**CITY OF BLACK DIAMOND**
**PLANNING DIVISION**
**MASTER APPLICATION**

**FILE #** PLN 14-0040
**APPL TYPE** Conditional Use

**NOV 05 2014**
**RECEIVED**

**NAME OF PROJECT/DEVELOPMENT:** Sea Bishop Spirits Craft Distillery

**ADDRESS/LOCATION OF PROPERTY:** 30741 3rd Avenue Suite #153, Black Diamond, WA 98101

<table>
<thead>
<tr>
<th>OWNER NAME</th>
<th>ADDRESS</th>
<th>PHONE</th>
<th>FAX</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wayne Courtney</td>
<td>30741 3rd Avenue, Suite #153</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EMAIL</td>
<td><a href="mailto:wayne@diamondsquare.com">wayne@diamondsquare.com</a></td>
<td>360-886-993</td>
<td></td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>APPLICANT NAME</th>
<th>ADDRESS</th>
<th>PHONE</th>
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</thead>
<tbody>
<tr>
<td>John Emrick</td>
<td>10943 SE 169th Pl Renton, WA 98055</td>
<td>206-999-8005</td>
<td></td>
</tr>
<tr>
<td>EMAIL</td>
<td><a href="mailto:john@live.com">john@live.com</a></td>
<td>206-999-8005</td>
<td></td>
</tr>
</tbody>
</table>

**BRIEF DESCRIPTION OF PROJECT:** Sea Bishop Spirits will be a small craft distillery engaging in the production of gin, brandy and vodka.

**PARCEL #:** 112106-9069
**SIZE (ACRES/SQ FT):** 27794
**ZONING:** CC

**EXISTING LAND USE:** Retail (Line/Strip)

**ADJACENT LAND USE:**
- NORTH: Forested
- EAST: Residential
- SOUTH: Forested
- WEST: Forested

**DOES THE SITE CONTAIN ANY OF THE FOLLOWING ENVIRONMENTALLY SENSITIVE AREAS? CHECK ALL THAT APPLY:**
- FLOOD HAZARD AREA
- LANDSLIDE HAZARD AREA
- COAL MINE HAZARD AREA
- SEISMIC HAZARD AREA
- STEEP SLOPE HAZARD
- WETLANDS
- STREAMS

**OWNER**
**PRINT NAME** Wayne Courtney
**SIGNATURE** [Signature]

**APPLICANT/AGENT**
**PRINT NAME** John Emrick
**SIGNATURE** [Signature]

**CHANGES TO APPROVED APPLICATIONS WILL CONSTITUTE A NEW APPLICATION AND WILL BE SUBJECT TO FULL APPLICATION FFEs.**
Sea Bishop Spirits Conditional Use Permit Narrative

Site Address: 30741 3rd Ave – Suite #153

Site Parcel Number: 112106-9069

Related Project File Number: TBD

Applicable Code Sections: (Conditional Use within CC Zone: 18.38.030(D), 18.38.010(A-C))

The purpose of this letter is to demonstrate that the “Sea Bishop Spirits Distillery” at its proposed location will not only meet the “Overall Development Goal, Objectives and Concepts” of current and future zoning overlays, but also encourage the development of retail facilities which offer a relatively wide range of goods to consumers within the community and broader regional marketplace through future distribution.

Land Use Goals

❖ General – (5.6.1 of the 2009 Comprehensive Plan) – Establish a pattern of development that maintains and enhances quality of life within the community.

1. Objective 1 – Create a diversity of high quality places to live, work, shop and recreate
   - The Sea Bishop Spirits Distillery provides for this first goal by, creating a high quality place to shop and work. Through its modern tenant building construction and exemplary business services, Sea Bishop Spirits Distillery will provide an exceptional shopping experience to the community. By establishing a new use and service that is not currently present within Black Diamond, Sea Bishop Spirits Distillery allows for new and diverse shopping opportunity that would otherwise not be available. There are currently no known distillery retailers, or wholesalers, within the city or local areas that provide for this missing service opportunity to the community. Within increased quality and diversity to this community commercial center, Sea Bishop Distillery can aid in shaping and improving this area.

2. Objective 2 – Create an open space system that frames and separates distinct areas of development both within the existing City limits and within all annexation areas.
   - (P.5-17) Under the community commercial designation, the overall existing development provides all of the features required by its zoning. This community commercial center, located at the address above, demonstrates that it is “intended to meet the community’s growing needs, serve the needs of the surrounding area, and accommodate commercial uses that require large sites...” through its diverse and numerous retail and service shops. Sea Bishop Spirits also contributes to the “...community’s growing needs...” by providing new goods and service that are currently not available in the area. Along with all other aspects outlined under “Community Commercial” on page 5-17, an example of how the existing community commercial center and by tenancy, Sea Bishop Spirits, provide that “all required parking will be provided on site, with cross-access provided between sites to reduce the number of driveway locations along arterial streets”, as demonstrated by our site plan. By occupying a space within this conforming development, Sea Bishop Spirits Distillery will comply with this section.

3. Objective 3 – Develop a balance of residential, commercial, industrial/business park and open space uses that create a fiscally sound community.
   - Sea Bishop Spirits provides a balance of commercial and industrial uses, which aid in a fiscally sound community through occupation of pre-developed and conforming construction. The existing constructed development has already provided and accounted for increased pedestrian foot and motor traffic by incorporation of planned walkways, and vehicle parking. Better
mobility to and throughout the development creates a central hub for multiple and diverse services, as well as retail opportunities for an expanding community to access locally. Additionally, through their tenancy, Sea Bishop Spirits can produce and retail/wholesale products to the community at a lower cost to the consumer. By residing within a conforming community commercial building, Sea Bishop Spirits can operate at a smaller overhead and pass the saving down to the community through lower prices and central access.

4. **Policy 1 – Develop and enforce regulations consistent with the character and scale of the community and use design guidelines to help shape development.**
   - Sea Bishop Spirits interlaces itself with one of the largest scale growing community centers that will provide some of the most diverse shopping areas available. The current 6.36 acres community commercial parcel provides shopping that could expand significantly above its current size. With the potential for expansion of the development as a whole, Sea Bishop Spirits will be an attractive and diverse option for shopping in the area that is not currently available anywhere else within the city, local areas or other community commercial centers. With the current community commercial center being constructed effective 2006, Sea Bishop Spirits Distillery is provided a space that uses more recent design guidelines to help shape the community as a whole. Sea Bishop Spirits Distillery will be contributing to this shape with diverse shopping and discrete production while emphasizing on its retail/wholesale front.

**Overall Development Concept (P. 5-33)**

Throughout the overall development concept of Black Diamond’s Comprehensive Plan, it provides language that is consistent with the intent of Sea Bishop Spirits’ proposal. “The city will provide a variety of housing types, retail goods and services and local and regional employment opportunities”; This quote sums up the Sea Bishop Distillery by providing a “variety of (...) retail goods and services and (hopes to expand for) local and regional employment opportunities”. The Sea Bishop Spirits Distillery embraces that “The City will take an aggressive stance to attract new employment opportunities”, and hopes that the city will take an aggressive stance to provide this new employment opportunity that is currently not locally available; “To achieve the desired balance of places for living, working and recreating, new residential and light industrial/business park development will be interspersed with large areas of active and passive open space as the City grows.”

**Environmental and Operational Impacts**

Sea Bishop Spirits’ Operations include - 1 of employee with intent on expansion of employment to locals. Diverse and new retail/wholesale items including spirits as well as merchandise like shirts, hats, shakers and more will be sold at this location. Wholesale shipments and deliveries are expected to deliver/ship 2-3 times a week during operational hours 7:00AM to 6:00PM and will only be made by small delivery vans/box trucks; no large freight vehicles will be used. All required state and local laws, licenses, as well as, health regulations will be adhered to, along with proper disposal of raw or excess materials (mash). All storage of raw materials or cleaning solutions will be marked and an MSDS maintained on site. No exceptional or notable noise or odor will be created by this occupancy.
Closing

1. The proposal is consistent with the goals and policies of the comprehensive plan as demonstrated above.
2. Environmental and operational impacts associated with the use can be adequately mitigated through the imposition of reasonable conditions, as demonstrated above.
3. The use is designed so as to be compatible with the character of the surrounding area, as demonstrated above.
4. The location, size and height of buildings, structures, walls and fences and screening vegetation for the conditional use will not hinder permitted development or discourage the use of neighboring properties, as the building space being occupied is already permitted and constructed with the intent of creating a specific community design that will be maintained and un-altered.
5. The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property, as the building space being occupied, and surrounding development features, are already permitted and constructed with the intent of creating a specific community design that will be maintained and un-altered by the proposed use.
6. It is not in conflict with the health and safety of the community and ensures that all activities as well as products are handled professionally and safely.
7. Pedestrian and vehicle traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood, as the developed area has already been designed and approved with traffic safety in mind.
8. The conditional use will be supported by adequate public services and facilities, including any services and facilities that the applicant funds or provides.

It is our belief that Sea Bishop Spirits is consistent with the current and overall future land use plan of the City, and that it will seamlessly blend in with similar surrounding retail uses while providing diverse goods and services that would not otherwise be available in this setting. Sea Bishop Spirits, in its occupancy, will maintain normal life safety, traffic impact, neighborhood characteristics, public services and environmental goals and policies. (1.6 – P.24) Lastly, "The plan embodies a holistic approach to treatment of nature and the human spirit" by providing spirits to its community in an open space and compatible setting.
PROJECT DATA
OWNER: JOHN EMBRICK
PROPERTY ADDRESS: 30741 3RD AVE SUITE 153
BLACK DIAMOND WA. 98010
PROJECT TYPE: TENANT IMPROVEMENT, CHANGE OF USE|RETAIL
OCCUPANCY GROUP: H-2
NUMBER OF STORIES: 1
TOTAL SQUARE FOOTAGE: 841 SQFT (SUITE 153)
BUILDING YEAR BUILT: 2006
TOTAL BUILDING GROSS SQ FT: 28,421
PREDOMINANT USE: LINE RETAIL (860)

NOTE: EXISTING AUTOMATIC SPRINKLERS W/FIRE ALARM MONITORING, HVAC, PLUMBING, POWER & LIGHTING, SECURITY.

EXISTING SITE PLAN

EXISTING PARKING LOT

T.I. AREA (SUITE 153)

Seabishop Distillery
30741 3RD AVE SUITE 153
BLACK DIAMOND WA. 98010

EXISTING FLOOR PLAN

PROPOSED FLOOR PLAN

OCCUPANCY LOAD (SUITE 153)

SERVICE AREA: 160 SQ. FT. (10 PERSONS) NET. 15
DISTILLERY AREA: 397 SQ. FT. (3 PERSONS) NET. 100
RESTROOMS: 57 SQ. FT. (1 PERSON) NET. 15
TOTAL AREA: 614 SQ. FT.

MAXIMUM OCCUPANCY: 13 PERSONS
November 5, 2014

John Emrick
10943 SE 169th Pl
Renton, WA 98055

RE: Sea Bishop Distillery Conditional Use
Application Number PLN14-0040
Notice of Complete Application

Pursuant to Black Diamond Municipal Code (BDMC) 18.08.110.D, this letter serves as official notice that the Conditional Use application, which was submitted on November 5, 2014, has been determined to be "complete" for processing as of the date of this letter. As provided in BDMC 18.08.110, the City may request additional information during the course of its review of the application, should it determine that to be necessary.

Within 14 days of this date, we are required to issue a Notice of Application to the public. This is planned for November 17, 2014. In accordance with the notification requirements of Table 18-1 BDMC, this requires posting of the project site. The notice board and installation is your responsibility as the applicant. City staff will provide you with a copy of the Notice of Application to use on the required notice board.

Staff looks forward to working with you on this proposal. Please feel free to contact me at 360-886-5700 ext. 5730 or smay@ci.blackdiamond.wa.us should you have questions about the review process.

Sincerely,

[Signature]

Stan May, Senior Planner
NOTICE OF APPLICATION
AND PUBLIC HEARING
CONDITIONAL USE

Notice Released: November 17, 2014
The City of Black Diamond has received the following development application.

Project Name: Sea Bishop Spirits Craft Distillery
Application Date: November 5, 2014
Complete Application Date: November 5, 2014
Application Number: PLN14-0040
Name of Applicant: John Emrick, 10943 SE 169th Place, Renton, WA 98055

Public Hearing: December 17, 2014, 6:00 pm, City of Black Diamond Council Chambers, 25510 Lawson Street. In accordance with BDMC 2.30.090, the staff report will be available on the City web site no later than December 11, 2014.

Project Description: Conditional Use permit to locate a distillery in space #153 of the Black Diamond Square retail center. Sea Bishop Spirits will be a small craft distillery specializing in the productions of Gin, Vodka, Brandy, and Absinthe. They will be fermenting, distilling, storing and bottling alcohol at this location. They will be storing raw ingredients for spirit production. Those ingredients include grains, herbs spices, empty bottles, etc. They will also be bottling spirits to be picked up by a distributor.

Location Address: 30741 3rd Ave, Black Diamond WA 98010
Parcel Numbers: 1121069069
Zoning District: CC Community Commercial
Comprehensive Plan Land Use Designation: Community Commercial
Environmental Documents: This action is SEPA Exempt under WAC 197-11-800(6)(a)
Other permits: Single Family Residence Building Permit

Requested Approval: Type 3 Quasi-judicial decisions, Hearing Examiner
The application and related documents are available for public review during normal business hours. You may also submit comments, request a copy of the decision when it becomes available, and be made aware of any appeal rights. All comments and requests can be made in person or via regular mail at Black Diamond Community Development Department, 24301 Roberts Drive, PO Box 599, Black Diamond, WA 98010.

Staff Contact: Stan May, 360-886-5700 ext. 5730 or smay@ci.blackdiamond.wa.us
Comments on this application must be submitted by 5:00 pm, December 1, 2014.