

ORDINANCE 762

AN ORDINANCE CONCERNING LAND USE REZONING OF PROPERTY LOCATED AT 501 OLD NACHES HIGHWAY, AND AMENDING THE OFFICIAL ZONING MAP ACCORDINGLY FOR PARCEL NO. 171404-12004

WHEREAS, Ron Deaton, the Owners, by completed application dated June 29, 2021, requested amendment of the Official Town of Naches Zoning Map to rezone parcel number 171404-12004, referred to as “Subject Property” and located at 10521 Old Naches Hwy; and,

WHEREAS, on August 2, 2021 the Town of Naches Planning Commission conducted a duly convened, open-record public hearing regarding the requested rezone, and after considering the Staff Report and other documents and evidence which comprise the records, issued a recommendation dated August 2, 2021; and,

WHEREAS, the Planning Commission recommended that the Subject Property should be rezoned from Light Industrial (LI) to Residential (R-1) zone; and,

WHEREAS, the Town Council considered the requested rezone, including the Staff Report and other documents and evidence which comprise the record, and the statements of interested persons; and,

WHEREAS, it is in the best interests of the Town to adopt the Planning Commission’s Findings and Decision and recommendation to approve the requested rezone;

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NACHES, WASHINGTON:

Section 1. Planning Commission’s Recommendation Affirmed: The Town Council adopts the findings, conclusions and recommendations of the Planning Commission.

Section 2. Subject Property: Regarding the Subject Property, which is legally described as: 10521 Old Naches Hwy and Parcel #171404-12004.

The Town Council finds formally that:

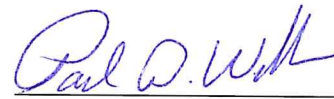
1. The Subject Property is suitable to be classified Residential Zone (R-1);
2. There exists a public need for the requested rezone;
3. Circumstances have changed since the existing Light Industrial (LI) zoning was established which now make the requested rezone appropriate; and

4. The requested rezone is consistent with and complies with:
 - a. The requirements and considerations set forth in the Naches Zoning Ordinance under Section 17.08.024 of the Naches Municipal Code;
 - b. The goals and policies of the Naches Comprehensive Plan;
 - c. The intent of the Town of Naches Zoning Ordinance; and
 - d. Other applicable land use controls.

Section 3: Amendment of the Official Town of Naches Zoning Map: The Official Town of Naches Zoning Map shall be amended to rezone the Subject Property from Light Industrial (LI) to Residential Zone (R-1).

Section 4: This Ordinance shall be in full force and effect five days after its passage, approval, and publication as provided by law, and this action shall be final and conclusive unless within 21 days from the date this ordinance is passed by the Town Council an aggrieved party commences proceedings for review pursuant to the provisions of Chapter 36.70C RCW.

PASSED BY THE TOWN COUNCIL OF THE TOWN OF NACHES,
WASHINGTON, this 13th day of September, 2021.



Paul D Williams, Mayor

ATTEST:


Elvira Birrueta, Clerk/Treasurer

APPROVED AS TO FORM:


Michael Shinn, Attorney