



CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372

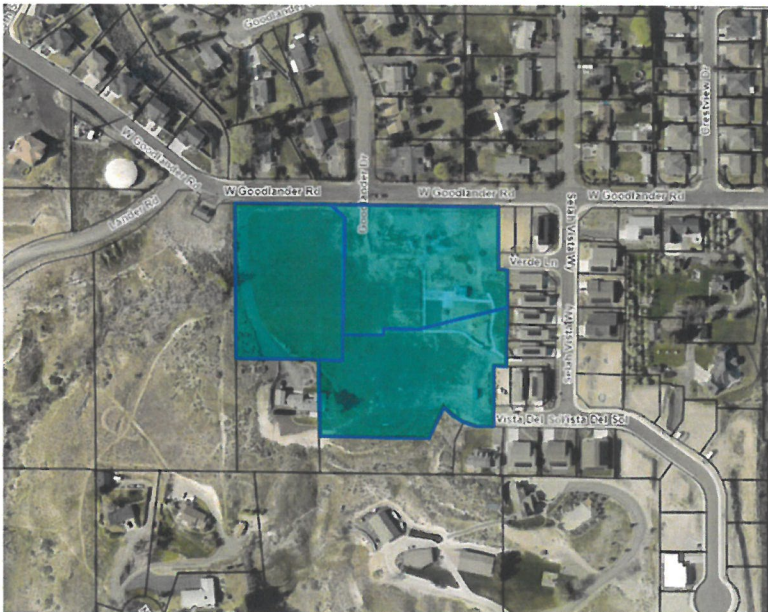
STAFF REPORT Selah Vista Preliminary Plat

February 11, 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

Agency File Number: PLP-2024-001

Location



Generally located south of west Goodlander Road and west of Selah Vista Way. Parcel Numbers 18143521490, 18143521489, and 18143521488.

Applicant

SELAH ENTERPRISES LLC
1909 W LINCOLN AVE STE 1
YAKIMA, WA 98902



CITY OF SELAH

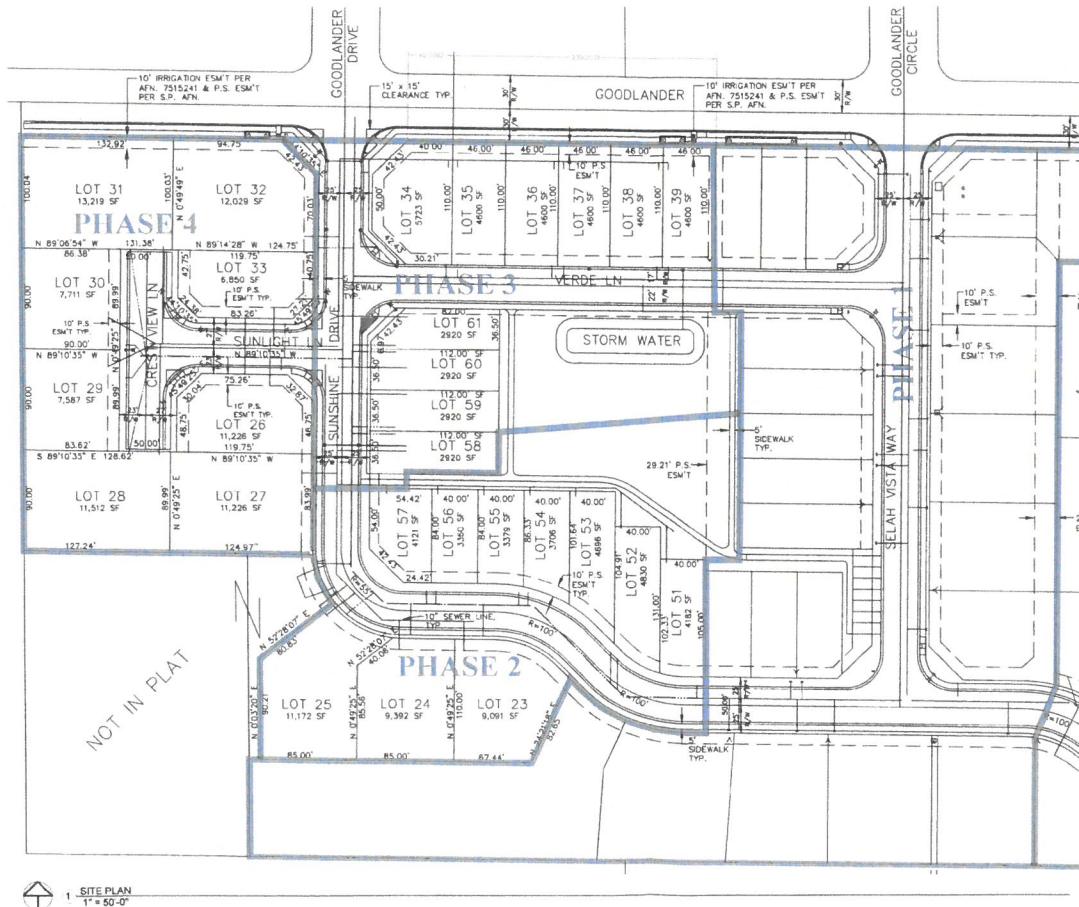
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Project Summary

On December 30, 2024, the City of Selah Planning Department received applications for a Preliminary Long Plat of 28 lots, a request to adopt a previous State Environmental Policy Act Checklist. The developer is proposing a Preliminary Long Plat which had been previously approved however it has expired prior to completion of the phasing. This project covers phase 2, 3, and 4 of the previously approved but expired preliminary plat.

PHASES 2, 3 & 4 SELAH VISTA



DIGITAL DESIGN & DEVELOPMENT
1402 N. 15TH AVE. SUITE 102
YAKIMA, WASHINGTON 98901
STEVE LUDICAT
509.833.4108

SELAH ENTERPRISES LLC

1100 IN GOODLANDER RE, SELAH,
WA, 98942
PARCEL # PHASE 2: 18-435-21488
PARCEL # PHASE 3: 18-435-21489
PARCEL # PHASE 4: 18-435-21490
LOT SIZE: 2.15 ACRES
ZONING: R1
JURISDICTION: SELAH

PHASES 2, 3, & 4 SELAH VISTA SITE PLAN

REVISIONS

No.	Description	Date

Date: 1-9-25
Drawn by:
Checked by:

SITE PLAN
A1.0



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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 February 7, 2025.

Public Notification

- Notices mailed January 23, 2025
- Published in paper of record January 23, 2025
- Property posted January 24, 2025

Conditions of Approval



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Applicant must use the best practices to manage impacts to surrounding properties during all phases of construction.

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.
- (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)**



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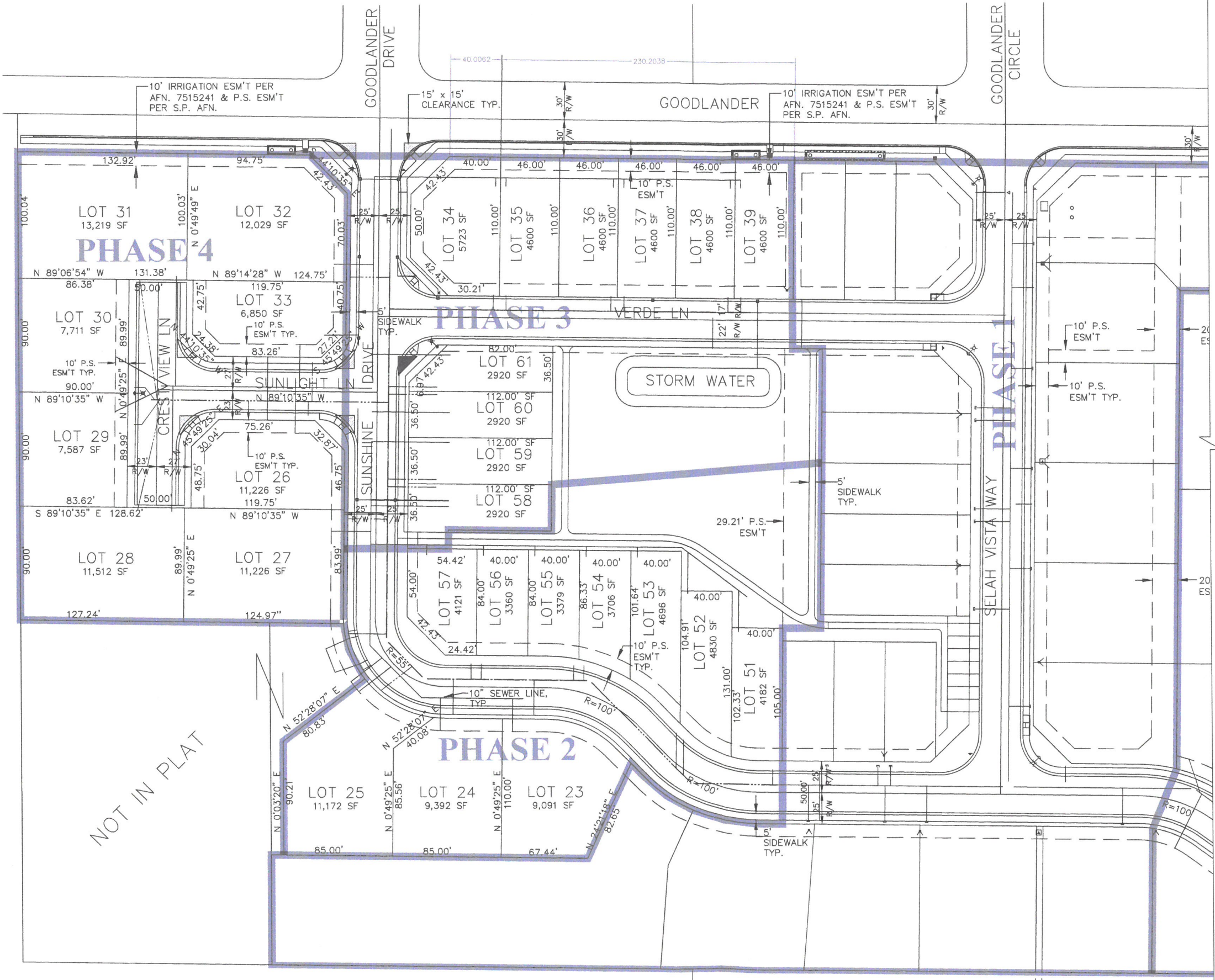
Recommendation

Staff recommends approval of the Preliminary Plat for Selah Vista Phase 2, 3, and 4.

Signature

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

PHASES 2, 3 & 4 SELAH VISTA



DIGITAL DESIGN
& DEVELOPMENT

DIGITAL DESIGN & DEVELOPMENT
1450 N.16TH AVE, SUITE 102
YAKIMA, WASHINGTON 98901

STEVE LIDICOAT
509.833.4108

SELAH ENTERPRISES LLC

1108 W GOODLANDER RE, SELAH,
WA , 98942

PARCEL # PHASE 2: 181435-21488
PARCEL # PHASE 3: 181435-21489
PARCEL # PHASE 4: 181435-21490

LOT SIZE: 2.15 ACRES
ZONING: R1
JURISDICTION: SELAH

PHASES 2, 3, & 4 SELAH VISTA SITE PLAN

REVISIONS

No.	Description	Date

Date: 1-9-25

Drawn by

Checked by

SITE PLAN

A1.0



1 SITE PLAN
1" = 50'-0"

Selah Vista Preliminary Long Plat Application Narrative

Selah Enterprises purchased phases 2, 3, and 4 from the original developer on May 31, 2022. We immediately began working with the city of Selah on next steps to complete the project per the Hearing Examiner's recommendation from July 21, 2017. Construction of the road and frontage began in August 2024, and we are close to completion. The last development step is to file the Final Long Plat application.

In preparing the application, we discovered a timeline in the last paragraph of the Hearing Examiner's recommendation, as adopted by Council via Resolution 2620, that says a Final Long Plat must be submitted within 5 years or extended. That should have been done in July of 2022. So, a Preliminary Long Plat is being submitted to reinstate the original plan for Phases 2, 3 and 4. The SEPA is attached by reference as it has already been reviewed and approved on July 6, 2017, and does not have an expiration date. The property is encumbered with elements of the Selah Vista Planned Development that are in limbo. So, we are in an odd position of having a Planned Development with no active Preliminary Long Plat. We are asking the City of Selah to reinstate the Preliminary Long Plat so that we can complete the project.

The attached Preliminary Long Plat reflects the following minor changes from the original:

1. Move Lot 33 from the corner of Goodlander and Sunshine Drive to the hammerhead cul de sac. This resulted in a change to the size of lots 26-32, but not the number of lots.
2. Enlarge lots 34-39
3. Enlarge lots 58-61 to allow for a garage instead of parking stalls.



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STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF NONSIGNIFICANCE

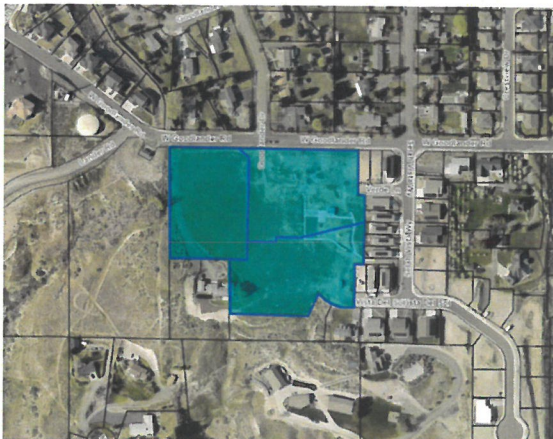
February 7, 2025

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

Agency File Number: PLP-2024-001

A 29 lot multiphase subdivision in Selah WA. This was previously approved as a preliminary plat under a planned development. The Preliminary Plat was previously approved however it has since expired. Applicant has made minor midifications to the previously approved preliminary plat and has submitted a new application.

Location



Generally located south of west Goodlander Road and west of Selah Vista Way. Parcel Numbers 18143521490, 18143521489, and 18143521488.

STATE ENVIRONMENTAL POLICY ACT





CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

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DETERMINATION OF NONSIGNIFICANCE ADOPTION of EXISTING DOCUMENT

SELAH ENTERPRISES LLC
1909 W LINCOLN AVE STE 1
YAKIMA, WA 98902

Title of document being adopted: SEPA Checklist

Date adopted document was prepared: March 1, 2017

Description of document (or portion thereof) being adopted: Adopting the previous SEPA Checklist.

The adopted document is available at: See Attached, also available at;

Selah Public Works
222 S. Rushmore Road
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:

A review of the previous checklist has determined it to be adequate. This project has been an ongoing residential development project under a previously approved Preliminary Plat and Planned Development. The Preliminary Plat has expired and under Selah Municipal Code the applicant has submitted a new preliminary plat. We have identified and adopted this document as being appropriate for this proposal after independent review. The document[s] meet[s] our environmental review needs for the current proposal and will accompany the proposal to the decision maker[s].

This DNS is issued under WAC 197-11-340(2) and the comment period ended on **February 7, 2025**.





CITY OF SELAH

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222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
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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 7, 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.

☒ 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.





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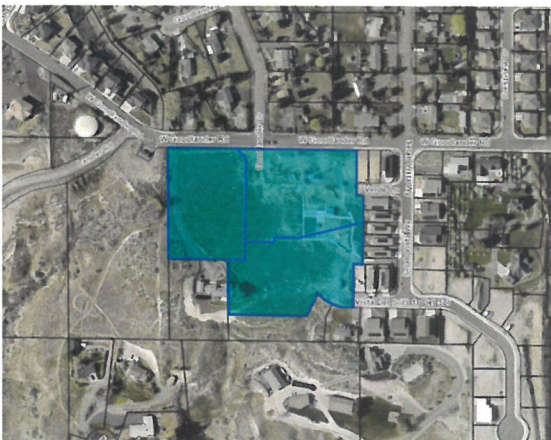
January 23, 2025

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

Agency File Number: PLP-2024-001

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STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF NONSIGNIFICANCE ADOPTION of EXISTING DOCUMENT

Applicant

SELAH ENTERPRISES LLC
1909 W LINCOLN AVE STE 1
YAKIMA, WA 98902

Title of document being adopted: SEPA Checklist

Date adopted document was prepared: March 1, 2017

Description of document (or portion thereof) being adopted: Adopting the previous SEPA Checklist.

The adopted document is available at: See Attached, also available at;

Selah Public Works
222 S. Rushmore Road
Selah, WA 98942

We have identified and adopted this document as being appropriate for this proposal after independent review. The document[s] meet[s] our environmental review needs for the current proposal and will accompany the proposal to the decision maker[s].

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A review of the previous checklist has determined it to be adequate. This project has been an ongoing residential development project under a previously approved Preliminary Plat and Planned Development. The Preliminary Plat has expired and under Selah Municipal Code the applicant is required to resubmit a new preliminary plat.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on **February 7, 2025**.

Agency Contact;

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





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Signature

Date January 23, 2025

Appeal process:

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Revised 04/27/2017

SELAH VISTA SEPA CHECKLIST

APR 27 2017

LEADING FORCE DEVELOPMENT

By [Signature]
City of Selah
Planning Dept.



CITY OF SELAH

PLANNING DEPARTMENT
222 S Rushmore Road
SELAH, WA 98942
PHONE: (509) 698-7365 FAX (509) 698-7372
ENVIRONMENTAL CHECKLIST



FILE NUMBER: 971.17.061
DATE FEE PAID 03/01/2017
RECEIVED BY [Signature]
FEE: **\$275**

INTRODUCTION

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal if it can be done) and to help the agency decide whether an EIS is required.

This environmental checklist asks you to describe some basic information about your proposal. Government agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 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 impacts.

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project applicant," and "property of site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

EXHIBIT

tabbies

3 k

A. Background

1. Name of proposed project, if applicable:
Selah Vista (Planned Development) - Parcels 181435-21013 & 21014
2. Name of applicant:
Leading Force Development / Steve and Stephanie Weise
3. Address and phone number of applicant and contact person:
Steve Weise
17 North 3rd Street
Yakima WA 98901
509- 571-1351
4. Date checklist prepared:
28 February 2017
5. Agency requesting checklist:
City of Selah
6. Proposed timing or schedule (including phasing, if applicable): (*phases graphic on Page 10*)
 - Submit SEPA Checklist for review prior to application
 - Design and permitting February 2017
 - Submit final application March 2017
 - Submit final plat following approval
 - Site construction could begin as early as March 2017 for Phase One that will include 1 duplex cottage (2 units), 7 detached cottages, 6 single-level aging-in-place/ADA homes, and 3 custom single family homes
 - Roadways, curbs, gutters June 2017
 - Begin construction of 1st AIP home, 1st fourplex townhomes, 1st ADA cottages August 2017
 - Complete 1st AIP home, staging, real estate office November 2017
 - Phase One complete December 2018
 - Phase Two complete December 2019
 - Phase Three complete December 2020
 - Phase Four complete December 2021
 - Phase Five complete December 2021
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Ongoing maintenance of property will be through a Home Owner Association (HOA) utilizing covenants, conditions and restrictions (CC&R) for the community to govern all aspects including design standards, landscaping, the prohibition of toxic chemicals, the use of solar power to achieve net zero energy for all homes, etc.

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

NONE

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.

YES - Short Plat of Paulson property

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

- Preliminary Plat, Selah
- Final Plat, Selah
- Planned Development Overlay Minor Rezone, Selah
- Development Permit, Selah
- SEPA Checklist and Approval, Selah
- Building Permit, Selah
- Sign Permit, Selah
- Wastewater Treatment and Reuse Permit, WA Department of Health
- Wastewater Treatment and Reuse Permit, WA Department of Ecology

11. Give brief, 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.)

Proposal: To develop a 60-home net zero energy, sustainable community, following Selah's Planned Development Ordinance.

This project will subdivide 16.63 acres into 60 lots in five phases. The site is within the Selah City Limits and is vacant land. Past development includes several homes and a small orchard on a portion of the site. A boundary line adjustment will be necessary to merge those parts of the subject property with buildings into separate parcels that are not part of this application.

The entire community will be net zero energy, using solar power that will be generated on-site for all electricity, and incorporating battery storage as desired at individual homes. Two community solar fields will be located on Tract D and Tract C, both on the south side of the property. The sites are optimal for solar power generation as they face almost due south, with a southerly slope; the solar fields will each cover approximately 18,000 square feet with 1,000 solar panels. In addition, we will install solar panels on each individual home with the goal of the entire community achieving net zero energy. We will establish a

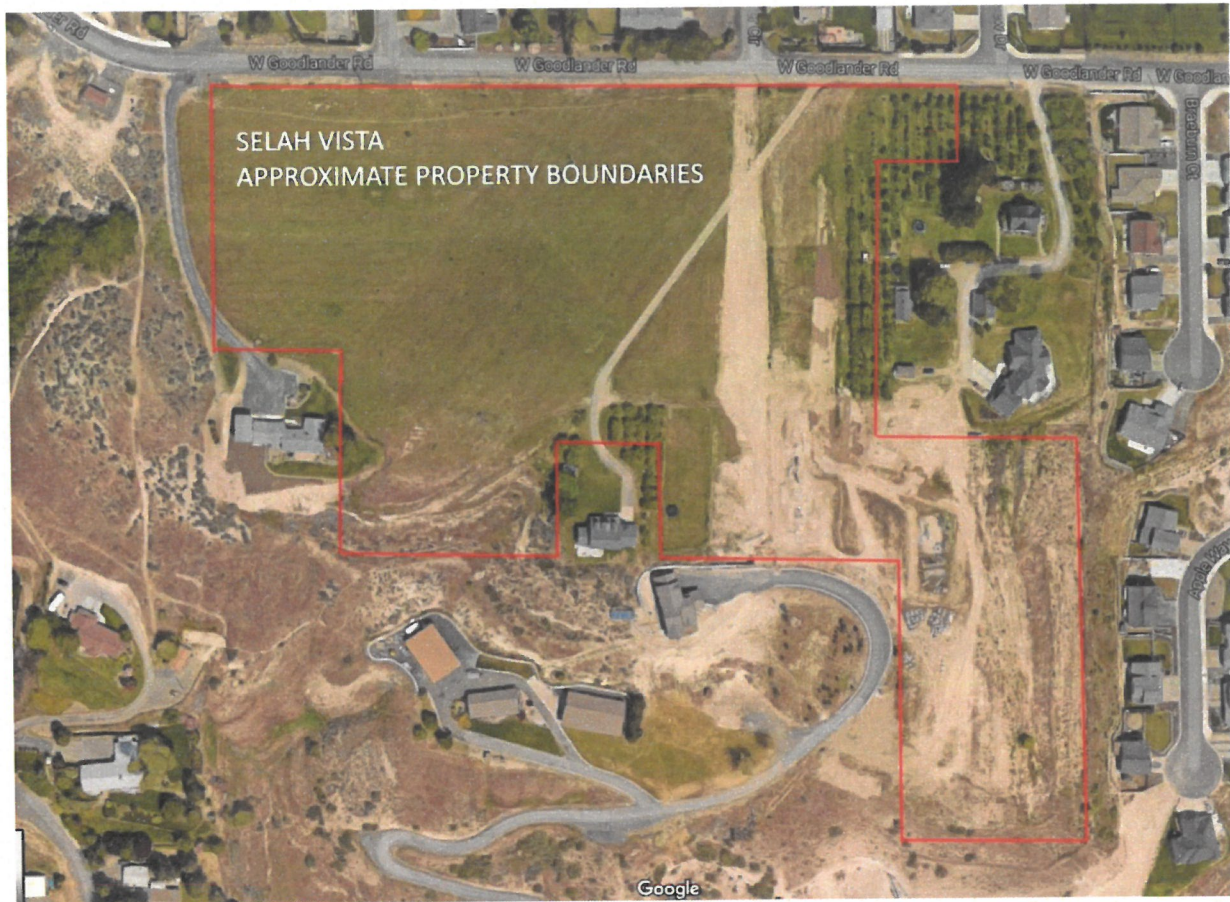
microgrid that will tie into Pacific Power. The map below shows that the site is on a bluff, facing south, proving terrific solar access as well as beautiful views. The panels will be fenced, and we will construct pathways around the panels to create usable parks, along with educational signage that describes the solar process and system. We are working with Pacific Power to tie into the existing electrical grid.

The project is to be served by municipal sewer and water, connected to the sewer connections that the city has on the eastern end of the property at Goodlander Road and at the end of the cul-de-sac on Apple Way on the adjoining property to the southeast. We are also designing low impact development (LID) bioswales to help slow and treat stormwater.

The community is designed for mixed housing types and affordability to include 16 duplex cottages (8 units), 13 cottages that are ADA compliant, 6 one-level ADA single-family homes, and 25 custom homes. Proposed residential lot sizes range from zero-lot-line parcels for duplexes of approximately 2,800 square feet each, to 8,018 square feet for ADA single-family homes, and up to 11,500 square feet for custom single family homes. As part of the PDO, the community is dedicated to providing open space for a minimum of 12% of the property; besides an open shared commons area between duplexes and cottages and single-level living with pathways, there are several pocket parks to provide usable, walkable open space, plus pathways around the two solar field areas.

All cottages and ADA homes will be slab-on-grade construction. Some homes will have daylight basements depending on the slope. All materials and products used will be vetted as "healthy" and non-toxic according to established "red lists" of chemicals that cause harm to humans and animals. The community will be designed as a cohesive neighborhood using high-quality products and materials that are compatible with the vernacular architecture and environment in Selah.

A public access road will be constructed to provide access to the Phase One homes. Other public roads will be added in future phases.



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.

South side of W. Goodlander Road about 220 feet west of the intersection with Braeburn Court and about 700 feet southeast of the intersection with 13th Street in the City of Selah.

13. Taxation Parcel Numbers

Yakima County Assessor Parcel Numbers: 181435-21013 & 21014



Photos shows property, looking east, gentle downhill slope.



Map shows Selah Vista location in relation to City of Selah.

B. ENVIRONMENTAL ELEMENTS**1. Earth****a. General description of the site:**

(HIGHLIGHT one): Flat, rolling, hilly, steep slopes, mountainous, other with drop-off on south side of property

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

The steepest slope is 48.9% on the southeast corner of the property, within Tract C. There are two small areas identified as Over-steepened Slope on Selah's Geologic Hazards Map (portion shown below): one at the far southeastern corner of the site, and one next to an existing home on the southwestern boundary. Both steeper areas are identified as "Low Risk." The one on the southwestern boundary is the location of the major solar field; the steepness of the due-south-facing slope is perfect for a solar farm of ground-mounted panels which will not promote erosion. The slope at the southeastern corner will be an open space area, with a pathway or steps down the slope and around the solar field, with a pathway and benches for enjoying the magnificent views.

NOTE: If a slope is 15% or greater and the NRCS identifies the soils on that slope as unstable and having a high potential for erosion, it is considered an erosion hazard area, a critical area.



c. 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.

The soil on the site is Selah Silt Loam, according to Selah's Soil Types Map. Soil on the hill varies in top soil depths from 18" - 6', and is classified as "not permeable." Below that is caliche, and the underlying geology is Ellensburg Formation. Most of the land has been previously excavated. A small portion is former agricultural. Selah Vista will restore much of the open space to native vegetation.

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

NO

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

This property has been graded in a few places; one of the areas that forms a depression will become a pocket park to avoid building on non-native soil. The design for Selah Vista uses the existing contours of the land, on native soil, for the most part. The homes will be slab-on-grade, mostly without basements with the exception of several sites that have a steep slope where daylight basements will optimize the site conditions. There may be small cuts necessary for individual homes and we will install poured concrete retaining walls as needed. No or little fill is anticipated and we will replace poor soil with topsoil or composted mulch as needed.

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

Yes, site excavation and grading during construction will further expose soils, creating a temporary potential for erosion. The land has been disturbed and cleared in some areas. Once our permanent improvements have been made, including bioswales, roadways with curbs, vegetated areas, retaining walls, etc., the potential for erosion will be negligible. Specifically, we are designing bioswales and natural vegetated barriers between properties to slow and treat stormwater. In particular, we will install bioswales that keep stormwater on the property to prevent runoff on the eastern slope into neighboring homes below Selah Vista.

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

Approximately 13.7% of the property is dedicated for street right-of-ways and sidewalks. All building footprints are unknown because 25 custom homes have not been designed. The cottages and aging-in-place homes cover approximately 14% of the site. Open space is approximately 17% of the overall site, which leaves 55% of the site. The custom homes will generally cover about 30% of the lot. Therefore, **approximately 65% of the site will be impervious**. Even so, bioswales, landscaping, vegetated fences, and porous walkways will offset potential problems.

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

Grading, erosion control practices, and sediment control practices, will follow the Stormwater Management Manual for Eastern Washington. Cut and fill slopes will not be

greater than 2:1 unless approved by Selah. Compost berms, silt fencing and mulch will be used to stabilize the soil during construction. During dry weather, when the soil is exposed, the soil will be dampened during to prevent dust. Other BMPs will be implemented to avoid erosion as needed. During construction we will use one stabilized entrance/exit to the construction site.

2. Air

- a. 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.

Short-term emissions and odors will occur from construction vehicles and equipment during the active construction phases, including clearing and grading.

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

NO

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: Passenger vehicles and construction vehicles and equipment will be properly maintained to comply with applicable emission control devices and air quality standards for exhaust emissions. Operational measures to increase fuel efficiency will be applied, and idling will be minimized and equipment turned off when applicable. Erosion control and dust control measures will be addressed as needed. BMPs to limit soil deposition on roadways will be implemented and active dust suppression measures will be evaluated and applied as needed. Dust during construction will also be controlled through street sweeping and wetting the construction area during dry weather.

3. Water

- a. 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.

NONE

- 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.

NONE

- 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.

b. 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.

No waste will be discharged into the ground or sewer system.

c. Water runoff (including stormwater):

- 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.

Surface runoff after rain events flows easterly towards the site from the properties and road above, along Goodlander. Catch basins along Goodlander will direct some of the water to the city sewer system, and water entering the site will be treated by bioswales and other LID techniques. Rainwater and resident use runoff will be directed to raingardens and bioswales where it will be slowed and treated/filtered naturally. There could be some runoff from the undeveloped property above Selah Vista that would be directed by curbs and gutters to the main sewer inlets. After being slowed and treated with LID bioswales, any overflow surface water that is not infiltrated would eventually flow into the city wastewater system.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
 It is possible that a vehicle could leak petroleum-based fluid onto the site, but unlikely.
 We will have absorbent pads on-site and will install catch basin inserts in case of spills.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?
 If so, describe.
 NO, or drainage patterns will be improved. The site falls within the "Moderate" Aquifer Recharge Area.

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

Storm water impacts will be mitigated by curbs along the streets that will guide surface water to strategically placed bioswales. The LID bioswales will enhance and improve the drainage on the property. Selah receives very little precipitation – six to eight inches per year, with about half of that as snow. The Selah Vista bioswales are designed to accept water from a large storm event. During construction, spill containment from vehicles and equipment will be implemented to minimize releasing oil/gas into the storm drains.

4. Plants

a. Check the types of vegetation found on the site:

- ___deciduous tree: alder, maple, aspen, other – the only trees are on the two existing lots
 ___evergreen tree: fir, cedar, pine, other
 ___shrubs
 X grass
 ___pasture
 ___crop or grain
 X Orchards, vineyards or other permanent crops. a few trees remain from a defunct orchard, mainly on the existing lots which need boundary line adjustments
 ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 ___water plants: water lily, eelgrass, milfoil, other
 X other types of vegetation – sagebrush, shrub steppe (high desert) dryland plants

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

There is little existing vegetation other than grass and what is there will mostly be retained or replaced with natives such as:

Grasses and Flowering Plants: basin wildrye, Carey balsamroot, needle and threadgrass, big bluegrass, bluebunch wheatgrass, etc.

Trees, Shrubs: willow, western sumac, red elderberry, Russian olive, spirea, big sagebrush, etc.

- c. List threatened and endangered species known to be on or near the site.

NONE

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

Native landscaping will be achieved using plants and trees that are either native or adaptive in the region. Because of the low precipitation in the area, landscaping will be mainly xeriscape with the exception of the shared common area. No structural fencing will be allowed, rather landscaped barriers will be installed.

- e. List all noxious weeds and invasive species known to be on or near the site. NONE

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Birds could include: sage grouse, kestrel, meadowlark, mourning dove, ruffed grouse, magpie, snipe, starling, killdeer, kingbird, blackbird and pheasant, turkey, quail, some neo-tropical/upland birds, raptors

Mammals near the site include: mice, voles, deer, coyotes, raccoons, and regionally, there are elk, deer, bighorn sheep.

Reptiles and amphibians are typically not on-site due to the lack of water.

- List any threatened and endangered species known to be on or near the site.

NONE known on the site, but regionally there are bald eagles, ferruginous hawks, golden eagles, greater sage grouse and Townsend's ground squirrel.

- b. Is the site part of a migration route? If so, explain.

Not that we are aware.

- d. Proposed measures to preserve or enhance wildlife, if any:

No structural fencing will be allowed, only vegetated separations between yards and properties. Vegetated fencing provides habitat for native/local species. Landscaping is native and/or adaptive to provide food and shelter for native species. Native landscaping will improve the site for wildlife since it now supports only grass.

- c. List any invasive animal species known to be on or near the site.

NONE known.

6. Energy and Natural Resources

- a. 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.

Selah Vista is a net zero energy community that uses all-electric, powered entirely by the sun. We will use a combination of two community solar fields of approximately 800 and 700 panels along with solar panels on each individual home.

Solar energy will be generated by solar photovoltaics (PV). PV devices use solar cells to convert light from the sun to electricity. The PV cells are connected as a module, and modules are combined to make solar panels. Ours will be grouped into arrays on the solar field lot (about $\frac{3}{4}$ acre) and on individual home rooftops. This type of solar power is considered very clean and renewable because emissions associated with generating electricity from solar technologies are negligible and no fuels are combusted. The operation of the solar facility requires some cleaning of the panels, which uses small amounts of water. We are in the process of working with the local utility provider, Pacific Power, on how the grid-tied community power will be structured – that is, whether the utility will assume responsibility for maintenance of the solar or whether the HOA will assume responsibility. The homes use electricity for heat and all other domestic uses such as refrigeration, washing, water heating, garage door operation, and plug loads. The property faces south and every home is designed to accept solar panels in this region that experiences 300 sunny days per year.

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

NO. Selah Vista does not impede solar access for any other sites.

- c. 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:

Building envelopes are extremely energy efficient with R-40 walls and high R-value roofs and floors; slab perimeter insulation; Energy Star-rated windows; Energy Star-rated appliances; LED lighting, low-voltage home network that promotes/allows responsible management of all appliances and fixtures in the home.

7. Environmental Health

- a. 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.

There is minor electric shock risk associated with the solar field and therefore it will be fenced to avoid accidents. There are no established or known levels of human exposure to power line magnetic fields which have been determined to be harmful. Electrical field (EMF) issues with DC solar panels are typically less than the typical AC fields in a home, and less than Earth's magnetic field; neither Washington State nor the Federal government regulates exposure to EMF. Additionally, grid-tied

inverters are rated to meet EMI (electro-magnetic interference) requirements to prevent interference with electronics and aircraft navigation equipment, etc. Power transmission lines will be underground.

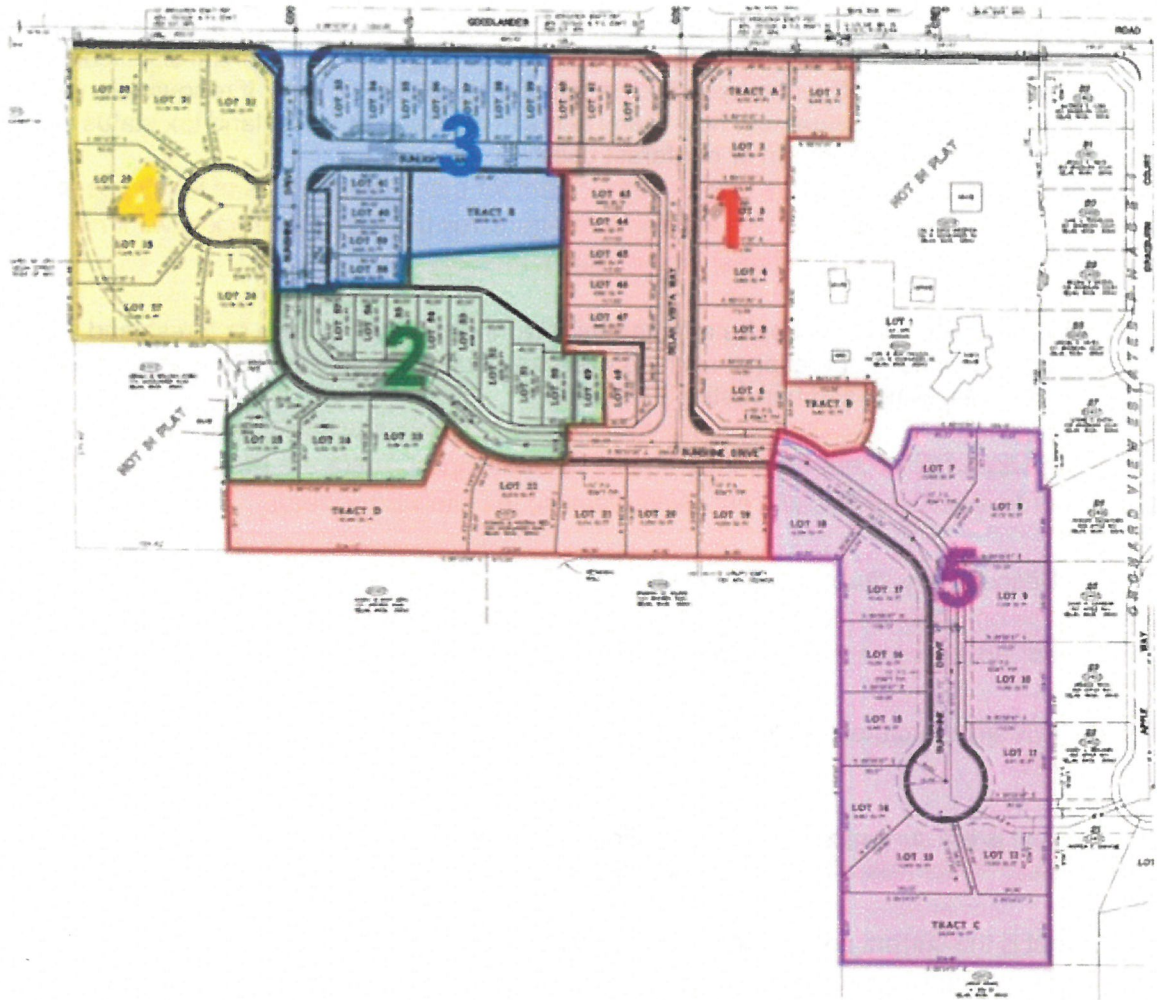
- 1) Describe any known or possible contamination at the site from present or past uses.
NONE known.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
NONE known.
- 3) 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 known.
- 4) Describe special emergency services that might be required.
NONE known.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
 - Fencing around the solar field(s).
 - Selah Vista is a healthy community. We follow a "Red List" of toxic chemicals and products that are NOT used in the construction of the homes nor in the property development. The CC&Rs also require that homeowners/residents use no toxics on landscaping or in the homes after development.
 - Containment during construction of unlikely vehicle spills/leaks.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The location is a quiet residential area. Mild traffic noise may be present in lots along Goodlander Road, and the shared commons area may have ambient noise from activities such as children playing; however, our construction methods include thick (12") walls and minimum double-pane windows that provide noise mitigation.
- 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.
The project is phased and therefore some construction noise may be temporarily intermittently present for some homeowners and neighboring residents. However, construction methods are such that hammering is minimized and occurs mainly indoors after the walls are constructed. Earth moving is minimized as the community is designed to work with the existing topography. There would be

occasional noise from trucks and concrete pouring that would intermittently reach around 70 dBA; sporadically, levels could reach 110 if a hammer-drill is used.

Selah Vista Construction Phases



- 3) Proposed measures to reduce or control noise impacts, if any:
 Construction methods mitigate noise using materials with high insulative properties.
 The site is situated such that noise may be deflected downward away from the sloping site, over the homes below.

8. Land and Shoreline Use

- a. 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.
The site is currently mostly vacant, with the exception of two existing homes for which we received lot line adjustments. The surrounding properties are mainly residential. Selah Vista should help maintain or increase property values in the area, and will contribute to continuity of residential uses in the area.
- b. 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?
The Selah Vista site has been mostly vacant for many years. Parts of it have been orchard previously as there are some remnant fruit trees on existing lots within the parcel. It has not been forest land in recent memory.
- 1) 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:
Selah Vista is a "healthy" community that uses no toxic chemicals, pesticides, herbicides, fertilizers, etc. in the homes or landscapes. There are no surrounding farm or forest businesses adjacent. Water leaving the site will be clean.
- c. Describe any structures on the site.
The only structures are part of the boundary line adjustment lots. Otherwise, there are not structures on the buildable property for Selah Vista.
- d. Will any structures be demolished? If so, what?
NO
- e. What is the current zoning classification of the site?
Selah Vista falls within R-1, residential, single-family zoning district in City of Selah.
- f. What is the current comprehensive plan designation of the site?
The comprehensive plan designation is Low Density Residential. The site falls within the Urban Growth Boundary for the city of Selah. Selah Vista is being built under the City of Selah's new Planned Development Ordinance. It is the first project applying for and being developed under the PDO.
- g. If applicable, what is the current shoreline master program designation of the site?
NA
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
NO
NOTE: If a slope is 15% or greater and the NRCS identifies the soils on that slope as unstable and having a high potential for erosion, it is considered an erosion hazard area, a critical area.

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

Using typical household size of 2.7 people per household: $2.7 \times 60 = 162$ total residents

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

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

NA

L. Proposed measures to ensure the proposal is compatible with existing and projected land

uses and plans, if any:

This property has been previously approved for development in 2016. Based on our discussions with city officials, the city views this community as a positive development for the community.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

NA

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, mid-
dle, or low-income housing.

Sixty (60) units of single-family housing would be provided in Selah Vista. There is a mix of housing types, for middle to higher income. Cottages are designed to be more affordable for new homebuyers or for limited income retirees. ADA/Aging-in-Place homes are designed for single-level living to accommodate seniors and handicapped. Custom homes are designed for higher incomes, larger families.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NONE

c. Proposed measures to reduce or control housing impacts, if any:

This housing development will provide needed housing for a variety of residents and will therefore be a positive impact in the city. In addition, mitigation efforts to create a healthy living community that fosters health in the residents and native flora and fauna will also have benefit to the city.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The Selah Planned Development Ordinance limits the height to 35' and the highest structure will most likely be no more than approximately 30'. Exterior materials are limited to stucco, wood, metal, stone and glass. Standing seam metal roofs will have dark-colored solar panels on south-facing roof slopes.

- b. What views in the immediate vicinity would be altered or obstructed?

Views from the north, south, east and west will be altered. The site is on the downside of a slope and will not block the views from the surrounding homes, but homes in Selah Vista will be visible. Homes that are below the site will see homes stretched along the south border of the property. The solar field on the steep bank will also be visible from the south, below. Views will not be obstructed from the surrounding areas.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

We have established architectural design standards that meet aesthetic principles for housing and blend with the natural environment. The design standards are written into the CC&Rs for ongoing protection of the community aesthetics.

11. Light and Glare

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

Selah Vista follows Dark Sky principles. Streetlights will be LED downlight fixtures to meet the code requirements for the city. Other lighting includes LED bollards for wayfinding along pathways in the central commons area. No glare will be produced from either light. Solar panels produce almost no glare as they are designed to be anti-reflective and absorb sunlight, and they are on the south facing roofs, not visible from the community itself and high above the city so not an optical issue. Interior lights within the homes will be used by residents as needed and could be visible from distances.

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

NO

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

NONE

- d. Proposed measures to reduce or control light and glare impacts, if any:

NA

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

In Selah Vista itself, there are several common open space areas, including pocket parks to promote recreational activities within the community. McGonagle Park provides ballfields nearby. Not far is a country club, the Yakima River and Yakima Canyon for boating, fishing, and swimming. A ski resort is an hour away. There are also five schools nearby, within a mile.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

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

The central shared commons area is designed to be a community place to recreate with a play area for children, accessible pathways to walk and run, or wheel in a wheelchair/walker. There will be sidewalks along all roadways within Selah Vista. The pocket parks areas provide open space for enjoyment by residents. There are also sidewalks leading to the town itself, about a mile away.

13. Historic and cultural preservation

- a. 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.

NONE known.

- b. 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.

NONE known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Historical memory of the local residents. The land has been disturbed for many years; however, should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop and the state Department of Archaeology and Historic Preservation will be notified.

- d. 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.

NA

14. Transportation

- a. 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.

Selah Vista is accessed by a main road in the city: Goodlander Road. The streets built for the community will be public access. There will be approximately 2500 lineal feet of roadway, 30' wide, plus two cul de sacs. The roads in Selah Vista are not through-roads and do not provide access to any roads other than Goodlander.

- b. 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?

Yakima Transit Bus Route 10 extends to Selah Loop and Goodlander Road now, about a half-mile away – we will request an extension west on Goodlander to Selah Vista and other adjacent housing developments.

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

This project would not eliminate parking. The community will have 11 public parking spaces on the central commons area. In addition, there will be 7 reserved spaces for four ADA cottages that face the commons area. Each of 16 duplex cottages and six single family aging-in-place homes, and all custom homes will have a minimum of 2 garage spaces plus two driveway spaces. The east side ADA cottages have 2 garage space plus two driveway spaces each. The total number of parking spaces is a minimum of 253. There will also be on-street parking along Sunlight Lane and Sunshine Drive. The custom homes could change the numbers slightly and we will ensure that all parking complies with the development standards for the City of Selah.

- d. 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).

This project will build approximately 2500' of new roadway. Sunlight Lane in front of the north-side duplex cottages will be a "feature" road to establish it as a "Woonerf" or living street. This road will be accessible by children/parents crossing from the northside cottages to the commons park and therefore it requires special treatment (possibly color or signage) so that drivers are more aware that activities besides driving occur here. All streets have sidewalks, most on both sides of the road (one side is required). There are also pathways in the shared commons area, designed to accommodate pedestrians and wheelchairs (the ADA/AIP housing is adjacent).

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

NO

- f. 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

Estimated trips per day = 403 based on Institute of Transportation Engineers (ITE) 9th Edition Trip Generation Manual. Selah Vista has a total of 60 dwelling units, including 25 single family homes, 16 duplex cottages (8 units), 13 free-standing elderly/ADA cottages, and 6 elderly/ADA homes. The different housing types use different daily traffic rate multipliers as follows: SF equals 9.57; townhouses equal 5.81, and elderly equals 3.71. Using those ITE figures for daily trips, SF equals 239.25, duplexes equal 92.96 and elderly homes equal 70.49 trips per day. Peak volumes would most likely be morning, early afternoon (school pick-ups), and evening. Truck traffic would be rare, resulting mainly from deliveries.

- g. 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

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

There are two roads into the development. All driveways are located within the development and not on the main road (Goodlander). Because Selah Vista is a solar powered electric community, we will encourage and facilitate electric vehicles. Homes will be charging-ready with optional battery storage for EVs.

15. Public Services

- a. 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 protection needs would necessarily increase with the addition of 60 new homes. There is adequate water at the site: two water connections at Goodlander are 48 psi and 65 psi and can deliver 1,000 gallons per minute. Police would add this community to the patrol area. For the local public transit bus system, we will request an extension west on Goodlander to Selah Vista and other adjacent housing developments; it already stops a half-mile away. There are five existing schools within about a mile of Selah Vista.

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

NONE

16. Utilities

- a. Circle Highlight utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,

other **cable TV**

- b. 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.

Electricity: We are working with PacifiCorp power provider on setting up a microgrid or similar idea with this solar community. We don't know yet how it will be arranged.

Water: The city has placed two municipal water connections at Goodlander Road that will feed the community. We might collect rainwater and, if we are able, will collect runoff that goes into the bioswales for irrigation.

Sewer: The city has placed a new sewer connection on the eastern end of the property at Goodlander Road, and there are two existing ones – one farther east n Goodlander and one adjacent to Apple Way to the east of the the property.

Phone/Data: The homes will be networked for security, monitoring of the solar power system, lighting, etc.

C. Signature

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.

Signature: _____

Name of signee **Steve Weise**

Position and Agency/Organization **Leading Force Development, LLC**

Date Submitted: **02/28/2017**



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: _____ Project Name: Selah Vista Long Plat

I, Leanne Liddicoat, representative for the above-referenced project, do hereby verify that on January 24, 2021 I posted a sign at 1108 W. Goodlander, relating to the above-referenced project at the site in a location that complies with the City of Selah requirements.

Representative Name: Leanne Liddicoat

Representative Signature: Leanne Liddicoat (sign in front of notary)

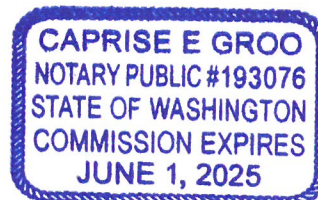
Subscribed and sworn to before me this 24th day of January, 2021

Caprise E. Groo

NOTARY PUBLIC in and for the State of
Washington, residing at:

June 1, 2025

My Commission expires on:







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-2024-001**

Project Name: **Selah Vista Phase 2, 3, 4**

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

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on January 23, 2025, caused to be mailed, 81 envelopes, 4 pages each, containing a true and correct copy of the Notices and Documents attached which are notifying the public of a 29 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.

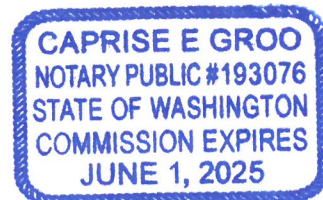
Signed

Subscribed and sworn to before me this 23rd day of January, 2025

NOTARY PUBLIC in and for the State of
Washington, residing at:

June 1, 2025

My Commission expires on:



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.

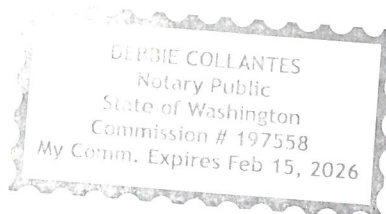
01/23/2025

Agent Monica Fritcher Signature Monica Fritcher

Subscribed and sworn to before me on 01/23/2025

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

Publication Cost: \$350.00
Order No: 91518
Customer No: 23209
PO #:



Publication Cost: \$350.00
Order No: 91518
Customer No: 23209
PO #:

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

DATE: January 15, 2025

TO: Applicant, Adjoining Property Owners, and SEPA Agencies
FROM: Steve Zetz, Community Development Supervisor

SUBJECT: Notice of Application and request to adopt a previous State Environmental Policy Act (SEPA) Checklist application for a 29 lot multi-phase subdivision in Selah, WA 98942.

APPLICATION INFORMATION

File Numbers: PLP-2024-001

Project Description: On December 30, 2024, the City of Selah Planning Department received applications for a Preliminary Long Plat, a request to adopt a previous State Environmental Policy Act Checklist. The developer is proposing a Preliminary Long Plat which had been previously approved however it has expired prior to completion of the phasing. This project covers phase 2, 3, and 4 of the previously approved but expired preliminary plat.

Project Location: Project is generally located south of Goodlander Way and West of Selah Vista Way. It consists of three parcels.

Tax Parcel Numbers: 18143521488, 18143521490, 18143521489

Project Applicant: Selah Enterprises LLC
1909 W Lincoln Ave Suite 1
Yakima, WA 98902

Determination of Complete Application: This application was determined complete for processing on January 15, 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 **January 23, 2025** and comments must be received by **5:00 PM February 7, 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.

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 **February 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 January 15, 2025

Publication Date: January 23, 2025 Yakima Herald Republic

Steve Zetz,
Community Development Supervisor

(91518) January 23, 2025