



2016.16

October 6, 2016

Ann Siegenthaler / Scott Waller
Associate Planner / Planning Specialist
City of Sumner
15506 62nd Street Court East
Sumner, WA 98390



Re: 1105 140th Avenue Court East, Sumner WA Parcel # 0420013039

Dear Ann Siegenthaler / Scott Waller

Thank you for your assistance as we have worked to design improvements to the Penny's Salsa Tenant Improvement. At this time, we are submitting for the conditional use permit allowing for food processing. Then if/once approved we will follow up with our tenant improvement submittal.

Attachments:

- Completed CUP Application
- Site plan (both 11x17 and 24x36)
- Overall floor plan (both 11x17 and 24x36)
- Written Responses to Criteria (See Below)
- Mailing labels

Project Description:

The project parcel #0420013039 is approximately 217,800 sq. ft. (5 acres), located at 1105 140th Avenue Ct. E.. The property is zoned M1 (Light Industrial) which allows food processing use as a conditional use.

The existing shell is approximately 60,375 sq. ft. and one story. There are 74 parking stalls (4 ADA inclusive) and 18 trailer parking stalls. The building is provided with (2) grade doors and (21) dock high doors, located on the east façade opposite of street side. The site is bordered to the north by Rees Enterprises, Inc. a trucking company, to the east a new tilt-up building/Distribution Center with a few tenants one of which is Helly Hansen a clothing distributor, to the south Ground Up Road Construction an asphalt contractor, to the west XTRA Lease a trucking trailer lease company.

The project entails the interior addition of a new 3,768 sq. ft 1st floor office, an expansion area of 2,783 sq. ft. of office mezzanine. There is a new cooler area planned to be 28,608 with partitions for various tasks & storage. There is also a freezer planned at 1,454 sq. ft.. There is roughly 8,600 sq. ft. of either future growth area or available tenant area in the

building with (2) dock doors and (1) grade door dedicated for this space. The remaining area is deemed as warehouse/storage.

18.48.050 Permit – Criteria to grant.

The hearing examiner shall be guided by the following criteria in granting a conditional use permit:

A. The 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 situated; **Response: The proposed project will not be a detriment to the public welfare or injurious to the property or improvements in the vicinity. Nor have they experienced any situation in their current location located in Auburn WA. The use proposed is an allowed use with Conditional use. Penny's Salsa' equipment does not put out any high decibels therefore any noise associated with food processing will not bleed out to the public way or adjacent properties. The Penny's Salsa' processing has not had any issues with odors since they do not cook products and do not have exhaust fans; therefore, since they do not pump odors out to the air the public way and adjacent properties will not be affected by odors from Penny's Salsa.**

B. The proposed use shall meet or exceed the performance standards that are required in the district it will occupy; **Response: the proposed project will meet or exceed performance standards that are required in the district. The developer has built several buildings on various properties in the Sumner city limits and can provide references if required. The proposed use meets or exceeds all of the zoning requirements such as setbacks, parking ratio;s building heights and design review process during the shell submittal. The project has less than the allowed maximum building coverage and in building height. No storage of products are planned to be stored outside of the building. All mechanical equipment to be painted the same color as the building or screened if located on the roof and all other equipment to be located inside the building. All of the parking areas to have the required landscaping that meets or exceeds the minimum requirements of the zoning code for the M1 zone.**

C. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design; **Response: The proposed project will be very compatible with the general surroundings and land use. The proposed project will enhance the general with pedestrian circulation, building design and will potentially decrease traffic from the prior property use. With the street improvements**

made or supplied at the time of the shell submittal permit there is new curb, gutter and sidewalk provided with new landscape buffer between the R.O.W. and the proposed parking area. The project is provided with new parking stalls and bicycle bike rack parking that meets or exceeds the M1 zone minimum requirements. The project also provides for 3 pedestrian benches that exceeds the minimum required for the zone.

D. The proposed use shall be in keeping with the goals and policies of the Sumner comprehensive plan; Response: The proposed project meets the goals and policies of the Sumner comprehensive plan. The project will be a good asset for the general area by bringing in a long-term company to the area. The street frontage improvements with curb, gutter, sidewalk and landscape enhance the surrounding properties and will be ahead of other properties in the general area by having the property brought up to Sumner current standards. The use is consistent with the M1 zone and meets the intent of the comprehensive plan. The use fits in with the surrounding uses in the general area. The site is bordered to the north by Rees Enterprizes, Inc. a trucking company, to the east a new tilt-up building/Distribution Center with a few tenants one of which is Helly Hansen a clothing distributor, to the south Ground Up Road Construction an asphalt contractor, to the west XTRA Lease a trucking trailer lease company.

E. 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. (Ord. 1694 § 1, 1995) Response: All measures have been taken to minimize any adverse impacts for the general area. The food processing use is roughly 9,335 sq. ft. is about 14% of the floor area of the building. The rest of the area is either office, cooler, freezer or warehouse area. The food processing for Penny's Salsa does not use a cooking, therefore no exhaust vents are provided. The only means of exhaust are for restrooms and general HVAC. There is no noise impacts anticipated for the proposed use. The owner will be combining three shifts into one once they move from their current location in Auburn. There will be no immediate needs to add staff; As they continue to grow our employee base will grow incrementally with sales. They are up over 50% YTD over last year, turning away business because their current facility is maxed out. We are building a new building to keep up with our sales growth.

Sincerely,



Les Seifert – Associate