



Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

**Staff Report to the Hearing Examiner
Homegrown Trailers Conditional Use Permit**

Date of Report: May 5, 2016
Date of Hearing: May 12, 2016

File Number: CUP16002

Project Description: Conditional use permit to manufacture travel trailers in an existing industrial building.

Applicant & Contact: Corey Weathers

Property Owner: Harsch Investment Properties, LLC

Location Of Proposal: 16130 Woodinville-Redmond Rd, Suite 1

Legal Description: POR OF NW 1/4 OF NW 1/4 LY WLY & SLY OF SAMMAMISH RIVER DRAINAGE DITCH & NLY & ELY OF NP R/W & LY NLY OF S LN OF N 300 FT OF S 900 FT OF SD SUBD & LY SLY OF LN DAF - BEG AT NW COR OF SD SUBD TH S 02-01-30 W ALG W LN OF SD SUBD 133.66 FT TAP ON NELY R/W MGN OF SD N P R/W TH S 52-27-09 E ALG SD MGN 356.36 FT TH S 51-12-59 W ALG SD MGN 93.07 FT TAP ON N LN OF N 300 FT OF S 900 FT OF SD SUBD TH CONTG S 51-12-59 E ALG SD MGN 77.96 FT TO BEG OF CRV TO RGT FR WCH CENTER BEARS S 38-47-01 W 1436.49 FT DIST TH SELY ALG SD CRV & MGN THRU C/A OF 02-19-28 AN ARC DIST OF 58.28 FT TO TPOB OF SD LN TH N 56-16-00 E 463.31 FT TAP ON SLY MGN OF SD SAMMAMISH RIVER D D & TERM OF SD LN-AKA LOT A OF KC LLA #8883019 APPROVED 5-3-88 TGW POR OF N 300 FT OF S 600 FT OF N 1/2 OF SD NW 1/4 LY BTWN SAMMAMISH RIVER & MAIN LN OF NP R/W

Staff Recommendation: Staff recommends approval of the conditional use permit, subject to conditions.

Staff Contact: Amanda Almgren, Associate Planner
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PROJECT DESCRIPTION

Location: 16130 Woodinville-Redmond Rd, Suite 1

Parcel Number: 1526059005

Parcel Size: 9.06 acres

Current Zoning:	Industrial
Comprehensive Plan Designation:	Industrial
Site/Area Description:	This property was developed in 1990 with four industrial buildings. Current uses include manufacturing, warehousing, and a variety of other commercial and industrial uses. The property is located in the Industrial area between the Sammamish River and Woodinville-Redmond Rd NE. Access is from Woodinville-Redmond Road NE.
Utilities:	Water: Woodinville Water District Sewer: Woodinville Water District Electricity: Puget Sound Energy Natural Gas: Puget Sound Energy Phone/Cable: Frontier, Comcast
Fire Service:	Woodinville Fire and Rescue
Surrounding Land Uses/Zoning:	North: Industrial South: Industrial West: Industrial East: N/A, Sammamish River

BACKGROUND

The subject property, Riverfront Business Park, was constructed in 1990 and intended to serve light industrial uses. The property consists of four buildings totaling approximately 105,000 square feet with associated parking. The site currently houses several wineries, a distillery, a granite design company, a gas manufacturer and distributor, and other industrial businesses. The proposed use would be located in Building 3, Suite 1 near the northeast corner of the property. Building 3 is shared by two other tenants, Praxair Surface Technologies and Rhythm & Soul Dance Studio.

Corey Weathers of Homegrown Trailers submitted an application for a Conditional Use Permit to manufacture travel trailers, to the City of Woodinville for property located at 16130 Woodinville Redmond Road. The application was received by the City of Woodinville on March 29, 2016.

This project only requires a Conditional Use Permit, no building modifications are planned.

PUBLIC NOTICE

The application was determined complete on April 11, 2016 and a letter was sent out the same day.

A combined Notice of Application and Notice of Hearing was issued on April 18, 2016, within 14 days of the determination of completeness. The comment period and Notice of Hearing utilize a combined 15-day notice, which was mailed to property owners within 700 feet, published in the *Woodinville Weekly*, and posted on the site and other Public Notice locations consistent with Chapter 17.11 WMC.

COMPREHENSIVE PLAN

The Comprehensive Plan encourages northwest woodland character design, promotes pedestrian friendliness and traffic linkages, encourages recreation space, and requires adequate infrastructure for development within the City limits. The City of Woodinville Comprehensive Plan Future Land Use Map designates this property as Industrial. Pursuant to WMC 17.13.010, the proposal complies with the intended goals, objectives, and policies of the Comprehensive Plan. The following Comprehensive Plan Policies apply to this project:

Goal LU-9.3: Provide an active and diverse industrial area that promotes economic growth.

Policy LU-9.3. A: Limit non-industrial uses to those that are complementary to industrial activities in terms of access and circulation, public safety, hours of operation and other land use activities.

Policy LU-9.3. B: Protect industrial lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

Goal ED-1.1: Focus business attraction and retention efforts on target sectors.

Target Sectors include: Small and Mid-sized, locally owned firms.

SHORELINE MASTER PROGRAM

The underlying property for this application is located within the Shoreline Master Program Management Area. Under the Shoreline Management Program, development is defined as a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to the act at any stage of water level (WAC 173-27-030 (6)). This project does not propose any exterior alterations to the structure or any other activity that would be considered development under this definition, therefore this project is exempt from a substantial development permit.

STAFF ANALYSIS

GENERAL:

1. Corey Weathers submitted a Conditional Use Permit to operate Homegrown Trailers, a travel trailer manufacturer at 16130 Woodinville-Redmond Rd, Suite 1. The property consists of four large industrial buildings and associated parking adjacent to the Sammamish River. Homegrown Trailers will conduct business out of Building 3, which also houses Praxair Surface Technologies and Rhythm & Soul Dance Studio. The property is owned by Harsch Investment Properties, LLC. The applicant has made the property owner aware of the proposal, as indicated on the Owner Authorization Form (Exhibit 2).
2. The parcel is zoned Industrial and is approximately 650 feet long by 440 feet wide and totals approximately 9.06 acres. The property is generally flat with four existing industrial buildings on site. The entire property is in a seismic hazard area and the east portion of the property is within the shoreline jurisdiction and stream buffer. Buildings 2 and 3 are within the Urban Conservancy zone of the shoreline jurisdiction. The property is accessed from Woodinville-Redmond Rd to the west,

which is designated as a principal arterial street. A mix of industrial and agricultural uses surrounds the property.

3. The travel trailer manufacturing business will be located in an existing industrial space in the northeast section of the property in Building 3. The space is approximately 3,251 square feet. The proposal does not include any exterior work to the building or site.
4. The proposed use qualifies as motor vehicle manufacturing. Pursuant to WMC 21.08.080(A), a Conditional Use Permit is required for motor vehicle and bicycle manufacturing in the Industrial zone. Conditional Use Permits are processed as a Type III application. The Hearing Examiner is designated as the authority to decide Conditional Use Permits pursuant to WMC 17.07.030.
5. Proper legal notice of the hearing was provided in accordance with Chapter 17.11 WMC. The notice was posted on the property and on public notice boards, mailed to property owners consistent with WMC 17.11.040, and published in the *Woodinville Weekly* newspaper on April 18, 2016, more than 15 days prior to the date of the hearing pursuant to WMC 17.11.030.

ZONING STANDARDS:

6. Homegrown Trailers is a travel trailer manufacturing company. This proposed use falls under NAICS 336214 as recreational travel trailer manufacturing and qualifies as motor vehicle and bicycle manufacturing pursuant to WMC 21.06.400. Pursuant to WMC 21.08.080(A), motor vehicle and bicycle manufacturing is a conditional use in the Industrial zone.
7. The property is developed with four existing buildings, which currently have several different tenants. The structures were built in 1990, prior to the city's incorporation. The proposal is for a change of use, with no exterior alterations proposed to the structure. The proposal does not include any changes to the bulk or dimensional requirements (Chapters 21.12 and 21.14 WMC), trees (Chapter 21.15 WMC), and landscaping (Chapter 21.16 WMC).
8. According to the City's critical areas map, the site is located within a seismic area and stream buffer. The existing site features portions of the building and parking area within these critical areas; however, all proposed improvements are within an existing structure and no alterations of the critical areas are proposed pursuant to WMC 21.24.050.
9. The required parking rate for motor vehicle and bicycle manufacturing, which qualifies as a manufacturing use, is .9 space per 1,000 square feet, plus 1 per 300 square feet of office. The total space is approximately 3,251 square feet, with approximately 1,102 square feet of the space dedicated to offices and the remainder as manufacturing. Approximate square footages and current tenant uses were provided by the application (Exhibit 5). Based on the provided information and information from permits issued by the City, staff was able to calculate the parking demand based on the parking requirements in WMC 21.18.030. The property currently has a total of 279 parking spots and the current calculated demand, including the proposed conditional use, is 224 parking spots (Exhibit 6).
10. Traffic impact fees are reviewed as part of a building permit or change of use pursuant to Chapter 3.39 WMC. The Public Works Department has determined that no traffic impact fees are required for the project, as the use is an interior tenant improvement and is therefore exempt pursuant to WMC 3.39.050.

11. No signage is proposed as part of the proposal. A sign permit is required for any signage installed for the project pursuant to Chapter 21.20 WMC.

CONDITIONAL USE PERMIT CRITERIA:

12. Pursuant to WMC 21.44.050, the following criteria must be satisfied before the Hearing Examiner approves a conditional use permit:

- (a) The conditional use is designed in a manner which is compatible with the character and appearance of the existing or proposed development in the vicinity of the subject property.

Staff comment: The proposed travel trailer manufacturing will be located inside an existing building. No new modifications or changes to the exterior are proposed. Parking is available close to the suite entrance, reducing potential conflicts with pedestrians and automobile-reliant businesses in the development. The hours of operation for the use are limited to daytime, and should not conflict or impact other uses or alter the character of the surrounding development. The proposal complies with this requirement.

- (b) The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.

Staff comment: No exterior modifications are proposed. Building 3, Suite 1, where Homegrown Trailers will operate, is located in the northeast portion of the building, which is farthest away from the access off Woodinville-Redmond Rd NE. The building will continue to appear as an industrial development and no long-term outside storage will be permitted. The travel trailers will be sold onsite as custom orders and will only be outside for a few days between completion and customer pick-up. Additionally, 4-6 trailers will be available for rental. These will be parked in the existing parking spaces onsite and will not exceed six trailers at any time.

- (c) The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property.

Staff comment: The proposed use will utilize an existing tenant space and no changes to the building exterior or site is proposed. Operations will be exclusively indoors and will not create physical impacts or change the character of the property. The conditional use is oriented in a manner to be compatible with other businesses on the property.

- (d) Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title.

Staff comment: No modifications from the standards are proposed by the applicant for this project.

- (e) The conditional use is not in conflict with the health and safety of the community.

Staff comment: With application of the development conditions in Chapter 21.08 WMC and as recommended by staff, potential impacts to the general health, welfare and safety are minimized. All work will be done indoors, with non-toxic materials and will not create any additional impacts such as noise, odor, light or other similar impacts. The applicant is requesting the minimum necessary to operate a motor vehicle manufacturing use in this space. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

- (f) The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.

Staff comment: No agency comments were submitted regarding increased public services or facility needs for this project. No additional water or sewer services beyond what is already in place is required to accommodate the travel trailer manufacturing use.

AGENCY REVIEW

Environmental Review: This project is categorically exempt from SEPA review pursuant to WAC 197-11-800.

Notice: Notice of this application and Public Hearing has been provided in accordance with the provisions of Title 17 WMC. This project was circulated for review and comment, along with the notice of public hearing on April 18, 2016 by publishing the notice in the *Woodinville Weekly*; mailing notices to property owners within 500 feet of the project and interested agencies; and posting the Notice at the site and at the official locations for City Notices.

Public/Agency Comments: No public or agency comments were received.

DETERMINATION OF CONSISTENCY

Revised Code of Washington 36.70B.040 – Determination of Consistency and WMC 17.13.100 requires that a proposed project shall be reviewed for consistency with a local government's development regulations during project review by consideration of:

1. Type of land use;
2. Level of development, such as units per acre or other measures of density;
3. Infrastructure, including public facilities and services needed to serve the development; and
4. The characteristics of the development, such as development standards.

Based on the above analysis, and with the proposed conditions listed below, staff finds that Homegrown Trailers has met the requirements of the City of Woodinville Infrastructure Standards, Comprehensive Plan, and Woodinville Municipal Code.

STAFF RECOMMENDATION

The proposed project was found to be consistent with and meet the intent of the Woodinville Comprehensive Plan and applicable development regulations; therefore, staff recommends **APPROVAL** of Homegrown Trailers (File No. CUP16002), subject to the following conditions:

1. This conditional use permit allows for the operation of a motor vehicle and bicycle manufacturing use in an existing tenant space that is approximately 3,251 square feet. Any expansion of this use into additional tenant spaces will require a modification of the conditional use permit.

2. All associated rentals and sales of travel trailers will be limited to those manufactured on-site
3. Outdoor storage of travel trailers may not occupy more than seven parking stalls or 1,300 square feet at any time.
4. All conditions of approval shall be met at all times in order for the conditional use permit to be valid. Any change in operations that violates any condition of approval requires a major modification of the conditional use permit, to be submitted by the applicant.

EXHIBIT LIST

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| Exhibit 1 | Staff Report |
| Exhibit 2 | Application received March 29, 2016 |
| Exhibit 3 | Site Plan received March 29, 2016 |
| Exhibit 4 | CUP criteria and project information |
| Exhibit 5 | Property Tenant Information and Parking |
| Exhibit 6 | Parking Calculation Spreadsheet |
| Exhibit 7 | Notice of Complete Application dated April 11, 2016 |
| Exhibit 8 | Combined Notice of Application and Notice of Hearing dated April 18, 2016 |