

RESOLUTION NO. 2623

**RESOLUTION APPROVING A CLASS 3 REVIEW TO
CONSTRUCT AN AQUATIC CENTER AT THE CITY OF
SELAH'S WIXSON PARK (928.17-002).**

WHEREAS, on July 11, 2017, the City of Selah City Council considered the Class 3 Review application presented by Hordan Planning Services on behalf of the City of Selah to remove and replace the existing swimming pool and pool house at Wixson Park and replace it with a new aquatic center consisting of a pool house, two swimming pools and other new aquatic recreational opportunities.

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 June 20, 2017, and the Council is satisfied that the matter has been sufficiently considered; and,

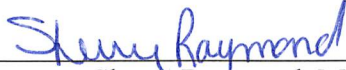
WHEREAS, the City Council adopts the Findings and Conclusions from the Planning Commission's Recommendation; and,

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;

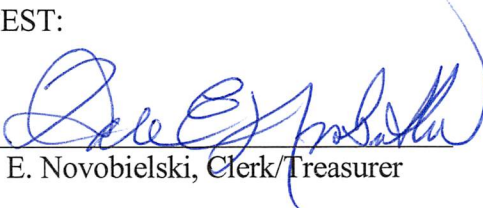
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the City of Selah's Class 3 Use Review Application No. 928.17-002 requesting to remove and replace the existing swimming pool with an aquatic center in the R-1 zoning district is APPROVED with the eleven (11) specific 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 22nd day of August 2017.



Sherry Raymond, Mayor

ATTEST:



Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:



Robert Noe, City Attorney

CONDITIONS OF APPROVAL

1. The applicant shall enter into an agreement with the City that commits to the installation of a sidewalk on Park Ave. between the Selah Civic Center and aquatic center, and a crosswalk with handicap ramp from the southeast corner to southwest corner of Park Ave. and S. 3rd Street.
2. Location of any future refuse dumpsters located on the subject property shall have enclosure installed in accordance with SMC 10.08.170.
3. The applicant shall plant two additional trees within the proposed parking lot to meet the requirements of SMC 10.34.081 (c).
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 through the existing lot substantially as shown on the site plan;
 - b. Stormwater management improvements; and
 - c. Illumination to the specifications described in the application;
5. 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.
6. Accessible parking spaces shall be provided as required by the International Building Code and as shown on the site plan.
7. A dust control plan shall be prepared and implemented during construction as required by the Yakima Regional Clean Air Agency.
8. Prior to issuance of a building permit, plan review, permits, and inspections are required pursuant to the 2015 International Building Code.
9. 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.

10. In accordance with SMC 9.23.030 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.

11. 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.