



CONDITIONAL USE COMMUNITY DEVELOPMENT

806 WEST MAIN STREET • MONROE, WA 98272
City Hall 360.794.7400 • Fax 360.794.4007

FINAL ACTION

If there are no appeals to the Hearing Examiner decision, the decision will become final after the appeal period is over. If there are any conditions in the decision that a proponent needs to meet, they proponent will need to complete these as outlined, and appropriate approval will need to be given prior to the conditional use permit becoming active. Conditional use permits run with the land; compliance with the permit is the responsibility of the current property owner.

CONDITIONAL USE PERMIT CRITERIA FOR APPROVAL

TO BE COMPLETED BY THE APPLICANT

When reviewing an application for a conditional use permit, the Hearing Examiner will consider the following factors:

1. This 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 located. (Explain the ways it is not detrimental/injurious.)

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 located. The proposed use will take place in recently approved building known as Rudeen Building C and can easily accommodate the proposed use. The activities will take place inside of the building during normal business hours of operation.

2. This proposed use shall meet or exceed the performance standards that are required in the zoning district the proposed use will occupy. (Explain how it meets the standards.)

The proposed use meets or exceeds the performance standards that are required in the Industrial zone. No new buildings are proposed as this is new construction. However, renovation of existing interior building may be proposed in order to comply with the requirements for a dog daycare and boarding and related building codes.



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The proposed use will comply with the performance standards identified in Monroe Municipal Code (MMC) section 18.10.270 used to control dangerous or objectionable environmental effects in the City. Performance standards and regulations identified in MCC 18.10.270 stipulate the following:

A. Odor. *No emissions of noxious gases or particles shall be permitted in any district so as to exceed the odor threshold as measured beyond the lot lines. The odor threshold is defined as the concentration in the air of gases or vapors which will just evoke a response in the average human olfactory system.*

B. Liquid and Solid Wastes. *The discharge of any materials into any natural water or drainage system shall be regulated by the State of Washington Department of Ecology and city sewer code.*

C. Fire and Explosion Hazards. *All activities involving flammable and explosive materials shall provide adequate safety devices against the hazard of fire and explosion and shall provide adequate firefighting and fire suppression equipment as determined by the city.*

D. Electromagnetic Radiation. *No use of a process established in the city shall involve any planned or intentional source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, hearing, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical measurement, personal pleasure or any other use directly or indirectly associated with these purposes which does not comply with the current regulations of the Federal Communications Commission (FCC) regarding such sources of electromagnetic radiation, which commission enforces these regulations within the city.*

E. Noise. *The following table sets forth the maximum acceptable sound pressure level or noise:*

<i>Frequency Band</i>	<i>Sound Pressure Level DE</i>
<i>in Cycles/Second</i>	<i>RE 0.0002 Microbar</i>
<i>Below 75</i>	<i>72</i>



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75 – 150	59
150 – 300	52
300 – 600	46
600 – 1200	42
1,200 – 2,400	39
2,400 – 4,800	34
Above 4,800	32

It is expected that sound pressure level of noise radiated from any enterprise located in a zone will never exceed the above described values in any residential district between the hours of eight p.m. and seven a.m. and not more than ten percent of the time between seven a.m. and eight p.m., except construction between six a.m. and ten p.m.

F. Smoke. It is expected that smoke will not be emitted from any source in a light industrial zone in greater density or shade of gray than that described as No. 1 on the Ringlemann chart, except that visible gray smoke, of a shade not darker than that described as No. 2 on the Ringlemann chart, may be emitted for not more than four minutes in any thirty minutes. These provisions applicable to visible gray smoke also apply to visible smoke of a different color with an equivalent apparent opacity.

G. Dust, Dirt. It is expected that dust, dirt, fly ash or other airborne solids will not be emitted from any source in any zone in greater density than that described as No. 1 on the Ringlemann chart.

H. Vibration. It is expected that vibrations from any machine, operation or process will not exceed three thousandths of one inch displacement applied to the frequency range of zero to five thousand cycles per second, as measured at any point off the lot on which the machine, operation, or process is located.



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I. Glare and Heat. It is expected that customary operation or process which causes offensive glare or heat will be conducted in a completely enclosed building, and that any such operation or process of any unusual or sporadic nature will be so conducted as to be invisible beyond the lot on which it is located.

J. Toxic Gases. It is expected that toxic gases or matter will not be emitted in quantities damaging to health, animals, vegetation, or which can cause any excessive soiling beyond the lot on which they are generated. (Ord. 1177, 1999)

Throughout the duration of the proposed use as a dog daycare and boarding, we accept full responsibility of demonstrating that the above referenced performance standards are met rests with the applicant.

3. This proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design. (Explain the compatibility.)

The proposal differs from other conditional use permit applications where new development may occur, as the site presently contains an industrial building (currently under construction) and our use of a dog daycare and boarding will only occupy a portion of the existing building.

The proposed use itself will be situated entirely within the industrial building, and no issues regarding compatibility with surrounding land uses are anticipated.

4. The proposed use shall be in keeping with the goals and policies of the Comprehensive Land Use Policy Plan. (Explain how it meets the goals/policies.)

The proposed use of a dog daycare and boarding is consistent with the goals and policies of the Comprehensive Plan for industrial areas. The proposed conditional use appropriately influences the character of the city and manages land use change by allowing for a use in an existing accessory building, which already has services and public facilities that serve the existing dwelling unit and will also serve the accessory building, in a growing downtown commercial area where there may be more demand for professional services.

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. (Explain what measures have been taken.)



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The proposal is for a conditional use permit for approval to locate our business within an existing building (currently under construction). The existing building is approximately 25,000 square feet and we plan to occupy approximately 7900 square feet in the Industrial zone. The proposed use within the building has currently undergone site plan review with the city of Monroe and received a sepa determination on July 12, 2016. The Site plan decision was issued August 4, 2016 (attached). All measure have been taken to reduce impacts on this site.