



FRANCHINI

DESIGN GROUP

Conditional Use Permit Cover Letter

Project Address: 1230 & 1310 Fryar Ave, Sumner, WA

Proposed Use: Outpatient Drug and Alcohol Treatment Facility

To: City of Sumner Community Development Department

Re: Conditional Use Permit Application – Outpatient Treatment Facility

On behalf of the property owner, we are submitting this Conditional Use Permit application for the properties located at 1230 and 1310 Fryar Avenue in Sumner, Washington. The proposal consists of establishing an outpatient drug and alcohol treatment facility within the existing professional office buildings.

The request allows for occupancy of both buildings, either fully or in phases as demand increases. The proposed use will operate in a manner consistent with a professional office environment, with no exterior alterations beyond minor door signage and no substantive changes to the existing building layouts.

The following responses address the approval criteria outlined in SMC 18.48.050:

1. The proposed use will not be materially detrimental to the public health, safety, or welfare, or injurious to property or improvements in the vicinity.

The proposed facility will operate as a structured, outpatient treatment provider with licensed professionals and controlled access. The use is limited to daytime hours, Monday through Saturday from 8:00 AM to 5:00 PM, which aligns with typical office operations in the surrounding area.

The facility is anticipated to include up to 20 staff members utilizing the existing office spaces and common areas of the building. All services will be provided on a scheduled, appointment-only basis.

A secure check-in and check-out protocol will be implemented for all clients and staff, always ensuring a controlled and professionally managed environment.

Given these operational characteristics, the proposed use will not generate impacts beyond those typical of a professional office use. There will be no overnight stays, no after-hours activity, and no increase in intensity that would be detrimental to neighboring properties or the surrounding area.

2. The proposed use will be compatible with other uses in the vicinity.

The Fryar Avenue corridor is characterized by commercial and professional office development. The proposed outpatient treatment facility is consistent with a clinical office model and is comparable in function, scale, and intensity to other professional and medical uses.

Additionally, no exterior building modifications are proposed, and only minimal door signage will be added. The visual character of the site will remain unchanged, ensuring continued consistency with the surrounding built environment.

3. The proposed use will be supported by adequate public facilities and services.

The subject properties are fully served by existing public infrastructure, including streets, utilities, water, sewer, and emergency services.

The site currently provides 26 on-site parking stalls, which are anticipated to adequately accommodate the proposed use. With the majority of clients utilizing public or rideshare transit and staggered client appointments throughout the day, parking demand will remain consistent with, or lower than, typical office use patterns.

Traffic generation will be moderate and distributed evenly throughout the day due to the appointment-based nature of the operation. The proposal will not require any expansion of public facilities or services.

4. The proposed use will comply with all applicable provisions of the Sumner Municipal Code and other regulations.

The project will comply with all applicable provisions of the Sumner Municipal Code, including zoning, parking, and development standards.

No structural modifications are proposed. Any minor tenant improvements or signage will be completed in accordance with applicable permitting requirements.

The operator of the facility will be required to comply with all applicable Washington State and local regulations governing outpatient drug and alcohol treatment services, including licensing and operational standards.

As a use specifically allowed through the Conditional Use Permit process, the proposal is consistent with the intent of the zoning regulations and satisfies all required criteria for approval.

Conclusion

The proposed outpatient treatment facility represents a low-intensity, professionally managed use that is fully compatible with the existing office character of the site and surrounding area. With limited staffing, scheduled appointments, and standard weekday hours, the use will function similarly to traditional office operations while providing an important community service.

The project utilizes existing infrastructure, requires no expansion of public services, and maintains the visual and functional character of the site.

We respectfully request approval of this Conditional Use Permit.

Sincerely,

Brian Franchini
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