



## Legislation Text

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

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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

**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