

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a self-storage mini-warehouse business in the existing main building only, and with accessory outdoor storage in the side and rear yard areas behind the front wall of this existing main building only.
- (2) The outdoor storage area shall be enclosed on the sides and rear by a minimum 8' tall privacy fence. The fence portions facing the south and west shall be permanently opaque and solid. The fence portions facing the north and east shall either be permanently opaque and solid, or instead have an added mesh screen for temporary opacity to allow time for the vegetation to grow and fill-in. A landscaped strip between the existing pavement edge and the property line, shall be planted and maintained along the sides and rear of the outdoor storage area, with landscaping that consists of a minimum 6 small trees and 2 canopy trees per 100 linear feet as approved by the City Arborist. All trees shall be evergreen variety.
- (3) Outdoor storage items shall be limited only to motor vehicles and customary recreational vehicles such as boats and campers and their associated trailers. All outdoor items shall be operative and in good working condition, and neatly parked at all times. There shall be no heavy trucks or equipment, or other materials allowed.
- (4) Conditional Use approval shall expire after 3 years from the date of approval if the proposed use has not received an official Certificate of Occupancy (non-temporary) from the City by that date.

PLANNING COMMISSION ACTION The Planning Commission reviewed this at their February 28, 2022 meeting, found it consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended **approval**, subject to these **same 4 conditions** as recommended by staff (9-0 vote).