



**CONDITIONAL USE
COMMUNITY DEVELOPMENT**

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RECEIVED
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CITY OF MONROE

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 project will benefit the community by providing greater water storage to the surrounding community.

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 project will comply with all Bulk Requirements for the Institutional Zoning District Included in Table 22.32.040 (G)

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 proposed water storage tank / reservoir will sit immediately adjacent to one of the City's existing water storage tanks, so will not change the existing use of the site. This will result in no changes to current traffic, by allowing site visits of both tanks at the same time. The site will not be accessed by the public

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.)

As the proposed project does not represent a change from the existing use of the site, it is consistent with current Land Use Policy. Additionally the tank will result in additional water storage to reliably provide water to the areas served by the tank.

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.)

The proposed project will improve water service to the area, while having no impact on traffic or existing land use. During construction temporary erosion control measures will be implemented to minimize construction stormwater impacts. Permanent stormwater control best management practices will also be constructed to mitigate any permanent stormwater impacts.