
APPLICANT RESPONSE STATEMENT CONDITIONAL USE PERMITS

1) Explain requested conditional use permit.

The applicant requests a conditional use permit for a climate-controlled self-storage facility.

2) Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.

The use will not have any negative impact on the surrounding area. It will be a quiet neighbor with minimal traffic created by the use. The applicant will work with the neighboring residential neighbors to provide an adequate buffer. The applicant will also ensure that outdoor lighting is downcast to limit any light leaving the site.

3) Whether or not the use is otherwise compatible with the surrounding area.

The use is compatible with the area and it is anticipated that the surrounding businesses and homeowners will use the proposed self-storage business. The area has a significant amount of small lot homes and multifamily units that use storage facilities to handle storage needs.

4) Whether or not the use proposed will result in a nuisance as defined under state law.

The use will not create a nuisance and will be quiet with minimal traffic. The applicant will ensure that that architecture is attractive.

5) Whether or not quiet enjoyment of surrounding property will be adversely affected.

The use will be a quieter neighbor than most other uses that are allowed by the current zoning.

6) Whether or not property values of surrounding property will be adversely affected.

The property values of surrounding properties will increase with the proposed CUP because it will be a use that will be used by surrounding homeowners and businesses.

- 7) **Whether or not adequate provisions are made for parking and traffic considerations.**

The use will create less traffic than most other permitted uses. The applicant will create adequate parking for the proposed use.

- 8) **Whether or not the site or intensity of the use is appropriate.**

The proposed intensity is appropriate for the area.

- 9) **Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.**

The proposed use will support the surrounding businesses and residences.

- 10) **Whether or not adequate provisions are made regarding hours of operation.**

The use is quiet and will not disturb surrounding uses. After hour use of the storage facility is protected with state of the art security monitoring.

- 11) **Whether or not adequate controls and limits are placed on commercial and business deliveries.**

The deliveries to and from the site will create less noise than most other potential uses and the location close to the highway minimizes any negative impact on residences.

- 12) **Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.**

The site will have appropriate landscaping and the building will be attractive.

- 13) **Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**

The use will not negatively affect the public health, safety or welfare.

- 14) **Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.**

The applicant complies with all the specific requirements.

- 15) **Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.**

The applicant will provide any additional information the city deems necessary to consider this request.

- 16) **Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.**

The proposed use will be quiet and will not emit any unusual odors.