

Memorandum

DATE: March 2, 2020

TO: City of SeaTac Planning Division
First Commercial Properties

FROM: Darton Riely-Gibbons, PE
Huitt-Zollars, Inc.

SUBJECT: Bow Lake Mobile Home Park Minor Conditional Use Permit
18050 32nd Ave S



The purpose of this memorandum is to provide justification for the requested Minor Conditional Use Permit (MCUP) for the Bow Lake Mobile Home Park. The proposed addition includes the adding three lots to the proposed development.

Conditions for Approval:

1. A MCUP shall only be allowed upon request to expand an existing, legal conditional use which has previously been permitted within the zone classification.
[The existing park was platted under King County and annexed into the City of SeaTac. The City of SeaTac considers the entire site as a legal conditional use.](#)
2. The requested expansion of the existing conditional use is no greater than 20% of the gross floor area of the existing conditional use.
[The proposal includes three additional mobile home pads. The existing parking has approximately 433 existing mobile homes with approximately 900 SF each. This results in an approximate total gross floor area of 389,700 SF. The proposal include the addition of 3 double wide units with approximate floor area of 1,300 SF resulting in a total added floor area of 3,900 SF which is only 1% of the total gross floor area. Therefore meeting this requirement.](#)
3. The requested MCUP is exempt from environmental review under the State Environmental Policy Act (SEPA).
[The proposed improvements are SEPA exempt per City of SeaTac PRE19-0027.](#)
4. The minor conditional use must conform to the criteria as set forth under Section 15.22.030 of this code.
[See the following summary addressing for how the proposal meets the conditional use criteria per Section 15.22.030](#)

5. The minor conditional use must conform to all other requirements of the Code.

The proposed improvements conform to the requirements of the Code related to Mobile Home

Parks. A minimum of 16 feet of separation is maintained between all mobile homes onsite.

Accessory structures are located no closer than 10' to mobile homes on adjacent spaces, no closer than 5' to accessory structures of mobile homes on adjacent spaces and no closer than 5 feet to the mobile home or other accessory structures on the same space, excluding carpet or garage or if the structure is made of noncombustible materials.

Conditional Use Criteria – Section 15.22.030:

1. The proposed use is listed as a Conditional Use under the zone classification use charts, Chapter 15.12 of the SeaTac Municipal Code Volume II.

The existing park was platted under King County and annexed into the City of SeaTac. The City of SeaTac considers the entire site as a legal conditional use.

2. The applicant must justify;

- a. The site is adequate in size and shape for the proposed project and the use conforms to the general character of the neighborhood.

The proposal includes adding mobile home similar to the existing mobile homes located within the park under existing conditions. The additional mobile homes will match the existing style, shape and size of the existing mobile homes within the park. The mobile homes will be installed in a location surrounded by similar size, shape and style homes. The adjacent use to the east is also residential.

- b. The unique character of topography, arterial streets, and adjacent land use complement the proposed conditional use.

The existing topography of the proposed project area is relatively flat as it is the site of an existing commercial building which will be demolished. The existing asphalt and/or concrete pad of the building will be utilized to the maximum extent feasible to set the proposed mobile homes. Access to the proposed mobile homes will be via the mobile home park internal road system. The existing access to the commercial building will be closed.

- c. The conditional use would not be detrimental to surrounding land use.

The existing Bow Lake Mobile Home Park surrounds the proposed project area on the North, West and South sides. The existing park is zoned Urban High Density Residential and is a legal conditional use per the City of SeaTac. The project is bounded on the East side by a Multi-Family Condominium development zoned Urban Medium Density Residential. The proposal matches the existing land use of the site and the surrounding area. Due to the low number of added units and the surrounding area already consisting as multi-family residential areas, there is no anticipated detrimental effect to the surrounding land use.

- d. Modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this code.

There are no requested modifications to the adopted standards of the City of SeaTac Municipal Code.

- e. 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.

The proposal does not alter any existing pedestrian or vehicular traffic access. The proposed mobile homes will have a singular access of the internal roadway (S 182nd St). Traffic impact fees will be paid minus any credit provided for replacing the existing commercial building.

- f. The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area unless conditions can be established to mitigate adverse impacts.

The existing Bow Lake Mobile Home Park has existing electrical, telecommunications, sanitary sewer, domestic water and storm utilities that can be tapped into by the new mobile homes without affecting any service to existing mobile home park residences or adjacent properties. A certificate of availability for both water and sewer are included in this submittal.

Please see the additional applications, site plan and other documentation associated with this permit.

Please feel free to call me at (253) 627-9131 or email me at dgibbons@huitt-zollars.com with any questions.

Sincerely,
HUITT-ZOLLARS, INC.



Darton Riely-Gibbons, PE
Project Manager