

Study Session  
City Council Chambers  
3:00pm  
October 11, 2005

Community Planner Dennis Davison introduced the 2005 Urban Growth Area Transportation Area Plan covering the urban growth area. He stated the Transportation Plan illustrates the bottlenecks in area roads and recommends solutions. He noted the state requires that once a city has adopted a Comprehensive Plan, one element will be a Transportation Plan and one element of that will be a Six-Year Street Program adopted annually reflecting the priorities for improvements included in the Transportation Plan. He stressed that funding for these programs may be withheld if the Street Program priorities are not included in the TP. He stated the other notebook presented today is the Parks & Recreation Plan, which illustrates current priorities in both the City of Selah and within the Parks and Recreation Service area (all property within the Selah School District.) He cautioned the Council that if they desire to establish priorities not listed in the Parks Plan, they will need to modify the plan.

Councilman Schmid commented that there seems to be no reference to the Park & Recreation Service Area joint venture for any major projects included in the Parks & Rec Plan.

Parks & Rec Director Jeff Hagler stated that group definitely is involved, and should likely be mentioned in the mission statement. Councilman Kobes noted it does mention the Selah Parks Foundation.

Dennis Davison stated these three documents are on the web, the City ran a notice in last Sunday's paper and mailed out 8,000 flyers today notifying residents of the Selah School District of the availability of documents. He stated the first Planning Commission Public Hearing will be held Nov. 1 at 7:00pm. He recommended the Council hold its own Public Hearing in addition to those held by the Planning Commission. He emphasized the need to stress the impact of these documents once they are adopted. He stated the neighborhood group down on Southern Avenue is acutely aware of the impact of such decisions. In response to a question from Councilman Kobes, Mr. Davison stated all maps and plans are on the Internet.

He stated Land Use Plan changes are highlighted in red and insertions are underlined. He stated the primary changes are in statistical data including census figures, etc. He stated the most significant changes will be in goals & policies regarding land use management. He stated the law mandates that we update critical area ordinances and shoreline management plans, and these must be based on goals and policies contained within the Comprehensive Plan.

Councilman Schmid recommended deleting "Pre 1" under "Goals" on page 13 as having been accomplished.

The Community Planner suggested that Council Members jot down recommended changes on a card and give it to him.

Councilman Schmid called the Planner's attention to Section 5 where there is no mention of Parks & Rec Service Area and Section 3 Land Use Element, stating the Council's need to determine where to put the architectural design policy. He referred to p 12 in section 2. The Community Planner suggested architectural design be included in the Goals.

Mayor Jones stated that on the 17th of this month Yakima City, Yakima County, Union Gap and Selah will get together for a Public Hearing Monday, October 17 from 7-9:30pm at the Convention Center on the Gas Tax Initiative. He stated we will lose \$7.3million. He stated we need to pursue this in order to get Railroad Avenue through.

Councilman Schmid stressed the importance of Council Members reviewing these documents to be sure not to get into a situation we don't want to be in. He stated his memory about the zoning on Southern is confused about the origin of the R-3 zoning.

Councilman Schmidt stated he recalled the state directed cities in the '90's to plan for R-3 and R-2 zones. The Community Planner said the state directive provided that high density be planned for in areas close to downtown and close to arterials where services were available.

Councilman Schmid stated some of that was done in subdivisions by allowing some duplexes among single-family residential units.

Mayor Jones stated at that time there was a big push for affordable housing and the City attempted to disperse that through the community.

Councilman Kobes stated this whole thing was put together by citizen committees in which 24 citizens were involved.

The Community Planner stated 10% of the lots within a subdivision can be designated as duplexes. He noted developers Sample and Paulson were both advised of that option and chose not to pursue it.

Councilman Schmid stated Growth Management Planning was mandated by the state with certain guidelines, and then was put together by local committees.

Mr. Davison stated that one criticism is that building height has a maximum of 35 feet. He stated that that maximum height has been in the Code since 1979. He stated the Planning Commission will have hearings and will discuss all three plans and at the end of their considerations they will prepare a recommendation for the Council. He again recommended that the Council hold its own Public Hearing.

Parks & Recreation Director Jeff Hagler referred the Council to Page 5 of the Parks & Recreation Area Comp Plan. He stated this lists page priorities but they are not in order of importance. He also called the Council's attention to pages 41 - 49 for more details. He stated he will be talking with consultants about how to deal with items which are currently in progress. He stated this plan includes recommendations of when to promote bond issues, etc.

Councilman Schmid stressed the need to go through and insert "Parks & Rec Service Area" where appropriate.

Dennis Davison agreed, noting the City of Selah may end up being considered the funding source for all of these projects unless those other groups are included.

Mr. Hagler announced a joint meeting of Parks Board, Parks & Rec Service Area Board and Selah Parks Foundation will be held October 19 at 5pm at the Yakima Valley Credit Union. He stated the consultant will also be there. The Study Session recessed at 3:54.