



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

619 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682 Larry Keeton, Director
(360) 337-5777 FAX (360) 337-4415 HOME PAGE - www.kitsapgov.com/dcd/



NOTICE OF ADMINISTRATIVE DECISION

May 24, 2016

TO: Interested Parties and Parties of Record
RE: Project Name: Crunch Fitness Health
Application: Conditional Use Permit
Permit Number: 16 01262

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 ON OR BEFORE 14 DAYS FROM THE DATE OF DECISION PER KITSAP COUNTY CODE 21.04.290.

The written appeal shall be made on, or attached to, an appeal form found on DCD's website: <http://www.kitsapgov.com/dcd/forms/DocumentLibrary/applications/Appeals.pdf>.

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file is available for review at the Department of Community Development; if you wish to view the case file or have other questions, please contact Constance Blackburn at cblackburn@co.kitsap.wa.us or (360) 337-5777. Please note DCD is open Monday to Thursday from 8:00am to 4:00pm and on Friday from 9:00am to 1:00pm except holidays.

Cc Applicant and/or Rep:

Applicant: Alamo Group: dgaube@alamogroup.com
Representative: Matt King, Blue Architecture: matt@blue-nw.com
Engineer: Olson and Associates: nlolson2@nlolson.com

Cc Interested Parties:

None



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET, MS-36, PORT ORCHARD, WASHINGTON 98366-4682

(360) 337-5777 FAX (360) 337-4415 HOME PAGE www.kitsapgov.com/dcd/ Jeffrey L. Rowe, Acting Director

STAFF REPORT And Decision Administrative Conditional Use Permit

Date: May 24, 2016

Application Date: March 30, 2016

Complete Date: April 11, 2016

Project: Crunch Fitness Health Club - Silverdale

Type of Application: Administrative Conditional Use Permit

Planning File Number: 16 01262

Project Request:

The applicant is proposing project a change in use, per KCC 17.381.040(B) with the modification of the interior commercial space of the existing Ashley's 57,445 square foot furniture store into a 21,000 square foot (SF) Crunch Fitness Health Club. No exterior work is proposed to expand the structure.

The Review Authority is Kitsap County, consistent with Title 21 Kitsap County Code (KCC) for Type-II permits. The County reviewed the application for consistency with the requirements of KCC Section 17.355, Commercial Zones, to determine if the applicant has demonstrated that the development satisfies height, lot, sign, parking, and landscaping requirements. Also the KCC chapter 17.420 decision criteria for ACUP's.

Decision Summary: Approved, subject to conditions.

Project Location:

9577 Ridgetop Blvd NW
Silverdale WA in Central Kitsap
County.



Assessor's Account #: 162501-4-130-2003, and 162501-4-131-2002

Representative:

Matt King
Blue Architecture
245 4th Street, Suite 508
Bremerton , WA 98337

Owner of Record and Applicant:

Alamo Group
3201 Danville Blvd., Suite 175
Alamo, CA 94507

State Environmental Policy Act (SEPA):

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 review of any action that might have a significant, adverse impact on the environment. The 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 be a determination of Non Significance, Mitigated Impacts, or Significance for an EIS is called a threshold determination. The County gives a separate notice of the threshold determination. 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.

SEPA Comments:

The project falls below environmental thresholds and is SEPA Exempt under KCC 18.04 State Environmental Policy Act.

Site Characteristics:

The subject property is irregular shaped, flat and approximately 8.48 acres in size. The parcel is currently occupied by a single-story 104,000 SF building with the Sportsman Warehouse and Ashely's Furniture. The property was part of the first phase of the Peninsula Square PUD, approved for the Home Club on September 12, 1988 by Resolution No. 368-1988. The subject property is adjacent to paved road ways on all four sides. Myhre Road NW to the east, access road to the south, JR Boulevard access road on the west side, and on the north side a driveway off Myhre Road NW serving the Lowe's Home Improvement Store.

Existing Zoning and Comprehensive Plan Designation:

The Comprehensive Plan designation for the development site is Commercial and zoned Regional Commercial (RC), and within the Silverdale Urban Growth Area (UGA). The RC zone is designated high intensity commercial. The intent of the zone is to provide for shopping and service needs for the region and allows for high density residential (10 to 30 dwelling units per acre).

The following are the minimum lot standards for the RC zone per KCC Chapter 17.355 Commercial Zones and as outlined per Plan, per Kitsap County Code (KCC) Section 17.382.070:

Minimum Lot Area = N/A
Minimum Lot Width = N/A
Minimum Lot Depth = N/A

Maximum Height = 35 feet (may be increased to 65', subject to Central Kitsap Fire and Rescue review)
Minimum Density = 10 dwelling units/acre
Maximum Density = 30 dwelling units/acre

Minimum Setbacks =20 feet front yard setback
=10 feet side yard
=10 feet rear yard

Per the Use KCC Use Table 17.381.040(B), the proposed fitness club is permitted as a private recreational facility, reviewed through Administrative Conditional Use Permit

Surrounding Land Use and Zoning:

The abutting properties on all sides are zoned RC.

Public Utilities and Services:

Water: Silverdale Water District
Power: Puget Sound Energy
Sewer: Kitsap County Public Works
Police: Kitsap County Sheriff
Fire: Central Kitsap Fire and Rescue District #1
Schools: Central Kitsap School District #401

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 that is then used to prepare development regulations.

The following are polices from the Land Use Element of the Comprehensive Plan that apply to the development proposal:

LU-82 Encourage commercial areas to be compact to encourage pedestrian and non-motorized travel and transit use.

LU-84 Provide development standards that identify appropriate uses, site size, building heights, setbacks, access, landscaping and signage and account for potential environmental impacts through physical buffers and screening for different types of commercial development.

Kitsap County Code (KCC)

Road Standards, Title 11

Stormwater Drainage, Title 12

Zoning, Title 17, (February 15, 1999 as amended)

Chapter 110 Definitions

Chapter 355 Regional 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 446 Signs

Chapter 520 Appeals

Chapter 525 Revocations of Permits or Variances

KCC, State Environmental Policy Act, Section 18.04

Kitsap County Land Use and Development Procedures, Title 21,

Kitsap County Comprehensive Plan

Transportation:

The project receives primary access from Ridgetop Boulevard via a private road used by multiple retailers. The addition of the health club is not expected to generate a substantial number of vehicle trips beyond what the site was approved for through previous land use action. Development Services and Engineering has reviewed the project proposal and has issued conditions of preliminary approval consistent with KCC Title 11, Road Standards, dated May 16, 2016.

Kitsap Transit:

Kitsap Transit provides transit service in the vicinity of the subject property that can serve the proposed fitness club. Riders who use Kitsap Transit in this area have access to several bus routes, which serve the City of Poulsbo, Bainbridge Island and other destinations.

Storm Drainage:

There are no significant changes to the existing storm drainage collection and conveyance system. Development Services and Engineering has reviewed the project proposal and has issued conditions of preliminary approval consistent with KCC Title 12, Storm Drainage Manual, dated May 16, 2016.

Sewage Disposal

Kitsap County Public works already serves the project site with sewer. The County issued a sewer availability letter on March 29, 2016. A sewer clearance permit through the Kitsap Public Health is usually required for sewer properties.

Administrative Conditional Use Permit Analysis

The application is reviewed for consistency with Kitsap County Code (KCC) Section 17.382.030, Design Standards, to determine if the applicant has demonstrated the development is physically suitable for the site, and compatible with the character for existing and future permitted uses.

KCC Section 17.382.030 Design Standards

The development must also meet the following requirements of Section 17.382.030 Design Standards:

Building Height, Buffering, and Screening Modification: The director may increase or decrease landscaping, screening and setbacks to minimize conflicts.

Staff Comment: There are no changes proposed to expand the foot print or change the exterior.

Exterior Lighting in Urban Developments:

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

Staff Comment: The applicant is not proposing to change lighting in front of the building or in the parking lot.

Screening of equipment, storage, and refuse areas:

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

Staff Comment: If changes are made to the architecture, staff will the review for consistency with this requirement.

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

Staff Comment: The applicant is proposing all indoor storage consistent with this requirement.

3. The project will be required to comply with all county solidwaste standards and provide concurrence from Waste Management.

Staff Comment: The new fitness club will require the use of an existing, or construction of a new solidwaste/recycling handling facility. Through the Building Permit, the location and size of the enclosure will be reviewed by the County and will coordinate review for accessibility with Waste Management.

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. The applicant has proposed some changes to perimeter sidewalks and access from the parking lots to building.

Staff Comment: *There may be additional pedestrian access around the building. Any new pedestrian access will need to be in compliance with standards for barrier free access per IBC Sections 1105, 1106 and other State and Federal requirements.*

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.

Staff Comment: *The applicant is not changing the vehicular access to the site. The project will use existing driveways located on the north, south and the east sides of the development.*

Signs permitted according to KCC Chapter 17.446.

The applicant is required to apply for sign permits in accordance KCC Section 17.446 Signs.

Staff Comment: *The sign code requires one monument sign per road frontage and wall mounted sign area will be calculated based on wall area. There are no specific sign proposals included with the ACUP.*

Off-street parking and loading per KCC Chapter 17.435.

The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.435 Off-street Parking, Loading, and KCC Section 17.382.030 Design Standards.

The applicant had a Trip Generation and Parking Report for the Crunch Fitness. The above chapter does not list a specific ratio for off-street parking for fitness clubs. The applicant indicates there area 386 parking spaces and 8 designated for accessibility for the disabled. The 21, 000 SF fitness club will share the off-street parking area with the furniture store and the sporting goods store. To calculate the demand for off-street, the ITE Parking Generation Manual 4th ed., 2010. The comparison involves weekday use for fitness clubs when use is highest.

Health/Fitness Club, 5.27 spaces per 1,000 SF

Athletic Club, 335 stalls per 1,000 SF

Furniture Store, 1.53 spaces per 1,000 SF

Sporting Goods Store 4.4 spaces per 1,000 SF (Kitsap requires 1:200 SF retail stores)

An average of the Heath/Fitness Club and the Athletic Club parking rates was uses to stay consistent with trip generation and maximize the use. Using these rates and the square footage of the building improvements, a total of 358 parking spaces and 386 spaces provided. The rates were calculated as if PM peak-hour occurred at the same time. The consult concludes that typically health/fitness and athletic clubs have a different PM peak-hour rate then furniture and sporting good stores. Depending on when and if a new tenant occupies the short plat, which approved for 8,000 SF restaurant, 26 spaces will be constructed with a net change of -5 spaces.

Staff Comment: *The calculations were made on peak hour trips for off-street parking with a combination of use. The rate was calculated at 1 space per 58.6 SF ratio which*

exceeds the ratio of high turnover fast food restaurants the most intense use listed in Code. Staff agrees with the trip rate calculations and is consistent with the above chapter.

Landscaping provided per KCC Chapter 17.385.

KCC requires that a minimum of 15% of the total site area be landscaped to the standards in the Chapter KCC 17.485.025 Landscaping requirements.

The applicant states there is sufficient landscaping to meet landscaping requirements.

Staff Comment: A significant amount of landscaping was required through the original approval of the Peninsula Square PUD. Staff performed a cursory review of the site plan and found the site has approximately 18% of the site is in landscaping. If the restaurant is constructed, the applicant has made provisions to reduce landscaping by approximately 5,000 SF in the 40-foot screening buffer to construct 26 off-street parking spaces to be located along the east property line. Even with the reduction of the landscaping, the site will still exceed 15%. If landscaping is removed and replaced, the applicant may be required to include a landscape plan indicating areas that show the affected areas with a plant schedule with required spacing and sizes (ground cover, shrubs, and trees).

Staff Communication:

Document

Kitsap Public Health District
Engineering
Determination of Nonsignificance
County Fire Prevention Bureau:

Dated or date stamped

No Comments.
May 16, 2016
No Comments
September 15, 2015

(For all other documents and reports, see the project file which is the public record for the Administrative Conditional Use Permit.)

Public Comments:

The County gave proper public notice was given consistent with Title 21 of the Kitsap County Code. To date, the County has not received public comments.

The Department has reviewed the expansion and found the project is consistent with Comprehensive Plan policies and the implementation regulations in the KCC Title 17 Zoning and consistent with the RC zoning designation.

Site Plan Review Findings:

Staff has reviewed the Crunch Fitness expansion Administrative Conditional Use Permit 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:

1. As found above, the proposal is consistent with the Commercial designation of the Kitsap County Comprehensive Plan.

2. The proposal complies with applicable requirements of Title 17 KCC, assuming compliance with conditions of approval.
3. The fitness club addition in the RC zone will not be materially detrimental to existing or future uses of property in the immediate vicinity for other uses.

Staff Comment: The largest potential impacts are traffic and off-street parking. The applicant provides sufficient off-street parking to meet future demand. The applicant has demonstrated that existing peak hour vehicle trips will not impact levels of service at intersections.

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: As proposed, the project will be compatible with the Regional Commercial zoning, and physical characteristics of the development site. The off-street parking and the preservation of the existing landscaping will be consistent with the neighborhood character.

Land Use Decision:

Based upon the above findings, it is recommended that the Administrative Conditional Use Permit be **approved** for the Crunch Fitness Health Club addition, subject to the following conditions:

Land Use Conditions:

1. All Building permits will be subject to impact fees pursuant to Kitsap County Code.
2. Landscaping shall be maintained in conformance with the requirements of Kitsap County Code (KCC) 17.385.
3. Any and all signage design and location (including exempt signs) shall comply with KCC 17.446, and be reviewed and approved by the Department of Community Development prior to installation. Signage will require a separate permit.
4. Land use approval is limited to the uses proposed by the applicant on the approved site plan and the SEPA Environmental Checklist. 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.
5. 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.

6. 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.
7. 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 by the Department and recorded at the applicant's expense. The applicant shall provide recorded copies of the Binder to the Department immediately after recording. The Binder shall be recorded within 30 days of notification from the Department that the Binder is ready to be recorded.
8. The applicant shall adhere to all applicable Kitsap Public Health District requirements.
9. The applicant shall comply with all applicable fire safety requirements by the Kitsap County Fire Marshal's Office.

Development Service and Engineering accepts the concepts contained in this preliminary submittal and requires the following conditions as an element of the land use approval:

STORMWATER

10. With submittal of the building permit application materials, provide documentation that the existing stormwater management facility has been adequately maintained.
11. If the project proposal is modified from that shown on the submitted site plan dated March 30, 2016, Development Services and Engineering will require additional review and potentially new conditions.

TRAFFIC AND ROADS

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

WASTEWATER

13. Kitsap County currently serves sanitary sewer service to the property. Any changes to the service will require approval from KCPW - Sewer Utility Division.
14. Kitsap County sanitary sewer currently serves the project parcel. The project will have additional impacts on the sewer system and will be assessed additional newcomer fees.

SOLID WASTE

15. 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.

(See Attached Site Plan Below)

This Administrative Decision is 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 KCC 21.04.290 Appeals. An appeal must be filed with the Department of Community Development within 14 days after this decision is mailed.

cc:

- XX Applicant: Alamo Group: dgaube@alamogroup.com
- XX Representative: Matt King, Blue Architecture: matt@blue-nw.com
- XX Engineer: Olson and Associates: nlolson2@nlolson.com
- XX Interested Parties: **None**
- XX DCD Staff Planner: Jeff Smith
- XX DCD DSE Supervisor / Manager Shawn Alire

