



PLANNING COMMISSION AGENDA

Council Chambers – 1300 First Street

August 01, 2022 at 6:30 PM

1. CALL TO ORDER - ROLL CALL

2. NEW BUSINESS

A. Waterfront Use

B. Mobile Homes

If you are unable to attend the meeting in person, you may join with the following Zoom Information

<https://us02web.zoom.us/j/84686201356?pwd=L3FXZlMlV2VnQmROeHVrYnFBTXBTQT09>

Webinar ID: 846 8620 1356

Passcode: 845697

Phone Number: (253) 215-8782

Advanced Heated Mini Storage, LLC.



116 I St. ~ PO Box 783
Cosmopolis, WA 98537

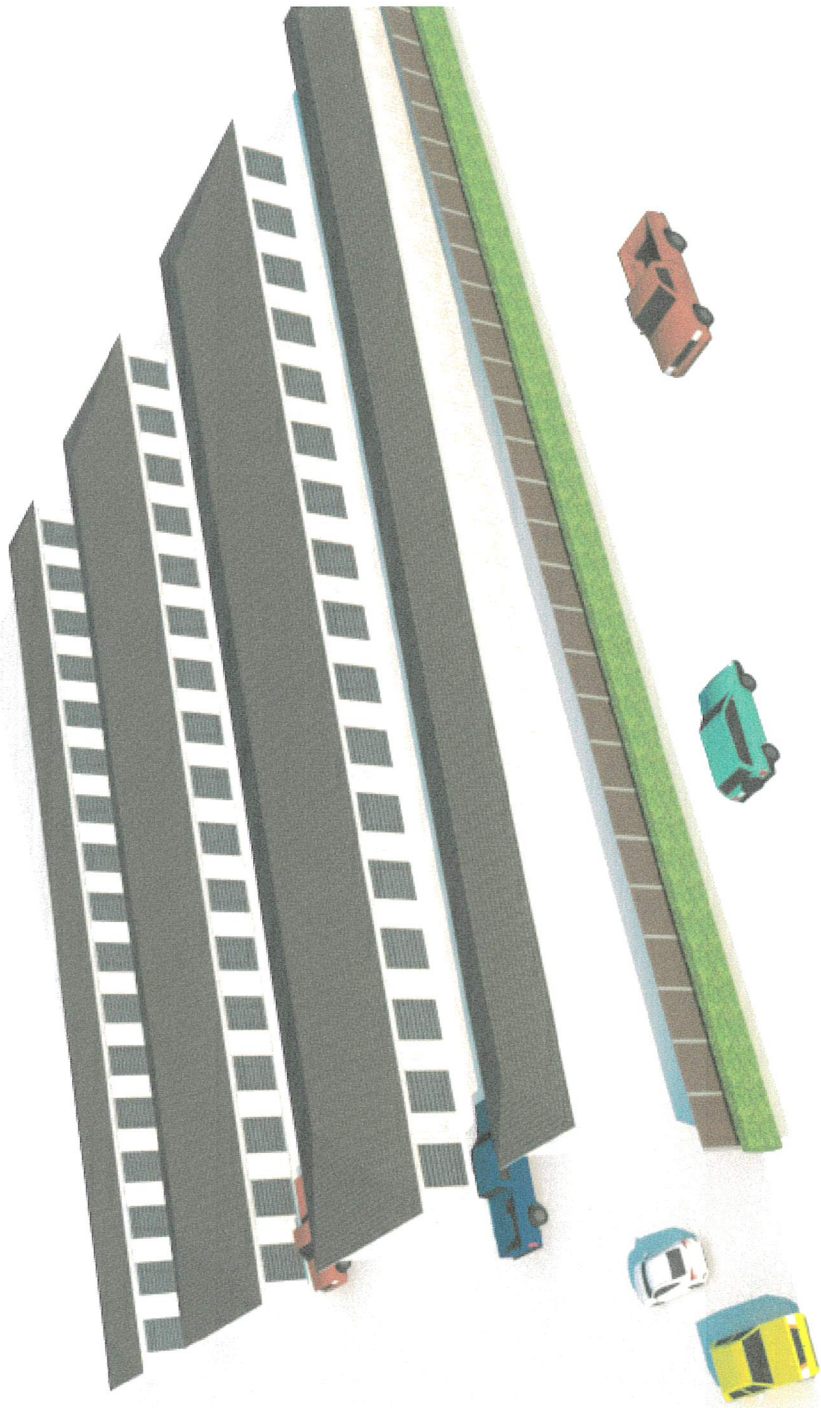
April 27, 2022

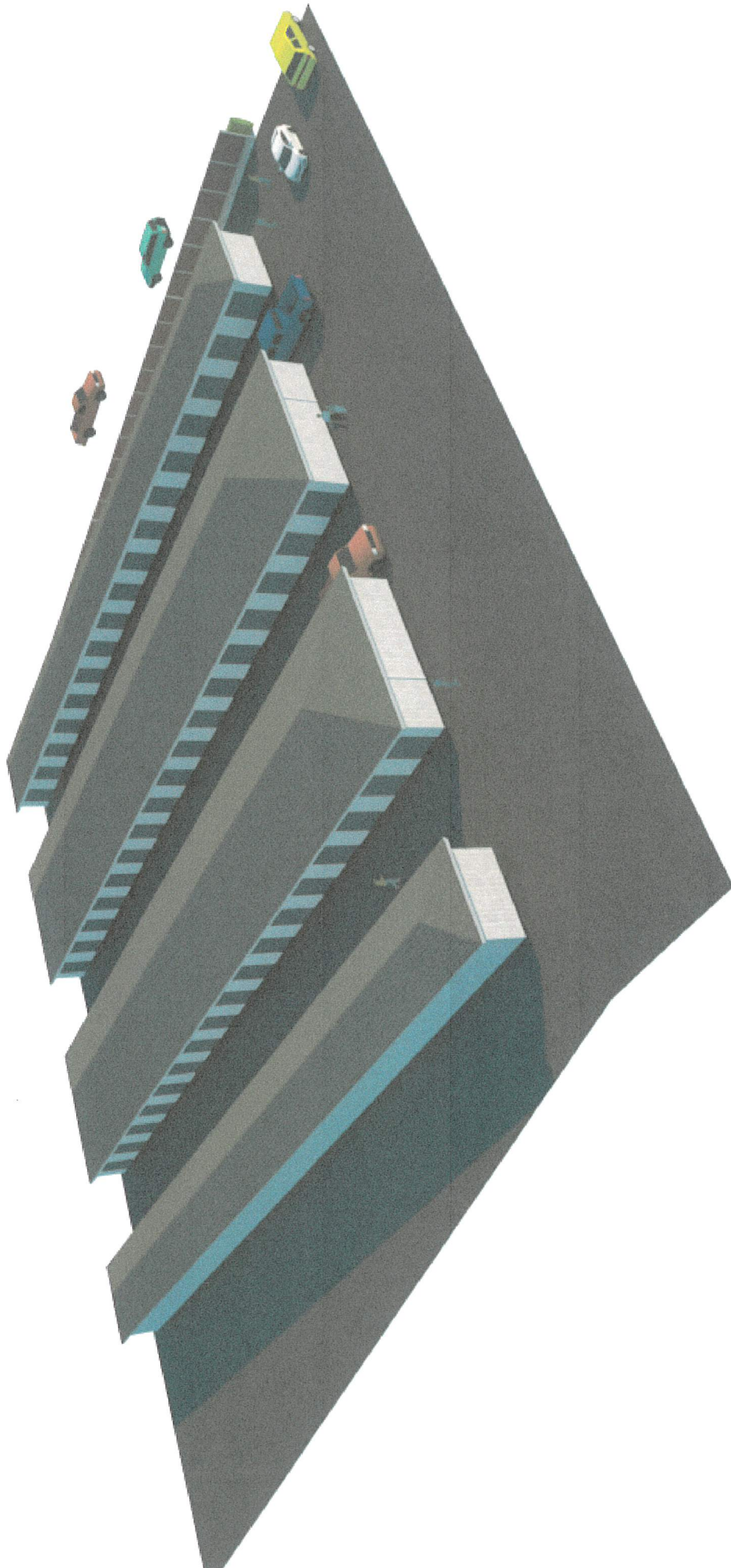
Dear Planning Committee,

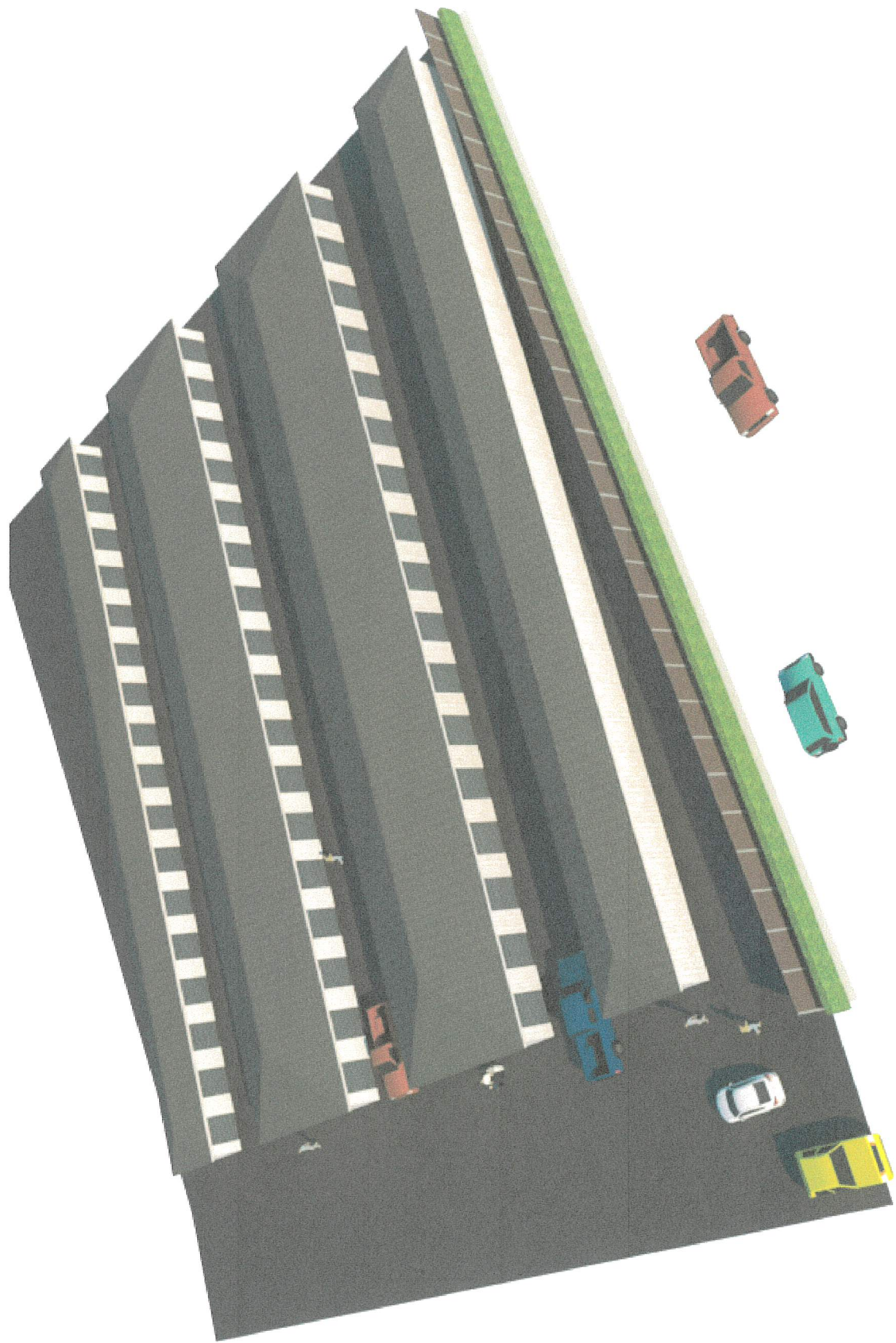
I would like the planning committee to consider our plan to expand our business to our newly purchased property. I have enclosed an overhead drawing as well as renderings for you to look at. One of your concerns when we last spoke was the look and appearance of a storage facility on the main street, so we did these renderings to help with the idea. The new buildings will be built like our existing ones at 116 I St. They are built to look residential and not made to appear industrial like many steel built storage facilities. We would install privacy fencing with trees and or shrubs on the First St. side. The other concern was not wanting all the properties purchased from Weyerhaeuser to be used as storage facilities, the adjacent property was purchased for a possible brewery and restaurant. We would also be employing a full-time employee to keep the grounds in great order. We will have an office for retail sales of moving and storage supplies and possibly U-Haul rental. The project would consist of approximately 108 storage units with a cost of \$1-1.5 million dollars. Currently there is a major shortage of storage units in the area, we receive 10-15 calls a week for available storage and we must turn them down. We believe this would create some extra revenue for the city through retail sales, permits and taxes. We currently live and work in Cosmopolis and would like to see the city grow and prosper. This property has been sitting unused for a very long time and it would be nice to see it made useful. Please let us know if you have any questions or concerns.

Thank you for your consideration,

Kellie & Chad Larson







CITY OF COSMOPOLIS

ORDINANCE NO _____

AN ORDINANCE PERTAINING TO ZONING, ESTABLISHING CONDITIONS FOR THE LOCATION OF MANUFACTURED HOMES ON INDIVIDUAL LOTS; ADDING A NEW SECTION 18.52.170 TO THE COSMOPOLIS MUNICIPAL CODE.

BE IT ORDAINED by the City Council of Cosmopolis as follows:

SECTION 1. A NEW SECTION 18.62.170 is hereby added to the Cosmopolis Municipal Code, to read as follows:

18.52.170 Manufactured homes on individual lots.

Manufactured homes may locate on individual lots in the R-100 (Low Density), R-57 (Medium Density) and MU (Multiple Use) districts if each dwelling meets the following conditions:

- (1) Have a minimum gross floor area of at least nine hundred sixty square feet;
- (2) Have at least two fully enclosed parallel sections, each not less than twelve feet wide by forty feet long;
- (3) Have a nominal roof pitch of not less than three-foot rise for each twelve feet of horizontal run for units with two or more fully enclosed parallel sections;
- (4) Have exterior siding similar in appearance to siding materials commonly used on conventional site-built single-family homes built according to the International Building Code;
- (5) Have not been previously sited and used for residential or commercial purposes except as a display model used by a licensed manufactured home seller;
- (6) Use nonreflective materials for the roof;
- (7) Bear a seal of approval by the Department of Housing and Urban Development;
- (8) Be provided with a foundation base in accordance with the building code or manufacturer's specifications; and
- (9) Have properly maintained skirting enclosing the space between the home and the ground that provides adequate ventilation and access, matches the exterior structure or consists of masonry material.

PASSED AND APPROVED this _____ day of _____, 2022.

Mayor

Attest:

Clerk-Treasurer

I, Julie Pope, Clerk-Treasurer for the City of Cosmopolis, Washington do hereby certify that the foregoing is a true and correct copy of Ordinance No. _____ of the ordinances of the City of Cosmopolis, Washington, and that the same was passed regularly and according to law on the _____ day of _____, 2022.

Clerk-Treasurer