



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

June 6, 2016

TO: Interested Parties and Parties of Record
RE: Project Name: Beth's Salon
Application: Minor Home Business Permit
Permit Number: 16 01661

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:
Elizabeth McConaghie: bethnzoe54@gmail.com

Cc Interested Parties:
None



Jeffrey L Rowe,
ACTING DIRECTOR

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

To enable the development of quality, affordable, structurally safe and environmentally sound communities.

STAFF REPORT and ADMINISTRATIVE DECISION

Decision Date: June 6, 2016 **Application Complete Date:** April 26, 2016

Project: Beth's Salon

Project Summary:

The applicant requested approval for a Minor Home Business Permit to establish an in home salon business. The 0.62-acre parcel is located at 8745 Coralie PI NW in Bremerton, WA zoned Urban Low Residential (UL). The business occupies 132 square feet of the 2,077 square foot single-family residence. The business will have one employee which is the proprietor and homeowner. Hours of operation will be Tuesday through Friday, 4:00PM to 7:00PM. Customers will come to the site and have the option to get their hair shampooed, cut, and/or colored.

Decision Summary: Request approved, subject to conditions.

Application Number: 16 01661

Type of Application: Minor Home Business Permit

Request: The applicant has applied for a Minor Home Business to permit a hair salon in a single-family residence.

Project Location:

8745 Coralie PI NW
Bremerton, WA 98311
Central Kitsap County, Commissioner District #3

Assessor's Account #:

5070-000-012-0000

Applicant:

Elizabeth McConaghie
8745 Coralie PI NW
Bremerton, WA 98311

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Owner of Record:

James and Elizabeth McConaghie
8745 Coralie PI NW
Bremerton, WA 98311

SEPA Status:

Pursuant to WAC 197-11-800(2), this proposal is SEPA exempt.

Physical Characteristics:

The 0.62-acre parcel is triangle-shaped, relatively level and developed with a single-family residence.

Comprehensive Plan Designation and Zoning:

The Comprehensive Plan and Zoning designations are Urban Low Residential (UL)

Base/Maximum Density	5-9 dwelling unit/acre
Minimum Lot Size	2,400 square feet
Lot Width	40 feet
Lot Depth	60 feet
Maximum Height	35 feet

Setbacks

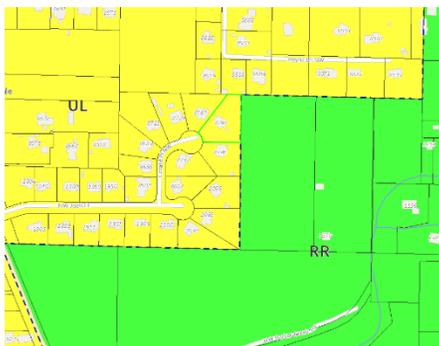
Front: 20 feet for garage or carport; 10 feet for habitable area

Side: 5 feet if on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances

Rear: 5 feet if on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances

Surrounding Land Use and Zoning:

There is a mix of Rural Residential (RR) and Urban Low Residential (UL) in the area. The subject property is located on a col-de-sac off of NW Joels Court which runs off of Tracyton Blvd NW. Surrounding the site on the north, west, and south properties are zoned Urban Low Residential (UL). Immediately abutting the subject property to the east, properties are zoned Rural Residential (RR) and further south (about 530 feet) properties are also zoned RR.



Public Utilities and Services:

Water: Silverdale Water District
Power: Puget Sound Energy
Sewer: On-site septic system
Police: Kitsap County Sheriff
Fire: Fire Protection District No. 1
Schools: Central Kitsap School District #401

Policies and Regulations Applicable to the Subject Proposal:

Kitsap County Comprehensive Plan
Adopted December 11, 2006 (amended August 2012)

Economic Development

Policy ED-5

Encourage business diversification to reduce dependence on government spending, commuter jobs outside of the county, and to minimize cyclical unemployment.

Policy ED-16

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

Kitsap County Code (KCC)

Title 17 Zoning

Chapter 21.04 Land Use and Development Procedures

Documents Consulted in the Analysis:

Applicant submittals:

<u>Document</u>	<u>Dated or date stamped</u>
Concurrent Review	April 21, 2016
Home Business Application	April 21, 2016
Site Plan	April 21, 2016

Staff communication:

<u>Document</u>	<u>Dated or date stamped</u>
Fire Marshall	April 28, 2016

Public comments:

No comments received to date.

Analysis:

Land Use and Zoning

The project proposal is for a Minor Home Business Permit to allow an in home hair salon. All customers will come to the site for hair service – shampoo, cut, and/or color. The applicant will also sell hair products to customers already on site. The business will occupy 132 square feet of the 2,077 square foot single-family residence. The business will operate Tuesday through Friday, 4:00PM to 7:00PM.

A Home Business is defined under Kitsap County Code (KCC) 17.110.345; “Home business” means a commercial or industrial use (excluding retail) conducted within a dwelling, which use is clearly secondary to the use of the dwelling for residential purposes. In addition, KCC 17.381.060(B)(1)(b) further defines a Minor Home Business and provides other standards and requirements:

- b. Minor home business, as defined below, shall be permitted in all residential zones subject to approval by the director. Said approval is not transferable to any individual, future property owner or location.
 - (1) Business uses shall be incidental and secondary to the dominant residential use;
 - (2) The residential character of the building shall be maintained and the business shall be conducted in such a manner as not to give an outside appearance of a business;
 - (3) The residence shall be occupied by the owner of the business;
 - (4) The business shall occupy no more than thirty percent of the gross floor area of the residence;
 - (5) The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;
 - (6) No more than two employees, including proprietors (or independent contractors), are allowed;
 - (7) Non-illuminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director;
 - (8) No outside storage shall be allowed; and
 - (9) In order to assure compatibility with the dominant residential purpose, the director may require:
 - i. Patronage by appointment.
 - ii. Additional off-street parking.
 - iii. Other reasonable conditions.

An employee is defined under KCC 17.110.260; “Employees” means all persons, including proprietors, working on the premises. This home business is limited to two employees (or independent contractors) including proprietors.

Setbacks

The property conforms to the required setbacks established in Kitsap County Code Chapter 17.382.

Access, Roads and Traffic

Access is via Coralie PI NW, a paved road. The anticipated traffic impact from this business will be minimal.

Off-Street Parking

Two off-street parking spaces are required for the single-family residence per KCC 17.435.030. Garage area is not calculated towards this requirement, but the driveway may count towards this requirement. The application shows two parking spots in the driveway for customers. Parking for customers may not be located on the street right-of-way.

Signage

Signage is limited to one sign not to exceed four square feet. The sign shall not be illuminated. A separate permit is required.

Kitsap County Health District

Findings:

1. The Director has review authority for this Home Business Permit application under KCC 21.04.030.
2. The proposal is consistent with the Kitsap County Comprehensive Plan.
3. The proposal complies with or will comply with requirements of Title 17 and complies with or will comply with all of the other applicable provisions of the KCC and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
4. The proposal will not be materially detrimental to existing or future uses or property in the immediate vicinity.
5. 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.

Decision:

Based upon the above findings, the Minor Home Business Permit request for Beth's Salon is approved, subject to the following conditions:

1. The Minor Home Business Permit for the Beth's Salon is not transferable to any individual, future property owner or location.
2. The Salon uses shall be incidental and secondary to the dominant residential use.

3. The residential character of the building shall be maintained and the business shall be conducted in such a manner as to moderate any outside appearance of a business.
4. The residence shall be occupied by the owner of the business.
5. The business shall occupy no more than thirty percent of the gross floor area of the residence.
6. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes.
7. No more than two employees (including proprietors and/or independent contractors) are allowed.
8. Signage is limited to one non-illuminated sign not to exceed four square feet subject to a sign permit approved by the director.
9. No outside business storage shall be allowed.
10. All business patronage shall be by appointment only.
11. Hours of operation are limited to those proposed by the applicant, Tuesday through Friday, 4:00PM to 7:00PM
12. A building permit for conversion to salon is required prior to occupancy.
13. A minimum of two parking spaces shall be provided for the site and business.
14. 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 above 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 use other utilization of the subject property.
15. This Minor Home Business Permit approval shall become void if no building permit application is accepted as complete by the Department of Community Development within one year of the date of this decision.
16. The decision set forth herein is based upon representations made and exhibits contained in the file. Any substantial 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.
17. 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 precedent 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.

18. Any violation of the conditions of approval shall be grounds to initiate revocation of this Minor Home Business Permit.

This Administrative Decision is issued on June 6, 2016. This Decision of the Director of the Kitsap County Department of Community Development may be appealed to the Kitsap County Hearing Examiner pursuant to KCC 21.04.120. Appeals must be filed with the Department of Community Development by the close of business on June 20, 2016.