



STAFF REPORT

Planning and Economic Development Department
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Staff Report Piety Home Occupation

To: Karla Boughton, Poulsbo Planning and Economic Development Director
From: Helen Wytko, Planning Technician
Date: December 27, 2018
Subject: Piety Home Occupation

Planning and Economic Development (PED) staff respectfully recommends approval of the Piety Home Occupation Permit, Planning File P-11-27-18-02.

ACTION:

The PED Director shall hereby (approve) (approve with modifications) (deny) Piety Home Occupation Permit, Planning File P-11-27-18-02.

CONTENTS:

Page 2	City Vicinity Map
Page 3	Site Vicinity Map
Page 4	Comprehensive Plan and Zoning Map
Page 5	Staff Report
Page 7	Staff Comments and Recommendations
Page 9	Conditions of Approval

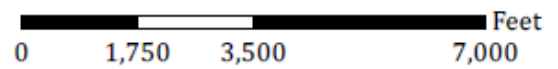
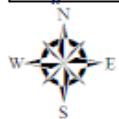
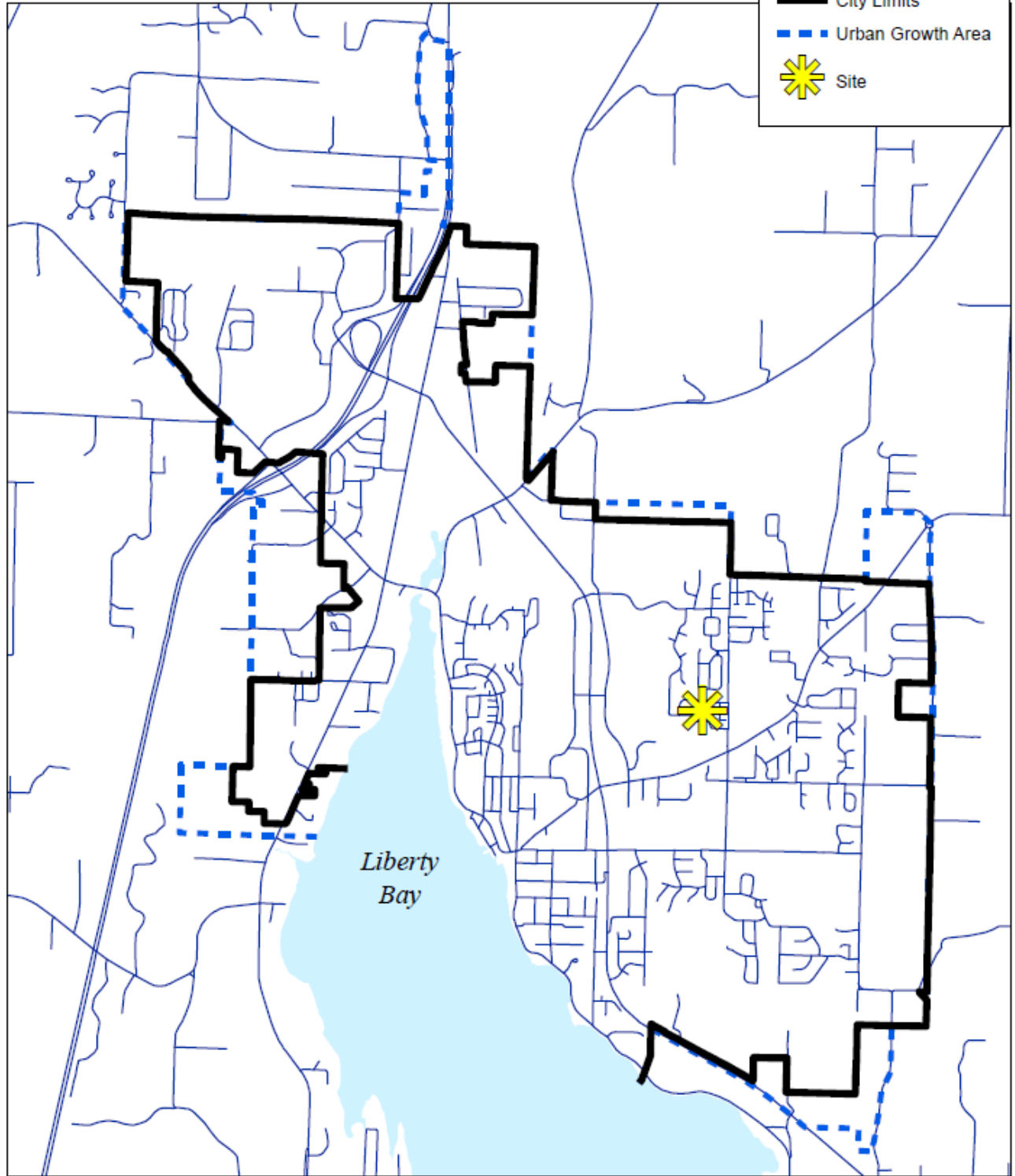


Vicinity Map

City of Poulsbo Planning Department

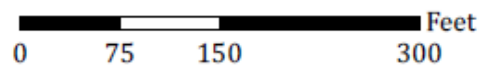
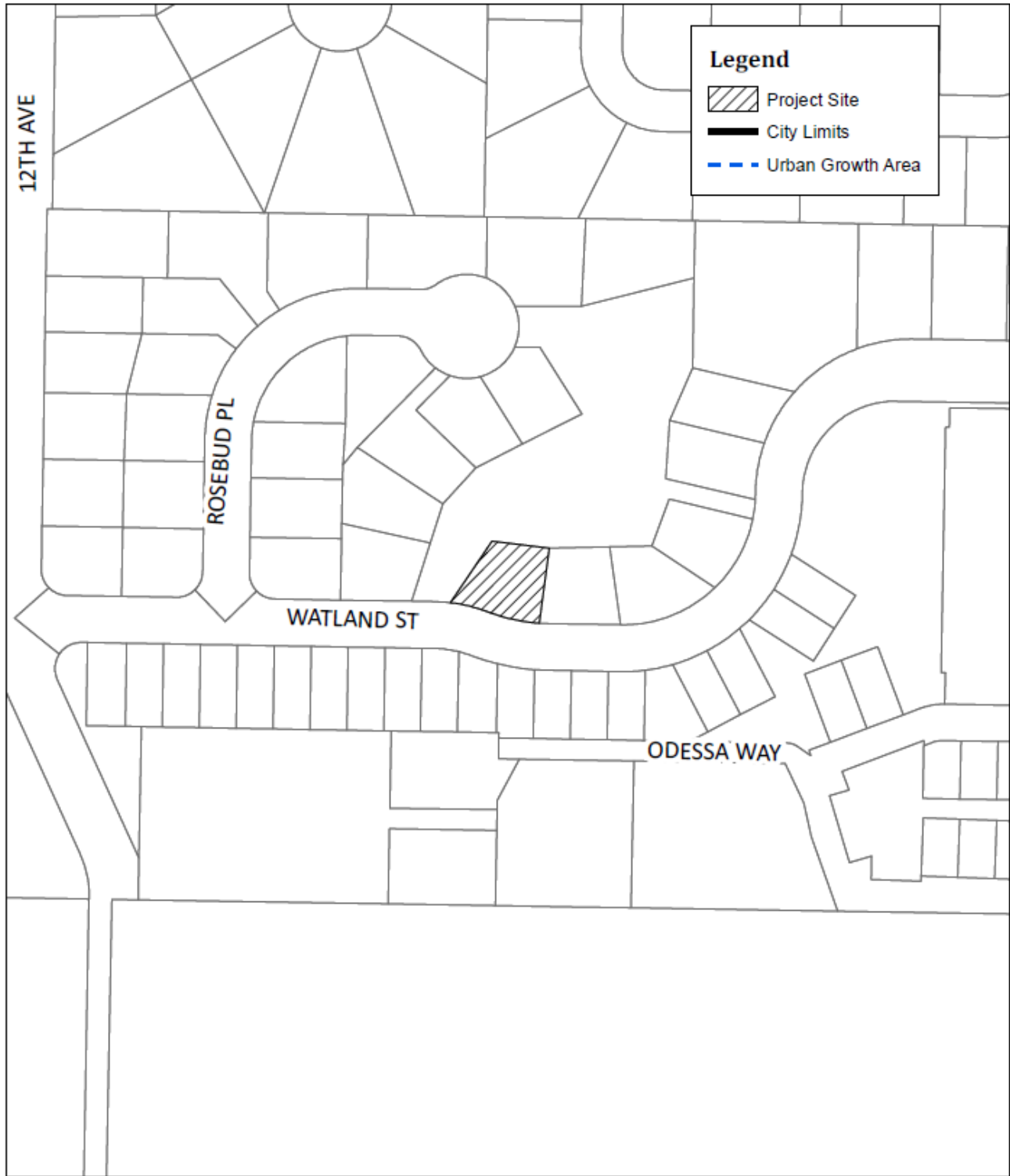
Legend

- City Limits
- Urban Growth Area
- Site



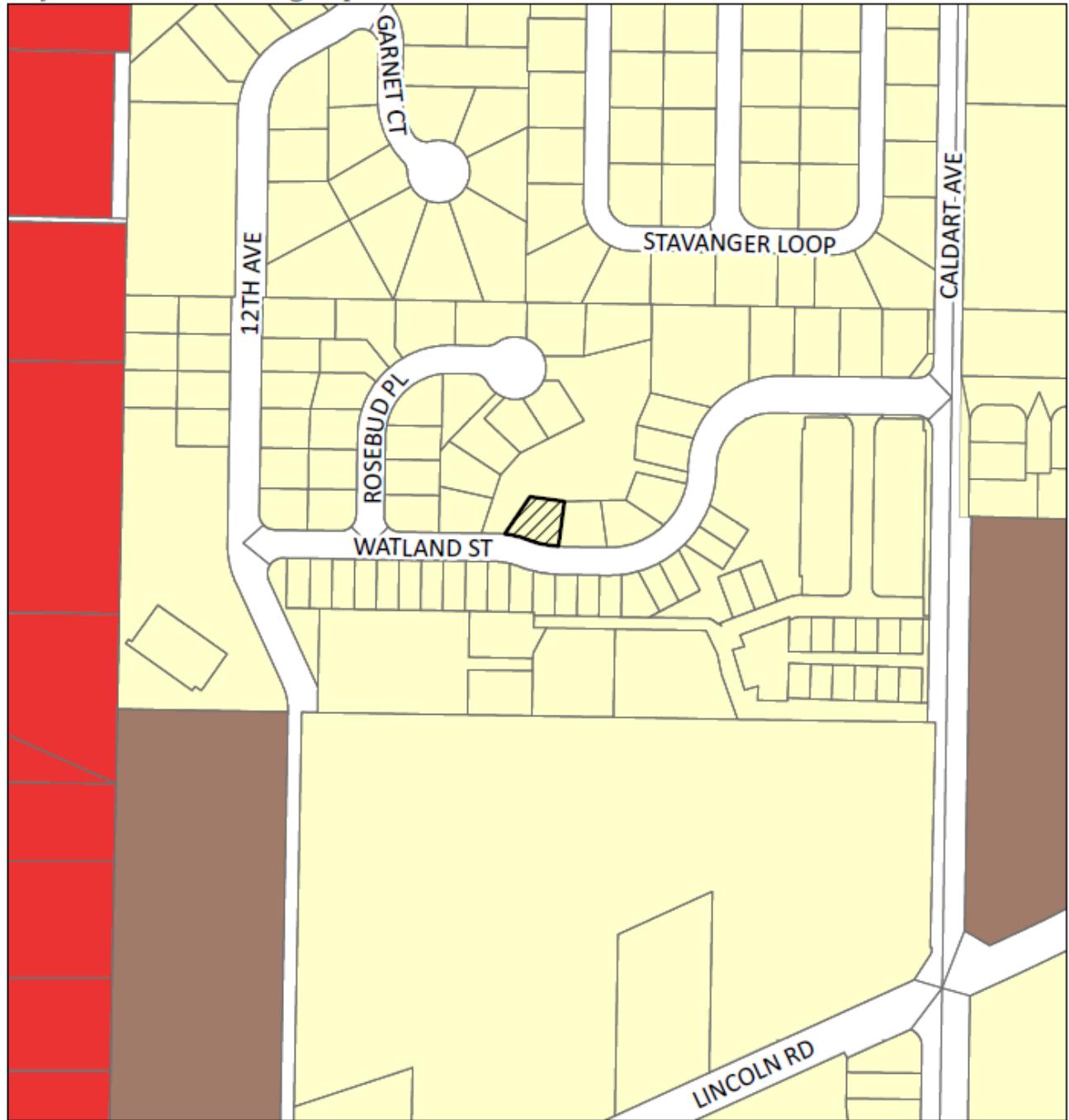
Project Site Map

City of Poulsbo Planning Department









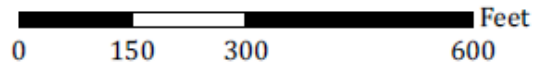
Zoning Ordinance Map

City of Poulsbo Planning Department



Legend

- | | |
|---|---|
|  Project Site | Zone |
|  City Limits |  Residential Low |
|  Urban Growth Area |  Residential High |
| |  C-3 SR 305 Corridor |



PIETY HOME OCCUPATION

PLANNING FILE P-11-27-18-02

I. GENERAL INFORMATION

Applicant Name and Address: Jamie Piety 1401 NE Watland St, Poulsbo, WA 98370

Owner Name and Address: Jamie Piety 1401 NE Watland St, Poulsbo, WA 98370

Land Use Review: Home Occupation Permit

Description of Proposal: The proposal is to operate a personal training business from an existing single-family residence. The business will take place entirely within the residence and parking will be accommodated on the parcel by an existing driveway. The home occupation is required to be conducted so as not to give the outward appearance of a business

Location: 1401 NE Watland Street | 5498-000-010-0006

Legal Description: LOT 010, CALDART HEIGHTS DIVISION 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 32 OF PLATS, PAGE(S) 57 - 61, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN KITSAP COUNTY, WASHINGTON.

Comprehensive Plan and Zoning Designation:

Site: Residential Low
North: Residential Low
South: Residential Low
East: Residential Low
West: Residential Low

Existing Land Use:

Site: Single Family Dwelling Unit
North: Open Space
South: Multi Family Dwelling Units
East: Single Family Dwelling Unit
West: Open Space

Site Features: The site is level and square in shape. The parcel is part of the Caldart Heights development.

Aerial Photograph of Subject Site:



II. APPLICABLE REVIEW CRITERIA

The proposed use is subject to the requirements of PMC 18.70 Residential Districts and PMC 19 Permit Application Procedures.

III. ZONING ORDINANCE DEVELOPMENT STANDARDS (PMC 18.70)

a. PMC 18.70.030 Uses.

Staff Comment: Home Occupations are allowed through an Administrative Conditional Use Permit (ACUP) in the Residential Low (RL) zone.

b. PMC 18.70.080 Parking.

Staff Comment: Additional parking is not required for a Home Occupation.

c. PMC 18.70.090 – Signage.

Staff Comment: No signs are proposed with the ACUP application. Future signs will be reviewed and approved with separate building permit applications as identified in the conditions of approval.

IV. HOME OCCUPATION (PMC 18.70.070 F.4)

A home occupation is a business conducted entirely within a residential building or allowed detached accessory structure, which is clearly incidental and secondary to the use of the residence for dwelling purposes; and for which customers or clients visit the home for business purposes.

- a. Owner-Occupied. The primary person or persons providing the business or service must reside within the dwelling on the premises and provide evidence of residency through such means as voter registration, driver's license, tax statement or other evidence. Only one nonresident employee is permitted to work at the site at any one time.

Staff Comment: Mrs. Piety resides in the home and is the owner and operator of the personal training business. No employees are associated with the home occupation. This criterion is met.

- b. Incidental Sales. The sale of consumer goods shall be prohibited except when the product to be sold is clearly incidental and related to the services authorized by such home occupation.

Staff Comment: No sale of consumer goods is associated with the home occupation. This criterion is met.

- c. Off-Site Impacts. No home occupation shall generate measurable levels at the property line of dust, smoke, odor or glare or noise in excess of the state standards outlined in WAC 173-06-050. The home occupation activity shall not generate solid waste in volume or type which is not normally associated with residential use unless specifically permitted.

Staff Comment: There is no generation of dust, smoke, odor, glare, or noise associated with personal training. This criterion is met.

- d. Disturbing Influences. The home occupation use shall not create electronic interference, including but not limited to: interference with radio, satellite reception, telephone or television reception.

Staff Comment: No electronic interference is associated with the use. This criterion is met.

- e. Exterior Modification and Signage. To preserve the residential appearance of the structure, there shall be no evidence of the home occupation from the exterior of the structure, except one door nameplate or freestanding sign not to exceed two square feet is permitted.

Staff Comment: No signage is proposed with this home occupation permit. This criterion is met.

- f. Limitations on Customers and Visitors. The combined total number of customers/clients and employee visits associated with the home occupation shall be limited to no more than an average of six per day. Normal hours of operation shall be seven a.m. to eight p.m. After-hours activity permitted if wholly indoors and no new business-related trips are generated.

Staff Comment: No more than 6 clients are proposed between 8am and 5pm. This criterion is met.

- g. Location of Use. All uses or activities associated with home occupation shall be wholly carried on within a dwelling or accessory structure. Such activity shall be secondary to the use of the dwelling for living purposes. Not more than twenty-five percent of the combined floor space of such dwelling and accessory structure or one thousand square feet, whichever is less, may be used for the home occupation.

Staff Comment: All uses and activities will take place inside the home. 12% of the home will be used for personal training business. This criterion is met.

- h. Outdoor Storage. No outdoor storage associated with home occupation shall be permitted.

Staff Comment: The home occupation will take place indoors, and no outdoor storage is associated with the use. This criterion is met.

- i. Vehicles. Vehicles related to the home occupation shall be restricted to standard noncommercial cars, trucks, and vans. Commercial vehicles are allowed in association with a home occupation on lots larger than one-half acre, may be parked on the property, but cannot be parked within a required setback.

Staff Comment: No commercial vehicle activity is associated with the proposed use. Clients will have their personal vehicles. This criterion is met.

- j. Parking. Parking shall be fully available on site for customer/client or employee use during the hours the home occupation is conducted. When on-street parking is allowed, only one employee or one

customer/client may be parked on the street at any one time. Under no circumstances shall parking for the home occupation cause traffic hazards or parking problems on adjacent rights-of-way.

Staff Comment: All business-related vehicle parking shall occur on the site (driveways and garages). This criterion is met.

- k. Number. One home occupation is allowed per residence. However, home businesses may be conducted within a residence, an accessory dwelling unit or an accessory structure; provided, that the combined impacts of the home occupation and home businesses do not exceed the limits set forth in this section.

Staff Comment: There are no home businesses or current home occupation at the location. This criterion is met.

- l. Private Restrictions. The city has no authority to enforce private covenants or restrictions on land prohibiting home occupations. Compliance with the provisions of this section does not relieve a private property owner from complying with any such private covenant or restriction and private property owners are encouraged to review any such restrictions before commencing any home occupation.

Staff Comment: The applicant is responsible for knowing and abiding by any private covenants or restrictions in relation to the Home Occupation.

V. ADMINISTRATIVE CONDITIONAL USE FINDINGS (PMC 18.230.060)

- a. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

Staff Comment: With conditions imposed, the home occupation will not be materially detrimental to uses or property in the immediate vicinity of the subject proposal.

- b. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity;

Staff Comment: The design is compatible. The home occupation will be contained to the interior of the residence. No exterior alterations are proposed.

- c. The conditional use will be served by adequate public facilities including streets, fire protection and utilities;

Staff Comment: The subject property, which is currently developed, is adequately served by all public facilities.

- d. The conditional use complies with all applicable requirements of this code.

Staff Comment: As shown in this report, the use of the subject property for a rental facility complies with all applicable requirements of the Zoning Ordinance, subject to Conditions of Approval.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

This project is categorically exempt from SEPA per WAC 197-11-800.

VII. TITLE 19 PROJECT PERMIT PROCEDURES

A Home Occupation is a Type II application. The review authority for the Home Occupation Permit is the Planning and Economic Development Director. The application was received on November 27, 2018 and was determined to be Technically Complete on December 6, 2018. The Notice of Application was issued on December 7, 2018, with the comment period ending on December 21, 2018. Seven written comments were received. The comment letters were sent to the applicant on December 26, 2018. Copies of all comment letters received are included in Exhibit D.

VIII. STAFF COMMENT AND RECOMMENDATIONS

Comments: This project as proposed is consistent with the Poulsbo Comprehensive Plan and Zoning Ordinance.

Recommendation: Staff respectfully recommends approval of the Piety Personal Trainer Home Occupation Permit, Planning File P-11-27-18-02 as presented and subject to all Conditions of Approval contained herein.

IX. EXHIBITS


- A. Application
- B. Site Plan Drawing
- C. Notice of Application
- D. Comment Letters Received

Piety Home Occupation
CONDITIONS OF APPROVAL
PLANNING FILE P-11-27-18-02

Following are the Planning and Economic Development Departments Conditions of Approval:

1. The Home Occupation shall be conducted in conformance with the application submitted and as approved in the staff report by the PED Director. During the annual Business License renewal process, the PED Department may request additional information to ensure the Home Occupation is still operating as approved.
2. Any future signage for the Home Occupation shall be limited per Table 18.70.090. One sign only (either door or freestanding) limited to maximum 2 square feet and no lighting.
3. Normal hours of operation shall be 7 a.m. to 8 p.m. After-hours activity permitted if wholly indoors and no new business-related trips are generated.
4. All business-related vehicle parking shall occur on the site (driveways and garages). Under no circumstances shall parking for the home occupation cause traffic hazards or parking problems on adjacent rights-of-way.
5. The applicant/homeowner is responsible for knowing and abiding by any private covenants or restrictions in relation to the Home Occupation. Compliance with the provisions of the Poulsbo Municipal Code does not relieve the property owner from complying with any such private covenant or restriction. The applicant is encouraged to review any such restrictions before commencing any home occupation.

Nikole Coleman, Associate Planner
As designated by Karla Boughton



Karla Boughton,
Planning and Economic Development Director

12/27/18

Date