



**City of Selah**

# **Preliminary Long Plat Application Packet**

**City of Selah, Planning Division  
222 S Rushmore Road Selah, WA 98942  
Phone#: (509) 698-7365 Email: [brandy.atkins@selahwa.gov](mailto:brandy.atkins@selahwa.gov)**



# Preliminary Long Plat Application

FILING FEE \$400 Plus \$40 Per lot if more than one parcel

## City of Selah Planning Department

222 S Rushmore Road Selah, WA 98942

Phone: 509-698-7365 Email: [brandy.tucker@selahwa.gov](mailto:brandy.tucker@selahwa.gov)

### INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

### PART I – GENERAL INFORMATION

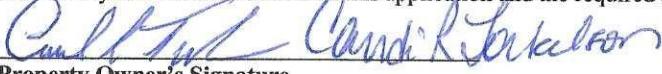
1. Applicant's Information:	Name:	Torkelson Construction, Inc.				
	Mailing Address:	PO Box 292				
	City:	Selah	St: WA	Zip: 98942	Phone: ( 509 ) 945-0133	
	E-Mail:	torkelson@fairpoint.net				
2. Applicant's Interest in Property:	Check One:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____	
3. Property Owner's Information (If other than Applicant):	Name:	Carl & Candi Torkelson				
	Mailing Address:	PO Box 292				
	City:	Selah	St: WA	Zip: 98942	Phone: ( 509 ) 945-0133	
	E-Mail:	torkelson@fairpoint.net				
4. Subject Property's Assessor's Parcel Number(s): old parcel #181302-42483 new parcel #181302-42490						
5. Legal Description of Property. (if lengthy, please attach it on a separate document) see attached						
6. Property Address: 704 Lacey Avenue, Selah, WA 98942						
7. Property's Existing Zoning: (Circle all that apply)						
<input type="checkbox"/> LDSF <input checked="" type="checkbox"/> R <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> M-1 <input type="checkbox"/> M-2						
8. Type Of Application: (Check All That Apply)						
<input checked="" type="checkbox"/> Preliminary Long Plat		<input checked="" type="checkbox"/> Environmental Checklist (SEPA Review)		<input type="checkbox"/> Other: _____		
<input type="checkbox"/> Other: _____		<input type="checkbox"/> Other: _____		<input type="checkbox"/> Other: _____		

### PART II – SUPPLEMENTAL APPLICATION & PART III – REQUIRED ATTACHMENTS

#### 9. SEE ATTACHED SHEETS

#### PART IV – CERTIFICATION

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

 Candi Torkelson

1/31/2025

Property Owner's Signature

Date

 Carl Torkelson

1/31/2025

Applicant's Signature

Date

#### FILE/APPLICATION(S) #

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:



Supplemental Application For:  
**PRELIMINARY LONG PLAT**

**PART II - APPLICATION INFORMATION**

1. PROPERTY OWNERS (attach if long): List all parties and financial institutions having an interest in the property.  
Carl & Candi Torkelson (sole interest)

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:  
PLSA Jeff Peters 509-575-6990

3. NAME OF SUBDIVISION: Eagle Ridge Phases 2, 3 & 4

4. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: 34 Lots, 8024 sq ft - 78,821 sq ft

5. SITE FEATURES:

A. General Description:  Flat  Gentle Slopes  Steepened Slopes

B. Describe any indication of hazards associated with unstable soils in the area, i.e. slides or slipping?  
None

C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Yakima Municipal Code? **No**

6. UTILITY AND SERVICES: (Check all that are available)

Electricity  Telephone  Natural Gas  Sewer  Cable TV  Water City of Selah  Irrigation \_\_\_\_\_

7. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: Closest lot to a Fire Hydrant is approximately 200 ft.

B. Distance to Nearest School (and name of school): 2 miles to Robert Lince Elementary

C. Distance to Nearest Park (and name of park): 1 mile to Wixon Park

D. Method of Handling Stormwater Drainage: Runoff will flow to approved City Retention Systems

E. Type of Potential Uses: (check all that apply)

Single-Family Dwellings  Two-Family Dwellings  Multi-Family Dwellings  Commercial  Industrial

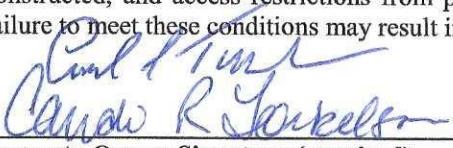
**PART III - REQUIRED ATTACHMENTS**

1. PRELIMINARY PLAT REQUIRED: (Please use the attached City of Selah Preliminary Plat Checklist)

2. TRAFFIC CONCURRENCY

3. ENVIRONMENTAL CHECKLIST (required):

I hereby authorize the submittal of the preliminary plat application to the City of Yakima for review. I understand that conditions of approval such as dedication of right-of-way, easements, restrictions on the type of buildings that may be constructed, and access restrictions from public roads may be imposed as a part of preliminary plat approval and that failure to meet these conditions may result in denial of the final plat.

  
Property Owner Signature (required)

11/31/2005  
Date

# PLAT PLAN CHECKLIST & INSTRUCTIONS

In Order For Application To Be Determined Complete, A Plat Plan Must Be Completed And Returned.

**A Detailed Plat Plan Is Required:** All information that is applicable to your proposal shall be checked off and clearly displayed on the plat plan. It is in the applicant's best interest to provide a carefully drawn and scaled plat plan with all required information. The decision on whether or not to grant approval of your development proposal is largely based on the information you provide. An application cannot be processed until an adequate plat plan is submitted.

Please complete this checklist and include it with your plat plan. The plat plan must contain all pertinent information. Items not applicable to the proposed project shall be noted.

- 1) **Use Ink:** Use blue or black permanent ink. It may be helpful to draft the plat plan in pencil then trace over in ink. Ink is necessary for adequate duplication.
- 2) **Use A Straight Edge:** All lines must be straight and done with the aid of a ruler or other straight edge. Use a compass when delineating circular drawings such as cul-de-sacs. Computer drafted plat plans are acceptable and preferred.
- 3) **Draw To Scale:** Plat plans shall be drawn to scale. The plat plan template has a suggested map scale of one inch equaling twenty feet (1"=20'). Distances on the map must be as representative of reality as possible. For example, if the distance from a structure to a property line is 20 feet, the distance on the plat plan will be 1 inch.
- 4) **Use Plat Plan Checklist:** Use the plat plan checklist and provide all applicable information on the plat plan.
- 5) **Fill In The Following Information On A Plat Plan:**

**Note: You may benefit from the aid of a professional in the preparation of a plat plan.**

Check all boxes as:  Included or  - Not Applicable

<input checked="" type="checkbox"/>	The plat plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8.5" X 11" for Class (1) projects and 11" X 17" for Class (2) and Class (3) projects.
<input checked="" type="checkbox"/>	All plat plans shall be drawn to a standard engineering scale and indicated on the plat plan. The scale selected shall best fit the paper. Planning staff recommends 1"=20'.
<input checked="" type="checkbox"/>	Site address, parcel number(s) and zoning designation of subject property.
<input checked="" type="checkbox"/>	Property and lot boundaries and dimensions.
<input checked="" type="checkbox"/>	Names and dimensions of all existing streets bounding the site.
<input checked="" type="checkbox"/>	Structure setbacks.
<input checked="" type="checkbox"/>	North Arrow.
<input checked="" type="checkbox"/>	Location and size of required site drainage facilities including on-site retention.
<input checked="" type="checkbox"/>	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.
<input checked="" type="checkbox"/>	Location and size of existing and proposed side sewer and water service lines.
<input checked="" type="checkbox"/>	Location and size of any easements.
<input checked="" type="checkbox"/>	Name, address, phone number, and signature of the owner or person responsible for the property.
<input checked="" type="checkbox"/>	Location and size of proposed or existing signs.
<input checked="" type="checkbox"/>	Location and size of all parking spaces shown on the plat plan.
<input checked="" type="checkbox"/>	Location and dimensions of proposed or existing driveway approaches.
<input checked="" type="checkbox"/>	Vision clearance triangles at street intersections and where driveways and curb cuts intersect with streets.
<input checked="" type="checkbox"/>	Proposed improvements located within the public right-of-way.
<input checked="" type="checkbox"/>	Location and type of existing and proposed landscaping including landscaping within the public right-of-way.
<input checked="" type="checkbox"/>	Adjacent land uses and zoning designations.
<input checked="" type="checkbox"/>	Location, type, and description of required sitescreening.
<input checked="" type="checkbox"/>	Dimensions, location and use of proposed and existing structures including loading docks.
<input checked="" type="checkbox"/>	Lot coverage with calculations shown on plat plan.

**Note:** Planning Division or reviewing official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the SMC and other laws and regulations.



# Yakima County WA, Property Record Card

## Yakima County WA, Property Record Card

181302-42490

Un-Assigned

Owners: Carl L &amp; Candi R Torkelson

Assessed Value

\$102,800

### PROPERTY DETAILS

Parcel Number	181302-42490
Situs Address	Un-Assigned
Property Use	91 Undeveloped Land
Tax Code Area	400
Property Size	13.46
Neighborhood	SI
Owners	Carl L & Candi R Torkelson
Legal Description	Section 02 Township 13 Range 18: Tract 3A of the Plat of Eagle Ridge-Phase 3A, recorded under Auditor's File No. 8075711, records of Yakima County, Washington; EXCEPT that portion of said Tract 3A described as follows: Beginning at the Southwest corner of Lot 3-6 of said Plat of Eagle Ridge-Phase 3A; thence North 33°07'19" West, along the Westerly line of said Lot 3-6, a distance of 43.06 feet; thence South 0°37'08" West 35.81 feet to a point bearing North 89°22'52" West from the Southwest corner of said Lot 3-A; thence South 89°22'52" East 23.92 feet to the Point of Beginning; AND EXCEPT that portion of said Tract 3A, described as follows: Beginning at the Northwest corner of Lot 8, Plat of Eagle Ridge-Phase 1, recorded under Auditor's File No. 7349195, records of Yakima County, Washington; thence South 0°54'32" West along the West line thereof and said line extended, a distance of 172.81 feet to the True Point of Beginning; thence North 0°54'32" East 54.81 feet; thence North 89°22'52" West 237.40 feet; thence South 29°28'47" West 106.61 feet; thence South 0°37'08" West 152.07 feet; thence North 89°22'52" West 35.05 feet; thence South 0°37'08" West 72.50 feet; thence South 89°22'52" East 182.84 feet; thence North 0°37'08" East 72.50 feet; thence South 89°22'52" East 64.14 feet; thence North 0°37'08" East 20.00 feet; thence South 89°22'52" East 125.61 feet; thence North 20°50'42" East 21.31 feet; thence North 89°22'52" West 132.98 feet; thence North 0°37'08" East 122.04 feet; thence South 89°22'52" East 66.03 feet to a point bearing South 21°00'18" West from the True Point of Beginning; thence North 21°00'18" East 30.50 feet to the True Point of Beginning. TOGETHER WITH that portion of said Lot 3-6 of said Plat of Eagle Ridge-Phase 3A lying West of the following described line: Beginning at the Southwest corner of said Lot 3-6; thence North 33°07'19" west, along the Westerly line of said lot 3-6, 43.06 feet to the True Point of Beginning of the herein described line; thence North 0°37'08" East 77.84 feet to the North line of said Lot 3-6 and the terminus point of the herein described line.
Fire District	-
School District	Selah School District #119
Total Bldg SQFT	-

### UTILITY INFORMATION

Gas	No	Electricity	Yes	Water	-
Sewer / Septic	-				

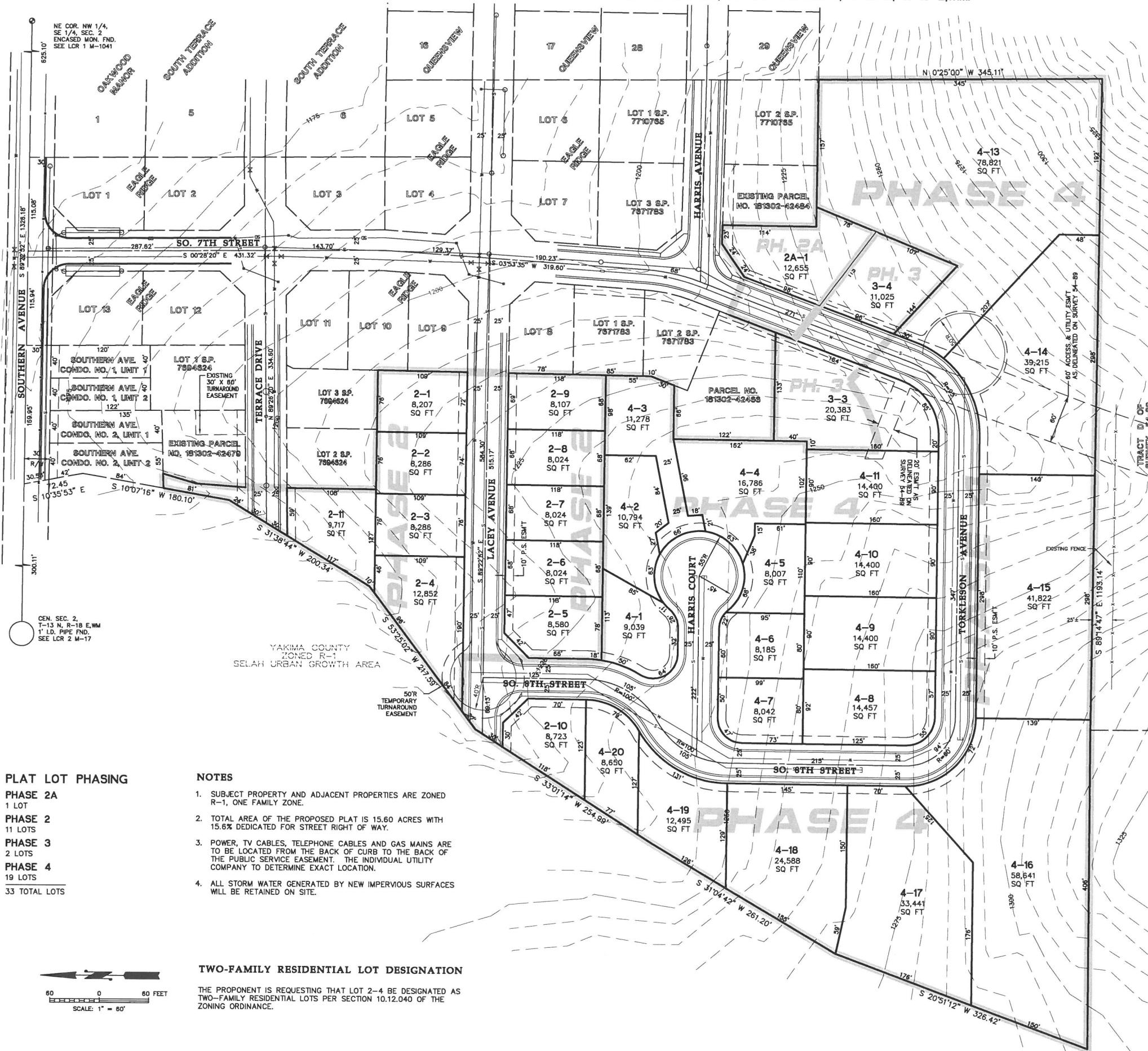
### SITE INFORMATION

Property Type	Residential	Zoning	R1	Street Type	Dead-End
Street Finish	Paved/Asphlt	Traffic	Light	Side Walk	No
Curbs	No		Location	Interior	

### LAND

# PRELIMINARY PLAT OF EAGLE RIDGE, PHASES 2A, 2, 3 & 4

IN THE NW 1/4, SE 1/4 SECTION 2, T-13 N, R-18 E,W.M.



## LEGAL DESCRIPTION

THAT PORTION OF TRACT 3A OF THE PLAT OF EAGLE RIDGE-PHASE 3A, RECORDED UNDER AUDITOR'S FILE NO. 8075711, RECORDS OF YAKIMA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 8, PLAT OF EAGLE RIDGE-PHASE 1, RECORDED UNDER AUDITOR'S FILE NO. 7349195, RECORDS OF YAKIMA COUNTY, WASHINGTON; THENCE SOUTH 0°54'32" WEST ALONG THE WEST LINE THEREOF AND SAID LINE EXTENDED, A DISTANCE OF 172.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°54'32" EAST 54.81 FEET; THENCE NORTH 89°22'52" WEST 237.40 FEET; THENCE SOUTH 29°28'47" WEST 106.61 FEET; THENCE SOUTH 0°37'08" WEST 152.07 FEET; THENCE NORTH 89°22'52" WEST 35.08 FEET; THENCE SOUTH 0°37'08" WEST 72.50 FEET; THENCE SOUTH 89°22'52" EAST 182.84 FEET; THENCE NORTH 0°37'08" EAST 20.00 FEET; THENCE SOUTH 89°22'52" EAST 125.61 FEET; THENCE NORTH 0°37'08" EAST 21.31 FEET; THENCE NORTH 89°22'52" WEST 132.98 FEET; THENCE NORTH 0°37'08" EAST 122.04 FEET; THENCE SOUTH 89°22'52" EAST 66.03 FEET TO A POINT BEARING SOUTH 21°00'18" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 21°00'18" EAST 30.50 FEET TO THE TRUE POINT OF BEGINNING.

AND

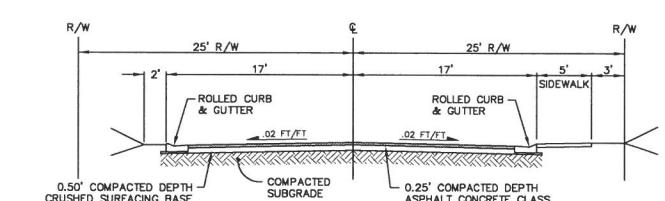
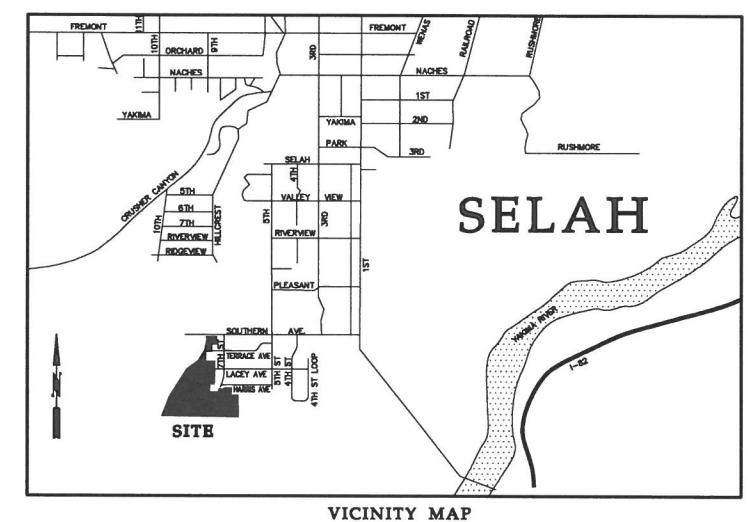
TRACT 3A OF THE PLAT OF EAGLE RIDGE-PHASE 3A, RECORDED UNDER AUDITOR'S FILE NO. 8075711, RECORDS OF YAKIMA COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID TRACT 3A DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3-6 OF SAID PLAT OF EAGLE RIDGE-PHASE 3A; THENCE NORTH 33°07'19" WEST, ALONG THE WESTERLY LINE OF SAID LOT 3-6, A DISTANCE OF 43.06 FEET; THENCE SOUTH 0°37'08" WEST 35.81 FEET TO A POINT BEARING NORTH 89°22'52" WEST FROM THE SOUTHWEST CORNER OF SAID LOT 3-6; THENCE SOUTH 89°22'52" EAST 23.92 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF SAID TRACT 3A DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 8, PLAT OF EAGLE RIDGE-PHASE 1, RECORDED UNDER AUDITOR'S FILE NO. 7349195, RECORDS OF YAKIMA COUNTY, WASHINGTON; THENCE SOUTH 0°54'32" WEST ALONG THE WEST LINE THEREOF AND SAID LINE EXTENDED, A DISTANCE OF 172.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°54'32" EAST 54.81 FEET; THENCE NORTH 89°22'52" WEST 237.40 FEET; THENCE SOUTH 29°28'47" WEST 106.61 FEET; THENCE SOUTH 0°37'08" WEST 152.07 FEET; THENCE NORTH 89°22'52" WEST 35.08 FEET; THENCE SOUTH 0°37'08" WEST 72.50 FEET; THENCE SOUTH 89°22'52" EAST 182.84 FEET; THENCE NORTH 0°37'08" EAST 20.00 FEET; THENCE SOUTH 89°22'52" EAST 125.61 FEET; THENCE NORTH 0°37'08" EAST 21.31 FEET; THENCE NORTH 89°22'52" WEST 132.98 FEET; THENCE NORTH 0°37'08" EAST 122.04 FEET; THENCE SOUTH 89°22'52" EAST 66.03 FEET TO A POINT BEARING SOUTH 21°00'18" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 21°00'18" EAST 30.50 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID PLAT OF EAGLE RIDGE-PHASE 3A LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3-6; THENCE NORTH 33°07'19" WEST, ALONG THE WESTERLY LINE OF SAID LOT 3-6, 43.06 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 0°37'08" EAST 77.84 FEET TO THE NORTH LINE OF SAID LOT 3-6 AND THE TERMINUS POINT OF THE HEREIN DESCRIBED LINE.



**SURVEYOR/ENGINEER**  
JOSEPH W. BAKER, PLS  
PLSA ENGINEERING & SURVEYING  
521 NORTH 20TH AVENUE, SUITE 3  
YAKIMA, WASHINGTON 98902

**OWNER/DEVELOPER**  
CARL TORKELSON  
P.O. BOX 292  
SELAH, WASHINGTON 98942



<b>PLSA</b>		ENGINEERING-SURVEYING-PLANNING
521 NORTH 20th AVENUE, SUITE 3		YAKIMA, WASHINGTON 98902
(509) 575-6990		DRAWN BY: JOE
PREPARED FOR:		DATE: 2/6/2025
TORKELSON CONSTRUCTION		JOB NO. 19022
SHEET NO. 1		1 OF 1



# CITY OF SELAH

*Community Department  
222 S. Rushmore Road  
Selah, WA 98942*

P: 509-698-7365  
F: 509-698-7372

# STAFF REPORT

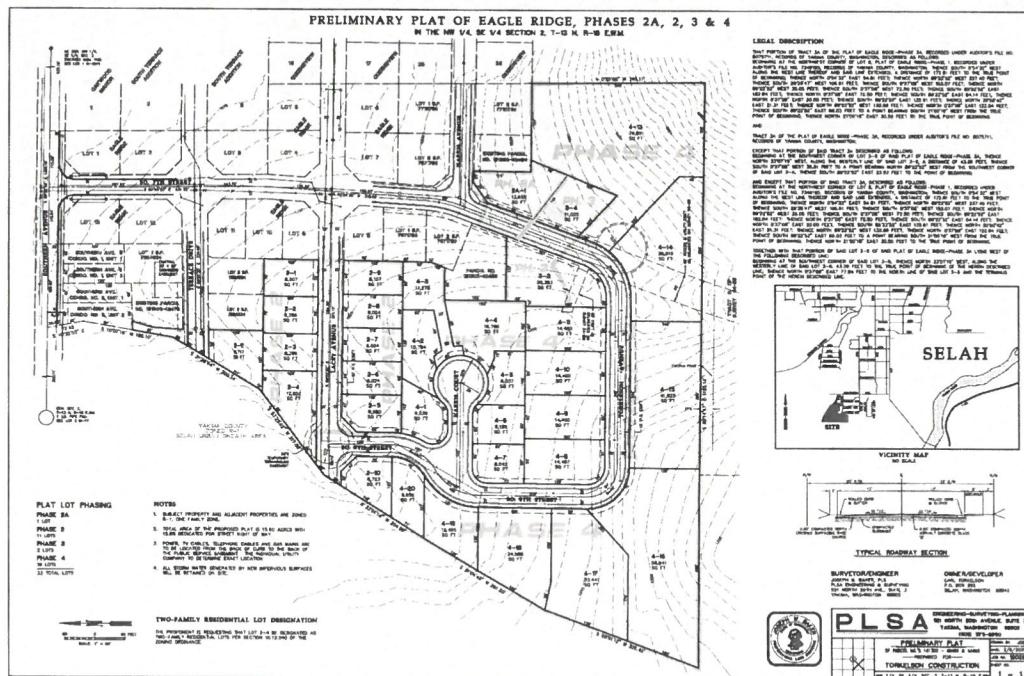
## Eagle Ridge Preliminary Plat

**March 7, 2025**

**Lead agency:** City of Selah  
Steve Zetz  
Community Development Supervisor  
222 South Rushmore Road  
Selah, WA 98942  
509-698-7365  
[Stephen.zetz@selahwa.gov](mailto:Stephen.zetz@selahwa.gov)

**Agency File Number:** PLP-2025-001

**Project Description:** On February January 31, 2025, the City of Selah Planning Department received applications for a Preliminary Long Plat, and a State Environmental Policy Act Checklist. The developer is proposing a 33 lot Preliminary Long Plat which had been previously approved but has since expired. It should be noted that applicant disputes the expiration date but has agreed to proceed with a new application to resume this project. This project covers phase 2a, 2, 3, and 4.





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Selah, WA 98942

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**Project Location:** Project is generally located south of Sothern Ave, and West of S 5<sup>th</sup> St.



**Tax Parcel Numbers:** 18130242489, 18130242490

**Project Applicant:** Carl Torkelson  
PO Box 292  
Selah, WA 98942



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## Zoning



**Zoning is R1**

**Land Use Designation is Low Density Residential**

## Comprehensive Plan

This project complies with the Selah Comprehensive Plan;

- Goal 5.2
- Objective 5.12.1 Policy 2
- Objective HSG 5.2.2

## Environmental Review

The City of Selah SEPA Administrator has issued a Determination of Non-Significance (DNS) issued on March 7, 2025.

## Public Notification

- Notices mailed January 23, 2025
- Published in paper of record February 15, 2025
- Property posted February 14, 2025

## Conditions of Approval

1. **Applicant shall submit final plat for approval prior to the expiration of the preliminary plat.**



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2. Applicant shall include an expiration date on the face of the preliminary plat which shall be 5 years from the date of approval.
3. Applicant shall use the best available practices during construction to minimize impacts to existing neighborhoods, streets, utilities, and resources.
4. Roads and addressing shall follow the best practices of neighborhood development and consider emergency services during the naming process. Themed road names are required in multi -street developments.
5. Developer must include defensible spaces on any created parcels abutting unimproved lands in their natural vegetative state in accordance with the Washington State Wildlands Urban Interface. This requires a 30 foot buffer consistent with Chapter 6 of the Wildland Urban Interface Code. Upon development or the creation of a fire break on any abutting unimproved property then this condition is no longer required.
6. Fences constructed abutting unimproved wildlands must be made of metal or other non non-combustible materials. Wood and Vinyl fences are not allowed along, or within, any buffers. This mitigation measure does not apply if there is already a buffer in place on the abutting property.
7. Developer shall agree to a No Protest LID agreement ensuring participation in the formation of an LID (Local Improvement District) to address traffic impacts to the intersection of First Street (SR 823 WSDOT) and Southern Avenue at a future date. The cost for fair share improvements will be determined if an LID is formed. This agreement will be good for 10 years.
8. Developer may opt out of Condition 7 if Developer conducts a traffic study for the intersection of First Street (SR 823 WSDOT) and Southern Avenue to determine the developments fair share impact to the intersection. Submission of the traffic study must be done prior to the issuance of a certificate of occupancy.
9. Conditions 5 and 6 must be recorded on the face of Final Plat and shall contain a sunset clause that terminates the measure upon development of abutting wildlands.

## Comment Letters



# CITY OF SELAH

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Three comment letters were received and are part of the record.

- David Husted -Email
- Nancy Condie -Letter
- Charlena Houck-Email

## Selah Municipal Code

The project complies with Selah Municipal Code;

10.50.016E

Preliminary Plat contents.

The proposed preliminary plat shall be legibly drawn at a scale of one inch equals one hundred feet or larger and shall be at least eighteen inches by twenty-four inches in size. It shall show:

- (1) All existing lots or parcels included in the proposed subdivision.
- (2) The proposed name of the subdivision. This name shall not duplicate any name used on a recorded plat or subdivision in Yakima County, including the municipalities of Yakima County.
- (3) An accurate and complete legal description of the proposed subdivision. **(The subdivision final plat becomes the new legal description at the time of Final Plat)**
- (4) Scale, north arrow, and date.
- (5) Boundary lines based upon a recent land survey of the land proposed to be subdivided and boundary lines of all proposed lots and streets.
- (6) Location and size of water and sewer lines, utility easements, and drainage system proposed to serve the lots within the proposed subdivision and their point(s) of connection with existing services. **(Done at time of civils which have been approved)**
- (7) Location, size, purpose, and nature of existing roads, streets, rights-of-way, and easements adjacent to, or across, the land.
- (8) Location of any streets, rights-of-way, or easements proposed to serve the lots within the proposed subdivision with a clear designation of their size, purpose, and nature.
- (9) Parcels of land intended or required to be dedicated for streets or other public purposes.



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(10) Contour lines at two-foot elevation intervals for slopes less than ten percent and five-foot elevation intervals for slopes more than ten percent. Elevations shall be based upon city of Selah datum if available. (Topographical map in separate document is on file)

## Recommendation

Staff recommends approval of the Preliminary Plat for Eagle Ridge Phase 2A, 2, 3, and 4 and has no recommended conditions of approval. The MDNS adequately addresses comments received.

Signature

Steve Zetz  
Selah Planning Department,  
222 So. Rushmore Road, Selah, WA 98942,  
[Stephen.zetz@selahwa.gov](mailto:Stephen.zetz@selahwa.gov).



# CITY OF SELAH

Community Development  
222 S. Rushmore Road  
Selah, WA 98942

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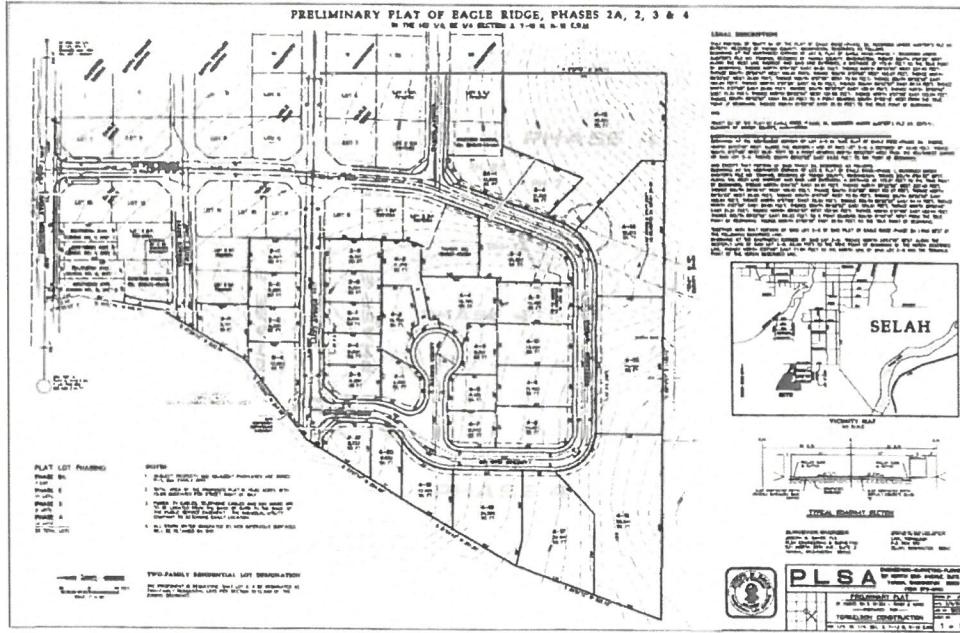
## STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF NONSIGNIFICANCE

**DATE:** February 14, 2025  
**TO:** Applicant, Adjoining Property Owners, and SEPA Agencies  
**FROM:** Steve Zetz, Community Development Supervisor  
**SUBJECT:** Determination of Non-Significance

### APPLICATION INFORMATION

**File Numbers:** PLP-2025-001

**Project Description:** On February January 31, 2025, the City of Selah Planning Department received applications for a Preliminary Long Plat, and a State Environmental Policy Act Checklist. The developer is proposing a 33 lot Preliminary Long Plat which had been previously approved. This project covers phase 2a, 2, 3, and 4.



**Project Location:** Project is generally located south of Sothern Ave, and West of S 5<sup>th</sup> St.



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**Tax Parcel Numbers:** 18130242489, 18130242490

**Project Applicant:** Carl Torkelson  
PO Box 292  
Selah, WA 98942

**Determination Of Non-Significance (DNS)**

The City of Selah has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the following findings and conclusions:

This project has previously been approved as a preliminary plat however the plat has expired. Applicant is proposing the same layout with different phasing to complete the remainder of the subdivision. Provisions for egress between phasing is included in the preliminary plat as temporary surfaced cul-de-sacs. The size of the development does not alter or lower the LOS of adjacent roads.

**This DNS is issued under WAC 197-11-340 and the comment period will end on March 3, 2025.**



# CITY OF SELAH

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Agency Contact;

**Steve Zetz**  
**Selah Planning Department,**  
**222 So. Rushmore Road, Selah, WA 98942,**  
**Stephen.zetz@selahwa.gov** .

Signature

Date February 14, 2025

Appeal process:

**SMC 11.40.420 Administrative appeal.**

(a) The city establishes the following administrative appeal procedures under RCW 43.21C.075 and WAC 197-11-680:

(1) Any agency or person may appeal the city's procedural compliance with Chapter 197-11 WAC for issuance of the following:

(a) A final DNS. Appeal of the DNS must be made to the city council within five business days of the date the DNS is final by filing a written notice of appeal with the responsible official setting forth the principal points on which the appeal is based, together with the filing fee for appeals (See Title 20, Unified Fee Schedule).

**There is no Appeal**

**SMC 11.40.425 Judicial appeals.**

(a) Those aggrieved by the decision under the procedures of Section 11.40.420 may appeal such decision to the Yakima County superior court, state of Washington. (Ord. 2032, § 1 (Exh. A), 2017; Ord. 1392, § 19, 1998.)

**Note:** As provided in RCW 36.70C.040, appeals under LUPA (Land Use Petition Act) must be filed within 21 days of the date on which the challenged decision is issued.



# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

RCW Chapter 43.21C

## PURPOSE OF CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

## A. BACKGROUND INFORMATION (To be completed by the applicant.)

### 1. Name Of Proposed Project (If Applicable):

Eagle Ridge Phases 2, 3 & 4

### 2. Applicant's Name & Phone:

Carl Torkelson 509-945-0133

### 3. Applicant's Address:

PO Box 292 Selah, WA 98942

### 4. Contact Person & Phone:

Same as applicant

### 5. Agency Requesting Checklist:

City of Selah

### 6. Proposed Timing Or Schedule (Including Phasing, If Applicable):

5 year

### 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

No

### 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

Environmental Review (Environmental Checklist) 971.02.13-04

**A. BACKGROUND INFORMATION (To be completed by the applicant.)**

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:**

No

- 10. List any government approvals or permits that will be needed for your proposal, if known:**

Permits from City of Selah

- 11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):**

Long Plat Subdivision on 16.46 acres, R-1, consisting of 34 lots to build new homes to sell.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:**

704 Lacey Avenue, Selah, WA 98942  
old parcel #181302-42483 new parcel #181302-42490

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****EARTH****1. General description of the site (✓ one):**

flat  rolling  hilly  steep slopes  mountainous  other: \_\_\_\_\_

**2. What is the steepest slope on the site (approximate percent slope)?**

20%

**3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Clay & topsoil

**4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No

**5. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

None

**6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

No

**7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

30%

**8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Certified CESCL BMP's

**AIR****1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Dust, Automobile emissions

**2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No

**3. Proposed measures to reduce or control emissions or other impacts to air, if any:**

Water truck or fire hose

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****SURFACE WATER**

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

NO

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

**GROUND WATER**

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****WATER RUNOFF (INCLUDING STORM WATER)**

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will flow to approved City Retension Systems

2. Could waste materials enter ground or surface waters? If so, generally describe.

No

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Grade surface of ground to control runoff

**PLANTS**

1. Check (✓) types of vegetation found on the site:

Deciduous Trees:	Evergreen Trees:	Wet Soil Plants:	Water Plants:	Other:
<input type="checkbox"/> Alder	<input type="checkbox"/> Fir	<input type="checkbox"/> Cattail	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Shrubs
<input type="checkbox"/> Maple	<input type="checkbox"/> Cedar	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Eelgrass	<input checked="" type="checkbox"/> Grass
<input type="checkbox"/> Aspen	<input type="checkbox"/> Pine	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Water Lily	<input checked="" type="checkbox"/> Pasture
<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other	<input type="checkbox"/> Crop Or Grain
		<input type="checkbox"/> Other		<input type="checkbox"/> Orchards, vineyards, or other permanent crops
				<input type="checkbox"/> Other types of vegetation

2. What kind and amount of vegetation will be removed or altered?

Grass 30%

3. List threatened or endangered species known to be on or near the site.

None

4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Install yards, grass, bark & plants

5. List all noxious weeds and invasive species known to be on or near the site.

None known

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****ANIMALS****1. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.**

*Examples include:*

*birds: hawk, heron, eagle, songbirds, other:*

*mammals: deer, bear, elk, beaver, other:*

*fish: bass, salmon, trout, herring, shellfish, other:*

Small birds, Robins etc.

**2. List any threatened or endangered species known to be on or near the site.**

None

**3. Is the site part of a migration route? If so, explain.**

The area is within the Pacific Flyway as per the US Department of Fish & Wildlife, however this project will not impact the Flyway.

**4. Proposed measures to preserve or enhance wildlife, if any:**

None

**5. List any invasive animal species known to be on or near the site.**

None

**ENERGY AND NATURAL RESOURCES****1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs?**

Describe whether it will be used for heating, manufacturing, etc.

Electric

**2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No

**3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Houses built to Super Good Cents Standards

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****ENVIRONMENTAL HEALTH**

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

None

2. Describe any known or possible contamination at the site from present or past uses.

None

3. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

4. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

5. Describe special emergency services that might be required.

None

6. Proposed measures to reduce or control environmental health hazards, if any:

None

**NOISE**

1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?

Normal traffic

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise 7 am to 6 pm

3. Proposed measures to reduce or control noise impacts, if any:

None

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****LAND AND SHORELINE USE**

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

R-1 Residential

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

3. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

4. Describe any structures on the site.

None

5. Will any structures be demolished? If so, what?

No

6. What is the current zoning classification of the site?

R-1

7. What is the current comprehensive plan designation of the site?

Low Density Residential

8. If applicable, what is the current shoreline master program designation of the site?

N/A

9. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, the south east portion of the property is steep slope per the SMC and mapping. No part of the project, specifically phase 4 will impact that portion of the parcel. Roads and infrastructure are well outside the identified area of concern.

10. Approximately how many people would reside or work in the completed project?

50 to 100

11. Approximately how many people would the completed project displace?

None

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****LAND AND SHORELINE USE****12. Proposed measures to avoid or reduce displacement impacts, if any.**

N/A

**13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**  
Same CC&R's & same land use.**14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

N/A

**HOUSING****1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**  
30 Middle Income Units**2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**  
None**3. Proposed measures to reduce or control housing impacts, if any:**  
None**AESTHETICS****1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**  
35' max per Selah's Code**2. What views in the immediate vicinity would be altered or obstructed?**  
None**3. Proposed measures to reduce or control aesthetic impacts, if any:**  
None

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****LIGHT AND GLARE**

1. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None

2. **Could light or glare from the finished project be a safety hazard or interfere with views?**

N/A

3. **What existing off-site sources of light or glare may affect your proposal?**

None

4. **Proposed measures to reduce or control light and glare impacts, if any:**

None needed

**RECREATION**

1. **What designated and informal recreational opportunities are in the immediate vicinity?**

Public Parks, Swimming Pool

2. **Would the proposed project displace any existing recreational uses? If so, describe.**

No

3. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None

**HISTORIC AND CULTURAL PRESERVATION**

1. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

No

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****HISTORIC AND CULTURAL PRESERVATION**

2. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

3. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

**TRANSPORTATION**

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

7th Street, Lacey Avenue

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, 1 mile to the East

3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

4 per Lot. None would be eliminated

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

New roads and sidewalks will be installed

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Not known at this time

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****TRANSPORTATION**

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:

No

8. Proposed measures to reduce or control transportation impacts, if any:

None

**PUBLIC SERVICES**

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:

Yes, Fire, Police & Schools

2. Proposed measures to reduce or control direct impacts on public services, if any.

None

**UTILITIES**

1. Check (✓) utilities currently available at the site:

electricity  natural gas  water  refuse service  telephone  
 sanitary sewer  septic system  other \_\_\_\_\_

2. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, Sewer, Natural Gas, Electric, Cable & Telephone. Must install all to proposed site.

**C. SIGNATURE (To be completed by the applicant.)**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Property Owner or Agent Signature

Date Submitted

Name of Signee

Position and Agency/Organization

PLEASE COMPLETE SECTION "D" ON THE NEXT PAGES  
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW

**D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Normal household use

**Proposed measures to avoid or reduce such increases are:**

Control water discharge with drywells.

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

Proposal will increase plant life, marine life does not exist

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Planting yards with grass, shrubs & trees.

- 3. How would the proposal be likely to deplete energy or natural resources?**

Normal household use

**Proposed measures to protect or conserve energy and natural resources are:**

Building houses to energy efficient standards

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

N/A

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

No threats are anticipated

**D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)**

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

Proposal will be compatible with existing neighborhood

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

None

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

Normal household use

**Proposed measures to reduce or respond to such demand(s) are:**

Using energy efficient appliances in homes to be built. Building to energy efficient standards

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

Proposal will not conflict with law to protect the environment



# CITY OF SELAH

Community Development  
222 S. Rushmore Road  
Selah, WA 98942

P: 509-698-7365  
F: 509-698-7372

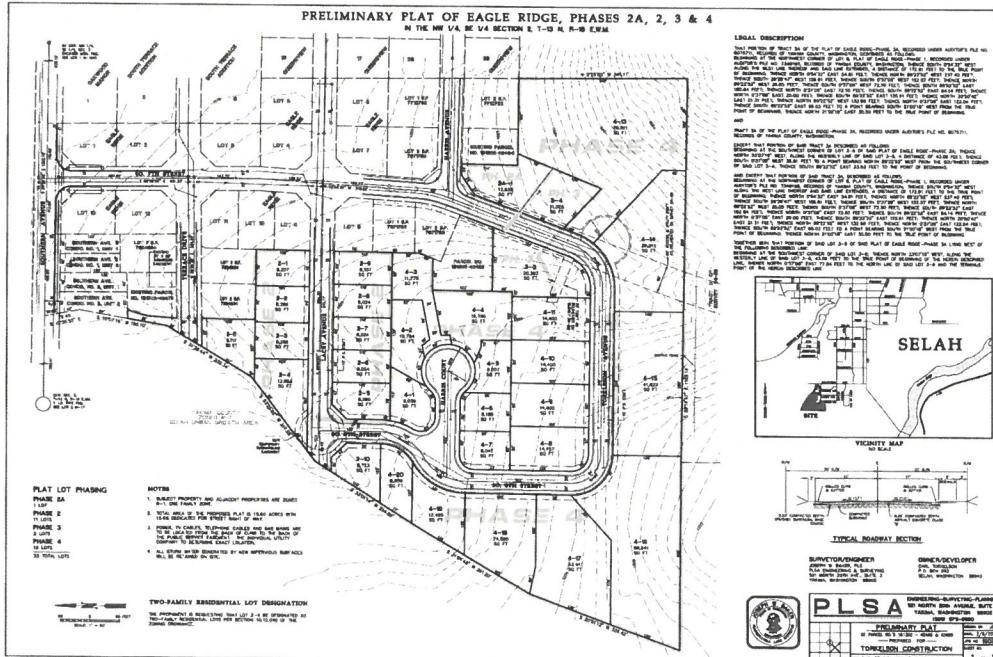
## City of Selah NOTICE OF COMPLETE APPLICATION, ENVIRONMENTAL REVIEW, & NOTICE OF PUBLIC HEARING

**DATE:** February 14, 2023  
**TO:** Applicant, Adjoining Property Owners, and SEPA Agencies  
**FROM:** Steve Zetz, Community Development Supervisor  
**SUBJECT:** Notice of Application and State Environmental Policy Act (SEPA) Checklist application for a 33 lot multi-phase subdivision in Selah, WA 98942.

### APPLICATION INFORMATION

**File Numbers:** PLP-2025-001

**Project Description:** On February January 31, 2025, the City of Selah Planning Department received applications for a Preliminary Long Plat, and a State Environmental Policy Act Checklist. The developer is proposing a 33 lot Preliminary Long Plat which had been previously approved. This project covers phase 2a, 2, 3, and 4.



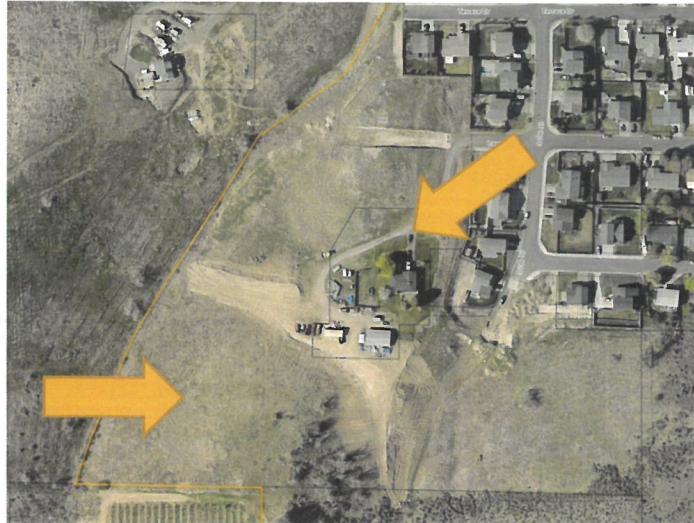


# CITY OF SELAH

Community Development  
222 S. Rushmore Road  
Selah, WA 98942

P: 509-698-7365  
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**Project Location:** Project is generally located south of Sothern Ave, and West of S 5<sup>th</sup> St.



**Tax Parcel Numbers:** 18130242489, 18130242490

**Project Applicant:** Carl Torkelson  
PO Box 292  
Selah, WA 98942

**Determination of Complete Application:** This application was determined complete for processing on February 12, 2025. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

**Approvals, Actions, and Required Studies:** SEPA Checklist and Preliminary Plat Map

**Environmental Review:** The City of Selah is the lead agency for this proposal under the State Environmental Policy Act (SEPA). The City has reviewed the proposal for probable adverse environmental impacts and is adopting a previous Environmental Review and Determination of Nonsignificance (DNS). The process in WAC 197-11-600 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. After all comments have been received and considered, a threshold determination will be made without an additional comment period. The comment period shall begin **February 15, 2025** and comments must be received by **5:00 PM March 3, 2025**. A copy of the determination will be sent to those who comment or may be obtained upon request. The determination will have specific appeal information and may be appealed within five business days of issuance.





# CITY OF SELAH

Community Development  
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Selah, WA 98942

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**Request for Written Comments on the Proposal:** Written comments concerning the proposed Preliminary Plat will be accepted until the close of the public hearing. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax to (509) 698-7372 or by e-mail to [Stephen.zetz@selahwa.gov](mailto:Stephen.zetz@selahwa.gov).

**Notice of Open Record Public Hearing:** These applications require that the City of Selah Planning Commission conduct an open record public hearing regarding the applicant's Preliminary Long Plat. This public hearing has been scheduled for **March 18, 2025**, beginning at **5:30 PM**. in the Council Chambers, City Hall, 115 W. Naches Ave. Any person desiring to express their views on this matter are invited to attend the public hearing or to submit their written comments to the above address. All interested persons may appear and provide testimony on the application. SMC 21.09.050, & SMC 10.06.040, are pertinent to the hearing procedure. At the conclusion of the public hearing, the Planning Commission will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the Preliminary Long Plat.

Application information including the adopted SEPA environmental checklist and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

Dated February 12, 2025

Publication Date: February 15, 2025 Yakima Herald Republic

Steve Zetz, Community Development Supervisor





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Dated February 12, 2025

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Steve Zetz, Community Development Supervisor





# CITY OF SELAH

Community Development  
222 S. Rushmore Road  
Selah, WA 98942

P: 509-698-7365  
F: 509-698-7372

## Affidavit of Mailing

Application No: **PLP-2025-001**

Project Name: **Eagle Ridge 2a,2,3,4**

I, Steve Zetz, Community Development Supervisor for the City of Selah, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on February 15, 2025, caused to be mailed, 76 envelopes, 3 pages each, containing a true and correct copy of the Notices and Documents attached which are notifying the public of a 33 Lot Preliminary Plat and Environmental Review with the correct first-class postage and addressed to all property owners within a 300-foot radius of the identified project area.

A copy of the mailing list is herin attached.



Signed

Subscribed and sworn to before me this 18<sup>th</sup> day of February, 2025



NOTARY PUBLIC in and for the State of Washington:

June 1, 2025

My Commission expires on:



DEPARTMENT OF CORRECTIONS  
PO BOX 41112  
OLYMPIA, WA 98504-1112

US FISH & WILDLIFE  
911 NE 11<sup>TH</sup> AVE  
PORTLAND, OR 97232-4181

US FOREST SERVICE  
10237 US HIGHWAY 12  
NACHES, WA 98937

YAKIMA COUNTY HEALTH DIST.  
1210 ANTANUM RIDGE DR  
UNION GAP, WA 98903

YAKIMA COUNTY PUBLIC WORKS  
128 N. 2<sup>ND</sup> ST, 4<sup>TH</sup> FLOOR  
YAKIMA, WA 98901

YAKIMA COUNTY PLANNING  
128 N 2nd ST, 4<sup>TH</sup> FLOOR  
YAKIMA, WA 98901

PACIFIC POWER  
500 N KEYS RD  
YAKIMA, WA 98901

LIGHTCURVE  
PO BOX 639  
EATONVILLE, WA 98328

YAKIMA REGIONAL CLEAN AIR  
186 IRON HOUSE COURT, STE 101  
YAKIMA, WA 98901

SELAH SCHOOL DISTRICT  
316 W. NACHES AVE  
SELAH, WA 98942

DEPARTMENT OF AGRICULTURE  
KELLY MCLAIN  
PO BOX 42560  
OLYMPIA, WA 98504-2560

DEPARTMENT OF FISH & WILDLIFE  
PO BOX 43200  
OLYMPIA, WA 98504-7703

YAKIMA TRANSIT  
2301 FRUITVALE BLVD  
YAKIMA, WA 98902

NATURAL RESOURCES  
CONSERVATION SERVICE  
1606 PERRY ST, SUITE F  
YAKIMA, WA 98902

WA STATE DEPARTMENT OF FISH &  
WILDLIFE  
YAKIMA REGION  
1701 S 24<sup>TH</sup> AVE  
YAKIMA, WA 98902

TAYLOR DITCH CO., INC.  
C/O ZIRKLE FRUIT  
P O BOX 1315  
SELAH, WA 98942

WA STATE DEPT. OF HEALTH  
EASTERN REGIONAL OFFICE  
16201 EAST INDIANA AVE, STE 1500  
SPOKANE, WA 99216

YAKIMA COUNTY AGRI-EXT  
2403 S 18<sup>TH</sup> STREET, STE 100  
UNION GAP, WA 98903

YAKIMA COUNTY FIRE MARSHALL  
128 N 2<sup>ND</sup> ST  
YAKIMA, WA 98901

YAKIMA COUNTY ASSESSOR  
128 N. 2<sup>ND</sup> ST, 1<sup>ST</sup> FLOOR  
YAKIMA, WA 98901

Y.V.C.O.G.  
311 N 4<sup>TH</sup> ST, STE 204  
YAKIMA, WA 98901

DEPT. NATURAL RESOURCES  
713 E BOWER RD.  
ELLENSBURG, WA 98926

DEPT. OF NATURAL RESOURCES  
SEPA CENTER  
PO BOX 47015  
OLYMPIA, WA 98504-7015

DEPT OF SOCIAL & HEALTH SERVICES  
OFFICE OF CAPITAL PROGRAMS  
PO BOX 45848  
OLYMPIA, WA 98504-5848

US BUREAU OF RECLAMATION  
1917 MARSH RD  
YAKIMA, WA 98901-2058

FIRING CENTER  
970 FIRING CENTER RD  
YAKIMA, WA 98901

PARKS & RECREATION COMMISSION  
PO BOX 42650  
OLYMPIA, WA 98504-2650

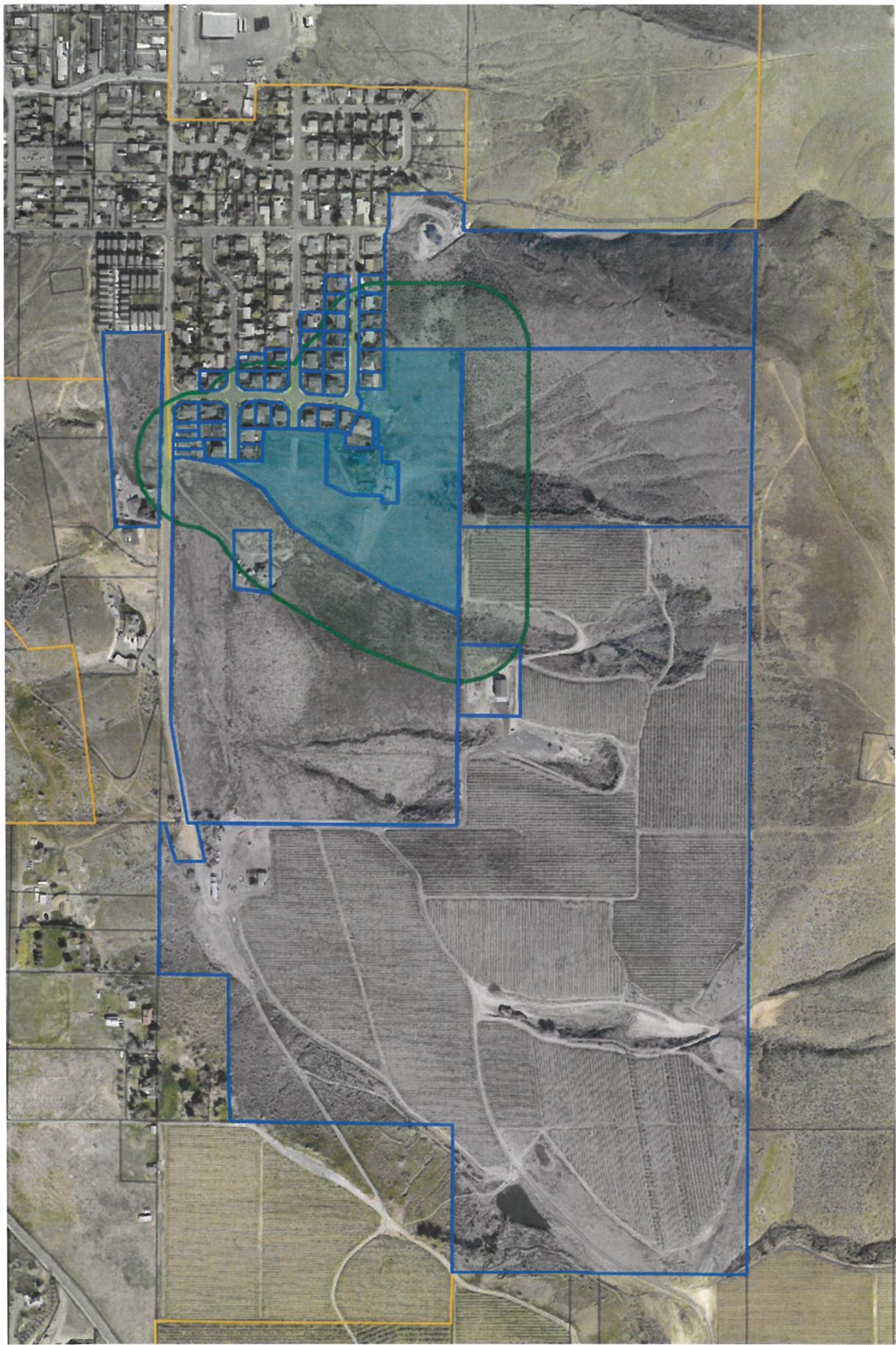
BUREAU OF INDIAN AFFAIRS  
YAKAMA AGENCY  
PO BOX 632  
TOPPENISH, WA 98948

YAKIMA COUNTY ROADS  
128 N SECOND STREET 4<sup>TH</sup> FLOOR  
YAKIMA, WA 98901

ENERGY FACILITY SITE EVALUATION  
COUNCIL (EFSEC)  
1300 S EVERGREEN PARK DR  
OLYMPIA, WA 98504-3172

18130242412 JOHN WEIER 512 LACEY AVE SELAH, WA 98942	18130242462 CHRISTOPHER M & DESIREE A WHITE 804 S 7TH ST SELAH, WA 98942	18130242470 RENE L JOHNS 704 TERRACE DR SELAH, WA 98942
18130242426 CHARLENA L HOUCK 508 HARRIS AVE SELAH, WA 98942	18130242455 BROOKE STEADMAN 702 LACEY AVE SELAH, WA 98942	18130242489 CARL L & CANDI R TORKELSON PO BOX 292 SELAH, WA 98942
18130242488 YEEMAN AMY ALLEN 702 SOUTHERN AVE SELAH, WA 98942	18130242449 LEWIS F JR & DENISE J KELLER 703 S 7TH ST SELAH, WA 98942	18130242479 BRIAN P BUFFIN 707 TERRACE DR SELAH, WA 98942
18130243001 JAVIER MENDIOLA SR 711 S 7TH AVE YAKIMA, WA 98902	18130242424 JOSEPH M GIFFORD 512 HARRIS AVE SELAH, WA 98942	18130242421 RONALD V BOWER 507 HARRIS AVE SELAH, WA 98942
18130242458 JOHNNIE MARIE CARROLL 708 S 7TH ST SELAH, WA 98942	18130242486 KELLY FAMILY LIVING TRUST 4021 SW COMUS ST PORTLAND, OR 97219	18130242427 CINDY TURNER 506 HARRIS AVE SELAH, WA 98942
18130231002 JOSEPH DONOHUE 806 SOUTHERN AVE SELAH, WA 98942	18130242433 MKKI INC 19671 MILITARY RD S SEATAC, WA 98188	18130242453 ADRIAN A ARROYO 608 LACEY AVE SELAH, WA 98942
18130242452 ELIZABETH STEADMAN PO BOX 1348 SELAH, WA 98942	18130232006 MONSON HOLDINGS LLC 650 TIBBLING RD SELAH, WA 98942	18130242472 TYLER MONSON 605 HARRIS AVE SELAH, WA 98942
18130242473 DARLA KRUEGER 608 HARRIS AVE SELAH, WA 98942	18130242466 JAMES NAGLE 808 S 7TH ST SELAH, WA 98942	18130242484 ADANELLI GUERRERO 610 HARRIS AVE SELAH, WA 98942
18130242423 JEFFERY M & DOROTHY J GLASPIE 513 HARRIS AVE SELAH, WA 98942	18130242456 KYLE T & AMANDA L CUTTER 712 S 7TH ST SELAH, WA 98942	18130242422 GLORIA O TORRES 509 HARRIS AVE SELAH, WA 98942
18130242485 LANEA CATE PO BOX 1734 BREWSTER, WA 98812	18130242450 STEVE & LAURIE CROWE 709 S 7TH ST SELAH, WA 98942	18130242463 MARCIELA R SALAZAR 806 S 7TH ST SELAH, WA 98942

18130242439 WAYNE A & KAREN C WASICZKO 512 TERRACE DR SELAH, WA 98942	18130242460 CARMEN GARRISON 702 S 7TH ST SELAH, WA 98942
18130242468 GILBERTO C ACEVEDO 705 TERRACE DR SELAH, WA 98942	18130231003 ELISA D STERN 1346 SIXTH AVE BELMONT, CA 94002
18130242425 MARIE SMITH 510 HARRIS AVE SELAH, WA 98942	18130242454 REGINA L SWALLOW 801 S 7TH ST SELAH, WA 98942
18130242413 SAMANTHA & NICHOLAS ROUSE 510 LACEY AVE SELAH, WA 98942	18130242487 CHRISTOPHER S & NANCY R CONDIE 704 SOUTHERN AVE SELAH, WA 98942
18130213004 MARIO E MARTINEZ 903 SOUTHERN AVE EXT SELAH, WA 98942	18130242457 SANDY MORIN 710 S 7TH ST SELAH, WA 98942
18130242459 JASON & JESSICA BERUBE 704 S 7TH ST SELAH, WA 98942	18130232005 MONSON LLC 252 N RUSHMORE RD SELAH, WA 98942
18130242451 CHRISTOPHER E & JULIE ANN SWEDIN 711 S 7TH AVE SELAH, WA 98942	18130242464 GUSTAVO ARELLANO SEVERINO 1611 S 2ND AVE YAKIMA, WA 98902
18130242469 ALLAN SVALSTEDT 706 TERRACE DR SELAH, WA 98942	
18130242490 CARL L & CANDI R TORKELSON PO BOX 292 SELAH, WA 98942	<i>Duplicate</i>
18130242420 GARY & PAMELA MELLICK 505 HARRIS AVE SELAH, WA 98942	





## CITY OF SELAH

Community Development  
222 S. Rushmore Road  
Selah, WA 98942

P: 509-698-7365  
F: 509-698-7372

## Affidavit of Posting

The following MUST be attached to this affidavit:

Photo of the posting on site or map showing location sign was posted.

Application No: PLP-2025-001 Project Name: Eagle Ridge Prelim Plat

I, Scott Catron, representative for the above-referenced project, do hereby verify that on Feb 14, 2025, I posted a sign at EAGLE RIDGE, relating to the above-referenced project at the site in a location that complies with the City of Selah requirements.

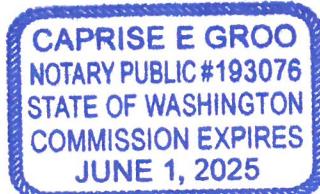
Representative Name: Scott Catron

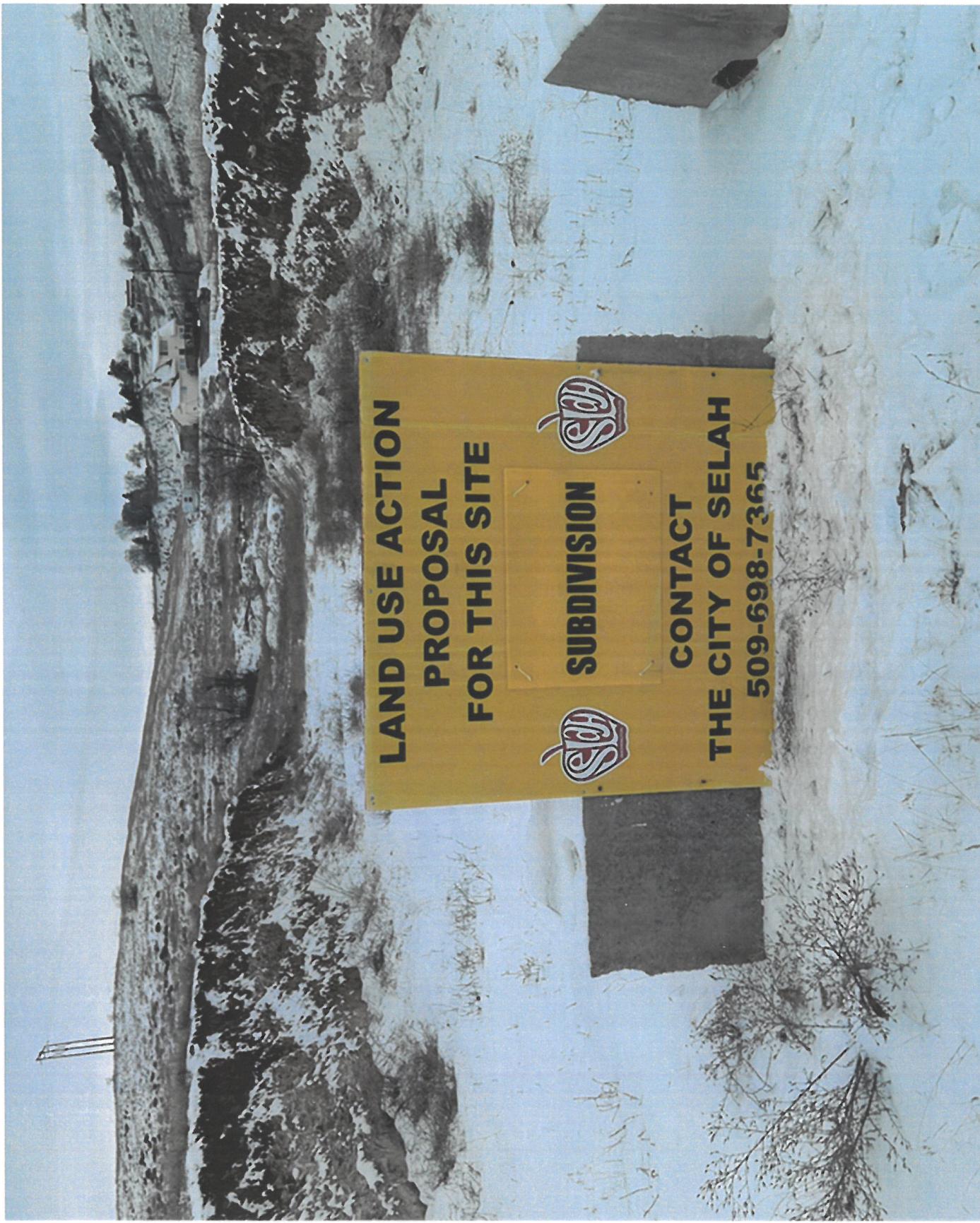
Representative Signature: Scott Catron (sign in front of notary)

Subscribed and sworn to before me this 14 day of February, 2025

Caprise E. Groo  
NOTARY PUBLIC in and for the State of Washington.

June 1, 2025  
My Commission expires on:





LAND USE ACTION  
PROPOSAL  
FOR THIS SITE

SUBDIVISION

CONTACT  
THE CITY OF SELAH  
509-698-7365



## **AFFIDAVIT OF PUBLICATION**

Steve Zetz  
City Of Selah  
115 W Naches Avenue  
Selah WA 98942

### **STATE OF WASHINGTON, COUNTIES OF YAKIMA**

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

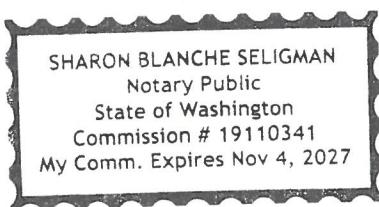
02/15/2025

Agent Debbie Collantes Signature Debbie Collantes

Subscribed and sworn to before me on FEB 18, 2025

Sharon Seligman Sharon Seligman  
(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$325.50  
Order No: 92802  
Customer No: 23209  
PO #:



Publication Cost: \$325.50  
Order No: 92802  
Customer No: 23209  
PO #:

**City of Selah  
NOTICE OF COMPLETE APPLICATION,  
ENVIRONMENTAL REVIEW,  
& NOTICE OF PUBLIC HEARING**

**DATE:** February 14, 2023  
**TO:** Applicant, Adjoining Property Owners, and SEPA Agencies  
**FROM:** Steve Zetz, Community Development Supervisor

**SUBJECT:** Notice of Application and State Environmental Policy Act (SEPA) Checklist application for a 33 lot multi-phase subdivision in Selah, WA 98942.

**APPLICATION INFORMATION**

**File Numbers:** PLP-2025-001

**Project Description:** On February January 31, 2025, the City of Selah Planning Department received applications for a Preliminary Long Plat, and a State Environmental Policy Act Checklist. The developer is proposing a Preliminary Long Plat which had been previously approved. This project covers phase 2a, 2, 3, and 4.

**Project Location:** Project is generally located south of Sothern Ave, and West of South 5th St.

**Tax Parcel Numbers:** 18130242489, 18130242490

**Project Applicant:** Carl Torkelson  
PO Box 292  
Selah, WA 98942

**Determination of Complete Application:** This application was determined complete for processing on February 12, 2025. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

**Approvals, Actions, and Required Studies:** SEPA Checklist and Preliminary Plat Map

**Environmental Review:** The City of Selah is the lead agency for this proposal under the State Environmental Policy Act (SEPA). The City has reviewed the proposal for probable adverse environmental impacts and is adopting a previous Environmental Review and Determination of Nonsignificance (DNS). The process in WAC 197-11-600 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. After all comments have been received and considered, a threshold determination will be made without an additional comment period. The comment period shall begin **February 15, 2025** and comments must be received by **5:00 PM March 3, 2025**. A copy of the determination will be sent to those who comment or may be obtained upon request. The determination will have specific appeal information and may be appealed within five business days of issuance.

**Request for Written Comments on the Proposal:** Written comments concerning the proposed Preliminary Plat will be accepted until the close of the public hearing. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax to (509) 698-7372 or by e-mail to [Stephen.zetz@selahwa.gov](mailto:Stephen.zetz@selahwa.gov).

**Notice of Open Record Public Hearing:** These applications require that the City of Selah Planning Commission conduct an open record public hearing regarding the applicant's Preliminary Long Plat. This public hearing has been scheduled for **March 18, 2025**, beginning at **5:30 PM** in the Council Chambers, City Hall, 115 W. Naches Ave. Any person desiring to express their views on this matter are invited to attend the public hearing or to submit their written comments to the above address. All interested persons may appear and provide testimony on the application. SMC 21.09.050, & SMC 10.06.040, are pertinent to the hearing procedure. At the conclusion of the public hearing, the Planning Commission will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the Preliminary Long Plat.

Application information including the adopted SEPA environmental checklist and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

Dated February 12, 2025  
Publication Date: February 15, 2025 Yakima Herald Republic

Steve Zetz, Community Development Supervisor  
(92802) February 15, 2025

## Zetz, Stephen

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**From:** David Husted <[dhusted@gmcocorp.com](mailto:dhusted@gmcocorp.com)>  
**Sent:** Thursday, February 27, 2025 9:09 AM  
**To:** Zetz, Stephen  
**Subject:** Environmental Impact Comment Eagle Ridge File # PLP-2020-001

Good Day,

I live at 801 S. 7th St and would like to comment on this particular project. I understand that new housing will be built around Selah in the years to come, however my concern for this particular project is the access to this location. We, who live in this neighborhood now, already have a very difficult time exiting Southern onto S. 1st St. It's almost impossible in the busy morning and afternoon commutes. It will only get worse with many more houses and people congesting this area. We have multiple bus stops as well that are in play and with more traffic this could get more dangerous. Are new traffic considerations being contemplated? Planned? We need some type of traffic relief in this area. Having to drive down to Wilson park in order to get to a stop light so us in this neighborhood can get out of town is already a challenge and will only get worse. I would like a stoplight or roundabout or some type of traffic relief-route at Southern and S. 1st.

Sincerely,

**David Husted**  
GMCO Corporation  
Territory Account Representative  
Central/Western Washington  
  
M: (509) 406 6846  
E: [dhusted@gmcocorp.com](mailto:dhusted@gmcocorp.com)  
  
P.O. Box 1480  
Rifle, CO 81650  
[www.gmcocorp.com](http://www.gmcocorp.com)

## **Zetz, Stephen**

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**From:** Charlena Houck <johnsdarlin@gmail.com>  
**Sent:** Saturday, March 1, 2025 3:07 PM  
**To:** Zetz, Stephen  
**Subject:** Proposed Land Use

Good afternoon,

I live on Harris Avenue between 5th and 7th streets, and received a letter regarding proposed land use for some property very close to my home.

It looks like 33 lots are being requested, file Number: PLP-2025-001.

I am a retired widowed woman who loves being in this quiet neighborhood. I bought this house in 2013, exactly for it's location with the intent to retire here.

There is nothing on the letter that was sent describing how those lots are proposed to be zoned. Commercial Apartments or single family homes?

Which also then makes me concerned about infrastructure, road conditions, utility access, etc.

I've enjoyed a fairly crime free, quiet area, and adding that much housing makes me concerned.

Thank you for your time,  
Charlena Houck  
508 Harris Avenue  
Selah, WA 98942  
509-952-7635

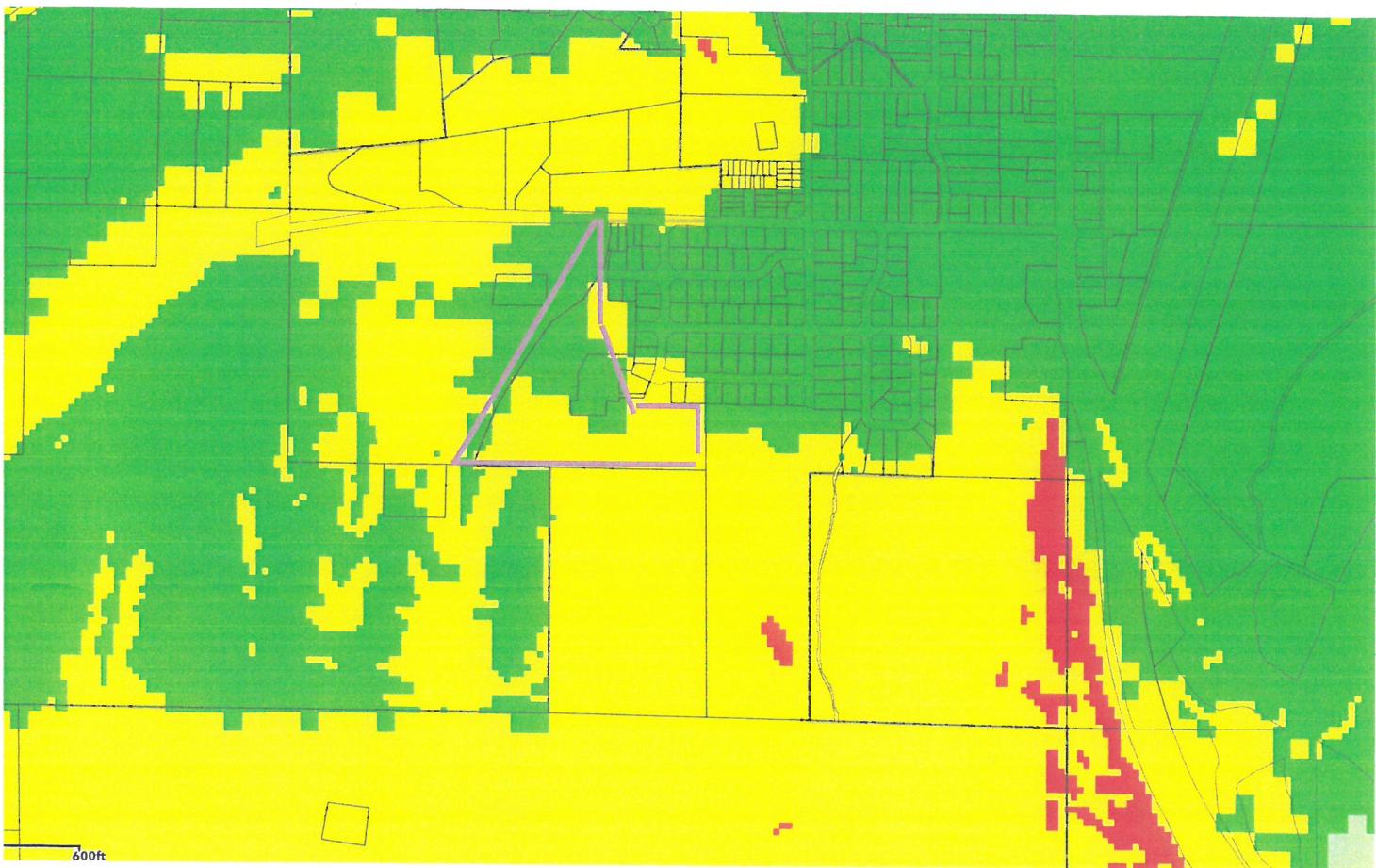
Steve Zetz, Community Development Supervisor  
City of Selah Planning Department  
222 S. Rushmore Road  
Selah, WA. 98942

March 3, 2025

Dear Steve Zetz,

This letter provides my written comments on the Proposed Eagle Ridge Long Plat Housing Development by Carl and Candi Torkelson. I understand that my written comments will be accepted until the close of the public hearing on March 18th, 2025.

My biggest concern is how this proposed housing development will occur in the wildland-urban interface (WUI). As defined by Yakima County Emergency Management, wildland-urban interface are *areas where homes are built near or among lands prone to wildfire*. According to Yakima County Emergency Management, this map shows *Urban Woodland Fire Potential*:



#### Fire Hazard Risk

IWUIC- Fire Risk
Low
Moderate
High
Extreme

The area inside the lavender colored lines boundaries is where the proposed Eagle Ridge Development will be located (outline is approximate). This land has a Fire Hazard Risk of both Moderate and High levels. Also, the adjacent wildlands to the South and West have this same fire hazard risk.

On May 8th, 2024, 100 acres burned on the south side of Selah Ridge. This wildfire burned near Lookout Point down to the Naches River and caused power outages in both Selah and Yakima. The proposed Eagle Ridge Development is situated just below the north slopes of Selah Ridge. With climate change being a real, science-based issue, the City of Selah needs to be prepared for potentially more wildfires in the wildland-urban interface.

I read the *City of Selah Preliminary Long Plat, Application Packet* for the proposed Eagle Ridge Development. I could find no mention of how the developer would protect these properties from wildfire. The Yakima County Emergency Management recommends that a *30 foot defensible space around buildings, structures, decks, etc. to act as a fire break*. They also state that *studies show that as many as 80 percent of homes lost to wildfire may have been saved if brush around the homes were cleared and defensible space created around structures*.

The Washington Department of Natural Resources publishes online guides for landscaping with fire resistant plants. This guide cautions against homeowners using decorative bark mulch. Dry bark mulch can be ignited in a wildfire which can threaten a home. Under the heading *PLANTS*, point *4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any*: Carl and Candi Torkelson's answer: *Install yards, grass, bark & plants*

I hope that the City of Selah will reevaluate the Torkelson's Eagle Ridge housing development plans. Here are the main fire safety points to reconsider:

- Require houses built abutting the wildland have a 30 foot defensible space at the back of the lot.  
Noncombustible landscaping materials like black basalt chips or river rock could cover the ground.
  - Prohibit the use of organic mulches like bark or wood chips. Instead suggest the use of a thick layer of organic garden soil for landscaping.
  - Use fire-resistant, water-wise and especially native plants for landscaping.
- I recommend that the City of Selah install fire hydrants in this planned neighborhood. The Torkelsons under *Part II Application Information, Point 7. Other Information A*: answer that the *Distance to the Closest Fire Hydrant is- Closest lot to a Fire Hydrant is approximately 200 ft.*

This proposed housing development is 16.46 acres in size. The International Fire Code (IFC) recommends that in residential neighborhoods fire hydrants should be no more than 600 feet apart and at least one fire hydrant within 600 feet of each house.

One item under the heading *Animals*, the Torkelsons grossly underestimated birds or other animals at this site saying *small birds, Robins, etc.* In my own backyard near this site, I have counted 20 bird species. Along my street, I have observed 5 species of hawk-like birds, yellow-bellied marmot, Columbian ground squirrels, American white pelicans & snow geese flying, Great Basin gopher snakes, skunk, and coyotes. A neighbor told me about raccoons, opossums, and mule deer that live here. I have not walked the proposed site to look for native plants. But, Selah Ridge hosts native wildflowers like yarrow, Hooker's onion, and Sagebrush Mariposa lily. The City of Selah needs to consider what will be displaced and lost with this housing development, too.

Sincerely



Nancy Condie  
704 Southern Ave  
Selah, WA 98942-1905

**References:**

- Yakima County Emergency Management wildland-urban interface <https://www.yakimacounty.us/396/Wildfires>
- Yakima County Emergency Management map shows Urban Woodland Fire Potential <https://yakimacounty.maps.arcgis.com/apps/webappviewer/index.html?id=f6f0ce82fc694df19a02b4877e60baf9>
- Wildfire Season Arrives Early As Selah Douses 100 Acre Brush Fire <https://gorgenewscenter.com/2024/05/10/wildfire-season-arrives-early-as-selah-douses-100-acre-brush-fire/>
- City of Selah: Preliminary Long Plat Application Packet <https://selahwa.gov/planning/wp-content/uploads/sites/10/2025/02/Eagle-Ridge-Preliminary-Long-Plat-Application-Title-Report-Plat-Map-SEPA-Checklist-and-Narrative.pdf>

The Washington Department of Natural Resources online guides:

Fire-Resistant Plants for Home Landscapes: Selecting plants that may reduce your risk from wildfire ([https://www.dnr.wa.gov/publications/rp\\_fire\\_resistantplants\\_in\\_nw.pdf?obhkmd](https://www.dnr.wa.gov/publications/rp_fire_resistantplants_in_nw.pdf?obhkmd)).

Fire-Resistant Plants for Eastern Washington: A Step-by-Step Guide for Choosing the Right Plant for the Right Place [https://www.dnr.wa.gov/publications/rp\\_fire\\_resistant\\_plants\\_guide\\_easternwa.pdf](https://www.dnr.wa.gov/publications/rp_fire_resistant_plants_guide_easternwa.pdf)

International Fire Code (IFC) *Google AI Overview*