



City of Seattle

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Numbers: 3013120
Applicant Name: Paul Z. Wu, for Khmer Buddhist Society
Addresses of Proposals: 3006 S. Juneau St

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a change of use from single family to a religious facility (Khmer Buddhist Society). The project includes providing 37 surface parking spaces.

The following approvals are required:

Administrative Conditional Use — to establish an institution in a single family zone.
Chapter 23.44.022, Seattle Municipal Code

SEPA – Environmental Determination pursuant to SMC 25.05

SEPA DETERMINATION: Exempt DNS MDNS EIS

 DNS with conditions

 DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction

BACKGROUND DATA

Site and Vicinity Description

The project site is 1.148 acres in size and is located within a single family zone (SF 5000) in southeast Seattle. It is comprised of two platted lots located on the north side of S. Juneau Street within a large block bounded on the north by S. Orcas Street, on the east by an unopened portion of the right-of-way of 28th Avenue S., and on the west by 32nd Avenue S. The topography slopes downhill both to the north and the east of the site.

The Khmer Buddhist Society site is currently occupied by a building of approximately 8,080 square feet, with a basement reading room, game room and accessory storage area of approximately 2,580 square feet. The lower level worship hall, meditation and kitchen occupy 3,950 square feet and the upper-level living quarters consist of 1,570 square feet. There is an existing parking area and storage shed located on the eastern parcel of the site. Part of the current proposal is to adjust parking lot grades by removing the existing asphalt concrete surface and repaving the lot with gravel.

The larger general vicinity is characterized by single-family residential structures intermixed with a few institutional uses and buildings.

Proposal Description

The applicant proposes to convert an existing residential structure and property into a religious facility (the Khmer Buddhist Society temple). The proposal includes removing existing asphalt concrete in the parking area and providing a gravel parking lot to accommodate 37 parked vehicles.

In 2005 the Khmer Buddhist Society submitted and obtained a Master Use Permit to occupy the existing single family residence as a religious institution. The Master Use Permit to establish the Administrative Conditional Use was process under DPD project #2400591. After the Master Use Permit was issued the building was occupied by the institution but a building permit was never obtained to change the occupancy of the space. In 2008 the Master Use Permit expired and new land use permitting is necessary to occupy the building as an institution. The building has been occupied by the Khmer Buddhist Society since the issuance of the previous Master Use Permit. The project description and site remains substantially the same as the original Master Use Permit reviewed and approved in 2005.

From information provided by the applicant, the staff of the facility includes three monks and three helpers who serve a community of about 50-75 regular attendees. Typical services are held on Saturday evenings and on Sundays between 11:00 AM and 2:00 PM. Services are held at other times, generally with far fewer individuals in attendance. About four times a year, however, at full moon observance services, larger temple attendance is expected to take place.

Public Comment

Notice of the proposed project was published on December 13, 2012, with a comment period running through December 26, 2012. Two written comments were received during the public comment period.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE GENERAL PROVISIONS

The Land Use Code allows religious facilities as an institutional use in single-family zones, but requires that they new or expanding institutions be approved through an Administrative Conditional Use process and that the religious facilities use be subject to the requirements of Section 23.44.022.

The applicant is proposing a religious facility use in the SF 5000 zoned site. The existing single-family residence will include a worship hall of 2,240 square feet on the ground floor and living quarters with four bedrooms on the upper level. A gravel paved parking lot with 37 spaces will be provided on site.

The following criteria are applicable for evaluating this religious facility institutional use in single family zones, under SMC 23.44.022:

New or expanding institutions in single-family zones shall meet the development standards for uses permitted outright in Sections 23.44.008 through 23.44.016 unless modified elsewhere in this subsection.

The plans submitted with the application meet applicable development standards enunciated in Section 23.44.008 through 23.44.016.

SMC 23.44.008 H requires exterior lighting that is shielded from effects on surrounding properties. According to the plan submitted on April 5, 2013, artificial lighting of the driveway and parking area is proposed. The proposed light fixtures will be limited to 15 in height and include cut-off shields to prevent light spillage beyond the property lines. Exterior lighting attendant to the worship hall and residential portion of the structure is similar to that normally associated with single-family residential use.

The institutional structure has a footprint of approximately 2,580 square feet on a 50,010 square foot lot, for a total lot coverage of 5.2%, within the maximum allowed 35% coverage.

The building height is within the 30 foot height limit of the zone.

The structure is set back approximately 50 feet from the front property line, approximately 20 feet from the rear property line, well in excess of the 10-foot side yard measured from the east property line and approximately 10 feet from the east property line. The Director is allowing a portion of the existing principal structure to be located 9'-10 3/4" from the actual west property line per the provision of SMC 23.44.022 K2, which allows a reduced setback if the reduced setback will not significantly increase project impacts.

Parking and access to the site is being provided. The number of required parking spaces is 28, given the uses being established on this site as part of the institution. A total of 37 spaces are being provided. The number of provided parking spaces should ensure that, for the most part, any potential overflow parking can be handled on site and should discourage off-site parking.

Institutions seeking to establish...on property which is developed with residential structures may expand their campus up to a maximum of two and one-half acres. An institution campus may be established or expanded beyond two and one-half (2 1/2) acres if the property proposed is for the expansion is substantially vacant land.

The existing residential structure on site is proposed as a religious facility which will continue to house a residential use as well as a religious worship space. The entire site is less than two and one-half acres in size and no expansion of the religious facility uses beyond the site is proposed.

The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred (600) feet or more from any lot line of any other institution in a residential zone, with the following exceptions:

- a. An institution may expand even though it is within six hundred (600) feet of a public school if the public school is constructed on a new site subsequent to December 12, 1985.*
- b. A proposed institution may be located less than six hundred (600) feet from a lot line of another institution if the Director determines that the intent of the dispersion criteria is achieved due to the presence of physical elements such as bodies of water, large open spaces or topographical breaks or other elements such as arterials, freeways or nonresidential uses, which provide substantial separation from other institutions.*

There are two institutions within 600 feet of the subject development site. These are: the Seattle Chinese Alliance, located at 2803 S. Orcas Street, and Dearborn Park Elementary School, located at 2820 S. Orcas Street. The property line of the former is located approximately 314 feet from the nearest property line of the proposed Khmer Buddhist Society; the distance between property lines of the proposed religious facility and Dearborn Park School is approximately 265 feet. Circumstances of existing topography, unopened street right-of-ways, an intervening City Light high voltage transmission corridor, and platting which has produced extensive east-west block fronts provides a substantial separation between the proposed and the other existing institutions. The entry to the proposed institution is located over a half mile from either of the other neighborhood institutions, approximately 3,150 feet from the school entry and approximately 3,500 feet from the main entry to the Seattle Chinese Alliance. It is the determination of the Director that the intent of the dispersion criteria is achieved through these circumstances.

Demolition of Residential Structures. No residential structure shall be demolished nor shall its use be changed to provide for parking.

No demolition of residential structures is proposed.

Reuse of Existing Structures. Existing structures may be converted to institution use if the yard requirements for institutions are met. Existing structures which do not meet these yard requirements may be permitted to convert to institution use, provided that the Director may require additional mitigating measures to reduce impacts of the proposed use on surrounding properties.

As noted above, a portion of the existing single-family residential structure is located only 9 feet, 10 ³/₄ inches from the neighboring property line. Additional landscaping is being required along this property line and any expansion of the existing structure shall maintain a ten-foot side yard along this property line.

Noise and Odors. For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational areas, trash and refuse storage areas, ventilating mechanisms, sports facilities and other noise-generating and odor-generating equipment, fixtures or facilities. The institution

shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08. In order to mitigate identified noise and/or odor impacts, the Director may require measures such as landscaping, sound barriers or fences, mounding or berming, adjustments to yard or parking development standards, design modifications, setting hours of operation for facilities or other similar measures.

Activities on this site must conform to SMC 25.08.410, governing noise generated in a single family zone. This would be a daytime limit of 55 dB(A) as measured at the property line of the receiver. Post 10 pm noise limits are 45 dB(A) as measured at the receivers property line. Existing setbacks and landscaping between the various property lines and neighboring properties generally mitigate for noise. Additional landscaping along the west property line will be required to provide further mitigation for the single-family residence directly to the west of the site.

The building has no mechanical equipment other than that normally associated with a single-family residence. Existing trees and vegetation would appear to provide sufficient screening of the parking lot from neighboring properties.

Proposed activities related to this institution include both a residential use and a religious facility use, the former accessory to the overall religious facility use. The facility will be a residence for three monks and three helpers. Because of its size and number of occupants, the residential use is generally comparable to single-family residential use. Approximately 50 to 75 members of the Khmer Buddhist Society would meet four times per month (at New Moon and Full Moon and twice in between) at the facility and utilize the 2240 square-foot worship hall. There are also member gatherings on Saturday evenings and Sunday afternoons, with member groups varying from 20 to 30 people. There are no scheduled gatherings on other days. The worship hall within the existing structure is unlikely to produce significant noise, when evaluated by the size of the facility and congregation, its location in relation to adjacent residential structures, the structural design of the building, landscaping and other features inherent in this site plan, with the possible exception of impacting the single-family residence immediately to the west of the site.

Trash enclosures will be provided for the facility and covered and screened so as not to propagate odors that would be noisome for neighbors.

All on-site activities, including those which might run past 10:00 at night, will be subject to the provisions of the noise ordinance, SMC 25.08.

Landscaping. Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, reduce the coverage of the site by impervious surfaces, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution. Landscaping plant materials shall be species compatible with surrounding flora. Existing plant material may be required to be retained. Maintenance of landscaped areas shall be the continuing responsibility of the owner.

Plans submitted with the application show a variety of trees and other landscaping which generally integrates the proposed religious facility with adjacent areas. Providing and maintaining a landscaped buffer between the subject property and the single-family residence directly to the west of the property will be required. Maintenance of all landscaped areas shall be the continuing responsibility of the subject property's owners.

Light and Glare. Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots. The Director may also require that the area and intensity of illumination, the location or angle of illumination be limited. Nonreflective surfaces shall be used to help reduce glare.

Exterior lighting will be added as a result of this application. Minimal lighting is currently employed at the entrance to the principal building and at the exterior stairs. Additional lighting provided for the driveway and parking area on site shall be downlit and baffled to ensure that no off-site glare results that would impact adjacent neighbors. Any lighting in the parking area shall be the minimum security lighting to provide for safe conveyance to and from the parked vehicles.

Bulk and Siting.

1. *Lot Area. If the proposed site is more than one acre in size, the Director may require the following and similar development standards:*
 - a. *For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum;*
 - b. *For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential structures and uses in the immediate area.*

Although the site is more than 1 acre in site, it sits at the end of a dead end street. The existing structure setback approximately 49 feet from the front lot line and is hidden from street view by mature landscaping that will remain in place. The facing block front is also characterized by mature landscaping.

2. *Yards. Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no structure other than freestanding walls, fences, bulkheads or similar structures shall be closer than ten (10) feet to the side lot line. The Director may permit yards less than ten (10) feet but not less than five (5) feet after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.*

A corner of the existing structure sits 9 feet, 10 and three-quarters inches (9'-10 ¾") from the east property line of the lot directly to the west which is developed with a single-family residence. Since the building on the applicant's site is located at an angle, only a few inches are located within the required setback. The angle also serves to minimize the appearance of bulk.

The minimal portion of the structure extending one and a quarter inches into the ten-foot setback will not significantly increase any impacts. The Director has determined that the side setback

along the west property line (of 9-feet, 10 and ¾-inches) is adequate for the proposal. Future additions to the facility will be subject to the applicable standards.

3. *Institutions Located on Lots in More Than One (1) Zone Classification. For lots which include more than one (1) zone classification, single-family zone provisions shall apply to only the single-family zoned area involved.*

This provision is not applicable as the entire lot is located in a single family zoning classification.

4. *Height Limit. A religious symbol and that portion of the roof supporting it, including but not limited to a belfry or spire, may be extended an additional twenty-five feet (25') above the height limit.*

This provision is not applicable as no religious symbols are proposed.

5. *Facade Scale. If any facade of a new or expanding institution exceeds thirty (30) feet in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.*

The applicant proposes to enclose an existing crawl space provided directly below the worship hall in the northwest section of the building. The newly enclosed area will comprise approximately 827 square feet and be utilized as reading room. The proposed expansion will be a continuation of the existing façade, which exceeds 30 feet in length. As the new proposed massing is located directly below, the existing structure the bulk is mitigated by the angled façade as discussed above. In addition dense landscaping will be planted between the new reading room and the side property line as shown on page A-1 dated April 30, 2013.

Parking and Loading Berth Requirements.

1. *Quantity and Location of Off-street Parking.*

- a. *Use of transportation modes such as public transit, vanpools, carpools and bicycles to reduce the use of single-occupancy vehicles shall be encouraged.*
- b. *Parking and loading shall be required as provided in Section 23.54.015.*
- c. *The Director may modify the parking and loading requirements of Section 23.54.015, required parking, and the requirements of Section 23.44.016, parking location and access, on a case-by-case basis using the information contained in the transportation plan prepared pursuant to subsection M of this section. The modification shall be based on adopted City policies and shall:*
 - i. *Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and*

- ii. *Not cause undue traffic through residential streets nor create a serious safety hazard.*

The Code requirement for the facility is 28 spaces. 37 parking spaces are being provided on site. A loading berth is not required for the project, as the minimum 40,000 square foot size requirement under SMC 23.54.035A has not been met.

Spillover parking is not easily accommodated off site, given the lack of developed roadways in the area and the narrowness of the existing connecting roadway. The applicant has provided a Transportation Mitigation Assessment, dated July 22, 2004, prepared by Christopher Brown and Associates, Traffic Engineers & Transportation Planners, demonstrating the amount of parking needed for their religious facility is the 37 spaces being provided on site.

1. *Parking Design. Parking access and parking shall be designed as provided in Design Standards for Access and Off-street Parking, Chapter 23.54.*

As referenced on the applicants April 5, 2013 site plan, the number of parking spaces, turning radii, drive lanes and other features required under this code section have been provided and meet the code requirements.

2. *Loading Berths. The quantity and design of loading berths shall be as provided in Design Standards for Access and Off-street Parking, Chapter 23.54.*

None required, as referenced above.

Transportation Plan. A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of structure area and/or are required to provide an additional twenty (20) or more parking space. The Director shall determine the level of detail to be disclosed in the transportation plan based on the probable impacts and/or scale of the proposed institution. Discussion of the following elements and other factors may be required:

1. *Traffic. Number of staff on site during normal working hours, number of users, guests and others regularly associated with the site, level of vehicular traffic generated, traffic peaking characteristics of the institution and in the immediate area, likely vehicle use patterns, extent of traffic congestion, types and numbers of vehicles associated with the institution and mitigating measures to be taken by the applicant;*
2. *Parking. Number of spaces, the extent of screening from the street or abutting residentially zoned lots, direction of vehicle light glare, direction of lighting, sources of possible vibration, prevailing direction of exhaust fumes, location of parking access and curb cuts, accessibility or convenience of parking and measures to be taken by the applicant such as preference given some parking spaces for carpool and vanpool vehicles and provision of bicycle racks;*
3. *Parking Overflow. Number of vehicles expected to park on neighboring streets, percentage of on-street parking supply to be removed or used by the proposed project, opportunities for sharing existing parking, trends in local area development and mitigating measures to be taken by the applicant;*

4. Safety. Measures to be taken by the applicant to ensure safe vehicular and pedestrian travel in the vicinity;

5. Availability of Public or Private Mass Transportation Systems. Route location and frequency of service, private mass transportation programs including carpools and vanpools, to be provided by the applicant.

A Transportation Mitigation assessment for the previous project permitted in 2007 was prepared on July 22, 2004 by Christopher Brown and Associates, Traffic Engineers & Transportation Planners. Recognizing that the original traffic study was done some time ago a new p.m. peak hour traffic count at the key intersection serving the site (S Juneau Street at Beacon Ave S) was provided dated June 8, 2012.

As referenced in that analysis, the proposed religious facility will be served by a staff consisting of three monks and three helpers who live on site. A congregation generally numbering up to 30 people, but at times from 50 to 75 individuals, is expected to attend four monthly meetings as well as Saturday and Sunday gatherings in the inside worship space.

According to the Brown and Associates assessment, dated July 24, 2004, the project is not likely to result in a change of the Level of Service (LOS), using the referenced methodology from the 1997 Highway Capacity Manual, at the only principal intersection servicing the site, that at Beacon Avenue S. and S. Juneau Street. Through movement occurs at this juncture of Beacon Avenue S. with traffic on S. Juneau Street, traffic is regulated by a STOP sign controlled approach. Typically the LOS on the minor STOP sign controlled approach represents the worst case since movement on Beacon Avenue S. is not controlled by a STOP sign. A LOS of B with an average per vehicle delay of 12.2 seconds has been recorded for traffic westbound on S. Juneau Street in the PM peak hour. A LOS of C with an average per vehicle delay of 21.7 seconds has been recorded for eastbound traffic within the same time frame. With a more than adequate LOS during the heaviest peak hour of the average weekday, it is clear that LOS was not an issue in the subject application.

The subsequent analysis of the intersection found that data of the same intersection taken on June 7, 2012 indicated a reduction in overall volume by 4.7%. Given the reduction in traffic volumes since the original study was conducted, no further analysis is necessary.

As indicated, the code requirement for this religious facility is 28 spaces, based on the individual uses that comprise the institution. A total of 37 parking spaces are provided. The parking will be screened from the adjacent residential uses by landscaping and grade change. The siting of the adjacent residences relative to the temple and residence and landscaping also mitigate impacts from the parking.

There are Metro transit routes that run along Beacon Avenue South, although the Transportation Mitigation Plan indicates that it is highly unlikely that current members of the Khmer Buddhist Society would arrive via bus and then walk along S. Juneau St to the site. Some members who live in the neighborhood, however, are expected to walk from their homes to the facility. According to the applicant, most of the Khmer Buddhist Society members worship with their families and travel to the subject site together in private vehicles.

The Khmer Buddhist Society is located within and surrounded by a single family zone (SF 5000). There is limited access to the institution from a narrow roadway section of S. Juneau Street that dead-ends at the site. For the most part the proposed parking area on site is adequate to serve the present needs of the congregation, but potential spill-over parking could result in conflicts over available parking within the accessible neighboring right of way. The prepared Transportation Mitigation assessment suggests that off-site parking could become an issue only three to four occasions during the year when there might be a scheduling of service conflict with the nearby Seattle Chinese Alliance Church. The TMP suggests that some coordination occur regarding schedule information between the two institutions; it further suggests that the Khmer Buddhist Society, following the lead of the Seattle Chinese Alliance Church, coordinate with the Seattle Department of Parks and Recreation to utilize a portion of the available parking in the nearby Dearborn Park. This off-site parking option might be facilitated by offering a shuttle-service between the park parking lot and the temple site. While remaining an option for the Society, it would not appear that such mitigation measures would be required at this time.

DECISION-ADMINISTRATIVE CONDITIONAL USE

Based on the foregoing analysis and review, the proposal, as conditioned below, satisfies all requirements of SMC 23.44.022 which govern administrative conditional uses in single-family zones. The proposal, as conditioned, is not expected to be materially detrimental to the public welfare nor injurious to property in the zone or vicinity in which the institution will be established, and should be **CONDITIONALLY GRANTED**, with conditions as stated below.

ANALYSIS –SEPA

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist dated August 8, 2012 and supplemental information in the project file submitted by the applicant's agent. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

Seattle Municipal Code (SMC) Section 25.05.665(D), the SEPA Overview Policy, clarifies the relationship among codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" subject to some limitations. Per SMC 25.05.665 D 1-7, mitigation can be considered for specified limitations and/or circumstances. Therefore, a more detailed discussion of some of the anticipated impacts is appropriate.

Short - Term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to increased dust and other suspended air particulates during demolitions of existing parking areas and construction of the expanded parking area; potential soil erosion during general site work; increased runoff; tracking of mud onto adjacent streets by construction vehicles; increased demand on traffic and parking from construction equipment and personnel; conflict with normal pedestrian and vehicular movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater Code (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, obstruction of the rights-of-way during construction, construction along the street right-of-way, and sidewalk repair); Building Code (construction standards in general); and Noise Ordinance (construction noise that is permitted in the city). Compliance with these codes and ordinances will be adequate to achieve sufficient mitigation of potential adverse impacts. Thus, mitigation pursuant to SEPA is not necessary for these impacts.

Long - Term Impacts

Long-term or use-related impacts are also anticipated from the proposal: increased bulk and scale on the site; increased traffic and parking demand due to expanded membership; minor increase in airborne emissions resulting from additional traffic; minor increase in ambient noise due to increased human activity; increased demand on public services and utilities; and increased energy consumption. Given the large site, setbacks and extensive landscaping, the project, as conditioned, is not anticipated to have significant impacts and no further conditioning pursuant to SEPA authority is warranted.

Traffic and Parking

The plans accompanying this proposal call for providing all vehicular access to the site from S. Juneau Street. The applicant has provided a Transportation Mitigation Assessment, dated July 22, 2004, prepared by Christopher Brown and Associates, Traffic Engineers & Transportation Planners, demonstrating the amount of parking needed for their religious facility is the 37 spaces being provided on site. To provide for this parking area, the applicant proposes removing some existing asphalt paving and paving the entire parking area with a crushed rock surface. Direct pedestrian access to the religious facility will be from the driveway connecting to S. Juneau Street. Any commercial loading and unloading activities will take place with vehicles parked on site for these activities. Given these improvements for access to and from the site and for parking on site no further conditioning or mitigation is warranted.

The 37 parking spaces will be adequate for the applicant's current needs. Any expansion of the religious facility will require additional administrative conditional use analysis, decision and conditioning. No further conditioning pursuant to SEPA authority is warranted.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency and was based on a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2)(C).

CONDITIONS – ADMINISTRATIVE CONDITIONAL USE PERMIT

For the Life of the Project

1. The applicant shall provide and maintain landscaping, adequate to provide a sound and visual barrier between the institutional structure and the single-family residence immediately to the west.

CONDITIONS-SEPA

None.

Signature: (signature on file) Date: June 10, 2013
Lindsay King, Senior Land Use Planner
Department of Planning and Development

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