

**RESOLUTION 2013-05
CITY OF WELLS, MINNESOTA
RESOLUTION APPROVING A CONDITIONAL USE PERMIT**

WHEREAS, United South Central Public Schools has made application requesting a conditional use permit to allow a K-12 school along with the associated athletic facilities and accessory buildings in the R-1 General Residential District Zone on property described as a tract of land in the Southeast Quarter of Section 8, Township 103 North, Range 24 West in the City of Wells along with a part of Block 5, Garlick's Addition located in the City of Wells.; and

WHEREAS, the City Code lists schools as an allowable conditional use in the R-1, General Residential District Zone; and

WHEREAS, the City Planning Commission held a public hearing at their March 4, 2013 meeting; and

WHEREAS, the Planning Commission has reviewed the proposed and made a recommendation to approve the conditional use permit with conditions; and

WHEREAS, based upon the Planning Commission's recommendation, the City Council hereby finds and determines that:

1. The proposed use is an allowable conditional use in the R-1 district.
2. The proposed use in a R-1 district will not be detrimental to the health, safety, and general welfare of the community.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the City Council approves the proposed conditional use with the following conditions:

1. A final grading plan shall be submitted to the City for approval.
2. An exterior lighting plan shall be submitted for any exterior light fixtures that are proposed along with any future athletic field lighting.
3. The City shall approve the haul route for used for the construction of school, athletic fields and subsequent street project.
4. A new irrigation or drinking well may not be drilled on site for the property.

Adopted this _____ day of _____, 2013.

Ron Gaines, Mayor

ATTESTED BY: _____

Stephen P. Bloom
City Administrator