed project will be required to comply with all County solid waste standards. The project will require 150 square feet of exterior recyclable materials storage space

Access and Circulation

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

Comment: *The applicant has proposed handicap parking with the project.*

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

Comment: *The project will utilize existing access to adjacent roadways. Kitsap County has required a roadway approach permit to evaluate vehicular access to W. Belfair Valley Road.*

Signs permitted according to KCC Section 17.445.

The applicant is required to apply for sign permits in accordance KCC Section 17.445 Signs.

Comment: *The applicant has not applied for sign permit.*

Off-street parking and loading per KCC Section 17.435.

The mixed use development is required to comply with KCC Chapter 17.435 Off-street Parking and Loading, which is considered Kitsap County Code a joint use facility.

Comment: The amount of off-street parking is calculated based on the proposed gross floor area of the individual uses. The existing 1,782 square foot brew pub provides 16 off-street parking spaces consistent with the off-street parking ratio for restaurants (1 space per 200 square feet of gross floor area). The proposed tasting/tap room will be approximately 468 square feet requiring 2 off-street parking spaces. The brewery and storage area is proposed to be approximately 1,492 square feet. A winery/brewery requires an off-street parking ratio of 1 space per 800 square feet of gross floor area, requiring 2 spaces. The applicant is consistent with this requirement by providing 16 additional spaces on an existing gravel area with handicap parking.

Landscaping provided per KCC Section 17.385.

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

Comment: The project includes some new landscaping, maintaining existing vegetation/landscaped areas, west of the proposed building, from the bottom of the hill to the north, and north of the federal railway tracks for a total of 48.75 percent of the site.

Gorst Subarea Plan:

Kitsap County, City of Bremerton, federal agencies, and tribes developed a 20 year plan to provide greater detail, guidance and predictability and protecting the environment with the Gorst Urban Growth Area. One of the main action items is to reduce the maximum impervious surface coverage using low impact development practices.

Comment: In the Mixed Use Zone 60% of impervious surface is the base amount and only be increase to 85% based on incentives in KCC 17.378.030(B). The applicant has demonstrated that the total amount of impervious surfaces will be 37.5%

Staff Communication:

<u>Document</u>	<u>Dated or date stamped</u>
Development Engineering Memo	July 8, 2014
SEPA comments	N/A
Fire Marshal’s Condition	July 8, 2014
Public Health District Memo	July 9, 2014

Site Plan Review Findings:

Staff has reviewed the Deep Draft Brewery for a Type-I Minor Revision application against the requirements in KCC 17.382.030 Design Standards and satisfies the criteria set forth in KCC Section 17.420.040(A) Findings on each criterion are hereby made as

follows: The Department has reviewed the request based on the following criteria in the above section:

A. Revisions to vehicular access;

Staff agrees that the applicant is not proposing revisions to the vehicular access on W. Belfair Valley Road (Old Belfair Valley Hwy).

B. Character of the approved Development is unchanged;

As proposed, the expansion is located behind the restaurant not expected to change the character of the existing development. The applicant is proposing the addition to the storage building that will comply with required setbacks, and retain existing native vegetation/ landscaping.

C. Expansion does not increase trip generation more than 10 percent;

The applicant state's there will not be a significant increase in trip generation. The proposed use is expected to be patronized by customers already at the restaurant. Expected that the increase is significantly less than 10 percent and not an issue

D. Change to dimensional, or gross floor area is less than 10 percent.

Staff determined the proposed brewery addition is ancillary to the existing permitted brew pub/restaurant use. Any traffic, and impervious impacts associated with the project will be minor. The land use analysis and decision has addressed the incremental increase in impacts with the existing use and provided mitigation.

Decision:

Based upon the above findings, the Deep Draft Brewery request for A Type-I Minor Revision Application is **approved**, subject to the following conditions:

1. Site Plan/Building Permit review by Kitsap County.
2. Landscape Plan shall meet the minimum Code requirements including, sizes, spacing irrigation, and treatment of landscape beds consistent with Section 17.385.
3. Land use approval is limited to the uses proposed by the applicant. Any modifications or expansion of the project will be subject to further review pursuant to the requirements of the appropriate sections of the Kitsap County Code.
4. Pursuant to KCC 21.04, land use approval is valid for a period of up to three (3) years from the decision date.

The Health District has reviewed the above referenced project and has the following conditions and or comments:

5. Proposed food service establishments must contact the Health District's Food Program for permit requirements.

The applicant shall adhere to all requirements of the Kitsap County Fire Marshal's Office that includes the following:

6. Separate Fire Code Permits for assembly, compressed gas, etc. and will be determined at time of building permit submittal.

Development Engineering accepts the concepts contained in this preliminary submittal and requires the following conditions of approval:

SOLID WASTE

7. Provide at least 150 square feet of exterior recyclable materials storage space for the project.

TRAFFIC AND ROADS

8. Submit a Road Approach Permit Application at time of building permit and plans for construction of asphalt concrete accesses between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with Chapter 11.22, Kitsap County Road Standards, of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.
9. Any work within the County right-of-way will require a permit to perform work on County right-of-way and possibly a maintenance or performance bond. This application must be submitted as part of the building permit process. The need for and scope of bonding will be determined at that time.
10. At time of building permit submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form is how you reserve road capacity for your project.

***(Attach Site Plan Here)**

This Administrative Decision issued on _____ . This Decision of the Director of the Kitsap County Department of Community Development may be appealed to the Kitsap County Hearing Examiner pursuant to Section 120 of the *Kitsap County Land Use and Development Procedures Ordinance (May 18, 1998)*. Appeals must be filed with the Department of Community Development by the close of business on _____ .

Tom Herstad Building Design, Inc., 296 Tremont Street, Port Orchard, WA 98366

Interested Parties: **"None"**

Kitsap County Health District, MS-30

Kitsap County Parks & Recreation Dept., MS-6

Kitsap County Development Engineering / Public Works

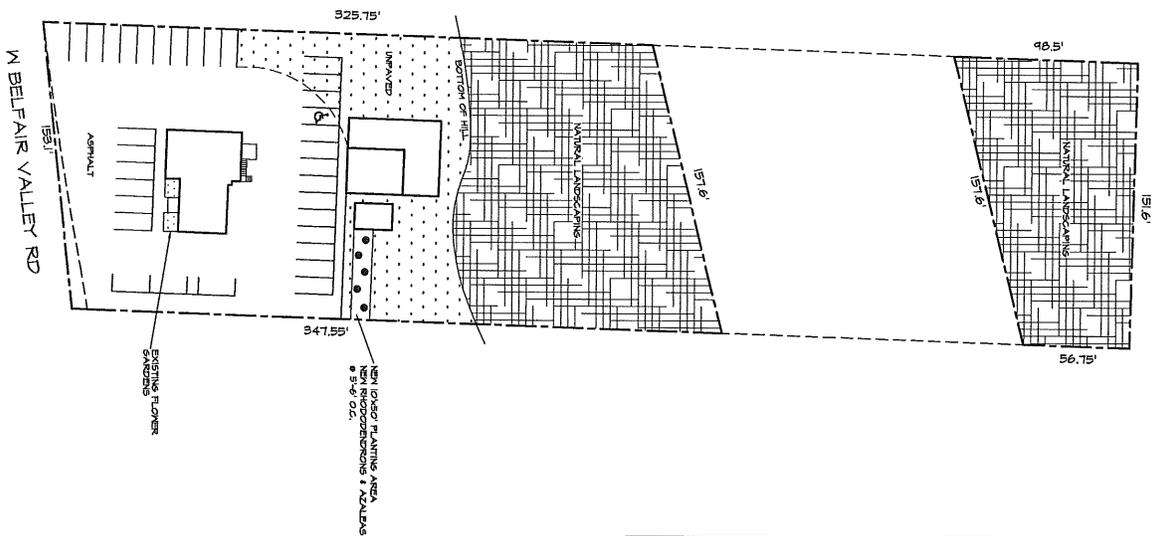
DCD Staff Planner Jeff Smith

DCD Code Enforcement

Clerk of Hearing Examiner

DCD File

DCD Building Permit File



LANDSCAPE PLAN
1" = 30'-0"

SQ. FT.	%	DESCRIPTION
1846.2	31.8%	EXIS. ASPHALT
2770	4.48%	EXIS. BUILDINGS
0	0%	NEW ASPHALT
1244	2%	NEW BUILDINGS
23846.2	37.26%	TOTAL AMOUNT OF IMPERVIOUS SURFACES

LANDSCAPE AREA	SITE SQ. FT. - 62855
500	3%
2478.4	4.1%
160	0.25%
500	0.78%
50683.4	80.72%
40756	TOTAL AMOUNT OF LANDSCAPING

OWNER
GEORGE M. PLIN, VALLER RD
BREMERTON, WA 98512

TENANT
DEEP DRAFT BREWING
3849 N BELFAIR VALLEY RD
BREMERTON, WA 98512
360-204-1544

PROJECT ADDRESS
3849 N BELFAIR VALLEY RD
BREMERTON, WA 98512

PARCEL NUMBER
322401-102-2004

DESIGN DATA:
CODE 2012 IBC
TYPE CONST. V - B
OCC. GROUP A-2
OCCUPANCY 3B
FLOOR AREA 2720 SQ. FT.
EXISTING GARAGE 1200 SF
EXISTING GARAGE 2ND FLOOR 760 SF
HEIGHT TWO STORY
ZONE M(U)
PARKING 16 ROAD PROVIDED

GENERAL NOTES
1. NOTIFY DESIGNER/ARCHITECT/ENGINEER IN SITE VISITATIONS TO THESE PLANS PRIOR TO CONSTRUCTION WORK.
2. CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS & REPORT ON 24 HOURS PRIOR TO BE MOVED.
3. MARK THE BOTT DOORS IN CLEAR VIEW & REPAIR.

SHEET NO.	DESCRIPTION
1	SITE PLAN NOTES
2	NEW FLOOR PLAN & DEMO
3	FOUNDATION EXTENSION ELEVATIONS
4	NOTES ROOF BATH DETAILS
1	LANDSCAPING

SHEET 1	DEEP DRAFT BREWING, LLC LANDSCAPING PLAN	DATE MAY 2014 ADDITION REV. 2013-192	ALL WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF LOCAL, STATE AND FEDERAL CODES AND ORDINANCES AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.	TOM HERSTAD BUILDING DESIGN INC. 216 TREMONT AVE., PORT CHARLOTTE, FL 33686 (786) 418-4343 FAX - 813-749-1414 EMAIL - HERSTAD@HYDRO.COM
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