



# Conditional Use Permit

Planning Services Department

Application

## The proposed action requires approval of:

Hearing Examiner Conditional Use Permit (Type III)

## All Conditional Use Permits must provide the following information:

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

The current zone classification of the subject property is Residential Two Family (RTF). The proposed project is categorized in SMC Section **17C.190.420** as a Community Service use. Per SMC Table **17C.110-1**, the Liberty Park Library is an allowed use in the RTF Zone, pending Conditional Use review. The project is designed to meet the requirements of SMC Section **17C.320.080** Decision Criteria, Paragraph F.

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

**LU 1.3** – The library is a complementary type of development with residential areas, offering neighborhood residents a public amenity within a walkable distance.

**LU 1.12** – As the library will be built in a different location from the East Side Library that currently serves the neighborhood, there will be no decrease in service levels before the development is ready for occupancy.

**LU 2.1** – The design of the library is compatible with the surrounding area and will encourage people to interact with the building and other people.

**LU 2.2** – The site design is well-balanced with landscaping, open space and buffering that respects the adjacent properties. The building design is well-proportioned within its surroundings and creates visual interest.

**LU 5.5** – A library is a highly compatible development in a residential area, offering ease of access, particularly for residents with minimal means of transportation.

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

Based on the predevelopment conference and the existing/planned improvements, no impact to facilities is expected. Per the predevelopment meeting, traffic impact fees for the new 13,000SF library in the amount of \$19,281.60 will be paid prior to issuance of the building permit. Storm water will be contained on site and treated prior to discharge into native soils through two bio-infiltration ponds. Sanitary sewer and domestic water services are available from the existing services lines. Solid waste and recycling facilities will be accommodated on site and serviced by the current City collection services.

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 located on a corner lot, adjacent to a residential neighborhood on one side and an open recreation area on the other side. It is fairly flat on the north half of the site with a steeper slope in between the existing tennis court and the parking lot. The maximum slope is 12.5. Soils are silts and gravels with sand

and occasional cobbles. Water will be treated and discharged into native soils through two bio-infiltration ponds with drywells. This property and the site are perfectly suited for a community library.

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.

Because the surrounding properties are similar in use, there are no significant adverse impacts expected.

**In addition to Questions 1-5, all Institutional or Other Uses in a Residential Zone must ALSO address the following approval criteria as required by SMC 17C.320.080:**

6. Proportion of Residential Household Living Uses.  
The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the residential household living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the residential household living category and is specifically based on the:
  - a. number, size and location of other uses not in the residential household living category in the residential; and
  - b. intensity and scale of the proposed use and of existing residential household living uses and other uses.

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7. Physical Compatibility.

- a. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks and landscaping; or
- b. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping and other design features.

8. Livability.

The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

- a. noise, glare from lights, late-night operations, odors and litter; and
- b. privacy and safety issues.

9. Public Services.

- a. The proposed use is in conformance with the street designations of the transportation element of the comprehensive plan.
- b. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include:
  - i. street capacity, level of service and other performance measures;
  - ii. access to arterials;
  - iii. connectivity;
  - iv. transit availability;
  - v. on-street parking impacts;
  - vi. access restrictions;
  - vii. neighborhood impacts;
  - viii. impacts on pedestrian, bicycle and transit circulation;
  - ix. safety for all modes; and
  - x. adequate transportation demand management strategies.
- c. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the engineering services department.