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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 on May 9, 2019 as follows:

Kathleen Smith moved to APPROVE and Michael Peterson seconded the Motion with Findings of Fact, Conclusions of Law, and Conditions of Approval.

The Chair called for the vote: 4 YEA 0 Nay 0 ABSTAIN  
The motion carried by majority voice vote.

#### **MOTION**

"I move to adopt the Findings of Fact and Conclusions as detailed in the written staff report and approve Conditional Use Permit No. 2019-03 authorizing the construction of a 40' x 60' accessory building at 5870 Oasis St subject to the following Condition of Approval:

1. All applicable local, state, and federal permits shall be obtained prior to initiating the necessary tenant improvements."

#### **FINDINGS:**

1. Steven Borley of 5870 Oasis St, owner, has submitted a Conditional Use Permit application to authorize the construction of a 2,400 sf accessory building (detached garage).
2. The project site is 5870 Oasis St, West Richland WA. The Assessor's Parcel number is 106983012929001.
3. The project site is designated as MD-RES Medium Density Residential by the West Richland Comprehensive Plan.
4. The project site is zoned RM-10 Medium Density Residential.
5. Accessory buildings that are over 960 sf or which cover more than 10% of the lot, such as this detached garage, are allowed in RM-10 with the approval of a Conditional Use Permit.
6. Notice of the application and public hearing was mailed to property owners within 600 feet of the project site, posted to the City's website, and posted and three official posting locations on April 15, 2019. Notice was posted to the project site on April 17, 2019.
7. No comments were received from the public prior to the public hearing.
8. The Community Development Director determined that this conditional use permit application is not required to comply with the State Environmental Policy Act (SEPA).
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. 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 accessory building (detached garage).
2. The proposed construction of the accessory building (detached garage) is consistent with current land use in the area.
3. The location, size, and height of buildings for the proposed use will not hinder or discourage the permitted development or use of properties in the immediate vicinity.
4. The proposed accessory building (detached garage) is consistent with residential use on the subject property and surrounding properties.
5. Proposed project 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.

**APPEAL:**

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 May 11, 2019.

**DECLARATION OF MAILING**

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

On May 10, 2019, I mailed the foregoing Motion, Findings of Fact, Conclusions of Law, and Conditions of Approval postage prepaid, addressed to:

Steven Borley  
PO Box 5607  
West Richland 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: May 10, 2019, at West Richland, Washington.

  
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Emily Weimer  
Senior Planner

C: Parties of Record - None