



Binding Site Plan Application

Rev.20170927

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

The site is zoned General Commercial and retail sales and service is a permitted use and mini-storage facilities is allowed if certain conditions are met as per SMC 17C.120.100. For the proposed mini-storage facility on Lot 2, the lot size is less than 7 acres, the required setbacks are met, there are no proposed parking or internal drives proposed in the setback areas, and the access into the building will be gated and monitored. This meets the conditions outlined in SMC 17C.350.030.

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

The proposed is consistent with the comprehensive plan as the proposed building pads will be free-standing business sites or grouped businesses. The proposed includes redeveloping the existing warehouse building into a grouped business. The project will be contained within the current zoning boundary and will not require any extension along arterial streets.

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

The site is located on the west side of N. Division St. All facilities and services listed in SMC 17C.010.010 A through I exist. The proposed will have little to no impact to the existing items. All public utilities are located onsite or on property adjacent to the site and not in city streets. The property has an existing sewer, storm system, and fire system to connect into. A new water service will tie into the existing water main along the north property line of the Holy Cross cemetery. No major impacts to traffic will occur during construction.

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 proposed redevelopment utilizes a majority of the existing infrastructure including the building, parking lots, curbed islands, and stormwater system. Any new development will occur where the old gas station and underground fuel storage tanks were located and the site will be graded to use the existing stormwater system.

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:

The site will not have any significant adverse impact on the environment or the surrounding properties. It will improve the neighboring properties by repurposing an existing warehouse which is currently vacant. The site already has access to N. Division St and Cascade Way and the site should not experience higher traffic volumes than when it was a Costco.

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, safety, and welfare - SEPA completed for gas station removal. Draft SEPA prepared for the redevelopment.

b. Open Spaces - the site has existing open space and those will remain.

c. Drainage ways - the proposed will use the existing drainage.

d. Streets, roads, alleys and other public ways - the proposed will use the existing driveways and construction should have minimal impact on traffic.

e. Transit stops - there are existing transit stops in the vicinity and the proposed will not impact their use.

f. Potable water supplies - the site has an existing water connections and fire system. Additional water connections will be required for the future building sites, but no impact to water pressures are anticipated.

g. Sanitary wastes - the site has a private sewer system that serves the existing building and future building pads.

h. Parks, recreation, and playgrounds - the site shall have no impact to the local parks, recreation, or playgrounds.

i. School and school grounds - the site shall have no impact to the local schools and school grounds.