

**TOWN OF NACHES, WASHINGTON
ORDINANCE NO. 696**

**AN ORDINANCE OF THE TOWN OF NACHES, WASHINGTON,
RELATED TO THE CONDITIONAL USE APPROVAL OF THE NACHES K-4
ELEMENTARY LOCATED WITHIN THE GENERAL BUSINESS ZONE**

WHEREAS, the Town of Naches Planning Commission held an Open Record Public Hearing on November 3, 2014 to consider a Conditional Use Permit to allow an Elementary School in the General Business Zone; and

WHEREAS, the Town of Naches Planning Commission deliberated and rendered Findings, Conclusions and a Recommendation to the Naches Town Council on November 3, 2014. Said findings recommended 7 conditions of approval for the conditions of approval for the Conditional Use Permit; and

WHEREAS, the Town Council held a Closed Record Public Hearing on November 10, 2014 to review the application and recommendation from the Planning Commission; and

WHEREAS, the Town Council approved the Conditional Use, subject to the 7 conditions of approval, as recommended by the Planning Commission; and

WHEREAS, the Town Council considered the Conditional Use 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 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 proposal has adequate means of ingress and egress, and (c) that the public use and interest will be served by the Naches Valley Elementary and dedication; and

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

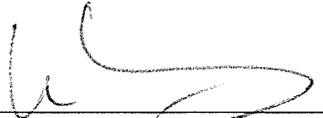
WHEREAS, the Town Council adopted the Planning Commission's Findings, Conclusions and Recommendation for the conditional use application at the Closed Record Public Hearing.

NOW THEREFORE,

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

The Town of Naches approves the Naches Valley K-4 Elementary School preliminary plat and dedication, subject to Naches School District meeting the 7 conditions of approval for approving the final plat subdivision that are attached to this ordinance.

PASSED BY THE TOWN COUNCIL of the Town of Naches, and approved by its Mayor this 10th day of November 2014.


Rick Carney, Mayor

ATTEST:


Elvira Birrueta

APPROVED AS TO FORM:


Sara Watkins, Town Attorney

CONDITIONS OF APPROVAL

1. The proposal is subject to all mitigation measures of the Town of Naches Final Mitigated Determination of Non-significance issued on October 3, 2014.
2. Phase 3 of the Bonlow Drive Environmental Review and Shoreline Application must be approved and actual construction of Bonlow Drive/US Highway 12 intersection constructed and completed prior to the occupancy of the elementary school, unless otherwise approved by the Mayor/Administrator.
3. The Conditions of Approval for the short plat exemption (boundary line adjustment) issued on August 28, 2014 must be completed prior to the issuance of a building permit, unless otherwise approved by the Mayor/Town Administrator.

4. All storm water must be retained on site. A storm water plan prepared by an engineer licensed in the State of Washington must be prepared and submitted to meeting the Town's engineering standards.

5. A 6-foot high cyclone fence must be placed around the improved portion of the property along the west, east, south and north perimeters of the property prior to occupancy of the school.

6. Building and grading permits, as applicable, shall be obtained prior to any construction on the site.

7. Any sign proposed for the project must comply with the Town of Naches Sign Ordinance, Chapter 17.22.