

COVER LETTER
ADDRESSING CRITERIA OF SMC18.48.050

Gaffney Properties LLC owns and operates the Woodlawn Abbey Mausoleum, which comprises two parcels along Valley Avenue East adjacent to the City of Sumner Cemetery. The existing mortuary building was constructed in 1950 and has served City of Sumner residents for more than 80 years. The existing facilities at the mortuary are no longer adequate for the growing population, which necessitates expanding the mortuary storage building facilities on the adjoining Woodlawn Abbey Mausoleum parcel to the west. The new mortuary storage building has been thoughtfully designed to be consistent with the roadside view of the existing mausoleum facility and complimentary to the existing neighborhood, which is historically oriented around the City cemetery complex. Due to the nature of the mortuary storage building, no pedestrian traffic accessing the building can be allowed; only authorized personnel. The applicants propose extensive landscaping to enhance neighborhood views and the project site. Allowing the expansion will be in the best interests of the public by assuring the ongoing ability of the mortuary to provide critically necessary services to the community.

The following are applicant responses to the 18.48.050 CUP criteria of approval:

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;

APPLICANT RESPONSE: The proposed use, a 40' x 92' mortuary storage building associated with the existing operation of Woodlawn Abbey Mausoleum, 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.

B. The proposed use shall meet or exceed the performance standards that are required in the district it will occupy;

APPLICANT RESPONSE: The applicant has submitted material demonstrating that the proposed mortuary storage building associated with the existing operation of Woodlawn Abbey Mausoleum will indeed meet or exceed the performance standards required in the district.

C. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;

APPLICANT RESPONSE: The proposed mortuary storage building associated with the existing operation of Woodlawn Abbey Mausoleum will be compatible with the surrounding land uses. The applicant has provided detailed architectural plans and landscaping plans that assure its compatibility in to this particular neighborhood. There are no substantiative traffic pattern changes anticipated; the existing westerly mausoleum access (abutting the proposed mortuary storage building along the east side) will continue to be used as it is today. Due to the nature of the proposed mortuary storage building and required security measures to assure safe storage,

there is no pedestrian access provided. Access to the mortuary storage building is limited to authorized personnel only.

D. The proposed use shall be in keeping with the goals and policies of the Sumner comprehensive plan;

APPLICANT RESPONSE: The mortuary storage building associated with the existing operation of Woodlawn Abbey Mausoleum will be in keeping with the goals and policies of the Sumner comprehensive plan.

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. 2715 § 5, 2019: Ord. 1694 § 1, 1995)

APPLICANT RESPONSE: All measures have been taken to minimize the possible adverse impacts which the proposed mortuary storage building may have on the area in which it is located. The applicant has provided detailed architectural plans and landscaping plans that assure its compatibility into this particular neighborhood.