

RESOLUTION NO. 2489

RESOLUTION APPROVING THE CLASS 3 REVIEW OF NORTHWEST TOWER ENGINEERING & CATHOLIC DIOCESE OF YAKIMA FOR A 35 FOOT HIGH COMMUNICATIONS TOWER AND ASSOCIATED EQUIPMENT (928.95.15-01)

WHEREAS, on September 22, 2015 the City of Selah City Council considered the Class 3 Review application of Northwest Tower Engineering and the Catholic Diocese of Yakima to construct a 35 foot high communication tower and associated equipment building on the summit of the ridge about 3,500 feet east of Lookout Point Road. Yakima County Taxation Parcel Number: 181311-13002; 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 August 27, 2015 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

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 Class 3 Use Review Application No. 928.95.15-01 of Northwest Tower Engineering and Catholic Diocese of Yakima for a 35 foot communication tower and associated equipment building in the R-1 zoning district be approved with the five (5) specific conditions recommended by the Planning Commission.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH,
WASHINGTON this 22nd day of September 2015.



John Gawlik, Mayor

ATTEST:



Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:



Robert Noe, City Attorney

RESOLUTION NO. 2489

CONDITIONS OF APPROVAL

1. The facility shall be constructed in substantial conformance to the site plan, drawings and description submitted with the application except as modified by the decision and at minimum including the following features:
 - a. Tower height limitation of 35 feet.
 - b. Width or diameter of the tower no greater than three feet. The use of a monopole is an acceptable alternative to the tower as shown.
 - c. No lights or bright colors on the tower. Security lights, if any, on the equipment building shall be shielded so as to not be visible from a distance and to not shine on neighboring properties.
 - d. An 8 foot wide minimum vegetated buffer as described in the application or as an alternative using other plant materials that would obscure the fenced enclosure and equipment building at ground level from property immediately surrounding the facility.
 - e. Antennas for the proposed use of the tower shall not substantially exceed the dimensions shown with the application.
2. The equipment building shall be painted (siding may also be used) with a darker color that blends better with the surroundings. Fencing shall also be a color, other than white, that blends with the surroundings. However, the Planning Commission may modify this condition and not require the equipment building to be painted if it is satisfied from the hearing that other measures proposed by the applicant will adequately obscure or disguise the structure as viewed from off-site.
3. This decision authorizes only one tower on the site and may not be modified to provide for additional towers. Making the tower available for co-location is authorized and encouraged.
4. Project shall be completed within one year of the final Class 3 decision. Extensions may be requested as authorized by the zoning ordinance, but must be requested in writing with the request received by the Planning Department prior to the completion date.
5. A pre-construction drainage plan and sediment control plan and special inspections for concrete and rebar will be required.