



# Conditional Use Permit Application

Rev.20180102

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

The Zone classification is RMF. The project is for 3 buildings that will each house memory care residents. This type of facility falls under the Group Living classification which is outright allowed in RMF but requires a Conditional Use Permit. Refer to Table 17C.110-1.

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

Group Living is an allowed use in the RMF zone and the project supports the following land use goals: LU1.4 High Density Residential; LU1.12 Public Facilities/Services; LU 1.14 Existing Uses.

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

The expansion provides an additional 36 resident beds (18 double occupancy rooms) for memory care residents (Dementia and Alzheimers). Based on the Pre-development conference and the occupancy group, no impact to services are expected. Existing City sewer and water will be adequate, stormwater will be handled on-site. Traffic impact will be minimal with only family members traveling to the site occasionally.

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 single story buildings replace an existing single story home on the site. The building will provide several parking spaces for visitors. The needed parking will be constructed with each building. The density of the proposed development is significantly less than that allowed by the zone.

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 new buildings will fit the character of the neighborhood. No significant adverse impact on the surrounding properties or the environment are anticipated.

**(FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE PERMIT ONLY)**

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.

Not Applicable

7. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.

Not Applicable