

**CITY OF SUMNER  
COMMUNITY DEVELOPMENT DEPARTMENT**

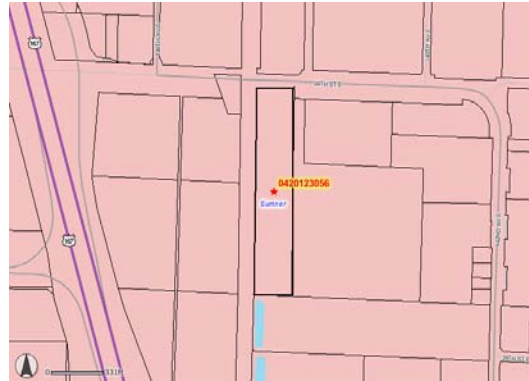
**EXHIBIT # 1**

**STAFF REPORT TO THE HEARING EXAMINER**

|                         |  |
|-------------------------|--|
| Project No:             | PLN2009-00044  |
| Applicant:              | Mr. Larry Morrison<br>8601 S 212 <sup>th</sup> Street<br>Kent, WA 98031                            |
| Project Representative: | Larry Jorgensen  |
| Project Location:       | 13708 – 24 <sup>th</sup> St E, Sumner, WA 98390  |
| Date of Hearing:        | November 24, 2009 at 3:00 p.m.   |
| Components:             | Conditional Use Permit   |
| Staff Representative:   | Eric Mendenhall – Associate Planner  |
| Description:            | Conditional Use Permit to allow for a film processing facility in the Light Industrial Zone (M-1). |
| Recommendation:         | Conditionally Approve  |

Exhibits:

1. Staff Report to the Hearing Examiner
2. Floor Plan and Wall Schedule
3. Application and Response to the Conditional Use Permit criteria



## 1. BACKGROUND

### a. Site Location

The site is located at 13708 24<sup>th</sup> Street East in Sumner, WA.

### b. Proposal Description

Propose to have a film processing facility in an existing spec warehouse building, occupying up to approximately 1,800 square feet.

### c. Vicinity Description

The site is located in a Light Industrial zone. The site has several spec warehouse type buildings and similar buildings are located in the vicinity

The proposal is in the vicinity of the following land uses:

- \* North: Manufacturing and office uses (Light Manufacturing zone)
- \* East: Vacant (Light Manufacturing zone)
- \* South: Manufacturing and office uses (Light Manufacturing zone)
- \* West: Retail and commercial uses (Interchange Commercial zone)

## 2. ENVIRONMENTAL REVIEW

### State Environmental Policy Act (SEPA) Review

This proposal does not require SEPA.

### **3. PHYSICAL FEATURES**

#### **a. Topography and Hydrology**

The site is relatively flat. There are no designated shorelines as defined by the Sumner Shoreline Master Program within 200 feet of the site. There are no hydric soils or wetlands as defined by the National Wetlands Inventory or the 2007 City of Sumner Wetland Inventory Map.

#### **b. Public Access and Utility Features**

The main entrance to the site is from 24<sup>th</sup> St E.

### **4. NOTICE**

The proposed conditional use permit is classified as a Type V decision in accordance with Sumner Municipal Code (SMC) 18.56.030(H).

#### **a. Notice of Application**

The Notice of Application was posted on site, posted at Sumner City Hall, and published in the official city newspaper of record, the Tacoma News Tribune, on 11/5/2009 in accordance with SMC 18.56.075.

#### **b. Notice of Hearing**

The Notice of Hearing was posted on site, posted at Sumner City Hall, published in the official city newspaper of record, the Tacoma News Tribune, and mailed to all property owners within 300 feet of the proposal on 11/5/2009 in accordance with SMC 18.56.110 (B).

### **5. COMPREHENSIVE PLAN**

The site is designated Light Manufacturing (M-1). This designation primarily provides for assembling and manufacturing of products from previously prepared material, office, warehouse/distribution, and packaging plants. Secondary uses include service retail, restaurant, government, agricultural activities, and utilities subject to compatibility criteria. Light Manufacturing areas require landscaping along streets, within parking lots, and along side lot lines. The site design should screen parking and loading and discourage multiple curb cuts.

This project is proposed as a tenant improvement within a warehouse building that has been approved through the Sumner Design Review process as required for any new Light Manufacturing development.

The Sumner Comprehensive Plan includes numerous policy statements supporting this proposal.

**a. Economic Development Element**

Goal 1: Seek and maintain a strong and diverse economy with a variety of different types and sizes of business, industry and employment.

Goal 3: Encourage small businesses as a vital part of the City's economic framework.

**b. Community Character Element**

Policy 1.2: Endeavor to maintain a complete community, consistent and compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services essential to the daily life of residents.

**6. ZONING**

The site is zoned Light Manufacturing (M-1). *This district is intended to provide areas for light manufacturing and limited service commercial uses that are complementary and are not detrimental to neighboring commercial and residential districts. Typical uses in this district include assembling and manufacturing of products from previously prepared material, and may include planned industrial parks which are designed to ensure compatibility between the industrial operations therein and the existing activities and character of the community in which the park is located.* (SMC18.18.010)

**7. DEPARTMENTAL COMMENTS**

Comments have been solicited from the applicable City departments and integrated into this staff report.

**8. REVIEW CRITERIA AND DISCUSSION**

In accordance with SMC 18.56, a Conditional Use Permit requires a public hearing before

before the Hearing Examiner followed by written findings and a decision appealable to the City Council. The Hearing Examiner shall be guided by the following criteria in granting a conditional use permit:

**a. SMC 18.48.050. (Conditional Use – Zoning)**

1. *The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the proposed use or in the district in which the subject property is situated;*

**Discussion:** The proposed use will not be detrimental to the public welfare or injurious to the property and improvements in the vicinity since the surrounding uses include manufacturing, storage and distribution, etc. that are more intensive in use. The facility is fully enclosed within the existing building. The film processing designation and requirement for CUP is to allow staff to review the proposed chemicals located onsite. The proposed chemicals will need to be reviewed and approved for discharge by the Waste Water Treatment Plant (WWTP) to ensure no impacts to the environment and that the WWTP is capable of treating all discharged material from the proposed use.

2. *The proposed use shall meet or exceed the performance standards that are required in the district it will occupy;*

**Discussion:** The performance standards under SMC 18.18.060 have already been met during the design review and building permit process.

3. *The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;*

**Discussion:** Traffic generated by this proposal will not likely be greater than more intense industrial uses that are outright permitted. Traffic impact fees will be required at building permit issuance to mitigate for any traffic impacts to the area.

4. *The proposed use shall be in keeping with the goals and policies of the Sumner comprehensive plan;*

**Discussion:** The proposal meets the goals and policies of the Comprehensive Plan; specifically the Economic and Community Character Elements. The specific policies that support the proposal are listed in this staff report.

5. *All measures have been taken to minimize the possible adverse impacts which the proposed use may have on the area in which it is located.*

**Discussion:** It is not expected that this use will have more adverse impacts than permitted uses in the M-1 zone that generate more traffic and noise than the proposed use.

**9. STAFF RECOMMENDATION**

Proposal PLN2008-00044 for a Film Processing facility in the Light Manufacturing (M-1) zone should be APPROVED by the Sumner Hearing Examiner.

1. Prior to building permit issuance a Minor Waste Water Discharge Form shall be submitted and approved.