

HOMEGROWN TRAILERS CUP 16002

PUBLIC HEARING

MAY 12, 2016

GENERAL INFORMATION

- ▶ 16130 Woodinville-Redmond Rd. NE
- ▶ Sammamish Valley Industrial Zone
- ▶ Sammamish River Shoreline buffer
- ▶ Seismic Area



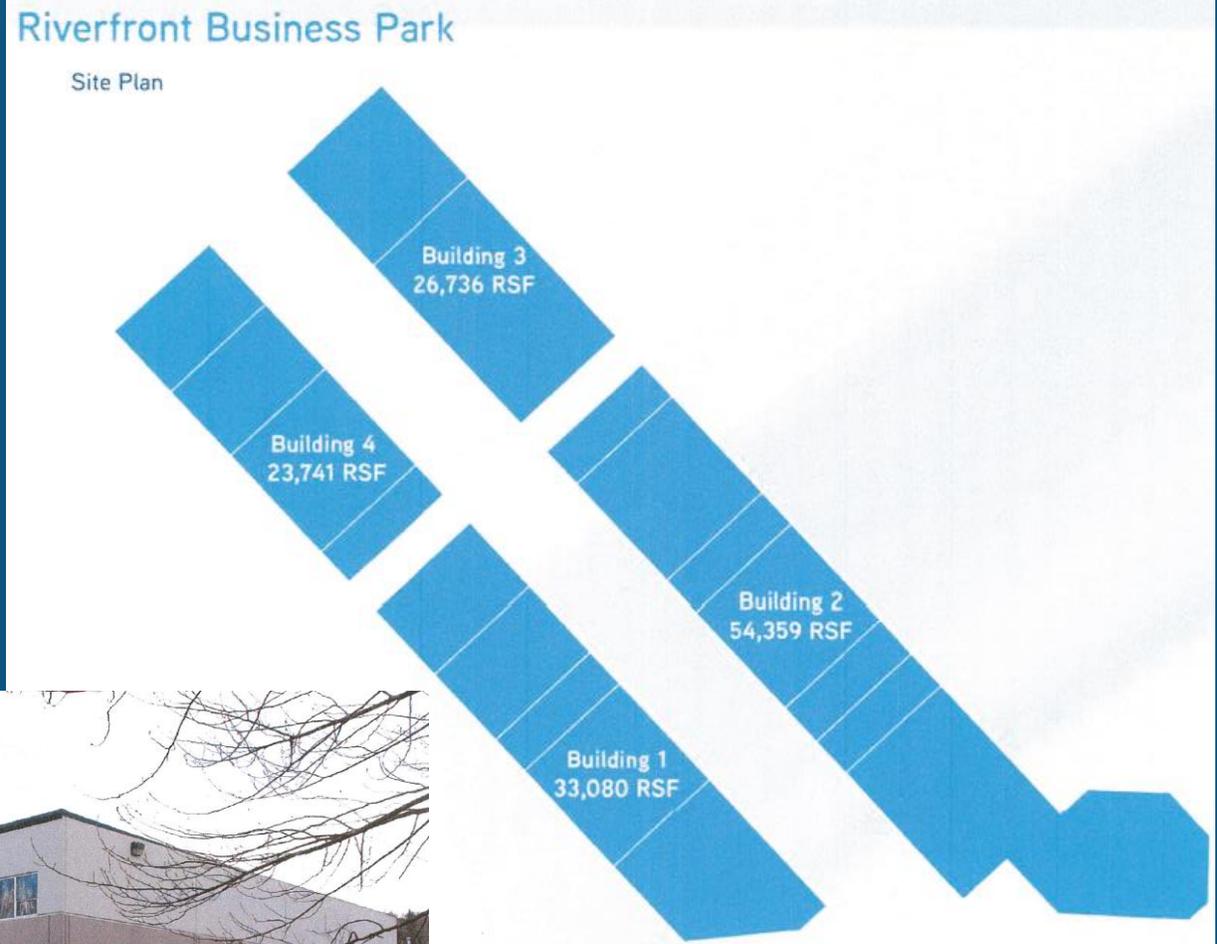
BACKGROUND

- ▶ Site developed in 1990
- ▶ Access from Woodinville-Redmond Rd
- ▶ Change of use only, no internal or external alterations



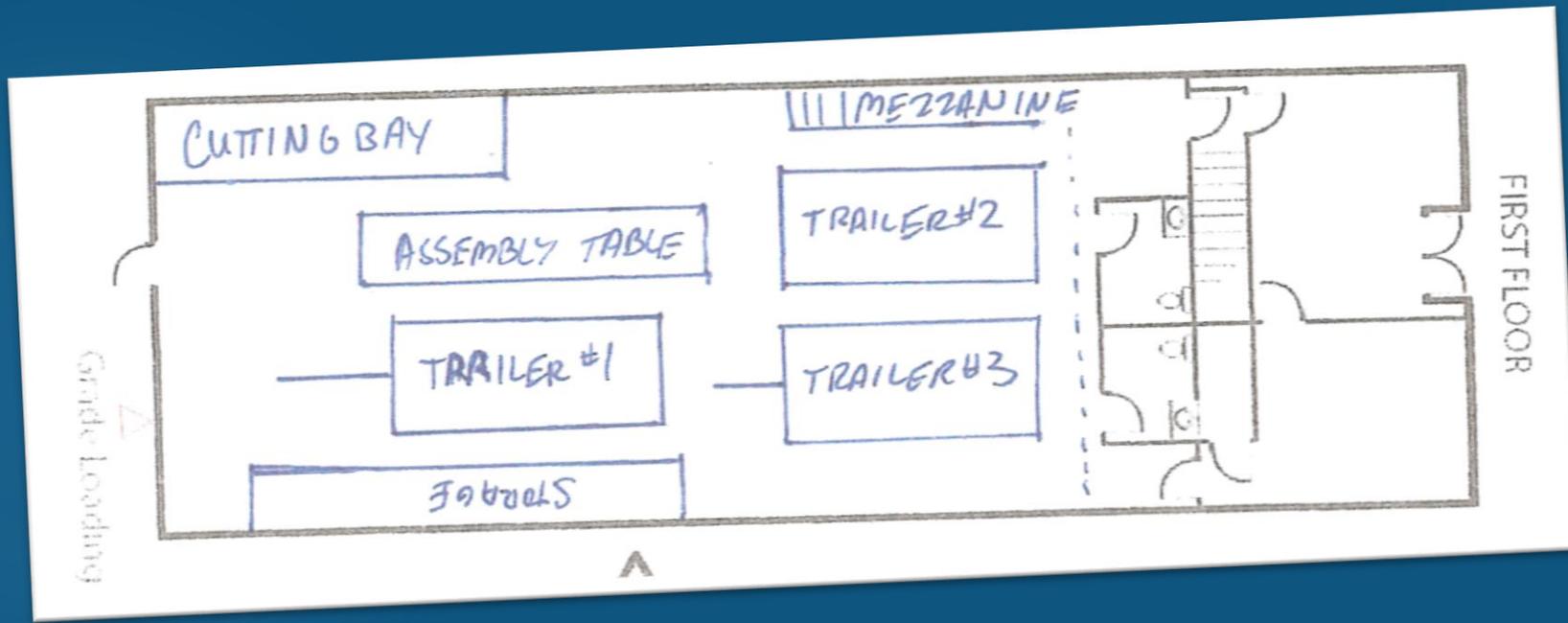
EXISTING USES

- ▶ CUP for Building 3, Suite 1
- ▶ Uses include wineries, a distillery, a granite design company, a gas manufacturer and distributor and other industrial uses



CONDITIONAL USE PERMIT

- ▶ Travel Trailer Manufacturer located in an existing building
- ▶ Manufacturing handcrafted travel trailers for sale and rental.
- ▶ Qualifies under motor vehicle and bicycle manufacturing (NAICS 336214)



PARKING

Parking Provided	279
Parking Required	-224
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Remaining Parking	55

TIMELINE

- ▶ 3/29/16 - Application submitted
- ▶ 4/11/16 – Application complete
- ▶ 4/18/16 – Notice of Application & Hearing
- ▶ 5/12/16 - Hearing

APPROVAL CRITERIA

- ▶ 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.
- ▶ 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.
- ▶ The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;
- ▶ 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.
- ▶ The conditional use is not in conflict with the health and safety of the community.
- ▶ 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.

CONDITIONS

- ▶ Staff recommends **APPROVAL** of Homegrown Trailers (File No. CUP16002), subject to the following conditions:
- ▶ This conditional use permit allows for the operation of a motor vehicle 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.
- ▶ All associated rentals and sales of travel trailers will be limited to those manufactured on-site
- ▶ Outdoor storage of travel trailers may not occupy more than seven parking stalls or 1,300 square feet at any time.
- ▶ 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.

QUESTIONS