Responses to all Conditional Use Permit review criteria under SMC 18.60.070

A. The use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and

Response : The proposed materials for the project will be Hardi siding with wood like accent panels. Paint colors will be earth tones with accent colors on the front doors. See renderings submitted as part of the submittal package. Roofing materials will be composition roofing. The building materials are consistent with the surrounding housing. The neighborhood to the south is similar in use. There is a retaining wall and associated 20-foot slope easement between the southern development and this proposed development that will remain as part of this project. A structural engineer will analyze/design the proposed retaining wall as part of this construction documents to confirm no impacts to the wall to the south will occur. Pedestrian amenities such as sidewalk and street lighting will be extended from the development to the south that will enhance the regions pedestrian connectivity.

B. The design is compatible with the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and

Response : See description under section A for the materiality and compatibility with the surrounding appearance and quality of development. The only housing adjacent to the development is directly to the south. The construction materials are Hardi and T1-11 siding with composition roofing. The proposed project will blend with the adjacent development.

C. The use will be served by adequate public facilities including streets, fire protection and utilities; and

Response : The proposed development will be served by public utilities such as sewer, water, power, phone, and cable. The jurisdiction does have adequate capacity to service the development, including fire protection services, refuse collection, and emergency vehicle services.

D. Satisfactory provisions and conditions have been made concerning the following matters, where applicable:

1. Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow;

Response : Ingress and egress is being provided by two access points, one off of Sequim Ave and the other off Brownfield Rd. Pedestrian access points to the public right of way are being provided on both sides of the street to reduce street crossings and increase public safety. A "knuckle" is being provided along the interior roadway curve to increase safety and provide better emergency vehicle access.

2. Off-street parking and loading areas where required, with particular attention to subsection (D)(1) of this section;

Response : A minimum of 96 off-street parking stalls (2 per unit) will be provided as part of this project. Additionally, +/-26 on-street parking stalls will be provided along the northern and western curb lines.

3. The noise, glare, or odor effects of the special use permit on surrounding properties;

Response : The proposed development is providing housing, there are no planned odor generating, noise generating, or glare generating amenities or facilities being proposed. The development will produce similar characteristics to all other housing development within the city.

4. Refuse and service areas, with particular reference to location and screening;

Response : Each unit will have roll out bins stored within their respective garages. These bins will be rolled out to the curb similar to all other housing developments within the city.

5. Screening and buffering with reference to type, dimensions and character;

Response : The proposed project is the same zoning as the project to the south and will be adhering to the city required minimum rear yard setback of 15-feet. The project currently proposed 30-foot setbacks along the southern lot line to increase the minimum required and provide additional space between the two developments.

6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;

Response : Elk Habitat Preservation and Wetland Buffer signage is proposed as part of this development. Exterior lighting will be cast downward and be located at the front doors, garages and rear doors of the houses. This will be compatible with the surrounding developments.

7. Required yards and other common space;

Response : A min. 6-foot side yard, 15' front yard, and 15' rear yard is being provided. Common space is being provided throughout the project at multiple locations, including a walking path around the townhouses on the north side of the road and proposed infiltration pond.

8. Any special requirements set forth in this SMC for the particular use involved. (Ord. 2022-024 § 1 (Exh. A))

Response : Please see outline for addressing the requirements of SMC 18.26.020 below:

SMC 18.26.020(B)3: The minimum required area of 200 SF of usable open space per unit has been provided and shown on sheet SP-01.

SMC 18.26.020(B)4: A play space meeting the requirements of this section has been provided on sheet SP-01 and shown on the landscape plan.

SMC 18.26.020(C): Please reference the schematic elevations prepared by Threshold Engineering Design included within the response materials for further details beyond what is provided here.

*The proposed project meets the design criteria of SMC 18.26.020 with the following selections for the **duplexes**:*

*C. Menu Options for Multiplex Front Facade Modulation (**At least two are required**)*

> ***1.** Modulating building facade characterized by facade intervals no wider than 24 feet with at least a two foot offset between each interval. **Facade is being modulated.***
>
> ***2.** Covered entrance projecting from the front facade at least three feet. **Facade has projecting covered entrances.***
>
> *3. Between stories of a building, a change in materials or colors separated continuous horizontal trim bands.*

*F. Multiplex buildings must have a roof pitch no less steep than 4:12 for coverage of no less than 65 percent of the structure. See sections provided that meet this requirement. **All duplex roof pitches are 5:12.***

*H. Structures with garages placed forward of the living portion of the dwellings must contain window openings on the front facade equal to no less than 50% of the surface area of the garage doors. See sections provided that meet this requirement. **Garage door = 72sf and front facade windows are 48sf with is greater than 36sf.***

*The proposed project meets the design criteria of SMC 18.26.020 with the following selections for the **fourplexes/townhomes**:*

*C. Menu Options for Multiplex Front Facade Modulation (**At least two are required**)*

> ***1.** Modulating building facade characterized by facade intervals no wider than 24 feet with at least a two foot offset between each interval. **Facade is being modulated.***
>
> ***2.** Covered entrance projecting from the front facade at least three feet. **Facade has projecting covered entrances.***
>
> ***3.** Between stories of a building, a change in materials or colors separated continuous horizontal trim bands. **Stories are being separated by a continuous trim band.***

*F. Multiplex buildings must have a roof pitch no less steep than 4:12 for coverage of no less than 65 percent of the structure. See sections provided that meet this requirement. **All fourplex/townhome roof pitches are 4:12.***

H. Structures with garages placed forward of the living portion of the dwellings must contain window openings on the front facade equal to no less than 50% of the surface area of the garage doors. See sections provided that meet this requirement. ***Garage door = 72sf and front facade windows are 56sf with is greater than 36sf.***