



Date December 10, 2024

City of Seatac
Permit Center
4800 S 188th ST
SeaTac, WA 98188

Response to Criteria for Major CUP Approval

Project Address 3251 S 148th St, SeaTac WA
Parcel Number 004100-0014

To whom it may concern,

The following letter is to address the criteria for a Major CUP approval. The following items are addressed.

Item 1: The proposed use is listed as a conditional use under SMC 15.205.040, Use Chart.

Response: The proposed use is explicitly listed as a conditional use under SMC 15.205.040, Use Chart, for the zoning district in which the site is located. This designation allows for the use, provided it meets the requirements of a Conditional Use Permit and adheres to applicable performance standards to ensure compatibility with the surrounding neighborhood. Supporting documentation and conformance to CUP requirements will confirm the appropriateness of the use in this location.

Item 2: “The site is adequate in size and shape for the proposed project and the use conforms to the general character of the neighborhood.”

Response: The proposed project is on a lot that is 19,852 square feet and zoned as UH-900. The best use for this property is a multi-family dwelling, which is what is being proposed, furthermore the proposed project is surrounded by multi-family buildings such as the parcel to the south (Parcel number: 0041000026) and the west (Parcel number: 5653600000).

Item 3: “The unique character of topography, arterial streets and adjacent land use complement the proposed conditional use.”

Response: The site’s topography is conducive to the proposed use, requiring minimal alteration to accommodate construction. Furthermore, the existing topography supports efficient drainage, reducing the risk of flooding or excessive runoff. This is particularly beneficial in meeting environmental regulations and ensuring the project has minimal impact on neighboring properties.



Item 4: “The conditional use would not be detrimental to surrounding land use.”

Response: The proposed project uses thoughtful architecture, landscaping, and site design improve the visual appeal of the area, contributing to a cohesive and attractive streetscape. The proposed use is consistent with zoning regulations from the City of SeaTac. Project can enhance surrounding property values by improving the area’s appeal or adding services and amenities that benefit residents.

Item 5: “Modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this code.”

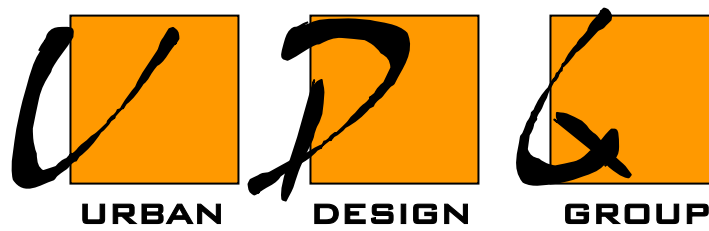
Response: N/A

Item 6: “The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.”

Response: Parking facilities are designed to accommodate the anticipated volume of vehicles without spillover onto adjacent streets, Clear and consistent signage directs vehicles and pedestrians, improving navigation and minimizing conflicts and adequate lighting and visibility for both pedestrian and vehicles during construction.

Item 7: “The conditional use will be supported by adequate public facilities or services and will not adversely affect t public services to the surrounding area unless conditions can be established to mitigate adverse impacts.”

Response: The site is connected to the municipal sewer system, which has adequate capacity to accommodate the anticipated load. The project will have sufficient access to potable water from the local water utility. Capacity studies indicate that the existing water system can handle the demand generated by the proposed use without diminishing service to nearby properties. If required, the project includes upgrades to water infrastructure, such as new water mains or pressure boosters along with proposing fire sprinklers.



If you have questions, do not hesitate to contact me at 1-206-453-4545
Sincerely,

Yuriy Labaz

Yuriy Labaz,
Project Coordinator/