

RESOLUTION NO. 2608

RESOLUTION APPROVING THE CLASS 3 REVIEW OF the SELAH SCHOOL DISTRICT'S REQUEST TO EXPAND AN EXISTING PARKING LOT AT JOHN CAMPBELL SCHOOL AND INCREASE THE TOTAL NUMBER OF PARKING SPACES (928.17-001).

WHEREAS, on ~~April 25~~^{MAY 9}, 2017 the City of Selah City Council considered the Class 3 Review application presented by Hordan Planning Services on behalf of the Selah School District to restripe and enlarge an existing parking lot at John Campbell Elementary School. Expansion will increase pavement area by 25,350 square feet and provide an additional 70 spaces bringing the total to 118 parking spaces. It also includes a gate with "break-away" arms to assure exclusive use of the parking lot by school district staff during the school day.

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, conclusions, and recommendation and the City staff report dated March 28, 2017 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 use, and

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


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the Selah School District's Class 3 Use Review Application No. 928.17-001 requesting to expand an existing parking lot at John Campbell School and increase the total number of parking spaces in the R-1 zoning district is APPROVED with the nine (9) 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 9th day of May 2017.



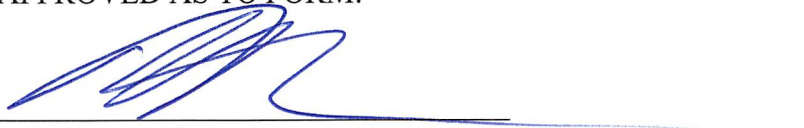
Sherry Raymond, Mayor

ATTEST:



Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:



Robert Noe, City Attorney

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CONDITIONS OF APPROVAL

1. The applicant shall enter into an agreement with the City that commits to the installation of a sidewalk and associated frontage improvements on the east side of N. 3rd Street where it fronts the site. They shall be constructed to City of Selah standards as a part of any future school improvements on this site **or completed by December 31, 2021, whichever comes first, allowing for request for extension.** The agreement shall also provide that new parking facilities be located off of City street right-of-way and that site screening standards that are in effect at the time be met.
2. This parking area and adjacent streets shall not be used for school bus pick up or drop off of students.
3. Barrier curbing shall be replaced and/or installed on the east side of N. 3rd Street as shown on the site plan to City specifications as determined by the Public Works Director.
4. Parking lot improvements shall be made in substantial conformance to the site plan and shall include the following features identified in the application and site plan:
 - a. Reconfiguration of access to a single point located substantially as shown on the site plan,
 - b. Stormwater management improvements,
 - c. Illumination to the specifications described in the application,
 - d. Fencing around the perimeter of the parking area.
5. Proposed vehicular access gates to the parking lot are not required by this decision, but if installed must provide emergency vehicle access to the satisfaction of the Fire Chief and the ingress gate shall be located 18 feet or more from the back of the curb.
6. Parking lot construction shall conform to Zoning Ordinance parking requirements and standards including grading and drainage as described by the application, timber or concrete barriers to provide physical separation of the parking lot from the streets, lighting installed to reflect away from adjoining areas, depth of pavement and other construction standards. Landscaping and fence or wall sitescreening may be deferred as provided for in this decision.
7. A dust control plan shall be prepared and implemented during construction as required by the Yakima Regional Clean Air Agency.
8. Accessible parking spaces shall be provided as required by the International Building Code and as shown on the site plan.

9. 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.