



Binding Site Plan Application

Rev.20170927

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

This site is located in Light Industrial zone as well as ACZ-3 which allows for the construction of retail, restaurants, offices and other commercial and light industrial uses. This proposed use would comply with the current land use code with the construction of seven buildings to be used as restaurants, retail, coffee and a car wash.

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

This proposal is consistent with the comprehensive plan goals 3 (Land Use), 4 (Transportation), 5 (Capital Facilities & Utilities), and 7 (Economic Development). Additionally, the proposed uses for the future buildings conform to the comprehensive plan designation of Light Industrial.

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

At the property location the public water available is expected to have efficient flow for the proposed development. The public wastewater is anticipated to be sized appropriately for the expected developmental growth for the area. There is no anticipated burden expected on the local school since there are no proposed residential improvements, and there will be minimal effect on the parks/recreation and the library systems since there are none in the immediate area. There will be an increase in police and fire demand, however this is consistent with the expected developmental growth. Solid waste and recycling services will be required but the increased demand would not over burden the existing system. There is an expected increase in transportation activities, however a traffic letter and study will be conducted to identify any deficiencies in the traffic system and propose improvements to increase performance and bring the transportation system up to the acceptable standards.

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 property is relatively flat with no known historical or cultural features. The size and shape of the proposed site makes it ideal for the use of a binding site plan with buildings and parking areas that will be conducive to businesses and accessibility. The location of the site is excellent for visibility from Hwy 2 and easy access to 395 and the airport. The soils on site are excellent for drainage, however there is shallow ground water and basalt. These conditions will be mitigated through on-site design considerations.

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:

There are no anticipated adverse impacts expected that will degrade the environment or surrounding properties. The surrounding properties have been constructed to anticipate development of the site by providing access to the property. The neighboring lot to the west has access easements to allow traffic across their property. The development will be consistent with the zoning and comprehensive plan and the surrounding development.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
- a. Public health, safety and welfare
 - b. Open spaces
 - c. Drainage ways
 - d. Streets, roads, alleys and other public ways
 - e. Transit stops
 - f. Potable water supplies
 - g. Sanitary wastes
 - h. Parks, recreation and playgrounds
 - i. Schools and school grounds
 - j. Sidewalks, pathways and other features that assure safe walking conditions

A: Public health and safety is not expected to be affected negatively. The site improvements associated with the development will provide traffic and driveway access improvements, fire protection, pedestrian walkways, and increased commercial development space to accommodate a growing economy.

B: With the improvements, manicured landscape will be installed. No formal open space will be proposed with this project.

C: There are drainage easements on the western and northern boundaries that include drainage ways and will not be encroached by this development. The drainage way parallel to Hwy 2 accounts for highway run-off and drainage culverts cross Hwy 2 within the boundaries of the development site. The drainage ways on the western boundary handle run-off from the existing hotel and parking area.

D: Streets and roads will see an increase of traffic, however the development is preparing a traffic letter and a traffic report to analyze the impact and propose improvements to mitigate the anticipated impacts.

E: There are transit stops at the intersection of Flint and Hwy 2, Flint and Airport Drive, and Airport Drive and Spotted Road. These stops may see an increase in riders during both AM and PM trips. It is not expected that the number of riders will negatively impact the system.

F: A 12" potable water main is located in Hilton Avenue, along the southern boundary of the site. The development proposes to connect to this main for domestic water service and fire protection. The predevelopment meeting did not indicate any issues or deficiencies with the domestic water system.

G: There is an existing 30" sanitary sewer main in Hwy 2 north of the site, a 12" sanitary sewer main in Hilton Avenue and an 8" sewer main in an easement through the middle of the site running in an east/west direction. The development is proposing to connect to the 8" sewer main in the middle of the site.

H: Parks/recreation/playgrounds will see an increase in both usage as well as additional tax revenue. No additional parks, playgrounds or recreational facilities are expected to be constructed with this development.

I: Schools and school grounds are not expected to be affected by this proposal.

J: This proposal will improve the current status of pathways by installing sidewalks along Hilton as well as concrete walkways within the site boundary.