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## **CITY OF WEST RICHLAND PLANNING COMMISSION**

### **CONDITIONAL USE PERMIT APPLICATION NO. 2019-01**

### **MOTION, FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS OF APPROVAL**

The City of West Richland Planning Commission acted at its meeting of February 28, 2019 as follows:

Melanie Olson moved to APPROVE and Chad Utech seconded the Motion with Findings of Fact, Conclusions of Law, and Conditions of Approval as corrected below.

The Chair called for the vote: 4 YEA 0 Nay 0 ABSTAIN

The motion carried by majority voice vote.

#### **MOTION**

I move to approve Conditional Use Permit No. 2019-01 authorizing the expansion of the existing veterinary clinic at 4900 Paradise Way Suite 100 into Suite 101. This motion is based upon the above listed Findings of Fact, Conclusions of Law and subject to the following Conditions of Approval:

#### **Findings:**

1. Jennifer Corwin, applicant and owner of Paws, Claws, & Hooves Veterinary Center has submitted a Conditional Use Permit application to authorize the expansion of the existing veterinary clinic.
2. The project site is Suite 100 and Suite 101 of Paradise Plaza, located at 4900 Paradise Way, West Richland WA. The Assessor's Parcel for the site is 106984020234001.
3. The project site is zoned General Commercial (CG) and small animal service facilities, such as veterinary clinics, are allowed in the CG zoning with the issuance of a Conditional Use Permit per WRMC 17.48.050
4. The project site is designated as High Intensity Commercial (H-COM) by the West Richland Comprehensive Plan.
5. A CUP was approved in 2016 for the applicant's business authorizing the establishment of a small animal veterinary facility within Suite 100 of Paradise Plaza (File No. 2016-05).
6. Notice of application and public hearing was mailed to affected agencies and to property owners within 600 feet of the subject property, posted to the city website and three official posting locations on January 10, 2019. Notice was posted at the subject property on January 15, 2019.
7. The Bonneville Power Administration responded that the proposal does not impact any of their existing infrastructure.
8. No comments were received from the public.
9. In accordance with state law, this Conditional Use Permit application is not required to comply with the State Environmental Policy Act (SEPA) as per WAC 197-11-800.
10. The planning commission has jurisdiction to hold an open record public hearing and approve, approve with conditions, or deny this conditional use permit.

11. 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.
12. The proposed conditional use is consistent with and/or complies with the six (6) criteria established by Section 17.66.030 WRMC.
13. Power and all other necessary services and/or utilities already exist at the site.

**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 expansion of existing veterinary clinic.
2. The proposed expansion of existing veterinary clinic is consistent with current land use in the area.
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 an expansion of an existing business in the area and will be consistent with existing business in the area.
5. Proposed expansion will not create any hazard or conflict with the existing and anticipated traffic in the adjacent area.
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 the necessary tenant improvements.
2. Sign permit approval shall be obtained from the City prior to the installation of any on premise signage.
3. No animals shall be kept outside of the veterinary clinic.

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 March 4, 2019.

**DECLARATION OF MAILING**


Emily Weimer, Senior Planner, declares and states as follows:

On March 1, 2019, I mailed the foregoing Motion, Findings of Fact, Conclusions of Law, and Conditions of Approval postage prepaid, addressed to:

Jennifer Corwin  
4900 Paradise Way Suite 100  
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: March 1, 2019, at West Richland, Washington.

  
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Emily Weimer  
Planner

C: Parties of Record