

**RESOLUTION NO. 2595**

**RESOLUTION APPROVING THE CLASS 3 REVIEW OF HORDAN  
PLANNING SERVICES ON BEHALF OF FORBES MERCY FOR AN 80  
FOOT HIGH COMMUNICATIONS TOWER AND ASSOCIATED  
EQUIPMENT BUILDING (928.95.15-01) AND A VARIANCE TO ALLOW  
THE TOWER TO EXCEED THE 35 FOOT BUILDING HEIGHT  
LIMITATION OF THE R-1 ZONE (915.95.16-01)**

WHEREAS, on February 14, 2017 the City of Selah City Council considered the Class 3 Review and Variance applications of Hordan Planning Services on behalf of Forbes Mercy to construct an 80 foot high communication tower and associated equipment building on the summit of the ridge about 4,000 feet east of Lookout Point Road. Yakima County Taxation Parcel Number: 181311-13005; and,

WHEREAS, the Planning Commission recommended approval of the application with conditions; and,

WHEREAS, the City of Selah Council has considered the application, the Planning Commission's findings of fact and conclusions and the City staff report dated January 6, 2017 and the Council is satisfied that the matter has been sufficiently considered; and,

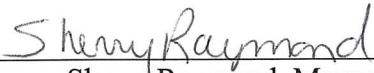
WHEREAS, the City Council adopts the Findings and Conclusions of the Planning Commission's Recommendation; and,

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that Class 3 Use Review Application No. 928.95.16-01 and Variance Application No. 915.95.16-01 of Hordan Planning Services on behalf of Forbes Mercy for an 80 foot communication tower and associated equipment building in the R-1 zoning district be approved with the ten (10) specific conditions recommended by the Planning Commission.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH,  
WASHINGTON this 14<sup>th</sup> day of February 2017.

  
\_\_\_\_\_  
Sherry Raymond, Mayor

ATTEST:

  
\_\_\_\_\_  
Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Robert Noe, City Attorney

## **CONDITIONS OF APPROVAL**

1. This decision authorizes only one tower which shall be substantially in the location on the subject property as shown by the application. Making the tower available for co-location is authorized and encouraged. The City shall not require additional zoning review for the addition of such facilities provided that they do not increase the height of the tower at the time of their installation.
2. Height limitation of 80 feet for the communication tower as proposed by the application and substantial conformance to the site plan and elevations submitted with the application except as modified by this decision.
3. Tower width shall not be increased beyond that shown in the site plan and elevations submitted with the application in order to reduce visual impact as required by the zoning ordinance.
4. The tower and equipment building shall conform to the setback standards of the underlying zoning district in substantial conformance to the site plan.
5. Consistent with the zoning ordinance requirements for camouflaging the tower, the tower shall be dull gray as stated in the application or other dark color that blends with the surroundings. No lights shall be installed on the tower unless the administrative official is provided with written documentation from the FAA, FCC or a State agency with jurisdiction over aviation that states specifically that such lighting is required on this tower.
6. No guy wires are authorized by this decision.
7. The fenced area containing the tower and equipment building shall be surfaced with gravel. Disturbed areas that are not surfaced shall be revegetated using native plant species to reduce the spread of noxious invasive weeds and in consultation with the Department of Fish and Wildlife except that an area of reasonable size cleared around the facility as a fire break may be maintained provided that no vegetation is allowed to become established in it except in conformance with this condition. Further development of the subject property may be subject to Critical Areas ordinance requirements.
8. New equipment building and other ground level appurtenances may be installed subject to compliance with the building code and subject to the following conditions:
  - a. The equipment building is painted or siding installed that is earth tone or dark color that blends with the surroundings.

- b. Shall be located in the fenced area as shown by the site plan and in the manner described by the applicant to reduce potential fire hazard.
- 9. Submittal of a pre-construction drainage plan and sediment control plan prior to building permit issuance. Special inspections for concrete and rebar will be required.
- 10. Project shall be completed within one year of the final decision. Extensions may be requested as authorized by the zoning ordinance, but must be requested in writing prior to the completion date.