

Northstar Pump Station

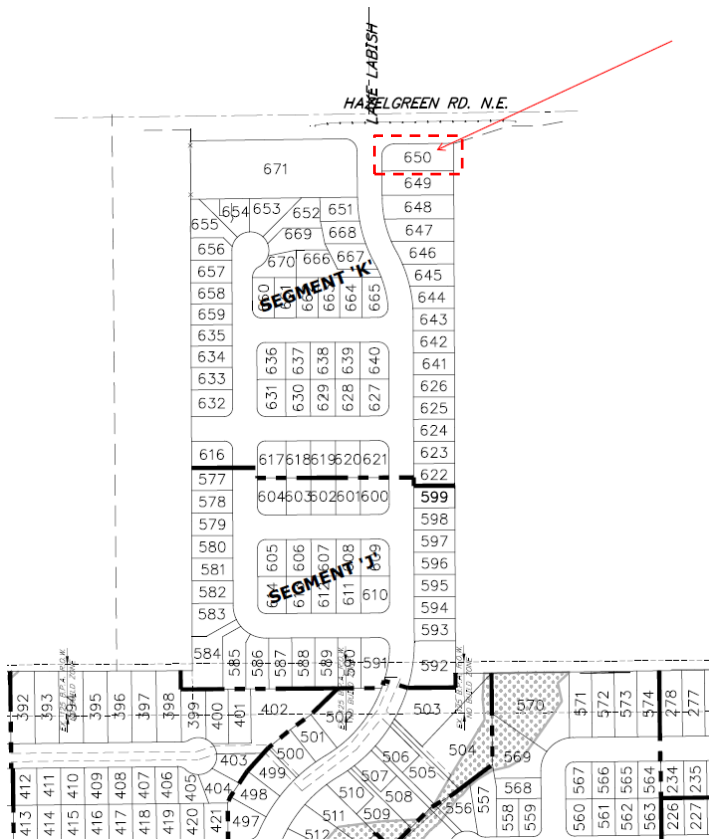
Class 3-Site Plan Review

October 23, 2020

SRC 220.005(f)(3) Class 3 Site Plan Review Criteria:

(A) The application meets all applicable standards of the UDC;

Applicant Findings: The proposal is for a pump station located on Lot 650 of approved subdivision, SUB07-13A2.



The pump station has been designed to City standards. The proposed pump station will be reviewed and approved by Public Works for Code compliance.

Setbacks: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan.

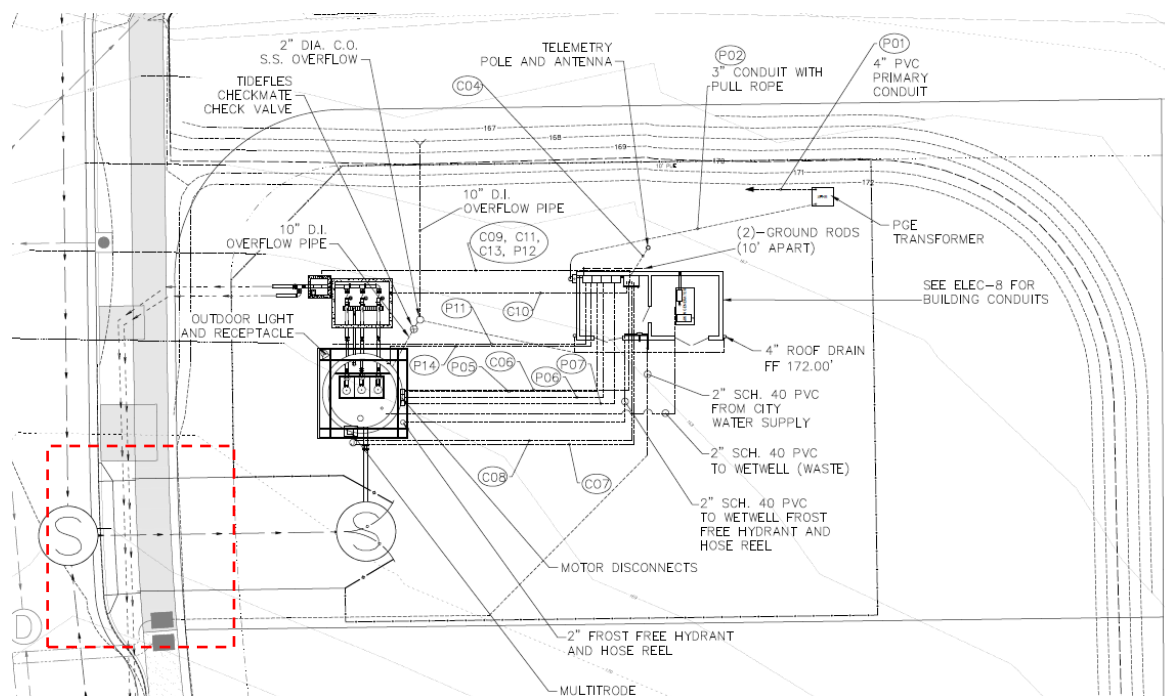
North:	Adjacent Hazelgreen Road: 30-foot setback
East:	Marion County EFU (Exclusive Farm Use), heavy agriculture: 77-foot setback
South:	Adjacent a single-family dwelling lot zoned RS: 45-foot setback
West:	Adjacent Lake Labish Road: 70-foot setback

Building Height: The pump station is about 12 feet in height measured to the middle of the gable. See attached Drawings.

Lot Coverage: The lot the pump station is located on is about 11,400 square feet in size. The pump station is 396 square feet in size. The building on the site covers 3% of the lot.

- (B)** *The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;*

Applicant Findings: There is a driveway proposed for the pump station lot. The driveway is located off the internal street Lake Labish Road.



The driveway is clearly identifiable, safe, and interconnected. Improved access to the pump station is required by code. Approval does not adversely affect the safe and healthful development of any adjoining land or access thereto.

Therefore, this criterion has been met.

- (C)** *Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and*

Applicant Findings: See findings above under (B). The driveway has been designed to City standards and provides safe circulation.

(D) ***The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.***

Applicant Findings: The pump station is required in order to provide adequate serves to the approved subdivision.