

# **STAFF REPORT and ADMINISTRATIVE DECISION**

**Decision Date:** June 7, 2002

**Application Date:** January 14, 2002

**Project:** Destination Harley-Davidson Silverdale

**Type of Application:** Administrative Site Plan Review

**Request:** To construct a 7,200 square-foot motorcycle sales and maintenance facility, with associated site improvements, on a 1.6-acre vacant, industrial-zoned parcel on Provost Road.

**Project Location:** 9625 Provost Road Northwest, in Silverdale. On the west side of Provost Road, 1/3 mile south of Anderson Hill Road.

**Assessor's Account #:** 172501-3-091-2001

**Applicant and Project**

**Representative:**

James H Castino  
Pacific Design Group Inc  
225 Tacoma Avenue S  
Tacoma, WA 98402

**Owner of Record:**

Christine Wallace  
EEW Enterprises  
2302 Pacific Highway E  
Tacoma, WA 98424

**SEPA Status:** Pursuant to WAC 197-11-340, a Determination of Nonsignificance was signed by the Responsible Official on May 14, 2002.

**Physical Characteristics:**

A 1.6-acre vacant rolling site with gentle topography, except for the westerly 100 feet, which slopes steeply up to the west.

**Plan Designation and Zoning:** Industrial (IND)

**Primary Dimensional Requirements:**

Maximum building lot coverage is 60 percent.

Front side-yard setback is 20 feet.

At least 15 percent of the site must be landscaped.

No more than 25% of the building area can be devoted to retail sales.

**Surrounding Land Use and Zoning:** The site is completely surrounded by industrial-zoned properties. One property to the west of the site is in use as office and manufacturing.

**Public Utilities and Services:**

Water: Silverdale Water District

Power: Puget Sound Energy

Sewer: Kitsap County

Police: Kitsap County Sheriff

Fire: CK Fire & Rescue

**Access and Traffic:**

Access to the site is by two driveways, at the north and south boundaries of the property, both established by Short Plat 5054, which has been amended three times.

The current configuration has the site sharing access from both driveway easements to industrial properties west and south of the site.

Peak traffic is expected on Saturday; when between 80 and 90 customers access the site. Weekday demand is between 55 and 60 customers.

**Off-Street Parking:**

The code requires a minimum of one parking space per 600 square feet of gross floor area, or at least 12 spaces for a 7,200 square foot building.

**Policies and Regulations Applicable to the Proposal:**

Kitsap County Comprehensive Plan

Economic Development Goal A-2, promoting a diverse economy

Economic Development Policy ED-2, encouraging the attraction of new industries

Kitsap County Code (KCC)

10.28 Noise

12.10 Storm water Permits

12.20 Storm water Management  
12.36 Storm water Management Program  
14.04 Buildings and Construction  
17.370 Industrial Zone  
17.385 Landscape Standards  
17.410 Site Plan Review  
17.435 Off Street Parking and Loading  
17.445 Signs  
18.04 State Environmental Policy Act  
20.04 Transportation Facilities Concurrency  
21.04 Land Use and Development Procedures

**Primary Documents consulted in the analysis:**

Applicant Submittals:

January 14, 2002 Site Plan Review Application  
January 11, 2002 SEPA Environmental Checklist, with amendments to pages 2 and 3 submitted on April 29, 2002.  
January 11, 2002 Application for Concurrency Test, with narrative.  
April 29, 2002 Revised Site Plan  
April 29, 2002 Revised Preliminary Drainage Plan  
April 29, 2002 Revised Preliminary Landscape Plan

Staff Communications:

April 17, 2001 Written Summary of Pre-application meeting  
February 13, 2002 Notice of Application  
April 1, 2002 Memorandum from Deputy Fire Marshal  
June 6, 2002 Memorandum from Development Engineering

Agency Comments:

February 14, 1997 sewer availability agreements from Kitsap County Public Works.

Public Comments:

February 26, 2002 letter from George Steed, with attached petition signed by thirty homeowners from Morningside Neighborhood.  
February 26, 2002 letter from Steve Landau and Mick Rembert

**Analysis:**

Land Use.

The proposal is consistent with the County's adopted Economic Development goals and policies, which encourage opportunities for diversified industrial uses at appropriately zoned sites. The proposed use of Motorcycle service, repair and sales are allowed with Site Plan Review in the County's zoning code at 17.370.020 items A5. A footnote in the code at item A5 specifies that no more than 25 percent of the gross floor area may be

devoted to retail sales. The proposed building will have no more than 25 percent of its gross area in showroom sales area. The code allows for an administrative decision by the Director in accordance with 17.410.020.A.

Setbacks and Landscaping.

Industrial development abutting other industrial properties must maintain a twenty (20) foot setback from the front yard only (17.370.040.F). The approved site plan has provided a tapered roadside landscaped setback along Provost Road between the two driveways, varying from forty-five (45) feet at the north end to ten (10) feet at the south end. In addition, the right-of-way between the property line and the shoulder of Provost Road – an area about equal to the setback of the parking from the property line – will also be landscaped. The rear or western boundary of the site will be landscaped behind a proposed retaining wall approximately forty-five (45) feet from the property line. Finally, landscaping will be provided along the front of the building and in three planters in the parking lot. The total landscaped area (excluding the R-O-W) is about seventeen (17) percent of the site; and little more than the minimum fifteen (15) percent required by the code (17.385.025). A little more than ten percent of the site is covered by buildings and structures, well below the sixty (60) percent allowed by 17.370.050.

Noise

Some residents of Morningside Drive and Discovery Ridge Court have expressed concern that the proposal will generate additional noise that will disturb the tranquility of their neighborhood. Kitsap County code protects residential neighborhoods from noise generated in industrial areas by establishing a maximum noise level, measured in dBA, for both day and night times. In the current case, the code prevents any noise from the Destination Harley-Davidson site from penetrating the boundary of any residential property at a level higher than 60 dBA during the day, and no more than 50 dBA between the hours of 10PM and 7AM. If noise levels from the proposal are found to exceed that threshold, as measured at the receiving property, enforcement action will be taken against Harley-Davidson to bring the noise into compliance with the KCC 10.28.

Access and Traffic

Access to the site will be by two driveways, one each at the north and south boundaries of the site. Both these driveways as part of a recorded short plat and provide shared access for other industrial lots west and south of the site. With between 12 and 15 employees per shift and a peak customer demand of 90 vehicles on Saturdays, the proposed project will not require a traffic impact analysis or commitments to mitigate off site impacts.

Sewer and Water

Sewage treatment will be provided by Kitsap County. The Silverdale Water District will provide water.

Fire Flow

Because the proposed building is 7,200 square feet of type V-N construction, a minimum fire flow of 2,250 gallons per minutes for two hours at a minimum pressure of 20 pounds per square inch will be required. The fire flow may be reduced with higher type building construction or with the addition of an automatic sprinkler system. Fire hydrants, no more than 300 feet apart, must be provided before the building can be occupied. This fire flow requirement is for the shown building only, and not the potential expanded building shown on the site plan. Any future addition will require additional fire flow.

Stormwater

An existing underground stormwater detention vault was installed and approved in June, 2002, under Site Development Activity Permit number 00-2960.

Parking

The site plan layout for the parking shows 44 spaces, or one space for every 165 square feet of gross floor area. The code requires a minimum of 12 spaces, or one per 600 square feet of gross floor area (KCC 17.435.030.F5.)

**Findings:**

The five findings listed in 17.410.040D that must be met for the Director to approve a Site Plan Review appear to be satisfied:

1. The proposed expansion is allowed by Site Plan Review the Industrial Zone and complies with all of the applicable provisions of Title 17 and all other applicable regulations, including prescribed development/performance standards and all applicable development standards and design guidelines.
2. The proposed expansion would be harmonious and compatible with existing and future developments within the land use designation and general area.
3. The expansion is proposed for a site already designated for this purpose and physically suitable for the type, density and intensity of the use being proposed.
4. Appropriate provisions have been made for the public health, safety and general welfare for open spaces, drainage ways, streets or roads, and other public right-of-ways, potable water supply, sanitary waste, and all other relevant facts.
5. The location, size, design and operating characteristics of the proposed expansion would not be detrimental to the public interest, health, safety, or welfare of the County.

**Decision:**

Based upon the above findings, the Director APPROVES the application for a Site Plan Review for Destination Harley-Davidson Silverdale, subject to the following conditions:

1. The site will be improved according the Destination Harley-Davidson Silverdale Site Plan marked final for approval and date-stamp received on April 29, 2002, which supercedes all earlier versions in the file.
2. This proposal will require a Site Development Activity Permit (SDAP) from Development Engineering. Construction plans and profiles for all infrastructure facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and approval. No construction shall be started prior to issuance of the SDAP.
3. Stormwater quality treatment and erosion and sedimentation control shall be designed in accordance with Title 12 or the effective code at the time of SDAP application. A civil engineer licensed in the State of Washington shall prepare the submittal documents. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
4. The owner shall be responsible for maintenance of the on site storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person(s) holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work the owner will be billed the maximum amount allowed by law.
5. At final application, submit Form 1601 and \$25.00 for issuance of a Concurrency Certificate.
6. The applicant has agreed to covenant for participating in a fair share of a right turn lane intersection improvement at Provost Road NW and NW Anderson Hill Road. The covenant will define the fair share as a ratio of the average daily trip generation from the project into the actual traffic volume at the intersection. The covenant must be recorded prior to SDAP approval. This covenant is considered SEPA mitigation. This SEPA mitigation is due at time of construction of the road improvements as designated by the County Engineer.

7. The developer's engineer shall certify to the County Engineer that there is adequate entering sight distance at the intersection of the project approach and Provost road NW. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The site distance shall meet the standards found in the AASHTO *A Policy on Geometric Design of Highways and Streets 1990*. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
8. The property owners shall be responsible for maintenance of all landscaping within the existing right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. A note to this effect shall appear on the face of the final plat construction plans. In addition, Development Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
9. Construction of sewers within the project and any necessary extension of existing sewers to serve that site will be the responsibility of the Developer. The Developer will be required to submit complete sewer plans, profiles, and specifications along with a completed Application to Construct Sanitary Sewer Extension form. If the topography permits, all lines must gravity flow into County main lines. All lines and appurtenances must be installed in accordance with County regulations and specifications. All plan review, field inspection, and charges in lieu of assessment must be paid and/or contracted for in advance.
10. Fire flow is required. Fire hydrants shall have a minimum flow of 2,250 gallons per minute for two hours at 20 psi, based on total floor area of 7,200 square feet for the largest building of Type V-N (unprotected wood-frame) construction. The fire flow may be reduced with higher type building construction or with the addition of an automatic sprinkler system. Hydrants shall be spaced a maximum of 300 feet apart. The Fire Flow System shall meet all requirements of Kitsap County Building Code. A future addition is shown on the site plan and the required fire flow will increase at that time.
11. A full automatic fire alarm system is required for the 7,200 square foot building.
12. A Kitsap County Unified Hazardous Materials Plan (KCUHMP) will be required to be submitted to the Fire Marshal's Office before occupancy. A complete listing of each hazardous material, Material Safety Data Sheets, quantities of each material to be used and stored, and a description of the operation will be required at the time of building permit application.
13. Separate Fire Code Permits may be required to maintain, store, use or handle

materials, or to conduct processes, which produce conditions hazardous to life or property.

14. The occupancy classification will limit the size of the building depending on the type of construction. Table 5-B in the Uniform Building Code describes the basic allowable floor area for each construction type. The basic allowable floor area may be increased with separation distances from property lines and the installation of an automatic sprinkler system. If any increases are taken in accordance with Chapter 5 of the Uniform Building Code, the allowable area increases shall be justified on Page 1 of the building permit plans.
15. If the area to be used for the servicing of motorcycles is classified as a Group H-4 (repair garage requiring open flame or welding), an automatic sprinkler system is required if the occupancy is greater than 3,000 square feet.
16. One-hour separation is required between each of the three occupancy classifications.
17. The owner will contact the solid waste service provider (Brem-Air Disposal, (360) 479-1755) for information on implementing the solid waste/recycling storage requirements, including the dumpster size and location, for this project. Final civil plans for the SDAP must include additional details of the dumpster location, adequate space for access by the collection trucks, method for securing the enclosure gates in an open position and pad sizes. Details of the enclosure, including interior dimensions, building materials and lighting must also be shown. 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.
18. Landscaping shall be installed at the locations and specifications shown on the approved Preliminary Landscape Plan and in accordance with the requirement of 17.385. A detailed landscape plan will be submitted for review by the Project Planner with the application for the Commercial Building Permits.
19. Following acceptance of a complete application for a SDAP, the applicant may apply for commercial building permits for the structure shown on the approved Site Plan. Commercial building permits may be issued, but will not be finalled or any Occupancy Permit issued until the work approved in the SDAP has been inspected and approved by Development Engineering.
20. This Site Plan Review land use approval is effective for three years from the date of this decision, and becomes void if no application for a SDAP is accepted by the County before that date.

**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 KCC 21.04.120. Appeals must be filed with the Department of Community Development by the close of business on \_\_\_\_\_.**

cc: James H Castino, Pacific Design Group Inc, 225 Tacoma Avenue S,  
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Christine Wallace, EEW Enterprises, 2302 Pacific Highway E,  
Tacoma, WA 98424  
JB Engineering Consultants INC.  
Interested Parties: See Attached Transmittal List  
Bremerton-Kitsap County Health District, MS-30  
Kitsap County Parks & Recreation Dept., MS-6  
Kitsap County Development Engineering, MS-26  
DCD Staff Planner Kelly Robinson  
DCD Code Enforcement  
DCD Silverdale Annex  
Clerk of Hearing Examiner  
DCD File  
DCD Building Permit File