



**King County**  
**Department of Permitting**  
**and Environmental Review**  
 35030 SE Douglas Street, Suite 210  
 Snoqualmie, WA 98065-9266  
**206-296-6600** TTY Relay: 711  
 www.kingcounty.gov

## Conditional Use Permit (CUP) Application

For alternate formats, call 206-296-6600.

**GENERAL INFORMATION**  
(to be completed by Permitting Staff)

File No:	CDUP21-0001
Project Name:	BECK Pack Systems Building Addition
Applicant Name:	Robert Will, Hodge's Construction Inc.
Address of Property:	7700 300th Ave SE, Issaquah, WA 98027
Zoning of Property:	Industrial (I)
Acreage of Property:	6.35 acres
S.T.R.:	SE-29-24-7
Tax ID No.	639700-0000
Mapped Critical Areas:	NA
Related DDES Files:	PREA20-0001

**APPLICANT: Do not write above this line**

**Note to applicants preparing this application form:** The burden is on the applicant to provide adequate justification supporting this CUP request. In order to approve this application, the Responsible Official must find that the request meets the criteria for approval as specified in King County Code (KCC) 21A.44.040.

Applicants must answer the following questions accurately and concisely. As necessary, use additional pages for detailed explanations and/or attachments that support this request.

1. Describe the proposal, including the general purpose of the proposed use(s) and structures(s).

*Construction of an approximately 720sf addition for extension of the existing use as a packaging system supplier.*

2. Has an Environmental Impact Statement (EIS) been prepared for this proposed development?

Yes  No If Yes, submit a copy of the EIS with this application.

3. Describe the development existing on subject property and associated permits (list permit numbers, if known).

*BECK Pack Systems was issued a tenant improvement building permit (record # B05M2232) in 2005 with a revision in 2006 (record # B06Q0031) to establish warehouse office space and production/storage warehouse space in accordance to King County Zoning Code (Title 21A) and p-suffix conditions SV-P13 and SV-P19.*

4. Describe the development on adjoining properties:

*The adjoining properties that are developed fall within the Preston Industrial Park and consist of a combination of industrial, manufacturing, and commercial uses.*

5. Describe the neighborhood land use characteristics:

*The adjoining neighborhood properties fall within the Preston Industrial Park and consist of a combination of industrial, manufacturing, and commercial uses.*

6. Name the road(s) or ingress/egress easements that provide legal access to the site.

*Property is accessible via 300th Ave SE and SE 79th St.*

7. Is this an expansion or renewal of an existing operation?

Yes  No If Yes, provide file numbers and dates of previous related County approvals for construction and operation.

*Pre-application Meeting (record# A05P0218) in 2005  
 Tenant Improvement Permit (record# B05M2232) in 2005  
 Mechanical-Commercial (record# MECH14-0769 and 0734) in 2014  
 Sprinkler System (record# FIRP16-0322) in 2016  
 Tenant Improvement (record# ADDC17-0202) in 2017*

8. What geographic area is the proposed use intended to serve? Describe and attach maps as needed.

*This project is an extension of the existing use a packaging system supplier for the international seafood trade.*

9. What are the proposed hours and days of operation?

*Hours of operation for the proposed construction will remain consistent with the existing standard hours of operation for Beck Pack Systems and will operate within the required parameters for Preston Industrial Park and King County Code.*

\*\*\*Questions 10,11,12 - The proposed addition will not change the overall number of vehicle trips, existing PTE/FTE employees, associated with the Beck Pack Systems current operations.

10. List the number of employees: Part-time: 0 Full-time: 20

11. List the average number of daily customers: Product is delivered to various customer locations.

12. List the average number of round-trip vehicle movements anticipated at this facility per day:

Employee automobiles 20

Trucks 2

Customer automobiles 0

13. Schools information:

a. Have local school officials been consulted regarding this proposed development?

Yes  No

b. Is the subject property close to a school or to a pedestrian or vehicular access route to a school?

Yes  No

c. If yes, will the proposed use have an effect on transportation and traffic safety of school children? *N/a*

Yes  No

d. Will the proposed development present an "attractive nuisance" to children?

Yes  No

Explain any of the above:

14. Have interested community groups or neighboring property owners been notified about this development project?

Yes  No If Yes, who has been contacted and what were their reactions?

15. Is the water district or distributor capable of serving the property adequately to meet King County fire protection standards and the demand created by the proposed conditional use?

Yes  No Explain:

*The addition will be connected to the existing system. An Application for Health Department Approval of Building Permit form has been completed and submitted with the application material.*

16. Is the subject property served by sanitary sewers?

Yes  No If No, what type of sanitary disposal system will be used to serve the proposed development?

*Property is currently served by private on-site septic. An Application for Health Department Approval of Building Permit form has been completed and submitted with the application material.*

17. Explain how the proposal complies with the CUP criteria of KCC 21A.44.040.

- a. *The color, materials, geometry, and massing are all planned to match or blend into the existing structure, as much as possible minimizing impact changes in current character or appearance.*
- b. *The addition is central to the property and should not impact neighboring circulation or development.*
- c. *The addition is an extension of, and fully compatible with, the building's current use.*
- d. *This addition mitigates impacts in a manner equal to or greater than the KCC 21A.44.040 standards.*
- e. *This addition should not conflict with the health and safety of the community.*
- f. *There should be no significant impact to surrounding traffic and pedestrian uses.*
- g. *This addition should have no increase or adverse affect on public service and utilities.*
- h. *This addition should not conflict with the policies of the comprehensive plan or the purposes of KCC 21A.44.040.*

18. Does the proposal comply with development standards for the proposed use and for the zone in which the use is to be located?  
 Yes  No If No, list and describe the variances and/or modifications being sought for this proposal.

19. What is the Comprehensive Plan land use designation for this site?

*Industrial.*

20. What are the specific King County Comprehensive Plan policies that support this proposal? (List or reference Comprehensive Plan Policy numbers.) Describe consistency of proposal with each policy. Attach additional sheets, if needed.

*In accordance with Chapter V, Rural Commercial Centers, this project contributes to the vitality of the rural economy by providing employment opportunities to nearby residents, while also preserving the existing character and relationship to the surrounding rural community.*

*In accordance with CP-547 and the Rural Growth glossary description this tenant improvement addition is an extension of the current industrial use. It does not expand on the current boundaries and will be conditioned and scaled to maintain and protect the rural character of the area.*

Applicants may submit any additional information (sketches, site plans, engineering reports, petitions, photographs, etc.) which may justify, clarify, or assist in the review of the CUP. The Department of Permitting may, at any time, request further information or studies for these purposes.

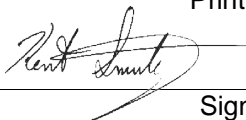
**Name of the person who prepared the CUP application:**

Kent Smutny, Veer Architecture, PLLC

Jan. 19, 2021

Print Name

Date Prepared



Signature

**Check out the Permitting Web site at [www.kingcounty.gov/permits](http://www.kingcounty.gov/permits)**