



CITY OF WEST RICHLAND PLANNING COMMISSION

CONDITIONAL USE PERMIT APPLICATION NO. 2016-05

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

The City of West Richland Planning Commission acted at its meeting of June 9, 2016 as follows:

Steve Shupe moved to APPROVE and David Fetto seconded the Motion with Findings of Fact, Conclusions of Law, and Conditions of Approval (as revised).

The Chair called for the vote: 6 YEA 0 Nay 0 ABSTAIN

The motion carried by majority voice vote.

MOTION

I move to approve Conditional Use Permit No. 2016-05 authorizing the establishment of a small animal veterinary facility within Suite 100 of Paradise Plaza. 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 and Hooves Veterinary Services has submitted a Conditional Use Permit application authorizing the establishment of a small animal veterinary facility.
2. The project site is described as Suite 100 of Paradise Plaza, located at 4900 Paradise Way, West Richland, WA. The Assessor's Parcel Number for the site is 106984020234001.
3. The project site is zoned Commercial General (CG) and small animal service facilities are allowed in the CG zoning district through the issuance of a Conditional Use Permit per 17.48.050.Q 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 May 13, 2016. Notice was posted at the subject property on May 24, 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 Wednesday, June 1, 2016. The City of West Richland issued a Determination of Non-Significance (DNS) for the proposal on June 2, 2016.
7. The subject property contains adequate off-street parking for this and other existing/proposed uses within the Paradise Plaza retail center and has been landscaped to comply with WRMC requirements.
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 Paradise Plaza development.
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 small animal veterinary clinic will be greater than that generated by the adjacent businesses or other uses that would otherwise be allowed at the site.
14. No exterior site preparation, with the exception of installing a sign and a small 5' x 6' fence area is required to prepare the site for use.
15. 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 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.

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/advertising.

3. No live animals shall be kept outside of the veterinary facility.

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 June 16, 2016.

DECLARATION OF MAILING

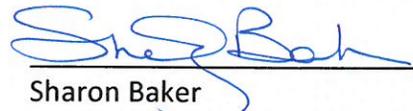
Sharon Baker, Planning Commission Clerk, declares and states as follows:

On June 13, 2016, I mailed the foregoing Motion, Findings of Fact, Conclusions of Law, and Conditions of Approval postage prepaid, addressed to:

Paws, Claws and Hooves Veterinary Service
Attn: Jennifer C. Corwin, DVM
83204 N. Harrington Rd.
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: June 13, 2016, at West Richland, Washington.



Sharon Baker
Planning Commission Clerk

C: Parties of Record