

RESOLUTION NO. 2008-27

A RESOLUTION AUTHORIZING BUILDING ON PLATTED BUT INSUFFICIENTLY DEVELOPED LAND — HECTOR AND TAMMY GARZA

**Recitals:**

1. Hector and Tammy Garza own a parcel of land which is platted but is not served by adequate infrastructure which parcel is described as Lot 5 in the United. Industrial Park Plat #1 addressed as 1925 South Broadway Othello, Adams County Washington.
2. Hector and Tammy Garza desire to place a structure on that platted but inadequately served parcel.


**Resolved:**

1. Hector and Tammy Garza are granted permission to make the improvements listed herein on the platted but inadequately served property described above. The construction requested is not contrary to the public interest.
2. Permission is granted to Hector and Tammy Garza to be able to obtain a building permit to construct Fuel Dispensing station.
3. Hector and Tammy Garza are required to obtain a building permit for this work within thirty days of the adoption of this resolution or this permission shall lapse and become null and void.
4. This permission is conditioned upon Hector and Tammy Garza making the following improvements to the infrastructure serving the parcel described above:
5. Items to be completed prior to issuance of building permit:
  - a) Storm water containment plan must be submitted and put in place (containment 1 site)
  - b) 20 parking spaces only
  - c) Septic system must be approved by Adams County Department of Health
  - d) Spill prevention plan as required by 40 CFR 112 must be in place before fuel is received
  - e) Additional hydrant must be in place per A.C.F.D. #5 prior to receiving fuel
  - o Fire lanes need A.C.F.D #5 approval (is 150' of all sections of building)
  - g) Agree to hook onto city sewer when available
  - h) Adams County Health Department letter of approval.
  - i) Meet DOT standards for Broadway intersection per DOT Drawing
  - j) Two driveways required by Police and A.C.F.D.#5
  - k) All D.O.E permits must be obtained
  - l) Comply with City of Othello sign codes

- m) Above ground fuel tanks and fueling facility will need building permit
  - n) Driveway aprons to be at least 30' wide and 30' long
  - o) 25 year storm retention on site
  - p) Doubled walled tank required
  - q) Irrigation district to be on emergency spill notification list, as well as A.C.F.D #5
  - r) Curtis drive to be used for site access, minimum distance of 125' from intersection
  - s) No parking along SR24
  - t) Locate, pump and evaluate septic tank per Department of Health, replace if necessary.
  - u) Fuel tank and facility piping details to be provided
  - v) Parking to be graveled.
6. Items that would have been completed prior to issuance of a building permit but have been deferred:
- a) Fuel dispensing lane will be paved in 2011 per O.M.C. 17.56.13
  - b) Rebuild Curtis drive to city standards of 60' wide
  - c) Comply with access approval from DOT
  - d) Curb and Sidewalks installed.
  - e) Street illumination upon paving of Curtis Drive
  - f) Applicant to participate in pro rata share contribution for center turn lane and improvements to SR24
  - g) Need storm water calculation approved by licensed engineer when paved
  - h) SR24 off Curtis Drive to meet corner set backs as provided by City of Othello and DOT by 2011

Failure to make or provide for the improvements listed above will result in a discontinuance of utility services to the property as being out of compliance with the city's occupancy requirements.

ADOPTED by the City Council of Othello, Washington on,                      a of Au ust 2008.

By:   
Shannon McKay, Mayor

ATTEST:

By:   
Debbie Kudrna, City Clerk