



Conditional Use Permit Criteria for Approval

1. The use is consistent with the Monroe unified development regulations and the comprehensive plan;

14841 179th Ave SE is located in the Mixed-Use Comprehensive Plan designation. This project will create more diversity in services offered in the Mixed-Use designation in a location where transit and public facilities are available.

The property is located in the Mixed-Use Medical zoning district. Government administration buildings are allowed with a conditional use permit in the Mixed Use – Medical zone.

2. The use is designed, constructed, operated, and maintained in a manner that is compatible with the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and the general vicinity;

The intended character and quality of development of a medical office building will work well with a government administration building. The office space used by City staff will function essentially the same as it would for any other professional office, including a medical office. The front desk aspect of City Hall is similar to patients that are coming and going from medical offices for appointments. A minor tenant improvement permit is proposed within the existing Suite 320 that will not change the physical characteristics of the property or the vicinity in general.

3. The location, size, and height of buildings, structures, walls, fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;

The proposed government administration building will be located within a single suite within an existing building. The use should not discourage any potential development in the neighboring properties as it will be indistinguishable from other, existing, uses in the building.

4. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses will not create unusual hazards or result in adverse impacts;

The proposed office hours will be 8am-5pm Monday through Friday. These are standard office hours that are in line with other professional offices in the building.

5. The use shall be served by adequate public facilities and services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts of such facilities;

The proposed government administration building will be located within a single suite within an existing building. The use will not affect public facilities to any greater extent than the medical offices located within the same building. There is parking provided onsite and several hospital parking lots immediately adjacent to this property. The parking lot to the east in particular has over 200 parking spaces available and aerial images going back to 2015 show the parking lot is typically less than 10% occupied.