



CITY OF PORT ORCHARD

Department of Community Development

216 Prospect Street, Port Orchard, WA 98366
Phone: (360) 874-5533 • Fax: (360) 876-4980
planning@cityofportorchard.us
www.cityofportorchard.us

AGENDA

Tuesday, September 27, 2016

The Public Hearing will be conducted by Mr. Andrew Reeves, City of Port Orchard Hearing Examiner, on the following Applications, on **Tuesday, September 27, 2016** at the Robert Geiger Council Chambers, City Hall, 216 Prospect Street, Port Orchard WA 98366 at the times set forth or as soon thereafter as possible. Staff reports will be available for public inspection five days prior to the meeting, at the Department of Community Development.

Agenda Item # 1

10:00 a.m.

File Name: U-Haul Rental & Self Storage Conditional Use Permit

File No.: LU16-CUP-03

Summary: The proposal is to repurpose an existing commercial building to support a self-storage and truck rental facility. The applicant does not propose the construction of any new structures on the site. The applicant proposes retrofitting the existing vacant structure to accommodate interior self-storage units. Generally, the exterior of the building will remain the same with the exception of signage and branding. Significant structural changes to the building's façade are not proposed, but elevation renderings provided by the applicant depict some renovation to the exterior identifying the building's tenant and use. The applicant's site plan depicts 603 storage lockers located within the existing building, numbered as 1353, on the property, and 16 truck stalls to be located near the property's westerly property line near the top of the existing slope adjacent to Olney Ave SE and within the currently improved parking lot.

Project Location: Parcel 302402-3-047-2009; addressed as 1397 Olney Ave SE northeast of the intersection of Mile Hill Dr. and Jackson Ave SE/Olney Ave SE.

Project Applicant or Representative: Randy Lopez, AMERCO Real Estate Company, 2727 N. Central Ave., Suite 500, Phoenix, AZ 85004

Agenda Item # 2

11:00 a.m. (following the close of Agenda Item #1)

File Name: Bruce Titus Ford Conditional Use Permit, Shoreline Substantial Development, and Shoreline Variance

File No.: LU16-CUP-02, LU16-SH SDP-03, LU16-SH VAR-01

Summary: The applicant has requested land use and shoreline permits to redevelop two pieces of property that are currently developed with an auto sales dealership and a multi-use commercial strip building. Under the proposal, all existing structures would be demolished from the site and a new auto sales dealership would be constructed on parcel 252401-2-018-2004. The Conditional Use Permit request would allow a portion of the building to extend higher than the 27 feet allowed in the Densities and Dimensions Table in Port Orchard Municipal Code section 16.40.025. The request is to increase this to a 32' height limit for this project. The request for a Shoreline Substantial Development Permit and Shoreline Variance is to allow for the redevelopment of a site that is almost entirely within the 200' shoreline area. The standard shoreline buffer in the High Intensity Environment is 75'; the new structure will be located 46' from the Ordinary High Water Mark (OHWM), replacing the existing structure that is 25' from OHWM. The majority of the building will be located 60' from OHWM. The Bay Street Pedestrian Path will be extended along the water side of the property to provide public access to the shoreline.

Project Location: Parcels 252401-2-018-2004 and 242401-2-020-2000; addressed as 1207-1215 Bay Street

Project Applicant: Eagle 253 LLC, 6221 Tacoma Mall Blvd, Tacoma, WA 98409

Project Representative: Alan C. Keimig, The Keimig Associates, 216 A Street NW, Auburn, WA 98001