



June 13, 2017

Gayle Gerke  
Olson Engineering, Inc.  
222 E. Evergreen Blvd.  
Vancouver, WA 98660  
(sent via email)

RE: Union Self Storage Facility (CUP17-03)

Dear Ms. Gerke,

The purpose of this letter is to provide you with general review comments regarding the application submittal. Additional comments may follow based on further review.

- 1) Engineering pre application note #16 states half street improvements shall extend to the easterly end of the property as required per CMC 17.19.04(B) and the right-of-way shall be provided as shown in the Transportation Comprehensive Plan. Street B half street improvements shall extend to the eastern edge of the property.
- 2) Per CMC 16.51.160, all impacts to critical areas and buffers shall be mitigated in accordance with an approved critical area report and SEPA. As such, the mitigation plan shall also provide mitigation for the impacted buffer areas on site in addition to the impacts of required Road "B" as described above.
- 3) Per CMC 16.53.050.D.2, the priority location for wetland mitigation should be within or adjacent to the same wetland as the impact (i.e. on-site as much as possible). As such, the indirect wetland area should also include mitigation.
- 4) The preliminary site plan need to be revised to show the correct buffer width of 120-feet based on the revised critical areas report.
- 5) 10% of the gross site area shall be landscaped with landscaping that deters sound, filters air contaminants, curtails erosion, minimizes stormwater run-off, contributes to living privacy, reduces the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character in accordance with CMC 18.13.050.B. The 28-foot wide setback area from the road is comprised of mostly lawn area and should be replaced with trees, shrubs or groundcover that comply with this requirement. It is important to note that mitigation plantings are not to be included in the 10% landscape calculation.
- 6) What is the height of the retaining wall along the eastern edge of the development?
- 7) Please provide a copy of the 50-ft. wide CPU easement.

If you have any questions, please contact me at (360) 817-7253.

Respectfully,

A handwritten signature in black ink that reads "Lauren Hollenbeck".

Lauren Hollenbeck  
Senior Planner