

**TOWN OF NACHES, WASHINGTON
ORDINANCE NO. 679**

**AN ORDINANCE OF THE TOWN OF NACHES, WASHINGTON,
RELATED TO THE CONDITIONAL APPROVAL OF THE PRELIMINARY
PLAT OF NACHES MEADOWS II, PHASE 2 AND A CONDITIONAL USE
TO PLACE DUPLEXES ON CERTAIN LOTS WITHIN THE PLAT**

WHEREAS, the Town of Naches Planning Commission held an Open Record Public Hearing on September 4, 2012 to consider amendments to certain lots within the plat of Naches Meadows II, Phase 2 and a Conditional Use Permit to permit two-family residences on 18 of the 26 lots within the plat; and

WHEREAS, the Town of Naches Planning Commission closed the September 4, 2012 Open Record Public Hearing and continued the public hearing for purposes of deliberation to September 12, 2012; and

WHEREAS, the Town of Naches Planning Commission deliberated and rendered Findings, Conclusions and a Recommendation to the Naches Town Council on September 12, 2012. Said findings recommended 17 conditions of approval for the preliminary plat approval and 2 conditions of approval for the Conditional Use Permit; and

WHEREAS, the Town Council held a Closed Record Public Hearing on October 8, 2012, to review the application and recommendation from the Planning Commission; and

WHEREAS, the Town Council approved the Preliminary Plat of Naches Meadows II, Phase, subject to the 17 conditions of approval, as recommended by the Planning Commission; and

WHEREAS, the Town Council rejected the Planning Commission recommendation regarding the establishment of duplexes on a reduced number of lots than the application requested and approved the Conditional Use Permit application as originally submitted to construct either single-family residences or two-family dwelling units on Lots 24 through 34 and Lots 38 through 44; and

WHEREAS, the Town Council considered the Preliminary Plat application along with the recommended conditions of approval as submitted by the Planning Commission and determined that (a) appropriate provisions have been made for the public health, safety, and general welfare for such open spaces, drainageways, streets or roads, alleys, or other public ways, transit stops, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the proposed lots have adequate means of ingress and egress, and (c) that the public use and interest will be served by the platting of this subdivision and dedication; and

WHEREAS, the Town Council considered the Conditional Use Permit application and recommended one condition of approval and determined that the proposed use (duplexes) meet the specific conditional use criteria of the zoning ordinance, and

WHEREAS, the Town Council finds that the proposed subdivision and conditional use permit are in compliance with the Town's comprehensive plan, subdivision ordinance and zoning ordinance, and

WHEREAS, the Town Council adopted the Planning Commission's Findings, Conclusions and Recommendation for the preliminary plat and conditional use application, except as amended by the Town Council at the Closed Record Public Hearing.

NOW THEREFORE,

The Town Council of the Town of Naches, Washington, does ordain as follows:

The Town of Naches approves the preliminary plat subdivision and dedication, subject to KNIK Development, LLC meeting the 17 conditions of approval for approving the final plat subdivision that are attached to this ordinance and the one (1) condition of approval for approving the final Conditional Use Permit application that is also attached to this ordinance.

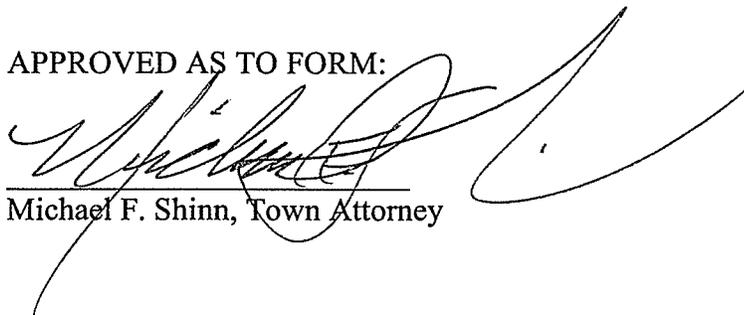
PASSED BY THE TOWN COUNCIL of the Town of Naches, and approved by its Mayor this 8 day of October 2012.


Rick Carney, Mayor

ATTEST:


Elvira Birrueta

APPROVED AS TO FORM:


Michael F. Shinn, Town Attorney

PRELIMINARY PLAT CONDITIONS OF APPROVAL

Streets

1. The developer must arrange a pre-construction conference prior to any road or utility construction within the existing and proposed right-of-ways. An inspector from the Town of Naches will inspect the road and utility construction within the public rights-of-way.
2. Public road right-of-way shall be dedicated and the interior public roadways must be constructed to Town Standards, as approved by the Town Engineer. The interior roadways must be constructed to an urban standard which includes curb, gutter, sidewalk, streetlights, on-site storm water drainage facilities and any other standard determined by the Town Engineer. Temporary gravel cul-de-sacs meeting the Town Engineer's standards must be installed with the completion of each phase for public and emergency turnarounds. The cul-de-sac radius and cul-de-sac right-of-way for the permanent cul-de-sac of Pear Court must be constructed to the standards of NMC 16.12.030D.
3. All road signs required for this development will be purchased by the developer and installed by the Town. All costs associated with installation of the signs will be reimbursed to the Town by the developer.
4. All lots must be served with public water and sewer from the Town of Naches. Prior to final plat approval, all construction necessary to provide lots with domestic water and sanitary must be completed and any associated fees paid.
5. Minimum 10-foot wide public utility easements must be provided adjacent to all public road right-of-ways, and as specified by utility providers.
6. All public and private utilities shall be located underground, with the exception of standard telephone boxes, transmission boxes and similar structures.
7. All public and private utilities located within public road right-of-way must be constructed prior to commencement of roadway construction. Detailed engineering plans for all proposed utilities to be located within public road right-of-way must be submitted to the Town of Naches for review and approval prior to utility construction.
8. Installation of the power and phone facilities must be completed, or contracted with the provider to be completed, prior to final plat approval.

Irrigation

9. Each lot shall be provided with an irrigation water right-of-way and the developer shall provide an irrigation system to supply water to each lot within the development.
10. Any necessary relocation of DID #28 must be done in compliance with District Standards.

Drainage

11. Drainage facilities must be installed to ensure that storm water is retained on-site. These facilities must be designed by a licensed professional engineer in the State of Washington and approved by the Town Engineer.

Miscellaneous

12. Fire hydrants shall be placed at locations and to the specifications of the Town of Naches. The lots must be provided with adequate fire flow, in accordance with the adopted fire code, prior to final plat approval.
13. Final lot dimensions and areas shall substantially conform to the preliminary plat, except as changed by this recommendation and the hearing process.
14. The developer must designate a responsible party for contacts during working hours regarding alleged air quality violations.
15. Immediately prior to final plat approval, all property taxes and special assessments for the entire tax year must be paid.

Timing

16. Prior to recording the final plat or issuance of building permits, either;
 - a. All required plat conditions must be satisfied and improvements (i.e. streets, sidewalks, utilities and drainage facilities) in place; or,
 - b. An escrow account established or a bond provided in an amount and with conditions acceptable to the Town Engineer to assure installation of all required improvements.

If the developer elects to escrow or bond for the required roadway improvements, and fails to complete these improvements in the time specified in the escrow or bond agreement, the Town Engineer shall have the authority to suspend issuance of building or occupancy permits until the required road and drainage improvements are accepted as satisfactorily completed. The Town Engineer may issue building permits on a lot-by-lot basis when it is determined that building construction will not interfere with utility and roadway construction.

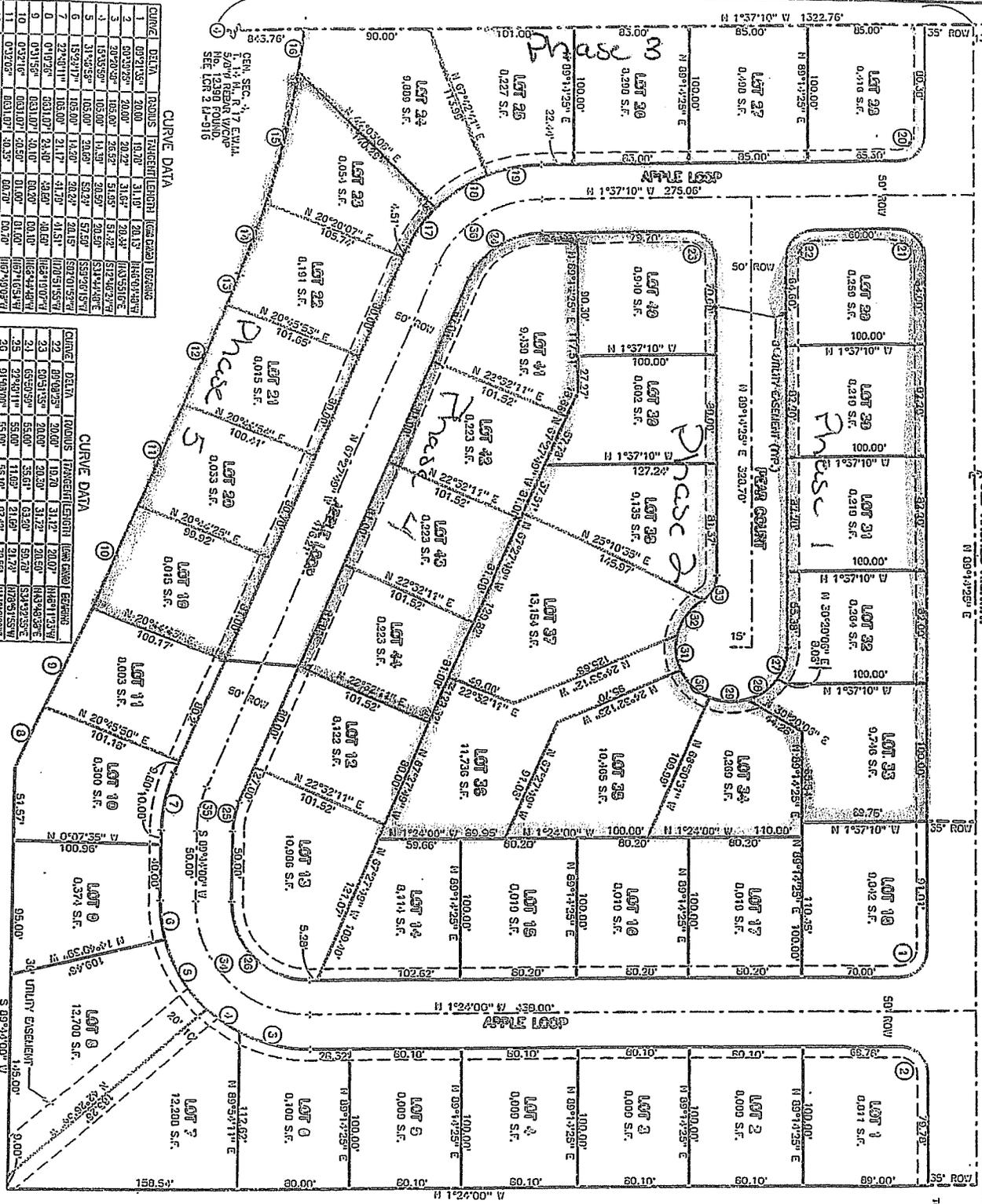
17. The total project must be completed and the final plat submitted within the maximum five year time period pursuant to RCW 58.17.140, or as otherwise extended by law.

CONDITIONAL USE PERMIT CONDITION OF APPROVAL

1. A six foot high view obscuring fence must be placed along the common property line between any duplex and any new or existing single-family residence. If a 6-foot high view obscuring fence exists along a property line subject to this condition, it may be used to fulfill this requirement. If the existing fence is removed, it must be replaced by the owner of the duplex lot as indicated above. All fence construction is subject to setback requirements of the zoning code.

THE PLAT OF NACHES MEADOWS, II

SW 1/4, NW 1/4 OF SECTION 4,
TOWNSHIP 14 NORTH, RANGE 17 EAST, 11A,
VAN DUSEN COUNTY, WASHINGTON



GEN. SEC. 17 EVAL.
E. 1/4, R. 17 EVAL.
N. 1/2, R. 17 EVAL.
N. 1/2, R. 17 EVAL.
SEE LOT 2 PL-916

CURVE DATA

CURVE DATA	BEARS	TANGENT	LENGTH	CHORD	BEARING
1	69.2136	20.00	19.70	31.10	20.15
2	80.2820	20.00	20.79	31.64	20.15
3	20.2820	183.00	36.97	51.95	51.42
4	183.5597	105.00	14.37	20.50	20.50
5	31.8435	105.00	20.69	30.50	57.60
6	15.2917	105.00	14.20	20.24	57.60
7	27.4911	105.00	21.17	41.51	107.51
8	0.9192	681.00	24.40	48.00	107.51
9	0.9192	681.00	24.40	48.00	107.51
10	0.9192	681.00	24.40	48.00	107.51
11	0.9192	681.00	24.40	48.00	107.51
12	0.9192	681.00	24.40	48.00	107.51
13	0.9192	681.00	24.40	48.00	107.51
14	0.9192	681.00	24.40	48.00	107.51
15	0.9192	681.00	24.40	48.00	107.51
16	0.9192	681.00	24.40	48.00	107.51
17	0.9192	681.00	24.40	48.00	107.51
18	0.9192	681.00	24.40	48.00	107.51
19	0.9192	681.00	24.40	48.00	107.51
20	0.9192	681.00	24.40	48.00	107.51
21	0.9192	681.00	24.40	48.00	107.51

CURVE DATA

CURVE DATA	BEARS	TANGENT	LENGTH	CHORD	BEARING
22	60.9058	20.00	10.70	31.12	20.07
23	60.9058	20.00	10.70	31.12	20.07
24	60.9058	20.00	10.70	31.12	20.07
25	60.9058	20.00	10.70	31.12	20.07
26	60.9058	20.00	10.70	31.12	20.07
27	60.9058	20.00	10.70	31.12	20.07
28	60.9058	20.00	10.70	31.12	20.07
29	60.9058	20.00	10.70	31.12	20.07
30	60.9058	20.00	10.70	31.12	20.07
31	60.9058	20.00	10.70	31.12	20.07
32	60.9058	20.00	10.70	31.12	20.07
33	60.9058	20.00	10.70	31.12	20.07
34	60.9058	20.00	10.70	31.12	20.07
35	60.9058	20.00	10.70	31.12	20.07
36	60.9058	20.00	10.70	31.12	20.07

ANDREOTTI & INC.
CONSULTING ENGINEERS
305 North 6th Avenue, Yakima, Washington 98901 (509) 453-0201

THE PLAT OF NACHES MEADOWS, II
SCALE 1"=50'
PARENT PARCEL No. 171-04-13107
DATE: AUG. 10, 2012
SHEET 1 OF 1
FOR: KINK DEVELOPMENT, LLC
Drewette Ho, 3285/PHASE 1
REVISED FOR 8,200 S.F. LOTS 8/10/12

SCALE: 1"=50'
25' INTERVALS

PROPOSED
PHASING

