RESOLUTION NO. 2794

RESOLUTION APPROVING A CLASS 3 REVIEW AND NONCONFORMING USE APPLICATIONS TO RELOCATE FIVE PORTABLE CLASS ROOMS FROM JOHN CAMPBELL ELEMENTARY TO THE SELAH HIGH SCHOOL, INTERMEDIATE SCHOOL, AND LINCE KINDERGARTEN FOR THE SELAH SCHOOL DISTRICT (CL3-2020-001).

WHEREAS, on May 26, 2020, the City of Selah City Council considered the Class 3 Review, and Nonconforming Use applications submitted by HLA Engineering and Surveying on behalf of the Selah School District #119 to relocate or surplus five portable classrooms from the John Campbell Elementary School Campus to the campuses of the Selah High School, Intermediate School, and Lince Kindergarten; and,

WHEREAS, the Planning Commission recommended approval of the application with conditions on May 5, 2020; and,

WHEREAS, the City of Selah Council has considered the applications, the City staff report dated May 5, 2020, the Planning Commission's findings of fact, conclusions, and recommendation dated May 5, 2020, and any staff corrections, and the Council is satisfied that the matter has been sufficiently considered; and,

WHEREAS, the City Council adopts the Findings and Conclusions from the Planning Commission's Recommendation; and,

WHEREAS, the City Council considered the elements of public use and interest to be served by the proposed Class 3 and Nonconforming Use applications, and

WHEREAS, the City Council considered the elements of public health, safety, and general welfare pertaining to the proposed Class 3 and Nonconforming Use applications;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the Selah School District's Class 3 Review and Nonconforming Use applications CL3-2020-001 requesting to relocate five portable classrooms to three school district properties within the R-1 zoning district are APPROVED with the fifteen (15) specific conditions recommended by the Planning Commission, set forth below and incorporated herein by this reference.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 26th day of May 2020.

Sherry Raymond

Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

Rob Case, City Attorney

CONDITIONS OF APPROVAL

1. Location of any future refuse dumpsters located on the subject property shall have enclosure installed in accordance with SMC 10.08.170.

2. Prior to construction, the applicant shall submit civil engineering plans for review and approval to the City of Selah Public Works Director for any and all termination, relocation, or installation of public sewer or water lines, and construction of public improvements.

3. All new developments shall be served by a public domestic water supply line adjacent to the lot or development site. The supply line shall be capable of providing sufficient flow and pressure to satisfy the fire flow and domestic service requirements of the proposed development (City of Selah's City's Construction Standards Chapter 4 Water System Improvements).

4. Each building shall be served by a separate water connection to the public main in accordance with the City of Selah Construction Standards Chapter 4 Water System Improvements.

5. Fire hydrants shall be installed at least every 350 feet in accordance with Selah Construction Standards Chapter 4 Water System Improvements, SMC 11.30 Fire Hydrants, International Fire Code Appendix C, and approval of the Selah Fire Chief.

6. No occupancy/operation of the portable unite for Lince Elementary School shall be given until such time as the bus turn around/emergency access road under construction is completed and usable by emergency apparatus, or a separate fire apparatus access is approved by the Selah Fire Marshal and constructed.

7. The applicant/developer shall submit for review and approval revised plans to the City of Selah Public Works Department for the portable relocation at the Selah High School that address all utility, and fire department issues.

8. In accordance with the City of Selah's Construction Standards Chapter 5 Sanitary Sewer System Improvements, all new developments shall be served by a public sanitary sewer line adjacent to the lot or development site, and each building shall be served by a separate side sewer.

9. All utilities including power, cable, and others shall be placed underground and installed at a depth of not less than three (3) feet below grade in accordance with Selah Construction Standards Chapter 1 General (12) Utilities.

10. A minimum of a sixteen foot public utility easement shall be established for all proposed and existing utility lines, provided the width of the easements for buried utilities shall be a least twice the depth of the planned excavation in accordance with the City of Selah Construction Standards Chapter 1 General (11) Easements.

11. Prior to occupancy of the portable classrooms, the Selah School District shall repaint the subject portables in school colors to match the existing school buildings at each site.

12. A dust control plan shall be prepared and implemented during construction as required by the Yakima Regional Clean Air Agency.

13. Prior to issuance of a building permit, plan review, permits, and inspections are required pursuant to the 2015 International Building Code.

14. In accordance with SMC 9.23.030, the City of Selah's Construction Standards Chapter 6 and the Eastern Washington Stormwater Management Manual, the applicant shall submit stormwater plans for review and approval to the City of Selah Public Works Director prior to building permit issuance.

15. The project shall be completed within one year of the final decision. An extension may be requested as authorized by the zoning ordinance, but must be in writing and made prior to the completion date.