



## Notice of Administrative Decision

**Date:** 03/27/2024

**To:** ALDER PROPERTY GROUP LLC, gmsaturn4@gmail.com  
Juli Sullivan, juli@kitsappermits.com  
Interested Parties and Parties of Record

**RE:** **Permit Number:** 23-01633  
**Project Name:** Seawolves Baseball - Administrative Conditional Use Permit  
**Type of Application:** Administrative Conditional Use Permit (ACUP)

The Kitsap County Department of Community Development has **APPROVED** the land use application for **Permit # 23-01633: Seawolves Baseball - Administrative Conditional Use Permit, subject to the conditions outlined in this Notice and included Staff Report.**

**THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY 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 titled: *'Appeal/Objection of an Administrative Decision'* found on DCD's website, through the Online Permit Application Portal: <https://app.oncamino.com/kitsapcounty/login>.

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 by contacting the Department of Community Development; if you wish to view the case file or have other questions, please contact [help@kitsap1.com](mailto:help@kitsap1.com) or (360) 337-5777.

CC: ALDER PROPERTY GROUP LLC, gmsaturn4@gmail.com  
Portal Access Contact: Greg Wittreich, greg.wittreich@el1sports.com  
Project Representative: Juli Sullivan, juli@kitsappermits.com  
Health District  
Public Works  
Parks  
Navy  
DSE  
Kitsap Transit  
South Kitsap Fire District  
South Kitsap School District  
Puget Sound Energy

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City of Port Orchard Planning Director  
Water Purveyor  
Sewer Purveyor  
Point No Point Treaty Council  
Suquamish Tribe  
Port Gamble S'Klallam Tribe  
Squaxin Island Tribe  
Puyallup Tribe  
WA Dept of Fish & Wildlife  
WA Dept of Transportation/Aviation  
WA State Dept of Ecology-SEPA  
WA State Dept of Ecology-Wetland Review  
WA State Dept of Transportation  
Interested Parties: Mark McBride, [mark.mcbride@comcast.net](mailto:mark.mcbride@comcast.net)



## Administrative Staff Report

**Report Date:** March 21, 2024

**Application Submittal Date:** April 5, 2023

**Application Complete Date:** May 22, 2023

**Project Name:** Baseball Club

**Type of Application:** Administrative Conditional Use (ACUP)

**Permit Number:** 23-01633

### Project Location

1600 LEADER INTERNATIONAL DR  
Port Orchard, WA 98367  
Commissioner District 2

### Assessor's Account #

342401-2-024-2005

### Applicant/Owner of Record

Alder Property Group LLC  
11025 Creviston Dr. N.W.  
Gig Harbor, WA 98329

### Decision Summary

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

VICINITY MAP



### 1. Background

The current baseball club previously approved for Commercial Categorical Use will continue using an existing 4,800 square foot Building (B) and proposes to expand into the existing 5,000 square foot building (A), for indoor training and meeting activities. Site improvements, including parking, landscaping, and stormwater, were approved under Site Development Activity Permit (SDAP) 17-00770, and will be reviewed for conformance with the expanded use.

### 2. Project Request

The applicant requests approval of an ACUP to allow for Recreational/Cultural Categorical Use 304, pursuant to KCC17.410.040.

### 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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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 result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. 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.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated 03/15/2017. A Determination of Nonsignificance (DNS) was issued on 05/26/2017. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed here and in conditions at the end of this report:

The SEPA appeal period expired 06/09/2017. No appeals were filed; therefore, the SEPA determination is final.

**CONDITIONS AND PROJECT MITIGATION:**

1. The proposal contains an F-type stream and slopes and will be conditioned pursuant to KCC Title 19.300, and 19.400.
2. The proposal will be conditioned for Stormwater control pursuant to KCC Title 12.
3. The proposed commercial access road is limited to ingress and egress onto Leader International Drive, within the City of Port Orchard. Access is not planned nor allowed from the commercial activity onto SW Cook Road due to excessive inclines per Kitsap County Title 11 road standard requirements.

**2. Physical Characteristics**

The parcel is triangular shaped with existing native vegetation consisting of second-growth forest, shrubs and groundcover primarily at the northwest and southeast portions of the site. Sloping occurs generally to the southeast to greater than much as 50 percent in some areas on site. Highway SR 16 bounds the north and eastern perimeter of the site with a fairly dense forested buffer. The Kitsap County Assessor’s data shows there is a single-family dwelling and carport built in 1985, as well as the two commercial structures currently being reviewing for the land use permit.

**Table 1 - Comprehensive Plan Designation and Zoning**

Comprehensive Plan: Industrial (Ind) Zone: Industrial (Ind)	Standard	Proposed After the Fact
Minimum Density	NA	NA, Existing

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Maximum Density	0 (19)	
Minimum Lot Size	NA	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	200 feet	NA
Maximum Height	35 feet	<35, Two existing one story buildings
Maximum Impervious Surface Coverage	NA	~117,159 sf or 27.45%
Maximum Lot Coverage	60%	11,571 or 2.71%

Applicable footnotes: NA

Staff Comment: The site plan is meeting the zoning requirements for an industrial lot.

**Table 2 - Setback for Zoning District**

	Standard	Proposed (Existing)
Front (South) Access	20 feet (27)	30 feet (Building A or 1) 29 feet (Building B or 2)
Side (West)	NA (27)	280 feet (Building A or 1) 420 feet (Building B or 2)
Side NA	NA	NA
2 <sup>nd</sup> Front, No Rear) (North/East)	NA	315 feet (Building A or 1) 400 feet (Building B or 2)

Applicable footnotes: 17.420.060 (27) As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided.

Staff Comment: The parcel is a three-sided corner lot, considered to have two (2) front setbacks and one (1) side setback. Setbacks on the site plan are meeting Industrial zoning standards. Landscaping is discussed in the Site Design section as well as the planning section in 10a.

**Table 3 - Surrounding Land Use and Zoning**

Surrounding Property	Land Use	Zoning
North	State Highway (SR) 16/Currently undeveloped	SR 16/City of Port Orchard
South	General Warehouse	City of Port Orchard
East	State Highway (SR) 16/Currently undeveloped	SR 16/City
West	Single Family Residence	Rural Residential (RR)

**Table 4 - Public Utilities and Services**

	Provider
Water	Kitsap PUD #1
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	South Kitsap Fire & Rescue
School	South Kitsap School District #402

**3. Access**

Existing access to the site is from the south, known as Leader International Dr. This public right of way is within the City of Port Orchard municipality.

**4. Site Design**

Existing native vegetation provides an adequate screening buffer required under 17.420.060 (A)(27). As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided.

**5. 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 which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, adopted June 30, 2016, and as amended thereafter.

The following Comprehensive Plan goals and policies are most relevant to this application:

*Land Use Goal 1*

*Focus current and future planning on infill and redevelopment of existing Urban Growth Areas.*

Land Use Policy 2.

Support innovative, high quality infill development and redevelopment in existing developed areas within the Urban Growth Areas.

Land Use Policy 4. Minimize new one-story commercial development through zoning and design standards.

*Economic Development Goal 1*

*Promote a healthy and divers economy that provides for a strong and diverse tax base, encourages business formation, retention, and expansion; creates industrial and professional business and employment opportunities to attract new business to the County.*

*Economic Development Policy 3*

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

The County’s development regulations are contained within the Kitsap County Code. The following development regulations are most relevant to this application:

Code Reference	Subject
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Chapter 19	Critical Areas Ordinance
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

**6. Documents Consulted in the Analysis**

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Administrative CUP Application (Submission)	May 9, 2023
SEPA Checklist	May 9, 2023
Project Narrative	May 9, 2023
Floorplan (original)	May 9, 2023
Site Plan	May 9, 2023
CRC Certificate	May 9, 2023
1600 Leader Floorplan	May 9, 2023
Combined As-Built	May 9, 2023
Information Request	August 11, 2023
Operations & Maintenance (Stormwater)	November 11, 2023
Response to Info Req.	November 11, 2023
S-Civil Plans (stamped)	November 11, 2023
Revision Matrix	November 11, 2023
Approved Landscape Plans	February 5, 2019
Public Comment-Mark McBride/Response	June 20 & 21, 2023
Certificate of Occupancy	September 27, 2022
Notice of Application	June 13, 2023

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**7. Public Outreach and Comments**

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
1	Response to adjacent neighbor regarding storm drainage, wildlife habitat and incorrect street name on site plan, which is not S.W. Cook Rd.	Mark McBride

Issue Ref. No.	Issue	Staff Response
1	<p>Incorrect street name on site plan</p> <p>Storm drainage/well impacts</p> <p>Impacts of fencing to wildlife habitat</p>	<p>Site plans can change by the time the review is completed, and corrections may be necessary as a result.</p> <p>My well is in the ravine between the two properties. Will water runoff be directed away from any possibility of getting into my well? Proposals are reviewed for stormwater requirements under KCC Title 12. Stormwater Drainage. Please note, this proposal/review involves existing structures, not new construction.</p> <p>This proposal will be reviewed for site design requirements under Title 17 and may include needs for landscaping/solid screening buffers. In some cases, fences are required when zoning and/or land use vary across boundaries and as part of the screening needs. It is not known at this time and will be determined at review stage.</p>

**8. Analysis**

**a. Planning/Zoning**

**17.320.030 Special Provisions.**

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 uses of Recreational Club in the code allows for an administrative decision by the Director in accordance with 17.410.020.A. Recreational/Cultural Categorical Use 304 Club pursuant to KCC17.410.042.

Additional applications should be made when future tenants and/or uses are known. This review is only for Building A and Building B to allow an administrative conditional use for a baseball club expansion.



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A. For properties with an approved master plan, all uses requiring a conditional use permit (CUP) or administrative conditional use permit (ACUP) will be considered permitted uses.

Staff Comment: There is currently no approved master plan.

B. All business, service repair, processing, storage, or merchandise display on property abutting or across the street from a lot in any residential zone shall be conducted wholly within an enclosed building unless screened from the residential zone by a sight-obscuring fence or wall.

Staff Comment: All baseball club activities and events, including training, member care and conditioning, and meeting activities. shall be held indoor only and will be added as a condition of approval.

C. In any industrial zone, an industrial park, as further described, may be permitted. An industrial park is intended to provide centers or clusters of not less than twenty acres for most manufacturing and industrial uses under controls which will minimize the effect of such industries on nearby uses. Industrial parks are intended to encourage industrial activities to occur within a park-like environment. Any use permitted outright in industrial zones or by conditional use review when located in an industrial park is subject to the following provisions:

2. Lot Setback. Minimum lot setback shall be one hundred feet for any yard abutting a residential zone, unless berming and landscaping approved by the director is provided which will effectively screen and buffer the industrial activities from the residential zone which it abuts; in which case, the minimum setback shall be fifty feet.

a. Front Yard. Minimum front yard setback shall be forty feet.

b. Side Yard. Minimum side yard setback shall be twenty-five feet.

c. Rear Yard. Minimum rear yard setback shall be twenty feet.

3. Lot Coverage. Maximum lot coverage by buildings shall be consistent with provisions set forth in Section [17.420.054](#), Commercial, industrial, and parks zones density and dimensions table.

a. No service roads, spur tracks, hard stands, or outside storage areas shall be permitted within required yard areas adjacent to residential zones.

b. No yards are required at points where side or rear yards abut a railroad right-of-way or spur track.

Staff Comment: All bulk standards and requirements have been reviewed and will be conditioned for SDAP review and approval.

4. Fences, walls and hedges will be allowed inside of a boundary planting screen where it is necessary to protect property of the industry concerned, or to protect the public from

a dangerous condition, with no fence being constructed in a required yard adjacent to public right-of-way.

Staff Comment: The previously approved landscape plan (17-00740) has provided a 20-foot roadside buffer along the southern boundary with lawns and landscaping between the buildings and road. Altogether, this represents a little more than 33,627 square feet existing landscaping on the site. The native vegetation makes up approximately 244,678 square feet or 57.32 percent of the site area, exceeding the minimum required fifteen (15) percent required by the code (17.500.025). The civil site plan and landscape plans provide this detail and will be reviewed with the SDAP.

5. Off-street parking and loading shall be provided as required by Chapter [17.490](#). No off-street parking or loading shall be allowed within fifty feet of an adjacent residential zone, unless the director finds that a buffer will exist that effectively screens the parking and loading from the adjacent residential zone, in which case, no off-street parking or loading shall be allowed within thirty feet of an adjacent residential zone. Off-street parking or loading may be permitted within the side yard but not within a required front yard area.

Staff Comment: There is currently no off-street parking and loading within fifty feet of an adjacent residential zone in this proposal.

6. Site Landscaping and Design Plan. As a component of land use review, development within this zone shall be subject to review and approval by the director of a site landscape and design plan. In addition to the requirements of Chapter [17.500](#) and any required design standards for the area, the following requirements shall apply:

- a. All required landscaping shall be installed prior to occupancy.
- b. Required rear and side yard setback areas abutting a residential zone shall provide and maintain a dense evergreen buffer which attains a mature height of at least eleven feet, or other screening measure as may be prescribed by the director.
- c. Areas which are to be maintained shall be so designated on a landscape plan and subject to the review and approval of the director.
- d. All mechanical, heating and ventilating equipment shall be visually screened.

Staff Comment: Site Landscaping and Design Plans meet this standard in the proposal and will be made a condition of approval.

7. Performance Standards. No land or structure shall be used or occupied within this zone unless there is compliance with the following minimum performance standards:

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- a. Maximum permissible noise levels shall be in compliance with the Kitsap County noise ordinance.
- b. Vibration other than that caused by highway vehicles, trains, and aircraft which is discernible without instruments at the property line of the use concerned is prohibited.
- c. Air emissions (smoke and particulate matter) must be approved by the Puget Sound Air Pollution Control Authority.
- d. The emission of noxious gases (odors) or matter in such quantities as to be readily detectable at any point beyond the property line of the use causing such odors is prohibited. equi
- e. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from nuisance and glare.

Staff Comment: All club activity and events, including training and conditioning for the members shall be performed indoor only as proposed. Hours of Operations will be between the hours of 2:00 p.m. and 9:30 p.m. daily. Performance standards are expected to mitigate any impacts, including noise and lighting glare, and will be made a condition of approval.

8. Administration. As a condition for the granting of a building permit and/or site plan approval, at the request of the director, information sufficient to determine the degree of compliance with the standards in this title shall be furnished by the applicant. Such request may include continuous records of operation, for periodic checks to assure maintenance of standards or for special surveys.

Staff Comment: A condition of approval to meet Special Provisions in 17.320.030 will be added to the end of the report.

### **17.420.030 Design Standards**

#### **Screening of Equipment, Storage, and Refuse Areas**

Appropriate screening around trash receptacles, mechanical and electrical equipment, and other similar above ground items, and consisting of evergreen shrubs adequate to screen a majority of the equipment or item while providing access to such items will be reviewed with the SDAP in order to meet standards in 17.500.027 B.4.

#### **Trash Receptacles**

The tenant lease agreement with the property owner to maintain and remove garbage, maintain janitorial service consistent with good practices and allows disposal of garbage

in available dumpsters on site. The development must comply with the guidelines set forth in the Kitsap County Comprehensive Solid Waste Plan.

Access and Circulation

Pedestrian access shall be accommodated on-site from the public right-of-way, and throughout the site to minimize potential conflicts between pedestrian and vehicular circulation. Pedestrian paths must correspond with state and local codes for barrier-free access. Projects should also integrate walkways into the site plan leading to transit stops within one thousand two hundred feet of the site and incorporate transit stops within the site plan design as appropriate. Developments shall be limited to one ingress/egress per three hundred lineal feet along a public arterial. Small parcels that provide less than two hundred fifty feet of road frontage shall be limited to one parking lot entrance lane and one exit lane.

Staff Comments: The existing vegetative screening buffer adjacent to single family dwellings at the west is intended to reduce impacts to abutting residential uses such as noise, light, odors, dust and structure bulk. No structures, open storage, or parking shall be allowed within this area. Special provisions require that no service roads, spur tracks, hard stands, or outside storage areas shall be permitted within required yard areas adjacent to residential zones. The ACUP has been conditioned to meet special provisions under 17.320.030, including performance standards, and design standards under 17.420.030.

**b. Lighting**

Consistent with KCC 17.420.030 Design Standards and 17.105.110 artificial outdoor lighting, if necessary, the lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent single-family residential properties. Not more than one-foot candle of illumination may leave the property boundaries. The project will be conditioned to meet lighting design standards consistent with KCC 17.500.027 to help mitigate potential glare impacts.

**c. Off-Street Parking**

The project is required to provide adequate off-street parking consistent with KCC Chapter 17.490 Off-street Parking and Loading. Per 17.490.020 all areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces maintained for all weather use. All parking spaces should be marked and include bumper rails along sidewalks to prevent vehicle overhang on sidewalks.

There are 31 parking stalls shown on the approved civil and landscape plan for buildings A (1) and B (2). Thirty five (35) parking stalls may typically be required, however, KCC17.490.030 A. 1 allows up to a 25 percent deviation from required parking spaces to be authorized, if a project proponent demonstrates that due to the unusual nature of the proposed use, it is reasonable that the parking required by this section exceeds any likely need, or that trip demand reduction programs or public transit availability serves to

further reduce parking demand. Parent and/or member drop-off is a common occurrence at this baseball club, it stands to reason that not all members are of driving age. Staff considers this to be a reasonable rationale for meeting the parking needs and providing an adequate number of parking stalls. A condition of approval for parking stalls as shown on the civil site plan and landscape plan is included at the end of this report and will be reviewed in the SDAP.

**Table 5 - Parking Table**

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Club/Lodges Hours of Operation: 2:00-9:30 pm	Spaces to meet the combined requirements of the uses being conducted such as hotels, restaurants, auditoriums, etc.		
Five (5) Employees	1 space per Coach/Trainer each session	5	5
Parents/Visitors		5	5
10 Batting Cages		15	10
4 Pitching Lanes		8	8
Training and Arm Care Stations		2	3
Total		35	31

**d. Signage**

Currently, no signs are proposed. A condition is added at the end of this report that signs proposed in the future will meet 17.510 Signs. Any new signs shall not affect the sight distance and should be consistent with the residential character for size, scale, and lighting.

**e. Landscaping**

Kitsap County Code requires that a minimum of 15% of the total site area be landscaped to the standards in the titled section.

A landscape plan conducted by Team 4 and reviewed under SDAP 17-00770, was approved February 13, 2018, by staff. Consistent with the requirements for landscape buffers 17.500.027, the applicant shall include screening through a combination of landscaping and fencing to help mitigate industrial impacts on any abutting Rural Residential properties. The plan includes a mix of plants including ground cover, shrubs, and trees. KCC 17.500.027.B: The applicant shall provide a screening buffer along the west property line. The SDAP Civil/Landscape plan should include two rows of evergreen trees (off-set), shrubs, and a solid wood-panel fence to help provide screening until the

landscaping is mature. Per KCC Dimensions Table KCC 17.420.050 (B), the minimum front yard setback is 20 feet, which should be shown on both the site and landscape plans. The project should maintain a functional screen along the front property line. Landscape and Irrigation or a bond in lieu of will be added as conditions of approval to the SDAP.

**Table 6 - Landscaping Table**

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site		
Required Buffer(s) 17.500.025		
North	NA	NA
South	NA	NA
East	NA	NA
West	Solid Screening Buffer	Existing Native Vegetation for Solid Screening Buffer

**f. Frontage Improvements**

No additional frontage improvements are required.

**g. Design Districts/Requirements**

The subject property is not located within a specific design district.

**h. Development Engineering/Stormwater**

No construction or exterior work. Existing structure. No stormwater concerns. No conditions necessary.

**i. Environmental**

Existing approved access will be used. A tenant lease agreement will allow access via Dulay Rd. from N.E West Kingston Rd.

**j. Access, Traffic and Roads**

Existing approved access will be used. A tenant lease agreement will allow access via Dulay Rd. from N.E West Kingston Rd.

**k. Fire Safety**

Reviewed documents submitted for CUP. Fire Marshall has no concerns with the proposed tenant occupying at this location. Floor plan provided does not clearly depict how the space will be used. This will be addressed with the building permit.

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**l. Solid Waste**

Will be reviewed and conditioned for future commercial building applications if determined to be applicable.

**m. Water/Sewer**

Site is outside the service area for KCPW Sewer Utility Division.

**n. Kitsap Public Health District**

KPHD has approved the ACUP. A sewer building clearance application is required for the new proposed structure.

**9. Review Authority**

The Director has review authority for this Administrative Conditional Use Permit application under KCC, Sections 17.540.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Director. The Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit.

**10. Findings**

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and 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.

**11. Decision**

Based upon the analysis above and the decision criteria found in KCC 17.540.040, the Department of Community Development recommends that the Administrative Conditional Use Permit request for a Baseball Club be **approved**, subject to the following conditions:

**a. Planning/Zoning**

1. The proposed commercial access road is limited to ingress and egress onto Leader International Drive, within the City of Port Orchard. Access is not planned nor

- permitted from the commercial activity onto SW Cook Road due to excessive inclines per Kitsap County Title 11 road standard requirements.
2. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
  3. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
  4. All baseball club activities and events, including training, member care and conditioning, and meeting activities shall be held indoor only.
  5. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
  6. Landscape development including street tree planting and proper staking must be completed and approved prior to occupancy approval.
  7. Current property owner is responsible for maintaining landscape irrigation until the property sells and responsibility is transferred to new property owner.
  8. Existing native vegetation shall be retained on the site except for areas to be cleared for the construction as depicted on the approved civil/site plans.
  9. Lighting not to illuminate one foot candle off of sign and/or property line and no glare to be directed off or leave the premise.
  10. Any and all signage design and location (including exempt signs) shall comply with Kitsap County Code (KCC) 17.510 and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
  11. Special Provisions in 17.320.030 shall be met and maintain compliance with the Industrial zoning standards.
  12. 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 and agreement to abide by the terms and conditions of the administrative conditional



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use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.

13. 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 (KCC). 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.
14. The decision set forth herein is based upon representations made and exhibits contained in the project application (23-01633). 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.
15. 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.
16. 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 four years of the Notice of Decision date or the resolution of any appeals.
17. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

**b. Development Engineering**

18. None at this time.

**c. Environmental**

19. The proposal contains an F-type stream and slopes and will be conditioned pursuant to KCC Title 19.300, and 19.400.

**d. Traffic and Roads**

20. Condition

SEPA Condition: The proposed commercial access road is limited to ingress and egress onto Leader International Drive, within the City of Port Orchard. Access is not planned nor allowed from the commercial activity onto SW Cook Road due to excessive inclines per Kitsap County Title 11 road standard requirements.

**e. Fire Safety**

21. None at this time.


**f. Solid Waste**

22. None at this time.

**g. Kitsap Public Health District**

23. A sewer building clearance application is required for the new proposed structure.

**Report prepared by:**



\_\_\_\_\_  
Name, Staff Planner / Project Lead

March 18, 2024

Date

**Report approved by:**



\_\_\_\_\_  
Katharine Shaffer, Current Planning Supervisor

March 18, 2024

Date

**Attachments:**

Attachment A – Site Plan

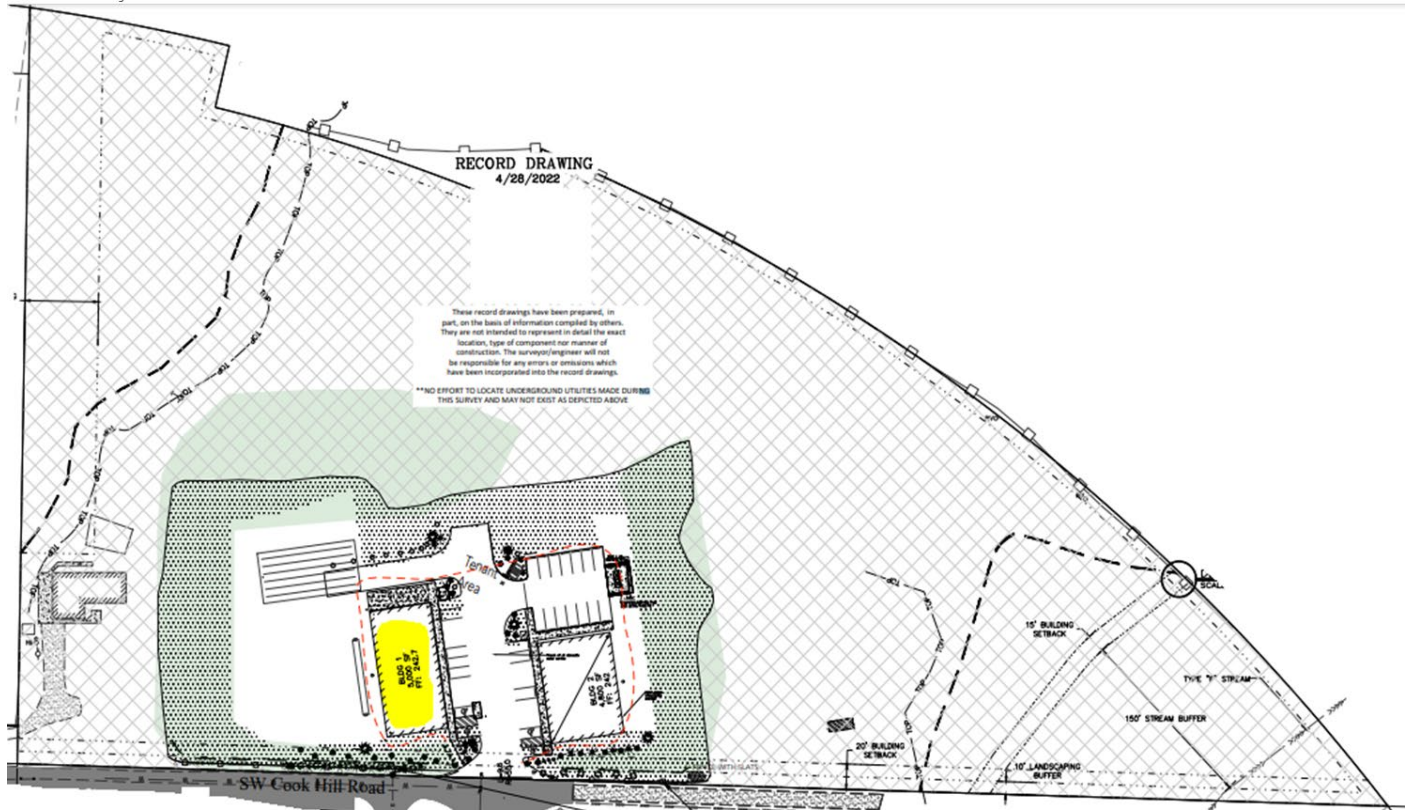
Attachment B – Critical Areas Map

Attachment C – Zoning Map

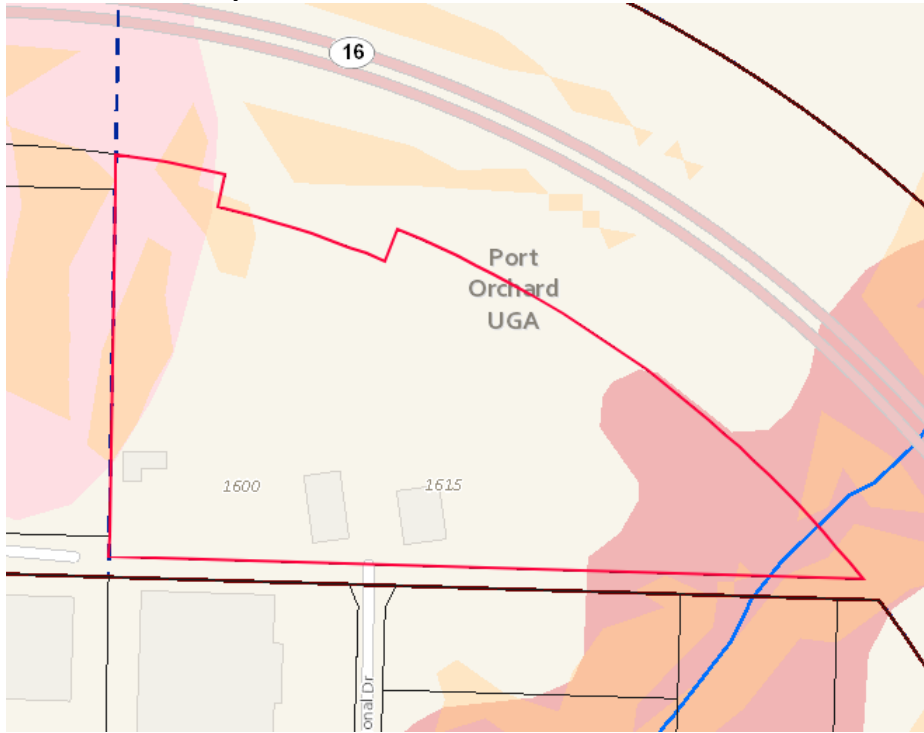
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### Site Plan



**Critical Areas Map**



**Zoning Map**

