



CITY OF WEST RICHLAND PLANNING COMMISSION
CONDITIONAL USE PERMIT APPLICATION NO. 2016-06
MOTION, FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS OF APPROVAL

The City of West Richland Planning Commission acted at its meeting of November 10, 2016 as follows:

Steve Shupe moved to APPROVE and Mike Mauk seconded the Motion with Findings of Fact, Conclusions of Law, and Conditions of Approval.

The Chair called for the vote: 5 YEA 0 Nay 0 ABSTAIN
The motion carried by majority voice vote.

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:

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.
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.

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.

REMINDER: Any appeal of the final decision of the Planning Commission must be filed with the West Richland City Council within ten (10) working days from November 14, 2016.

DECLARATION OF MAILING

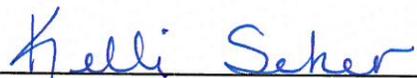
Kelli Seher, Planning Commission Clerk, declares and states as follows:

On November 14, 2016, I mailed the foregoing Motion, Findings of Fact, Conclusions of Law, and Conditions of Approval postage prepaid, addressed to:

**Kennedy Center Mini Storage, LLC
Attn: Tony Tahvili (TMT Homes, LLC)
4001 Kennedy Road, Suite 13
West Richland, WA 99353**

I declare under penalty of perjury, under the laws of the State of Washington, that the foregoing is true and correct to the best of my knowledge.

Dated: November 14, 2016, at West Richland, Washington.



Kelli Seher
Planning Commission Clerk

C: Parties of Record