

SEP 03 2019

All Conditional Use Permits must provide the following information:

PLANNING & DEVELOPMENT

1. List the provisions of the land use code that allows the proposal.

Mini-storage facilities are a Limited, Permitted Use in the Light Industrial Zone per Section 17C.130.100. Per Section 17C.350.030, the maximum lot size for mini-storage facilities is 7 (seven) acres. The proposed mini-storage development consists of 3 lots of approximately 7, 4, and 5 acres respectively, for a total of approximately 16 acres.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

Per Chapter 3.4 of the Comprehensive Plan, Light Industrial: "This designation is intended for those lighter industrial uses, which produce little noise, odor, or smoke". Once completed, the project will fit that description.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

The project has received an MDNS (copy attached).

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.

The project site is typical of the area, with rock formations and rock encountered at shallow depths. The slopes are relatively flat. The area is served by downstream stormwater facilities, so the stormwater leaves the site, after treatment. The relatively shallow footings and lack of deep utilities needed for the development as mini-storage takes advantage of the site characteristics.

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

Increasing the size of the mini-storage development from 7 acres to 16 will have negligible impact on the surrounding properties. The proposed site upon buildout will be very similar in size and scope to the mini-storage site approximately ¼ mile to the east. The structures on the perimeter are proposed to contain sufficient architectural details to help mask the size and scope of the project and make it appear in character to the surrounding developed properties.