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

### **CONDITIONAL USE PERMIT APPLICATION NO. 2016-04**

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

The City of West Richland Planning Commission acted at its meeting of August 11, 2016 as follows:

Steven Shupe moved to APPROVE and Kathleen Smith seconded the following Motion, Findings of Fact, Conclusions of Law, and Conditions of Approval.

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. 2016-04 authorizing the establishment of a car sales lot within Suite B of 4242 W. Van Giesen Street upon Parcel No. 105982050000001. This motion is based upon the above listed Findings of Fact, Conclusions of Law and subject to the following Conditions of Approval:

#### **Findings:**

1. Chandler Auto Sales Inc., applicant, on behalf of RSR Strait Investment Property LLC, owner, has submitted a Conditional Use Permit application authorizing the utilization of an existing building as a car sales lot.
2. The project site is located at 4242 W. Van Giesen Street, Suite B, West Richland, WA. The Assessor's Parcel Number for the site is 105982050000001. The abbreviated legal description of the site is: Betti's business addition lot 1 & 2.
3. The project site is zoned Commercial General (CG) and car sales lots are allowed in the CG zoning district through the issuance of a Conditional Use Permit per Section 17.48.050(C) 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 Thursday, June 2, 2016.
7. The property's frontage along W. Van Giesen Street contains curb/gutter and sidewalk.

8. The subject property contains adequate off-street parking for this and other existing/proposed uses at 4242 W. Van Giesen St. and has been landscaped to comply with WRMC requirements.
9. The Planning Commission has jurisdiction to hold an open record public hearing and approve, approve with conditions, or deny this conditional use permit.
10. 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.
11. The proposed conditional use is consistent with and/or complies with the six (6) criteria established by Section 17.66.030 WRMC.
12. There are other commercial uses along various portions of W. Van Giesen Street, which is typical for highly traveled major collector roadways.
13. The primary issue with the proposed development appears to be traffic.
14. The City of West Richland's Public Works Department has reviewed the proposal and has no issues with the proposed use.
15. It is unlikely that the noise generated from the proposed car sales lot will be greater noise than that generated by the adjacent roadways or other uses that would otherwise be allowed on the site.
16. No exterior site preparation, with the exception of installing a sign and adding slats to south and east portion of the fence, is required to prepare the site for use.
17. All utilities and services are currently provided to 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 construction of the proposed car sales lot.
2. Sign permit approval shall be obtained from the City prior to the installation of any on-premise signage/advertising.
3. A sign indicating location of customer parking for Chandler Auto Sales shall be installed on the existing fence.
4. Full fence height slats shall be installed on north and east sections of the existing fence prior to initiating auto sales upon the subject property.

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 August 18, 2016.

**DECLARATION OF MAILING**

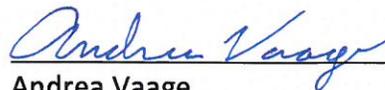
Andrea Vaage, Planner, declares and states as follows:

On August 15, 2016, I mailed the foregoing Motion, Findings of Fact, Conclusions of Law, and Conditions of Approval postage prepaid, addressed to:

**Chandler Auto Sales  
Attn: James Chandler  
2745 Van Giesen Street  
Richland, WA 99354**

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: August 15, 2016 at West Richland, Washington.



Andrea Vaage  
Planner

C: Parties of Record