

Conditional Use Permit Application
Cover Letter- SMC 18.48.050

July 10th, 2017

Scott Waller
Planning Specialist
City of Sumner
1104 Maple St
Sumner, WA 98390

RE- 1620 45th St E. Sumner WA, 98390

Project- Dillanos Coffee Roasters: move to larger building across the street from current location.

Subject- Application for Conditional Use Permit

Dear Scott Waller-

Enclosed is our application, plans and documents for a Conditional Use Permit for the move of Dillanos Coffee Roasters into a larger building across the street from where we currently conduct business.

Project Description-

Dillanos Coffee Roasters is currently located at 1607 45th St. East and 1525 45th St. East in Sumner, WA on Parcel No. 7992000102 and 2098000084. We are moving next door so we can move into one large building instead of having two side by side to help with business efficiencies as well as growth (Parcel No. 7992000021 and 7992000022). Both our current property and our new building are zoned M1 (light industrial) which allows food processing use as a conditional use.

The existing new building shell is approximately 110,200 sq. ft. The project/move entails the interior addition of approximately 13,000 sq. ft. of office space on the second floor, and approximately 13,000 sq. ft. of office, retail and training space on the first floor. On the production floor, we will be adding a spot for coffee production as well as storage for coffee related items. The space we currently occupy is roughly 60,000 square feet between the two buildings and off site space we rent for storage, so this will nearly double our size and give us the space we have needed for quite some time. We will not be adding any additional equipment/roasters as we have enough to meet our roasting demands and needs.

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18.48.050- Criteria to Grant

- 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- Dillanos Coffee Roasters (DCR) has been in the Sumner community for well over 20 years. We are currently situated across the street from the new building in which we are moving. We are a good neighbor and will continue to be so. We have not had any complaints or issues with surrounding neighbors or community during our time in Sumner. We will be moving to perform the same activities that we currently conduct: roasting coffee and storing/distributing espresso related goods.

- 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 the performance standards that are required in the district. The tenant improvements will significantly improve the current building and space both inside and out.

- 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- With Dillanos Coffee Roasters currently being located across the street from this new building, traffic flows for the purpose of employees, customers, vendors, etc. has already been established and will remain compatible. It will potentially be improved as this new building has access points from two locations: 1. On 45th Street- front entrance, and 2. From behind the building passing alongside McConkey and Co and entering from behind the building.

- 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 great asset for the City of Sumner as it keeps a long term, family owned company that is already in good standing in the local community. Dillanos currently employs 81 amazing team members. The use fits within the M1 zone

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requirements and the business that is conducted is appropriate for the zoning, land use and area.

- 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 the possible adverse impacts for the area. As stated above, we are simply moving across the street to be more efficient with our business model and help with our growth. We manufacture coffee which is one ingredient. We are currently an asset to the City of Sumner and are in good standings with our community and neighbors. We currently comply with the City of Sumner and the Puget Sound Clean Air Agency as we do use after burners in our coffee roasting process and will continue to do so when we move. We are required to have annual audits by PSCAA to ensure all requirements are continually met. We have no violations as we comply with all requirements. We utilize thermal oxidizers for our roasters which is a process unit for air pollution control.