

WEST RICHLAND PLANNING COMMISSION AGENDA ACTION ITEMS					
AGENDA	5A	TYPE OF ACTION NEEDED			
MEETING DATE:	November 10, 2016	<i>Open Record Hearing</i>	X		
SUBJECT:	Public Hearing to consider File No. CUP 2016-06 (Kennedy Center Mini-Storage)	<i>Recommend to Council</i>		<i>Final Decision</i>	X
Prepared by:	Mike Stevens	<i>1st Discussion</i>		<i>Other</i>	
Reviewed by:	 Aaron Lambert, Brent Gerry 	<i>2nd Discussion</i>			

SUPPORTING POLICIES AND STATE LAW:

- Comprehensive Plan – Economic Development Element, GOAL 4, Policy 2: Encourage the infill and rehabilitation of existing commercial areas.

The Mission of the Community Development Department is to proactively manage and facilitate enhanced vitality of the city’s neighborhoods, business districts, and parks. We are committed to attracting and incentivizing high-quality development, creation of new jobs, diversity of housing opportunities, city financial growth to support quality services, and to the prevention of decay & degradation of neighborhoods, business districts, and parks.

CONDITIONAL USE PERMITS ARE SUBJECT TO THE CITY’S TYPE III REVIEW AND PERMITTING PROCESS (QUASI-JUDICIAL ACTION). THE DECISION MADE BY THE PLANNING COMMISSION IS THE FINAL DECISION. THE DECISION MAY BE APPEALED TO THE CITY COUNCIL PER WRMC TITLE 14. PLEASE NO EX-PARTE COMMUNICATION REGARDING THIS ITEM.

Staff Report
City of West Richland
Conditional Use Permit Application No. CUP 2016-06

Applicant:

Tony Tahvili on behalf of Kennedy Center Mini-Storage, LLC, owner.

Date and Location:

The meeting will be held at 6:00pm, November 10, 2016, Council Chambers, City of West Richland Council Chamber, 3803 W. Van Giesen, West Richland, WA 99353.

Legal Description:

The project site is located at 4085 Kennedy Road, West Richland, WA. The Assessor's Parcel Number for the site is 117983BP2967008-011.

Project Description:

Expansion of an existing mini storage facility. Specifically, the project consists of constructing two (2) new buildings containing approximately 182 storage units. One building will be 50' x 280' and the second building will be 35' x 220'.

Site Map:



Project Site

Zoning:

The project site is zoned Commercial General (CG) and mini storage facilities, such as the one proposed, are allowed in the CG zoning district through the issuance of a Conditional Use Permit per 17.48.050.J WRMC.

Comprehensive Plan:

The project site is designated as Commercial by the West Richland Comprehensive Plan.

Surrounding Zoning Districts and Land uses:

North: Commercial General (CG). Commercial Land Use Designation.

West: Multi-Family (MR-3). Residential High Density Land Use Designation.

South: Benton County (City of Richland UGA).

East: Commercial General (CG). Commercial Land Use Designation.

Surrounding land uses consist of multi-family housing (apartments), other mini-storage facilities, as well as commercial retail development associated with the Kennedy Center strip mall and Conoco gas station/mini-market.

Public Notice:

Notice of application and public hearing was mailed to affected agencies and to property owners within 600 feet of the subject property, posted on the city website and three official posting locations on October 6, 2016. Notice was posted at the subject property on October 6, 2016.

SEPA:

In accordance with state law, this conditional use permit application is required to comply with the State Environmental Policy Act (SEPA).

The City of West Richland has utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Friday, October 21, 2016. Any comments received as of the close of business October 21, 2016 have been provided as an attachment to this report. The City of West Richland issued a Determination of Non-Significance (DNS) for the proposal on November 1, 2016.

Analysis:

Tony Tahvili, applicant, and owner of Kennedy Center Mini Storage, LLC, has submitted a Conditional Use Permit application requesting authorization for the expansion of the existing mini storage facility located at 4085 Kennedy Road. The proposed expansion consists of the construction of two (2) new buildings. The first building is approximately 14,000 square feet in size and measures 50' wide by 280' in length. The second building is approximately 7,700 square feet in size and measures 35' in width by 220' in length. In total, approximately 182 new storage units will be added to the facility.

The original mini-storage facility was permitted by the City of West Richland via Conditional Use Permit 2003-36 in 2004. The location of the proposed expansion is currently undeveloped and consists of a flat graveled area used to park rental trucks on. The proposed buildings will be located between the existing mini storage buildings and Dallas Road, directly east of the Quail Springs Apartment complex and directly south of the Conoco/Kennedy Mart gas and convenience store.

The Planning Commission has jurisdiction to hold an open record public hearing and approve, approve with conditions, or deny this conditional use permit.

Comments Received:

No written letters from nearby property owners regarding the proposal were received as of the date that the staff report was prepared. Any comments received after the date that the staff report was prepared will be provided to the Planning Commission prior to the public hearing.

Review Criteria:

The conditional use review process is intended to ensure compatibility between the proposed use and neighboring uses; ensure that the project will not discourage the appropriate development of adjacent land; and, ensure that adjacent land values are not adversely impacted.

The reviewing body shall also consider and be directed by the following criteria as outlined in Section 17.66.030 of the WRMC:

1. The conditional use is designed in a manner which is compatible and in harmony with the existing development in the vicinity of the subject property; and the use will not allow conditions which will tend to generate nuisance conditions to adjoining properties.

Applicant's Response: The two additional storage buildings are same as existing buildings and are compatible with existing buildings.

Staff Comments: The project site is directly adjacent to the existing mini storage facility and consists of a flat graveled parking area that has been used for the storage of Uhaul trucks. The doors for the new storage building located closest to the nearby apartment complex will be faced away (east) from the apartment complex and it is not anticipated that the proposed mini storage facility expansion will result in nuisance conditions that will impact adjoining properties.

2. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder or discourage the permitted development or use of properties in the immediate vicinity of the conditional use.

Applicant's Response: Two buildings, one is 280' x 50' and 8' high. The second building is 220' x 35' and 8' high. There is no water or sewer connections. Existing storm drain on site and fire hydrant on SE corner of property. The structure is same as existing (metal).

Staff Comments: It is not anticipated that the expansion of the mini storage facility through the construction of two (2) new storage buildings will hinder or discourage the permitted development or use of nearby properties.

3. The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property.

Applicant's Response: The new building is expansion of existing building adjacent to it.

Staff Comments: The proposed mini storage expansion will occur directly adjacent to the existing facility and will occur upon flat ground that has been used for parking/storage of Uhaul trucks for several years. The proposed expansion is designed in a manner that is compatible with the physical characteristics of the subject property as virtually no site preparation will need to occur in order to begin construction.

4. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the adjacent area.

Applicant's Response: There is minimal addition to the traffic. It is storage facility, people don't come that often.

Staff Comments: The existing mini storage facility has access via Kennedy Road and Dallas Road. Construction of the proposed expansion will not change access to the site. Due to the nature of mini storage facilities it is not anticipated that the small amount of additional traffic will impact the existing or anticipated traffic in the area.

5. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.

Applicant's Response: There is an existing fire hydrant on SE corner of the property. Also, there is an existing storm water retention on site.

Staff Comments: The site already contains, or has access to, all necessary infrastructure or support services, although it is not anticipated that the storage buildings will need to connect to either the public water or public sewer services in the area. The site contains an existing fire hydrant.

6. The conditional use is not in conflict with the health and safety of the community, nor detrimental to the public interest.

Applicant's Response: The storage facility is a safe and quiet operation. Therefore, there is no impact on public health or safety and welfare or public.

Staff Comments: As indicated previously, the proposed facility will be supported by adequate public facilities and/or services and has been designated for commercial development. It is doubtful that the proposed mini storage expansion will be in conflict with the health and safety of the community or detrimental to the public interest.

Suggested Findings:

1. Tony Tahvili, owner of Kennedy Center Mini-Storage, LLC has submitted a Conditional Use Permit application authorizing the expansion of an existing mini storage facility. Specifically, the project consists of constructing two (2) new buildings containing approximately 182 storage units. One building will be 50' x 280' and the second building will be 35' x 220'.
2. The project site is located at 4085 Kennedy Road, West Richland, WA. The Assessor's Parcel Number for the site is 117983BP2967008-011.

3. The project site is zoned Commercial General (CG) and mini storage facilities, such as the one proposed, are allowed in the CG zoning district through the issuance of a Conditional Use Permit per 17.48.050.J WRMC.
4. The project site is designated as Commercial by the West Richland Comprehensive Plan.
5. Notice of application and public hearing was mailed to affected agencies and to property owners within 600 feet of the subject property, posted on the City website and three official posting locations on October 6, 2016. Notice was posted at the subject property on October 6, 2016.
6. The City of West Richland has utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Friday, October 21, 2016. The City of West Richland issued a Determination of Non-Significance (DNS) for the proposal on November 1, 2016.
7. The subject property contains an existing mini-storage facility.
8. The Planning Commission has jurisdiction to hold an open record public hearing and approve, approve with conditions, or deny this conditional use permit.
9. Section 17.66.030 WRMC provides six (6) criteria that shall be considered by the Planning Commission when deciding whether or not to grant a conditional use permit request.
10. The proposed conditional use is consistent with and/or complies with the six (6) criteria established by Section 17.66.030 WRMC.
11. There are other commercial businesses located within the general vicinity.
12. The City of West Richland's Public Works Department has reviewed the proposal and has no issues with the amount of traffic that will result from the proposed development.
13. It is unlikely that the noise generated from the proposed mini-storage facility will be greater than that generated by the adjacent businesses or other uses that would otherwise be allowed at the site.
14. Power and all other necessary services and/or utilities already exist at the site.
15. The original mini-storage facility was permitted by the City of West Richland via Conditional Use Permit 2003-36 in 2004.

Conclusions:

1. The Planning Commission has jurisdiction to hold an open record public hearing and approve, approve with conditions, or deny the Conditional Use Permit for the proposed commercial car wash facility.
2. The proposed facility is designed in a manner which is compatible with the character and appearance of an existing, or proposed development in the vicinity of the subject property.

3. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the proposed use will not hinder or discourage the permitted development or use of properties in the immediate vicinity.
4. The proposed use is designed in a manner that is compatible with the physical characteristics of the subject property.
5. The proposed use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the adjacent area or conditions can be established to mitigate adverse impacts on such facilities.
6. The proposed use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.
7. The proposed conditional use is not in conflict with the health and safety of the community, nor detrimental to the public interest.

Recommendation:

Based on the staff analysis and written findings of fact, staff recommends approval of Conditional Use Permit No. 2016-06, authorizing the expansion of the Kennedy Center Mini Storage facility through the construction of two (2) new buildings as described elsewhere within this staff report.

Motion:

I move to approve Conditional Use Permit No. 2016-06 authorizing the expansion of the Kennedy Center Mini-Storage facility. This motion is based upon the above listed Findings of Fact, Conclusions of Law and subject to the following Conditions of Approval:

Conditions of Approval:

1. All applicable local, state and federal permits shall be obtained prior to initiating construction of the proposed mini-storage expansion.
2. Sign permit approval shall be obtained from the City prior to the installation of any on-premise signage/advertising.
3. Lighting shall be shielded in a manner that prevents light from impacting adjoining properties and as required by Chapter 17.55 WRMC.

Attachments:

1. Application Materials
2. Vicinity Map
3. Applicant Site Plan
4. SEPA DNS & SEPA Checklist
5. Public Notice and Comments



Received By

SEP 30 2016

City of West Richland

Conditional Use Application

Community Development Department

3801 W Van Giesen St, West Richland, WA 99353

509-957-5902 Fax 509-967-2419 Inspection Line 967-3518

Note: Application shall not be accepted unless the applicant has attended a Pre-Application conference or has submitted a Pre-Application conference waiver

PROPERTY OWNER INFORMATION
Owner: Kennedy Center Mini Storage, LLC
Address: 4085 Kennedy Rd., West Richland, WA 99353
Phone: 509-366-6601
Email: Tony N TMT HOMES.COM

APPLICANT/CONTRACTOR INFORMATION (if different)
Company: TMT HOMES (NW), LLC
Contact: TONY TAHVILI
Address: 4001 Kennedy Rd. Suite 13, West Richland, WA 99353
Phone: 509-366-6601
Email: Tony N TMT HOMES.COM

PROPERTY INFORMATION
Legal Description: Portion of Lot 3 and 6 of Binding Site Plan 2967 Parcel # 1-1798-38P-2967-008-2011 PPN
Current Zoning: Lowdensity Commercial Current Land Use Designation: commercial

DESCRIPTION OF PROJECT
Addition to the existing Mini Storage Building

- APPLICATION MUST INCLUDE
1. Completed Application.
2. Variance report, prepared by a title company, issued no more than 30 days prior to application...
3. Application fee.
4. SEPA Checklist.
5. A site plan, drawn to scale, showing all details of the proposal...
6. A written narrative outlining mitigation measures and methods proposed to reduce or control impacts...
7. Preliminary layout of building interior (uses and sizes of rooms).
8. Any other information the Planning Director deems necessary to determine compliance...
9. Pre-Application Conference waiver (if applicable).

COMPLETE QUESTIONS WITH AS MUCH DETAIL AS POSSIBLE (Use separate paper if needed)
Describe how the proposed conditional use will be compatible and in harmony with the existing development in the vicinity of the subject property and what steps will be taken to ensure that nuisance conditions do not occur that will impact adjoining properties:
The two additional storage buildings are same as existing buildings, and are compatible with existing buildings.

Describe the location, size, and height of all existing and proposed buildings, structures, signage, walls, fences, and screening vegetation of the proposed project. Will the location, size and height of buildings, structures, walls, fences and screening vegetation for the conditional use hinder or discourage the permitted development or use of the properties in the immediate vicinity of the conditional use?

Two Buildings, One is 280' X 50', and 8' high. The Second Building is 220' X 35' and 8' high. There is no water or sewer connections. Existing Storm Drain on site, and Fire Hydrant on S.E. Corner of Property. The structure is same as existing (metal)

Describe how the proposed conditional use is compatible with the physical characteristics of the subject property:

The new Building is expansion of existing building adjacent to it.

Describe the pedestrian and vehicular traffic, and the parking areas, associated with the conditional use. Will the proposed conditional use impact any existing or anticipated traffic in the immediate vicinity?

There is minimal addition to the traffic, it is storage facility. People don't come that often.

Describe the infrastructure which will serve the proposed conditional use, including but not limited to roads, fire protection, water, wastewater disposal and storm water control:

there is an existing fire Hydrant on S.E. Corner of the Property. Also there is an existing Storm Water Retention on site

Describe how granting the conditional use permit will not be materially detrimental to the public health, safety, welfare, use or interest, or injurious to property or improvements in the vicinity:

The storage facility is a safe and quiet operation. Therefore there is no impact on Public Health & Safety, and welfare of Public.

I authorize employees and officials of the City of West Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

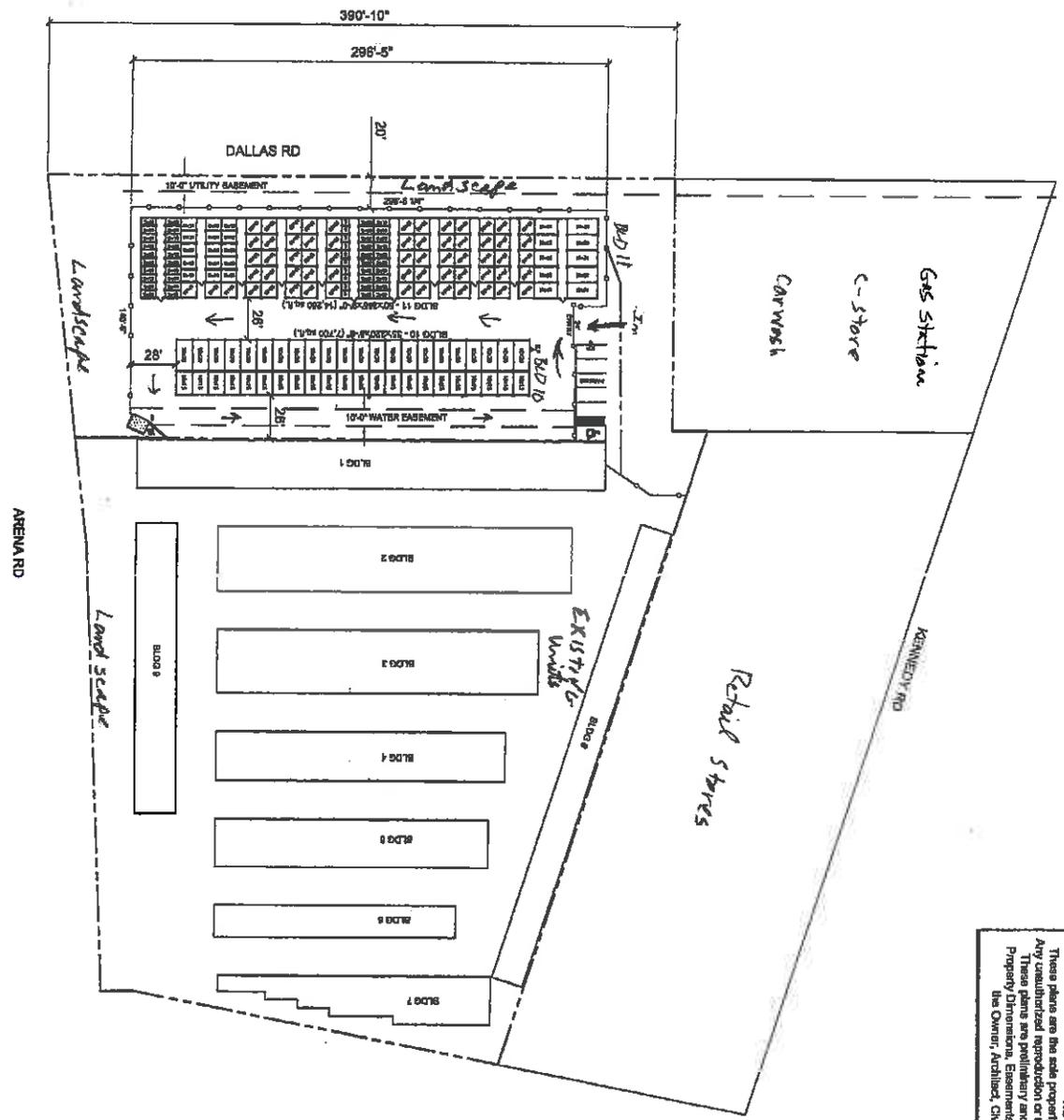
I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of West Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Tomy TAHVILI

Applicant Signature: [Signature] Date 9/28/2016



Proposed Mini-Storage Expansion

NOTICE
 These plans are the sole property of JZ Structural Systems INC.
 Any unauthorized reproduction or use of these plans without permission
 of the firm is prohibited and will be held in violation of
 the laws of the State of Washington.
 Property, Dimensions, Easements, Utilities, etc. shall be verified by
 the Owner, Architect, Civil Engineer or Contractor.

PHONE: (509) 835-0817
 or (888) 811-4057

FAX: (509) 835-2161
 or (877) 277-9871

**KENNEDY CENTER
 MINI STORAGE**
 ARENA RD.
 WEST RICHLAND, WA

NOTE: REV. J	DRAWN BY JZW	SCALE AS NOTED
20' = 3/16"	CHKD BY	JOB NO.
REVISION:	BY:	DATE 07/22/16
		SHEET S-1

**CITY OF WEST RICHLAND
DETERMINATION OF NON-SIGNIFICANCE**

Description of Proposal: Conditional Use Permit application to authorize the expansion of the existing Kennedy Center Mini-Storage facility. Specifically, the project consists of constructing two (2) new buildings containing approximately 182 storage units. One building will be 50' x 280' and the second building will be 35' x 220'.

Applicant: Kennedy Center Mini Storage, LLC
Attn: Tony Tahvili
4001 Kennedy Road, Suite 13
West Richland, WA 99353

Location of Proposal: The project site is located at 4085 Kennedy Road, West Richland, WA (APN #117983BP2967008 - 011).

Lead Agency: West Richland Community Development Department
File Numbers: CUP 2016-06 (Kennedy Center Mini-Storage Expansion)

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

XX This DNS is issued after using the optional DNS process in WAC 197-11-355; There is no further comment period on the DNS.

Staff Contact: For information on this proposal, contact Mike Stevens, Senior Planner, at (509) 967-5902 or mstevens@westrichland.org

Responsible Official: Aaron Lambert, Director
City of West Richland
Community Development Department
3801 W. Van Giesen Street
West Richland, WA 99353
Phone: (509) 967-5902

Date: November 1, 2016

Signature:  _____

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

A. background

1. Name of proposed project, if applicable: Kennedy center Mimi Storage, Addition
2. Name of applicant: TMT HOMES (NW), LLC, & Tony TATHVILI
3. Address and phone number of applicant and contact person:
TONY TATHVILI, 509-366-6601
4001 Kennedy Rd., Suite 13, West Richland, WA. 99353

4. Date checklist prepared: *TONY TAHVILI*
5. Agency requesting checklist: *City of West Richland*
6. Proposed timing or schedule (including phasing, if applicable): *December of 2016*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *NO*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *addition to existing facility*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *NO*
10. List any government approvals or permits that will be needed for your proposal, if known. *NONE*
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) *Two additional Building to be added to the existing Buildings.*
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. *4085 Kennedy Rd., West Richland. Addition to The Kennedy Center Mini Storage, located at this address.*

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site(s):

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? *NONE*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. *Clay and Sandy.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *NO*

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. *NONE*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *NO*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *50%*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

gravel on surface

2. Air

i. a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. *NONE*

j. b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *NONE*

k. c. Proposed measures to reduce or control emissions or other impacts to air, if any: *N/A*

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *N/A*

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. *NO*

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *NONE*

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *NO*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *NO*

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *NO*

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities *NO*

withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *NONE*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *catch Basin (existing)*
- 2) Could waste materials enter ground or surface waters? If so, generally describe. *NO*
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *NO*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *NONE*

4. Plants

- a. Check the types of vegetation found on the site: *none*
- deciduous tree: alder, maple, aspen, other
 - evergreen tree: fir, cedar, pine, other
 - shrubs
 - grass
 - pasture
 - crop or grain
 - Orchards, vineyards or other permanent crops.
 - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - water plants: water lily, eelgrass, milfoil, other
 - other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? *NONE*
- c. List threatened and endangered species known to be on or near the site. *NONE*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *N/A*
- e. List all noxious weeds and invasive species known to be on or near the site. *none (controlled)*

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: *NONE*

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site. *NONE*

c. Is the site part of a migration route? If so, explain. *NO*

d. Proposed measures to preserve or enhance wildlife, if any: *N/A*

e. List any invasive animal species known to be on or near the site. *NONE*

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *Electric for Lighting*

b. Would your project affect the potential use of solar energy by adjacent properties? *NO*
If so, generally describe.

c. What kinds of energy conservation features are included in the plans of this proposal? *LED Lights*
List other proposed measures to reduce or control energy impacts, if any:

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *NO*

1) Describe any known or possible contamination at the site from present or past uses. *NONE*

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *NONE*

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *NONE*

4) Describe special emergency services that might be required. *FIRE TRUCK*

5) Proposed measures to reduce or control environmental health hazards, if any: *N/A*

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *NONE.*
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site. *NONE.*
- 3) Proposed measures to reduce or control noise impacts, if any: *N/A*

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. *Addition to existing storage units*
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? *NO*
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *NO*
- c. Describe any structures on the site. *Two metal Building to match existing Buildings*
- d. Will any structures be demolished? If so, what? *NO*
- e. What is the current zoning classification of the site? *Commercial*
- f. What is the current comprehensive plan designation of the site? *Commercial*
- g. If applicable, what is the current shoreline master program designation of the site? *N/A*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *NO*
- i. Approximately how many people would reside or work in the completed project? *NONE*
- j. Approximately how many people would the completed project displace? *6*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *N/A*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *Addition to the existing storage Buildings*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: *N/A*

MBS
NONE -
 NO existing residences on Project site

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *N/A*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *NONE*
- c. Proposed measures to reduce or control housing impacts, if any: *N/A*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *8' tall*
- b. What views in the immediate vicinity would be altered or obstructed? *NONE*
- c. Proposed measures to reduce or control aesthetic impacts, if any: *to be same as existing Building*

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *The lights will be coming on at night and will have shield to reduce glare.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *NO*
- c. What existing off-site sources of light or glare may affect your proposal? *NONE.*
- d. Proposed measures to reduce or control light and glare impacts, if any: *to have shield on the lights*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *there are parks near by*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *NONE.*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *N/A*

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. *NO*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. *NO.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *None.*
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. *N/A*

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Kennedy Road, Dalton Road.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *yes.*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *None*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *NO*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *NO*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? *N/A*
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *NO*
- h. Proposed measures to reduce or control transportation impacts, if any: *N/A*

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *NO*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *N/A*

16. Utilities

- a. Circle utilities currently available at the site:
electricity natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *Electricity*

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee TONY TAHVILL

Position and Agency/Organization Owner, Kennedy Center Mini Storage, LLC

Date Submitted: 9/29/2016



3801 W. Van Giesen * West Richland, WA 99353 * www.westrichland.org
Community Development Department * (509) 967-5902

October 6, 2016

TO: Kennedy Center Mini Storage, LLC, Property Owner, Adjoining Property Owners, and Affected Agencies

FROM: West Richland Community Development Department

SUBJ: Conditional Use Permit File No.: CUP 2016-06 (Kennedy Center Mini-Storage Expansion)
Notice of Completeness, Notice of Application and Optional DNS, Request for Comment and Notice of Public Hearing

Note: West Richland Municipal Code requires the City to send notice of Conditional Use Permit requests to properties that are within 600 feet of the subject site. If you are receiving this notice, it is because you fall within this area.

DESCRIPTION OF PROPOSAL

Kennedy Center Mini Storage, LLC, has submitted a Conditional Use Permit application to authorize the expansion of the existing mini storage facility located at 4085 Kennedy Road, West Richland, WA. Specifically, the project consists of constructing two (2) new buildings containing approximately 182 storage units. One building will be 50' x 280' and the second building will be 35' x 220'.

The application was received September 30, 2016 and determined complete for processing on October 5, 2016.

ENVIRONMENTAL REVIEW

The proposal is subject to environmental review. The West Richland Community Development Department is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** The environmental checklist and related file information are available to the public at the Community Development Department or online at www.westrichland.org.

REQUEST FOR WRITTEN COMMENT

You may provide written comments on the proposed Conditional Use Permit. Send written comments to the Community Development Department at 3801 W. Van Giesen, West Richland, WA 99353. Written comments must be received by 5:00 p.m., **Friday, October 21, 2016** in order to be included in the staff report to the Planning Commission.

NOTICE OF PUBLIC HEARING

In accordance with West Richland Municipal Code, Sections 17.66, 14.02 and 14.05, an open record public hearing to consider the Conditional Use Permit will be held before the West Richland Planning Commission on **Thursday, November 10, 2016**, at 6:00 p.m. in the City Council Chambers (Library Building) located at 3803 W. Van Giesen, West Richland, WA. All interested parties are invited to attend and participate in the hearing. At the hearing, comments may be made verbally or in writing. The decision of the Planning Commission is final unless appealed within 10 days of their decision to the City Council.

NOTICE OF DECISION

The application and other information on file may be examined at the Community Development Department. If you wish to obtain notice of the final decision on the Conditional Use Permit, you will need to contact the Community Development Department with your name and address. The staff contact for this project is Mike Stevens, Senior Planner, at (509) 967-5902 or mstevens@westrichland.org.

Project Site:



Project Site



2015 South Ely Street
Kennewick, WA 99337
Phone 509-586-9111
FAX 509-586-7663
www.kid.org

October 14, 2016

Mike Stevens
City of West Richland/Senior Planner
3801 W. Van Giesen
West Richland, WA 99353

Subject: CUP 2016-06 / PLN-2016-02089 Review Comments

Dear Mr. Stevens:

The Kennewick Irrigation District has received your CUP submitted by Tony Tahvili of TMT Home (NW) LLC, 4001 Kennedy Rd. Suite 13, West Richland, WA 99353 to construct two new buildings containing approximately 182 storage units. The property are located at 4001 Kennedy Rd.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries and is considered irrigable lands; therefore, it is assessed by the Kennewick Irrigation District.
2. Please note no permanent structures are allowed within Irrigation Easements without KID approval.
3. If you currently do not have a service and would like to acquire one please contact KID.

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

Josué C. Morfin
Staff Engineer