



Legislation Details (With Text)

File #: CPC CU 15- 00132 **Version:** 1 **Name:**

Type: Planning Case **Status:** Failed

File created: 2/8/2016 **In control:** City Council

On agenda: 2/18/2016 **Final action:** 2/18/2016

Title: A request by Patrick Meade for Iron Mountain Demolition and Roll-Off for an approval of the following application:

A conditional use to allow a construction and demolition debris transfer facility within the M-1 (Light Industrial) zone district.

The subject property consists of 1.2 acres and is located at 3310 and 3320 North Cascade Avenue.

Presenter:
Hannah Van Nimwegen, Planner II, Planning and Community Development

Sponsors:

Indexes:

Code sections:

Attachments: 1. CPC CU 15-00132-Staff Report, 2. FIGURE 1. Site Plan_A1, 3. FIGURE 2. Project Statement_A1, 4. FIGURE 3. Surrounding Land Use and Commenter Map_A1, 5. FIGURE 4. Public Comments_A1, 6. FIGURE 5. Public Comment Reponses_A1, 7. FIGURE 6. Letters of Support_A1, 8. FIGURE 7. 3105-3150 N Cascade land use viol_A1, 9. FIGURE 8. 3106 50 3310 20 N Cascade land use viol_A1, 10. FIGURE 9. Proposed Mitigation Measures_A1, 11. FIGURE 10. Cleaning Schedule_A1, 12. FIGURE 11. Suspect material sample 10-21-2015_A1, 13. 7.5.704 Conditional Use Review, 14. FIGURE 12.Pictures of Subject Site, 15. FIGURE 13.Waste Management Site 6 N Tejon, 16. FIGURE 14.Acumen Letter of Support

Date	Ver.	Action By	Action	Result
3/2/2016	1	Planning Commission	referred	
2/18/2016	1	Planning Commission	denied	Fail

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Proposed Motion:

Approve the Conditional Use to allow a transfer station within the M-1 zone district at 3310 and 3320 North Cascade Avenue, based upon the finding that the request complies with the Conditional Use review criteria in City Code Section 7.5.704, subject to compliance with the following condition and technical modifications:

Condition of Approval

1. This Conditional Use shall be scheduled for review by the Land Use Review Division no later than February 28, 2017 to ensure recommendations have been implemented and to ensure the proposed mitigation strategies are effective for the surrounding neighborhood. If this action is not fully completed by February 28, 2017, the City may take any applicable enforcement action permitted under the City Code. If staff determines Iron Mountain Demolition and Roll-Off is not in compliance at this review, staff shall recommend the application to the City Planning Commission for further review and decision.

Technical and Informational Modifications to the Master Plan Amendment:

1. Provide a note stating "This Conditional Use shall be scheduled for review by the Land Use Review Division no later than February 28, 2017 to ensure recommendations have been implemented and to ensure the proposed mitigation strategies are effective for the surrounding neighborhood. If this action is not fully completed by February 28, 2017, the City may take any applicable enforcement action permitted under the City Code."
2. Provide a note on sheet three stating "All gates onsite shall utilize Knox padlocks for Fire Department access."
3. Show areas on the plans that will be kept open/clear for fire lanes.
4. Provide a drainage statement and address how the wash water from the discarded materials is collected, treated and disposed.

N/A