



SELAH CITY COUNCIL

5:30pm November 26, 2019



Selah City Council
Regular Meeting
Tuesday, Nov. 26, 2019
5:30pm
City Council Chambers

Mayor:
Mayor Pro Tem:
Council Members:

Sherry Raymond
John Tierney
Roger Bell
Russell Carlson
Diane Underwood
Jacquie Matson
Kevin Wickenhagen
Jeremy Burke

CITY OF SELAH
115 West Naches Avenue
Selah, Washington 98942

City Administrator:
City Attorney:
Clerk/Treasurer:

Donald Wayman
Rob Case
Dale Novobielski

AGENDA

- A. Call to Order –Mayor Raymond
- B. Roll Call
- C. Councilmember Absence – Motion to Excuse
- D. Pledge of Allegiance
- E. Invocation
- F. Agenda Changes **None**
- G. Public Appearances/Introductions/Presentations **None**
- H. Getting To Know Our Businesses **None**
- I. Communications
 - 1. Oral

This is a public meeting. If you wish to address the Council concerning any matter that is not on the agenda, you may do so now. Please come forward to the podium, stating your name for the record. Each person wishing to speak shall have two minutes to address the Mayor and Council.

Persons wishing to speak are required to comply with the City's Rules of Decorum and shall maintain appropriate civility. Comments that are impertinent, degrading, slanderous, or impugn the integrity of any member of the Council, employee of the city, or any member of the public shall not be permitted.

- 2. Written **None**
- J. Proclamations/Announcements **None**
- K. Consent Agenda

All items listed with an asterisk (*) are considered routine by the City Council and will be enacted by one motion, without discussion. Should any Council Member request that any item of the Consent Agenda be considered separately, that item will be removed from the Consent Agenda and become a part of the regular Agenda.

- Monica Lake * 1. Approval of Minutes: November 12, 2019 Study Session & Council Meeting
- Dale N. * 2. Approval of Claims & Payroll

L. Public Hearings

- Jeff Peters 1. Closed Record Public Hearing to consider the City of Selah Planning Commission’s Recommendation regarding a Class 3 Use application for the construction of a 100 ft. monopole cell tower and associated equipment shelter located at 229 E. Naches Ave. Selah, WA

M. General Business

- 1. New Business **None**
- 2. Old Business

- Jeremy Burke a. Council Meeting times

N. Resolutions

- Jeff Peters 1. Resolution approving a Class 3 Use application to Construct a New 100 ft. Cell Tower and Associated Equipment Shelter at 229 E. Naches Ave. Selah, WA (LendLease Tower III, LLC on Behalf of Michael King (Property Owner)) (CL3#2019-001 & SEPA#2019-008).
- Joe Henne 2. Resolution Accepting the Naches Avenue and North First Street Sidewalk Improvements as Complete and Accepted
- Dale Novobielski 3. Resolution Revising Rates For 2020 Water Utility Services
- Dale Novobielski 4. Resolution Revising Rates For 2020 Solid Waste Utility Services

O. Ordinances

- Andrew Potter 1. Ordinance Establishing the 2020 Salary Schedule for Management, Confidential and Unrepresented Employees
- Dale N. 2. Ordinance Adopting the Budget for the City of Selah, Washington for the Year ending December 31, 2020

P. Public Appearances **None**

Q. Reports/Announcements

- 1. Departments
- 2. Council Members
- 3. City Administrator
- 4. Boards **None**
- 5. Mayor

R. Executive Session **None**

S. Adjournment

****Next Regular Meeting: December 10, 2019**

<p>Each item on the Council Agenda is covered by an Agenda Item Sheet (AIS)</p> <p style="background-color: yellow;">A yellow AIS indicates an action item.</p> <p style="background-color: lightblue;">A blue AIS indicates an information/non-action item.</p>
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**CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY**



Council Meeting Action Item

11/26/2019 K – 1

Title: Approval of Minutes: November 12, 2019 Study Session & Council Meeting

From: Monica Lake, Executive Assistant

Action Requested: Approval

Staff Recommendation: Approval of Minutes

Board/Commission Recommendation: Not Applicable

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: See Minutes for details

Recommended Motion: Motion to approve the Consent Agenda as read.
(This item is part of the Consent Agenda)

Study Session Minutes
Selah City Council
November 12, 2019
4:00pm

Mayor Raymond opened the Study Session.

City Administrator Wayman explained that the purpose of the Study Session was to present to Council the research done for new and comprehensive insurance for the City. He said that they received three competent bids over the year, and that they had two Council Members in attendance for each presentation. He noted that Rob Roscoe from WCIA was in the audience to address any questions Council might have.

Jamie Morford, Central Washington Insurance, approached the podium and addressed Council. He explained the procedure that he as the broker did to shop for different insurance providers upon request by the City and brought Rob Roscoe up to answer questions.

Discussion included comparability to what Clear Risk offered, guarantee of renewability for joining WCIA and the lengthy membership process to apply, training options available to the City both in-house and reimbursements and their claims process.

Public Records Officer Wurtz approached the podium and addressed Council. She spoke about public records requests processing and responding quickly to them, as well as helping department with record retention and disposal, which reduces liability to the City.

The Study Session ended at 4:30pm.

City of Selah
Council Minutes
November 12, 2019

Regular Meeting
Selah Council Chambers
115 West Naches Avenue
Selah, WA 98942

- A. Call to Order Mayor Raymond called the meeting to order at 4:30pm.
- B. Roll Call
- Members Present: Kevin Wickenhagen; Jacquie Matson; Jeremy Burke; John Tierney; Roger Bell; Diane Underwood
- Members Absent: Russell Carlson
- Staff Present: Rob Case, City Attorney; Dale Novobielski, Clerk/Treasurer; Jim Lange, Deputy Fire Chief; Rick Hayes, Police Chief; Joe Henne, Public Works Director; Ty Jones, Public Works Utility Supervisor; Jeff Peters, Community Development Supervisor; Monica Lake, Executive Assistant

C. Councilmember Absence – Motion to Excuse

Council Member Tierney moved, and Council Member Burke seconded, to excuse Councilmember Carlson. By voice vote, approval was unanimous.

D. Pledge of Allegiance

Council Member Tierney led the Pledge of Allegiance.

E. Invocation

Human Resources Manager Potter gave the prayer.

F. Agenda Changes **None**

G. Public Appearances/Introductions/Presentations

1. Robert Udell, Yakima County Sheriff – Introduction and Presentation

Police Chief Hayes introduced Yakima County Sheriff Robert Udell, saying that he wanted to introduce himself to Council and explain why the communications contract had an increase.

Sheriff Robert Udell approached the podium and addressed Council. He said that he's been Sheriff for ten months, and that one of the things that makes it great is the partnerships his department has with the different agencies in this county, and that they survive by helping each other. He remarked that one service they provide for six other agencies is communications, which they've been doing for decades at

a charge below their actual costs, as it helps them as well to have all those agencies in the same communications center. He commented that their actual expenses were twenty-two dollars and fifty-on cent per call, of which they only charged sixty to seventy-five percent to the six agencies contracted with them, referring Council to a handout that outlined the different costs paid by each. He went on to say that, while he isn't looking to recover all costs, he would like to correct the varying rate costs done by previous sheriffs to have everyone at the same rate, which includes a larger increase to Selah over the course of a three-year contract to get them on equal footing with other agencies who have been paying more per call. He noted that by the end of 2022 Selah's contract would have them at a rate of seventeen dollars and twenty-nine cents per call, and that while the increases were substantial it would happen over the course of three years rather than as a forty percent increase next year for service. He noted that their pricing was still lower than SunComm and that they're proud of the service they provide.

Mayor Raymond wondered if they would get charged for five calls if all five were about the same call.

Sheriff Udell replied that they would only be charged for one call.

Public Works Director Henne asked if they were talking about 911 or dispatch.

Sheriff Udell answered that he was talking about dispatch, adding that if one calls 911 that person moves the call to the appropriate dispatch center in the county. He said that they were headed for consolidation, and that once a call goes to dispatch and is assigned a case number that's where the charge was taken. He noted that the City of Yakima has a different fee structure of approximately two to three dollars more.

Council Member Tierney opined that a forty percent increase over three years was a bitter pill to swallow, and that while he recognized the need to have some equity in pricing he felt that consolidation was the key. He added that he had been pushing for that since 1998, and that it needs to be resolved as it's running costs up for everyone.

Sheriff Udell responded that he was a huge fan of consolidation himself, and that his vision was a true regional dispatch center in the valley, although there's some resistance to the idea.

City Administrator Wayman inquired where there was resistance.

Sheriff Udell answered that it was mainly the city of Yakima, adding that Yakima County is the biggest county on the west side of the country without a regional dispatch center.

Council Member Tierney remarked that it was unfortunate that it could have easily been funded in 2001, but in this day those dollars are hard to come by. He commented that the SunComm facility was large enough to handle a complete regional center, and that it would happen sooner or later.

Council Member Wickenhagen inquired if it would be organized somewhere in Yakima.

Sheriff Udell replied in the affirmative.

Community Development Supervisor Peters asked if there was any determination of where the original numbers came from, noting that most ordinances set up with a rate structure are based on population or call volume over time.

Sheriff Udell responded that they've done an analysis of all of it, adding that Fire District services can vary but for Law Enforcement it's consistent across all.

Police Chief Hayes remarked that there's also a six-dollar charge per traffic stop if they call SunComm dispatch.

Sheriff Udell noted that his department doesn't charge for traffic stops. He remarked that they also need a new radio system in this county, a true modern digital system, and they currently have a work group talking about what they're going to need, what it would cost, and whether there's money available to offset the cost.

Council Member Tierney commented that he should get State Patrol on there too.

Sheriff Udell replied that they've already agreed to be part of it.

City Administrator Wayman asked if they would be secure communications.

Sheriff Udell answered in the affirmative. He gave an example of the need for consolidation using the active shooter call in West Valley the week prior that ended up being bogus, citing communications issues as their number one problem during the event.

Council Member Tierney wondered about using the LEARN frequency.

Sheriff Udell responded that they can't communicate with dispatch when using it, and its line of sight as well, adding that he was at a training course during the exercise and getting texts from his staff about how the radio system sucks.

Council Member Tierney stated that he had his support.

Mayor Raymond inquired as to the timeline to get it done.

Sheriff Udell replied that it could literally happen in eight months, although the radio system itself would take three to five years to get. He added that it takes a lot of money, but when every agency can be on it, it starts driving the cost down. He commented that the County's lobbyist went around the table at a recent meeting discussing needs from legislature, and when he said that was what he wanted the lobbyist said he could do that.

H. Getting To Know Our Businesses **None**

I. Communications

1. Oral

Mayor Raymond opened the meeting.

Tiffany Hein, Executive Director of the Selah Downtown Association, approached the podium and addressed Council. She expressed her thanks to those who came to their awards ceremony last week, saying that they had fifty-six people show up and it was a fantastic evening. She remarked that all of the beautification grants for 2019 were now complete, with one last facade grant still out that should be completed mid to late November. She went on to say that they already have a couple projects begun for 2020, one of which is ordering twenty-one flowerpots to place in groups of three around Selah that will match those in front of the Civic Center. She noted that they were also getting ready for Shop Small on the Saturday following Thanksgiving, with numerous businesses and American Express ready to participate.

Council Member Bell moved to give Ms. Hein an additional minute of time.

Ms. Hein commented that December 6 would be their lighted parade, and she has been working with Recreation Manager Morales and the Lions Club on staging for the event.

Mayor Raymond remarked that the awards ceremony was the most fun she'd had at one of those events.

Seeing no one else rise to speak, Mayor Raymond closed the meeting.

- 2. Written
 - a. October 2019 Code Enforcement Report
 - b. October 2019 Permits Report

J. Proclamations/Announcements **None**

K. Consent Agenda

Council Member Tierney moved, and Council Member Bell seconded, to added Resolutions N – 5 and N – 6 to the Consent Agenda. By voice vote, approval was unanimous.

Executive Assistant Lake read the Consent Agenda.

All items listed with an asterisk (*) were considered as part of the Consent Agenda.

- * 1. Approval of Minutes: October 22, 2019 Council Meeting
- * 2. Approval of Claims and Payroll:

Payroll Checks Nos. 83155 – 83173	for a total of \$291,049.10
Claim Checks Nos. 73892 – 73912	for a total of \$ 285.69
Claim Checks Nos. 73891; 73913 – 74014	for a total of \$288,901.09

- * 3. Resolution N – 2: Resolution Authorizing City Staff to Apply for a Washington State Department of Ecology Shoreline Master Plan Periodic Review Grant, Consultant Selection, and Authorization for the Mayor to Sign the necessary Grant Materials and Consultant Contract to Complete the City’s Required Shoreline Master Program Review
- * 4. Resolution N – 3: Resolution Accepting the North First Street Resurfacing Project (FY2020 Overlay Project) TIB project number 3-E-182(004)-1 as Complete
- * 5. Resolution N – 5: Resolution Authorizing the Mayor to Sign an Operating Grant Agreement with the Washington State Department of Transportation for \$19,842.00 in Grant Funds for the City’s Dial-a-Ride Service
- * 6. Resolution N – 6: Resolution authorizing the Mayor to sign a Law Enforcement Assistance Agreement relating to Communications between the City of Selah and Yakima County for Calendar Years 2020 through 2022

Council Member Burke moved, and Council Member Wickenhagen seconded, approval of the amended Consent Agenda as read. By voice vote, approval was unanimous.

L. Public Hearings

- 1. Public Hearing to discuss the proposed 2020 budget for the City of Selah

Clerk/Treasurer Novobielski addressed L – 1. He said that Council held budget meetings with department heads the previous week to discuss their budget requests for next year, which resulted in a balanced budget for 2020. He reviewed the revenues and expenditures, including utility rate increases, noting the fifteen percent utility tax for the Marudo property debt was expected to sunset next November.

City Administrator Wayman remarked that they were really thrilled with council participation this year from staff’s point of view.

Mayor Raymond thought it was the best attendance they have had.

Council Member Burke commented that he appreciated the time to ask all those questions.

Clerk/Treasurer Novobielski observed that he’s been with the City twenty-two years now, and he had to admit there were some very good questions brought to department heads this year.

Council Member Wickenhagen agreed that it was a great way to learn some of the city operations, and that staff was great at answering questions.

Council Member Burke inquired if they would receive an amended copy with insurance changes.

City Administrator Wayman responded that they would get an update after the new insurance amounts, noting that every time they come up with a budget amendment or request that changes the bottom line.

Clerk/Treasurer Novobielski stated that they would be asked at the next council meeting to take action to adopt the 2020 budget, and prior to that he would provide new summary page and whatever other pages have changes, along with a summary highlight of changes from the original preliminary budget.

Council Member Burke commented that his request was to have a summary of those changes.

Mayor Raymond opened the Public Hearing. Seeing no one come forward, she then closed the Public Hearing.

M. General Business

1. New Business

Council Member Burke made a motion under new business to change the 4pm Council Meeting time to 5:30pm, with a second motion to table his first motion until the next meeting if seconded and approved to place for the next meeting.

Council Member Underwood seconded the motion.

Council Member Burke explained that his intent was to put the item under old business for the next Council Meeting, to allow Council Member Carlson to also be in attendance for the discussion.

City Administrator Wayman requested that he restate the motion.

Council Member Burke responded that his motion was to the change time for the first meeting of each month from 4pm to 5:30pm, and to table a vote on his motion to the next meeting to allow for the absent Council Member to have a voice in the discussion.

City Administrator Wayman asked who the motion was seconded by.

Council Member Underwood answered that she had seconded the motion.

Mayor Raymond stated the motion and second then put it to a voice vote.

Motion passed with five yes votes and one no vote.

Council Member Burke commented that he just didn't want to make the motion again.

2. Old Business **None**

N. Resolutions

1. Resolution Authorizing the Mayor to Sign an Interlocal Agreement with the Washington Cities Insurance Authority for Comprehensive Insurance Services

City Administrator Wayman addressed N – 1. He said that they went through a lot of this during the study session, although what wasn't mentioned was Mr. Morford's participation and taking the lead on this, expressing his thanks to Mr. Morford for his hard work. He remarked that this would impact the budget in the amount of approximately three hundred fifty thousand, which was thirty-five thousand better than Clear Risk was able to offer, and that in his opinion joining with a group of low risk public entities was a good opportunity to maintain excellent coverage and keep their rates low.

Council Member Bell asked if the three hundred twenty-eight thousand, one hundred twenty-five dollars was for a calendar year of January 1 through December 31.

Rob Roscoe, WCIA, approached the podium and addressed Council. He said that the first month would be prorated as it would begin December 1, which would be a separate one month charge aside from the annual amount.

Council Member Bell asked for confirmation that the one-twelfth charge would impact the current year's budget.

City Administrator Wayman replied that it would to a small degree.

Clerk/Treasurer Novobielski noted that in 2018 the City paid four hundred thirty-four thousand dollars, which was built into the 2019 budget, and there would be savings for 2019 in addition to next year.

Council Member Bell responded that was what he wanted to hear.

Council Member Bell moved, and Council Member Burke seconded, to Approve the Resolution Authorizing the Mayor to Sign an Interlocal Agreement with the Washington Cities Insurance Authority for Comprehensive Insurance Services. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Bell – yes; Council Member Underwood – yes. By voice vote, approval was unanimous.

- * 2. Resolution Authorizing City Staff to Apply for a Washington State Department of Ecology Shoreline Master Plan Periodic Review Grant, Consultant Selection, and Authorization for the Mayor to Sign the necessary Grant Materials and Consultant Contract to Complete the City's Required Shoreline Master Program Review
- * 3. Resolution Accepting the North First Street Resurfacing Project (FY2020 Overlay Project) TIB project number 3-E-182(004)-1 as Complete
4. Resolution Authorizing the Mayor to Sign a Contract between the City of Selah and HLA Engineering and Land Surveying, Inc. to Provide Municipal Engineering Services for 2020 to 2022

Public Works Director Henne addressed N – 4. He said that they put out a request for statement of qualifications for municipal engineering services for 2020-2022 several months ago, received statements from eight firms, and put together packages for eight individuals, two Council Members and six staff, to evaluate qualifications based on criteria and scoring of form. He went on to say that after putting the scores into a spreadsheet HLA came out on top, and he contacted some cities to check their references, determining that almost every city in the valley utilizes this firm and are quite happy with their services. He felt that their qualification statement was the best, covering all the different disciplines, and since he was presenting a contract and asking Council to approve a resolution authorizing the Mayor to enter into a contract with HLA for engineering services.

Council Member Wickenhagen remarked that he was one of the reviewers, and that one thing that HLA did that that stood above the others was to go out and help find grants and loans.

City Administrator Wayman commented that he was also on the committee, and one thing that struck me was the fact that many engineers that work for HLA live in or close to Selah, so they know the vagaries of their particular situation and it equips them in a way any out of town firm couldn't manage.

Public Works Director Henne stated that they contacted TIB to ask additional monies for about crack and seal along with the grind and overlay project and got the City awarded roughly ten thousand in additional monies for the project.

Council Member Burke noted that all but two firms were outside the area and wondered what the definition of outside the area happened to be.

Public Works Director Henne replied that they had firms from Wenatchee and Ellensburg apply, and that the range for within the area was forty miles.

City Administrator Wayman commented that the Ellensburg firm was actually a satellite office from a Seattle firm.

Public Works Director Henne remarked that another local one is one of four or five offices that all draw upon each other, and that the biggest thing with HLA is that if he makes a phone call they'll be out that day or the next, with no travel time or hotel fees.

Council Member Underwood asked if he had a have list of the firms that applied.

Public Works Director Henne responded that he didn't have it with him but could provide it.

Council Member Wickenhagen said that he brought the list.

Council Member Burke inquired if HLA was Public Works Director Henne's recommendation.

Public Works Director Henne answered in the affirmative.

City Administrator Wayman asked if it was a unanimous recommendation.

Public Works Director Henne replied that one panel member gave HLA place by one point.

Council Member Burke wondered if it had been the other council member.

Public Works Director Henne responded in the negative.

Community Development Director Peters commented that he was also a panel member, and that while there were others who came in close, he felt HLA knowing Selah was an advantage.

Council Member Matson moved to Approve the Resolution Authorizing the Mayor to Sign a Contract between the City of Selah and HLA Engineering and Land Surveying, Inc. to Provide Municipal Engineering Services for 2020 to 2022.

Council Member Bell remarked that he also reviewed them, and the one thing that concerned him was that many others would have had to hire other entities consistently because some services were way beyond their expertise level to provide.

Public Works Director Henne noted that one was primarily an architectural and building firm, another had no design at all.

Council Member Tierney expressed concern about the verbiage that stated for 2020 to 2022, saying that he believed it should read 2020 through 2022.

Public Works Director Henne responded that they had it reviewed.

City Attorney Case didn't think it problematic to change that word, as that it might provide more clarity.

City Administrator Wayman agreed that it could be done.

Council Member Tierney moved to amend the verbiage.

Council Member Burke moved, and Council Member Matson seconded, to approve the Resolution Authorizing the Mayor to Sign a Contract between the City of Selah and HLA Engineering and Land Surveying, Inc. to Provide Municipal Engineering Services for 2020 to 2022, with a verbiage change to the Resolution to say 2020 through 2022 instead of 2020 to 2022. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Bell – yes; Council Member Underwood – yes. By voice vote, approval was unanimous.

Council took a three-minute recess.

- * 5. Resolution Authorizing the Mayor to Sign an Operating Grant Agreement with the Washington State Department of Transportation for \$19,842.00 in Grant Funds for the City's Dial-a-Ride Service

- * 6. Resolution authorizing the Mayor to sign a Law Enforcement Assistance Agreement relating to Communications between the City of Selah and Yakima County for Calendar Years 2020 through 2022

O. Ordinances

- 1. Ordinance to Establish the Amount of Taxes to be Levied Upon Real & Personal Property in the City of Selah, Yakima County, Washington, and Fixing the Tax Levy for the Year 2020

Clerk/Treasurer Novobielski addressed O – 1. He said that this Ordinance would establish the property tax levy for 2020, including the voter approved levy lid lift of thirty-five cents for the Fire Department. He noted that the County Assessor provided him with assessed valuations and the new levy amount of two dollars and sixty-two cents, which includes an additional two hundred eighty-one thousand from the thirty-five-cent levy lid lift.

Council Member Burke pointed out that the levy that passed was up to thirty-five cents.

Clerk/Treasurer Novobielski replied that the ballot measure drafted by Bob Noe was for two dollars and twenty-six cents plus the additional thirty-five cents, not to exceed two dollars and sixty-two cents.

Council Member Bell questioned the amount being approved at thirty-five cents, saying that his understanding was that the County portion wasn't based on valuations.

Clerk/Treasurer Novobielski responded that it has to be based on valuation, that's how taxes work. He went on to say that he had numerous email interactions with Jake, the assistant to Assessor Dave Cook, and they've applied the thirty-five cents to the assessed property values.

Council Member Bell said that he was basing his remarks off of a conversation with the Fire Commissioners where they were saying it was a straight thirty-five cents, and that he didn't want a different tax level between the City and the District.

Deputy Fire Chief Lange replied that it is based on assessed valuation, and if a Fire Commissioner said otherwise they misstated.

Clerk/Treasurer Novobielski noted that Fire Chief Hanna was involved in making sure the joint agreement percentages were complied with.

Council Member Burke observed that, because assessed values went up slightly, the City would be bringing in a little more than expected, but the Fire District did same thing and both have decided to maintain the higher levy.

Deputy Fire Chief Lange responded that the levy was for thirty-five cents, and it was voted on by taxpayers to pay up to two dollars and sixty-two cents per thousand in the City.

Council Member Matson commented that assessed values can fluctuate either way.

Clerk/Treasurer Novobielski remarked that when it was presented the projected amount needed was thirty-five cents per thousand more, and that if valuations had been lower the amount collected would have also been lower.

Council Member Burke wondered whether they had used language saying 'up to thirty-five cents' rather than 'thirty-five cents'.

Clerk/Treasurer Novobielski answered that the ballot said to, not up to.

City Administrator Wayman inquired what difference it would have made if it had said up to.

Council Member Burke responded that he would have suggested setting a dollar amount to meet each year and adjusting accordingly on an annual basis.

Council Member Wickenhagen pointed out that in that case they would have asked for a specific amount rather than a rate.

Council Member Burke replied that he was just trying to clarify it for his own understanding.

Deputy Fire Chief Lange noted that they were directed that in the ballot description they had to give the voters the total number for the City; there was no option to say up to.

Council Member Wickenhagen moved, and Council Member Bell seconded, to approve the Ordinance to Establish the Amount of Taxes to be Levied Upon Real & Personal Property in the City of Selah, Yakima County, Washington, and Fixing the Tax Levy for the Year 2020. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Bell – yes; Council Member Underwood – yes. By voice vote, approval was unanimous.

P. Public Appearances **None**

Q. Reports/Announcements

1. Departments

Police Chief Hayes thanked Council for approving the contract for communications. He said that they were planning for the Citizens Academy, which would be on Mondays from 6 to 8pm from February 3 through April 20. He noted that they caught the armed robber from 7-11, and that he believes the man turned himself in.

Council Member Bell remarked that he went through the citizen's academy twice and highly recommend anyone on council take it, will really open eyes on what happens and why.

Deputy Fire Chief Lange thanked Council for their approval. He said that they currently have fourteen new recruit volunteers, and would be doing physical and background checks next week. He noted that Fire Chief Hana is part of the communications group Sheriff Udell was talking about.

Council Member Tierney asked for clarification on the discussion regarding ambulances.

Deputy Fire Chief Lange responded that he had many concerns he would love to talk about off the record, adding that one of their biggest problems is getting services to people in need when they are needed, another being the two companies competing for calls. He noted that the City of Yakima also has an agreement to have a certain number of ambulances in their city at all times.

Council Member Tierney asked if there was anything Council could do to enhance ambulance service to the City of Selah.

Deputy Fire Chief Lange answered in the negative, adding that there would be a committee meeting next Tuesday.

Council Member Burke wondered where the exclusive operating contract they had voted on was at.

Deputy Fire Chief Lange replied that the committee would be discussing it at next Tuesday's meeting, which Fire Chief Hanna is also a member of, and that he believes they are close to a review and to bid with it, which would greatly increase emergency services to have that in this area.

Council Member Tierney wondered if the meeting was open to the public.

Deputy Fire Chief Lange answered that he believes it's just Fire Chiefs and others who use the services putting the packet together, not a public meeting.

Community Development Supervisor Peters thanked Council for approval on the grant and gave a brief summary of items the Planning Department was working on, such as the Graf Development on Crusher Canyon and the John Campbell School project.

Council Member Tierney asked where the Crusher Canyon property was located.

Community Development Supervisor Peters responded that it's below the cliff by Enterprise. He added that he and City Attorney Cases were working on fee ordinance changes, and that Stone Church was working hard to get their facility open.

City Administrator Wayman remarked that they wouldn't issue a certificate of occupancy until the Stone Church folks have met all conditions, as they want to make sure everything is done properly with regard to inspections, and that he doesn't see the facility opening on Sunday.

Community Development Supervisor Peters commented that the eye clinic folks aren't ready either but anticipate moving into the facility in December and opening after the beginning of the year. He finished by saying that a lot of residential development was still happening, and that all the building inspectors have been out and about.

Public Works Director Henne remarked that they get weekly updates from the school district's contractor that don't seem to be met as far as road improvements go, such as the cement contractor slated to start on the sidewalk last Thursday but still in Walla Walla on another project.

Council Member Matson remarked that Third Street seemed narrower than would allow for cars parked along the side of the road.

Public Works Director Henne replied that he needed to work on an ordinance to prohibit parking along that road. He gave an update on the East Goodlander Road project, including an issue with regard to an easement from the school district for Pacific Power, noting that at some point in the future they'd have to shut down for the season but were working hard until then.

Mayor Raymond asked if the Larsons had finished their project.

Public Works Director Henne answered that he talked with them on Friday and they only had the fencing left to do.

Council Member Tierney wondered about the impact of the thirty-dollar license tab on TIB funding.

Public Works Director Henne responded that TIB has said they shouldn't be impacted for 2020, as they already have projects that were identified and approved by the legislature to award.

Council Member Bell wondered if the light poles on Goodlander by River Canyon Espresso were part of their remodel.

Public Works Director Henne replied that those are primary poles they put cross arms and mounting hardware on.

Clerk/Treasurer Novobielski gave a sales tax update, saying that they are currently forty-five thousand over budget, which would go into the General Fund.

Council Member Wickenhagen wondered about a payment for old litigation in the warrant register.

City Attorney Case replied that it was for the appeal on the Owens land use litigation.

Clerk/Treasurer Novobielski added that it was paid to City Attorney case for services beyond the normal contract.

Council Member Tierney asked if they had paid YVVCB for membership yet.

Clerk/Treasurer Novobielski answered in the affirmative, adding the they requested that the City consider a two to three year contract.

Human Resources Manager Potter spoke briefly about the salary ordinance he would be bringing to the next meeting to cover the salaries of employees for transparency, adding that there would be a narrative explanation of what those salaries broken into percentages are.

City Attorney Case said that he was moving forward on drafting and working with department heads. He added that the responsive brief on Owens was due December 2, and he was working on getting up to speed on the record.

2. Council Members

Council Member Wickenhagen thanked his fellow council members for excusing him from the last meeting, saying that he was at a four-day conference that had an excellent presentation on the cyber-attack on City of Sammamish, and the difficulties in recovering from such an attack. He spoke highly about the budget meetings from the previous week, which had a lot of good information including staff telling us how things work and the reason why things work as they do. He commended staff for their work on the budget and presentations. He said that he attended the SDA award ceremony and enjoyed it very much.

Council Member Matson remarked that she also learned a lot from attending the Citizens Academy, and that the SDA event was a great event. She said that the Volunteer Park committee had a small meeting and made some progress, expressing appreciation for Recreation Manager Morales' time and effort with that. She felt that the answers to questions asked at the budget meetings were very informative.

Council Member Burke mirrored previous comment regarding the budget meetings. He thanked everyone who helped on that, saying that City staff took seriously what they were asking with each line item. He encouraged the others to go walk the tennis courts, as that was mentioned in the meetings.

City Administrator Wayman noted that the school district athletic director was receptive to taking on half of the expense on that.

Council Member Burke recommended that they put out a contract of bids for a contract grant writer to look for grants and apply for them for the City to relieve that burden on departments, as he sees that as a place for improvement. He appreciated the Mayor entertaining his procedural mess, as he didn't wish to vote without Council Member Carlson giving his opinion.

Council Member Tierney remarked that the City needs to select someone from the community, who's a strong supporter of the City of Selah, to be a voting member on the YVVCB board, which cannot be filled by a member of council.

Council Member Bell said that he attended an AWC webinar on building teams and managing conflict for councils, which indicated that conflict isn't all bad, and sometimes is what strengthens them as a group. He commented that SPRSA was moving forward with establishing things as far as insulation and winterization, and that the final inspection would be Thursday of this week.

Council Member Underwood said that they talked about the kindergarten being five weeks behind at the last School District board meeting. She urged her fellow council members to attend the parliamentary procedures training they were emailed about.

3. City Administrator

City Administrator Wayman had no report.

4. Boards

a. Planning Commission Minutes from August 6, 2019

5. Mayor

Mayor Raymond wondered who replaced Norma Smith on the SPRSA Board.

Council Member Bell said he hadn't heard she was leaving, but here was a meeting next Monday night.

P. Executive Session **None**

Q. Adjournment

Council Member Wickenhagen moved, and Council Member Matson seconded, that the meeting be adjourned. Motion passed with five yes votes and one no vote.

The meeting adjourned at 6:04pm.

Sherry Raymond, Mayor

John Tierney, Council Member

Roger Bell, Council Member

EXCUSED
Russell Carlson, Council Member

Diane Underwood, Council Member

Jacquie Matson, Council Member

Kevin Wickenhagen, Council Member

Jeremy Burke, Council Member

ATTEST:

Dale E. Novobielski, Clerk/Treasurer



**CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY**



Council Meeting Action Item

11/26/2019

K – 2

Title: Claims & Payroll

From: Monica Lake, Executive Assistant

Action Requested: Approval

Staff Recommendation:

Approval of Claims & Payroll as listed on Check Registers.

Board/Commission Recommendation: Not Applicable

Fiscal Impact: See Check Registers

Funding Source: See Check Registers

Background / Findings & Facts: See Check Registers

Recommended Motion: Motion to Approve the Consent Agenda as read.
(This item is part of the Consent Agenda)



**CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY**



Council Meeting Action Item

11/26/2019 L – 1

Title: Closed Record Public Hearing to consider the City of Selah Planning Commission's Recommendation regarding a Class 3 Use application for the construction of a 100 ft. monopole cell tower and associated equipment shelter located at 229 E. Naches Ave. Selah, WA

From: Jeff Peters, Community Development Supervisor

Action Requested: Public Hearing - Closed Record

Staff Recommendation: In accordance with SMC 21.09.040, planning staff recommends that the City Council hold the required public hearing, take public testimony, affirm, reject, modify, or remand the Commission's recommendation, and adopt the Commission's findings as its own by way of the below recommended motion.

Board/Commission Recommendation: Approval

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: The Planning Commission concluded its open record public hearing on October 15, 2019, recommending approval of the Class (3) Use for the construction of the cell tower and associated equipment shelter subject to conditions, and finding that the new facility is in the public's interest and is compatible with surrounding land uses.



**CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY**



Recommended Motion: I move that the City of Selah Council accept the Planning Commission's recommendation of approval for the Class 3 Use Development Application for the construction of a new cell tower and associated equipment shelter at 229 E. Naches Ave., Selah WA, and separately consider the accompanying resolution.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:

10/15/2019

Action Taken:

Planning Commission Open Record Public Hearing & Recommendation

CL3-2019-001 & SEPA-2019-008

List of Exhibits

<u>Item</u>	<u>Exhibit</u>
Planning Commission Findings of Fact, Conclusions, and Recommendation	1a
Staff Report	1b
Applications:	
Application for State Environmental Policy Act	2a
Application for Class 3 Review	2b
Notices:	
Notice of Application, Completeness and Public Hearing	3a
Notice to Yakima Herald Republic, September 4, 2019	3b
Affidavit of Mailing, September 3, 2019	3c
Comment from Washington State Department of Transportation	3d
Determination of Nonsignificance	3e

RECOMMENDED CLASS 3 USE PERMIT FINDINGS AND CONCLUSIONS

**File Nos. CL3- 2019-001 & SEPA- 2019-008
October 15, 2019**

This matter having come on for public hearing before the Selah Planning Commission on October 15, 2019, for the purpose of consideration of an application for Class 3 Use and Environmental Checklist Review applications from LendLease Tower III, LLC on behalf of Michael King (property owner) to construct a 100 ft. monopole cell tower and associated equipment shelter.

Members of the Commission present at the public hearing were

Smith, Tornelam, Cordell,
Hennessey, Huter

Legal notification pursuant to Selah Municipal Code was given on September 4, 2019. All persons were given the opportunity to speak for against the proposed Class 3 Use.

1. The Commission adopts the staff findings and report as to the existing use, zoning and future land use designation of the subject and adjacent properties.
2. The proposed use, with conditions, is compatible with the use, zoning and future land use designation from the Comprehensive Plan.
3. No comments were received on the proposal.
4. Based on the findings in the October 15, 2019 staff report, the Planning Commission finds that the development is consistent with the Comprehensive Plan and the requirements of the municipal code.
5. The Commission finds that the proposed cell tower specifically meets all provisions of SMC 10.28.040 (h) Communication Towers, but that the tower should be conditioned to require camouflage. Thus, the cell tower pole and mast must be painted in earth tones to match the color of the surrounding hills.
6. The Commission finds that the present and future needs of the community will be adequately served and the community as a whole will benefit rather than being injured by the proposal.
7. Environmental Review has been completed, a Determination of Nonsignificance was issued on September 20, 2019, and the Commission is satisfied that the



Environmental Review was completed in compliance with Selah Municipal Code Chapter 11.40.

8. The Commission finds the no additional significant factors concerning the proposal.
9. The Commission determines that findings 1, 2, 3, 5, 6, & 7 to be the controlling factors in its deliberations on the Class 3 Use Permit.

DECISION

The Commission, based on these findings, conclusions and controlling factors finds that the Class 3 Use should be approved with the following conditions:

1. A dust control plan shall be prepared and implemented during construction as required by the Yakima Regional Clean Air Agency.
2. The proponent is required to pave and stripe one 10X20 parking stall.
3. Prior to issuance of a building permit, plan review, permits, and inspections are required pursuant to the 2015 International Building Code.
4. The applicant shall relocate the vault entirely upon private property outside of the public right-of-way. Any fiber line to be installed within the public right-of-way will require plans to be submitted, reviewed, and approved by the City of Selah Public Works Director, as well as approval of a Right-Of-Way Use Permit application.
5. In accordance with SMC 9.23.030 and the Eastern Washington Stormwater Management Manual, the applicant shall submit stormwater plans for review and approval to the City of Selah Public Works Director prior to building permit issuance.
6. The project shall be completed within one year of the final decision. An extension may be requested as authorized by the zoning ordinance, but must be in writing and made prior to the completion date.

Motion to Approve/Deny by: Torkelson Second by Gardall Vote 5-0

CITY OF SELAH PLANNING COMMISSION

STAFF REPORT

October 15, 2019

FILE NOS.: CL3-2019-001 & SEPA-2019-008

PROPOSAL: Class 3 Use and Environmental Checklist Review applications from LendLease Tower III, LLC on behalf of Michael King (property owner) to construct a 100 ft. monopole cell tower and associated equipment shelter.

PROPONENT: LendLease Tower III, LLC

PROPERTY OWNER: Michael King

LOCATION: 229 East Naches Ave. Selah, WA 98942

TAX PARCEL NUMBERS: 181436-32057

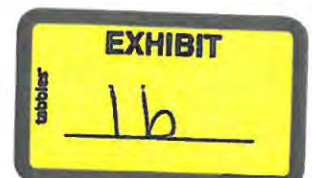
EXISTING USE AND ZONING OF SUBJECT PROPERTIES: A ministorage complex currently occupies the subject property. The existing use is considered a Class (1) Use in the General Business zoning district in accordance with SMC Table 10.28A-1.

APPLICATION AUTHORITY AND JURISDICTION: In accordance with Selah Municipal Code, Appendix A to Ch. 10.02 through 10.48, Class 3 Uses are those uses, which are generally considered incompatible with their neighbors because of their size, emissions, traffic generation, or for other reasons. However, these uses may be compatible with other uses in the zoning district if they are properly sited and designated. Additionally, the City of Selah Planning Commission is authorized to make a recommendation for approval to the legislative authority when it determines after a public hearing that difficulties related to compatibility, public services and the objectives of the Selah Urban Growth Area Comprehensive Plan have been adequately resolved.

SURROUNDING LAND USES & ZONING:

Adjacent properties have the following characteristics:

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	Industrial (M-1)	Industrial
South	General Business (B-2)	Industrial
West	General Business (B-2)	Single Family Home
East	General Business (B-2)	Vacant



ENVIRONMENTAL REVIEW: A Determination of Nonsignificance (DNS) (SEPA-2019-008) was issued on September 20, 2019. The Optional Method of WAC 197-11-355 was used meaning that comments on the SEPA environmental checklist were requested through the Notice of Application and the DNS was issued without a further comment period. The appeal for this environmental review lapsed on September 25, 2019, with no appeals filed.

CLASS 3 REVIEW REQUIREMENTS: A Class 3 use is generally not appropriate throughout the zoning district but may be permitted at a particular location where it can be conditioned in such a way to ensure compatibility and compliance with the provisions of the zoning district and the goals, objectives and policies of the comprehensive plan. If a Class 3 application cannot be adequately conditioned it shall be denied (SMC 10.06.020(3)). The Planning Commission may condition the use to ensure compatibility and compliance with the provisions of the zoning district and the goals, objectives and policies of the comprehensive plan using the authority to impose conditions under SMC 10.06.060(a) and is required to impose a time limit in which the action must be commenced, completed or both (SMC 10.06.060(c)).

Zoning District: The purpose of the B-2 zone is to provide for the day-to-day convenience shopping and service needs of persons residing in nearby residential areas. It is intended that all business establishments shall be, wholesale or service establishments and where all goods produced on the premises area sold at retail. The B-2 zoning district is located where urban governmental services are either available or can be extended by the proponent to facilitate the project at no public costs. Urban development standards shall be required for B-2 developments meeting the city's minimum urban standards.

The proposed development is for the construction of a 100 ft. cell tower in a commercially/industrially developed area, which is considered a Class (3) permitted use in the B-2 zone, and Class 2 permitted use in the M-1 zoning district. As the proposed cell tower site is located within an existing commercial/industrial area, the new facility will neither facilitate nor hinder future urban development in the area, and will not negatively affect any surrounding residential neighborhood.

Comprehensive Plan: The City of Selah's Comprehensive Plan Future Land Use Map designation of the site is Commercial. This Commercial Future Land Use category identifies that it is established to recognizing existing commercial uses, provide for their expansion such as the commercial area at the I-82/Yakima Training Center Interchange.

The following Comprehensive Plan goals, objectives and policies are or may be relevant to this proposal:

Objective: 2.2.1 – Encourage economic growth while maintaining quality development and controlling the costs of public improvements in Selah's UGA.

Policy 2: - Encourage development to areas where infrastructure (water, sewer, stormwater, and streets) is either present, can easily be extended, or is planned to be extended.

DEVELOPMENT STANDARDS:

Communication Towers SMC 10.28.040 (h):

- 1. Visual Impact SMC 10.28.040 (h) (1):** The facility shall use state-of-the-art technology to reduce visual impact.

Findings: As stated in the applicant's application, the proposed 100 ft. monopole is considered state of the art technology for large cell towers greater than 55 ft. in height. The proposed tower will reduce the facilities visual impacts to the surrounding neighborhood with its slim profile and screened ground facilities. Although the application does not disclose how the pole and antenna mast will be painted/camouflaged as a condition of approval, the pole and mast shall be painted in earth tones to match the color of the surrounding hills.

- 2. Camouflage SMC 10.28.040 (h) (2):** At a minimum the facility shall be camouflaged to industry standards;

Findings: The applicant states, "The proposed facility will be camouflaged to industry standards by using a monopole as the antenna support structure and the base of the monopole and the initial ground based equipment will also be screened to the south and to the west by all of the existing storage buildings. The proposed antenna array can also be painted to match the color of the monopole if warranted."

As a condition of approval, the City of Selah will require the pole and mast to be painted in earth tones to match the color of the surrounding hills.

- 3. Co-location SMC 10.28.040 (h) (3):** Preferential consideration will be given to facilities, which co-locate on existing towers, buildings, and structures without an increase in the tower, building, or structure height.

Findings: The applicant's Radio Frequency Engineer has provided sufficient information within the application to prove that co-location is not a viable option for AT&T's gap in coverage, and that the new monopole is the most effective way to fill that gap. Additionally, there is more than sufficient space on the proposed tower to accommodate additional service providers.

- 4. Height Limitation SMC 10.28.040 (h) (4):** Communication towers exceeding the zoning district height limitations established in Section 10.08.050 shall require a variance approval.

Findings: The proposed cell tower does not exceed the unlimited height standard of the B-2 zoning district.

- 5. Setbacks SMC 10.28.040 (h) (5):** Communication towers shall meet the principal structure setback standards established in Section 10.08.090, Table 8-3. Communication equipment

buildings shall meet the accessory setback standards established in Section 10.08.090, Table 8-4.

Tower/Monopole:

- a. Front-Yard Setback: 15 ft. from property line.
- b. Side-Yard Setback from Street: 15 ft. from property line.
- c. Side-Yard Setback from Property Line: 0 ft. from property line.
- d. Rear-Yard Setback: 0 ft. from property line.

Equipment Building:

- a. Front-Yard Setback: 15 ft. from property line.
- b. Side-Yard Setback from Street: 15 ft. from property line.
- c. Side-Yard Setback from Property Line: 0 ft. from property line.
- d. Rear-Yard Setback: 0 ft. from property line.

Findings: All existing structures comply with the setback requirements of SMC 10.08.090 Table 8-3 and 8-4.

6. **Lot Coverage SMC 10.08.040:** Lot coverage for the B-2 zoning district is 100%.

Findings: In accordance with the above standard, the applicant has identified that the proposed development will meet the lot coverage standard, as 100% lot coverage is not proposed.

7. **Building Height: SMC 10.08.050:** Building height for the B-2 zoning district is unlimited in accordance with Table 8-2.

Findings: In accordance with the above standard, the applicant has identified in their application that the tallest structure proposed is the monopole, which will be 100 ft. in height complying with the unlimited height standards of SMC 10.08.050.

8. **Lighting:** SMC 10.08.150 and 10.34.090 specifies that any lighting be indirect, hooded and arranged to reflect away from adjoining properties and streets.

Findings: No lighting is proposed with this facility.

- a. **Screening of Refuse Dumpsters:** SMC 10.08.170 specifies, "All dumpsters shall be screened from any public right-of-way accordingly..."

Findings: No dumpster is proposed or needed for a facility of this type.

9. **Off-Street parking SMC 10.34:**

- a. **Number of Required Parking Spaces:** SMC 10.34.020, Table 34-1 provides for the number of parking spaces required for various land uses. The standard for Utility Services is one parking stall for each 800 sq. ft. of Gross Floor Area. As the equipment building is 46.24 sq. ft. in size, one paved parking stall is required.

Findings: As no parking has been provided for this facility, the proponent will be required to pave and stripe one 10X20 parking stall.

- b. **Required Parking Lot Construction Standards:** SMC 10.34.020 and 10.34.030 requires that the parking that is to be provided must meet the required standards when a new structure is constructed, or when the use of an existing structure is changed (SMC 10.34.020). SMC 10.34.030(a) states that it is a "continuing obligation of the owner of the property" to provide required off-street parking and loading facilities. Improvement and maintenance standards must be met for the improvement of a public or private parking area with a capacity of two or more vehicles (SMC 10.34.070).

Finding: The proposed change in use will require the addition of one new parking stall.

- c. **Improvement and Maintenance of Parking Areas:** New off-street parking areas must be paved with two-inch asphalt surfacing on aggregate base or equivalent surfacing acceptable to the City to eliminate dust or mud. Driveways must also be paved to these standards for at least 25 feet from the street or curb and to a minimum width of 20 feet at the curb. Parking areas shall be graded and drained to a plan acceptable to the City and so that no water drains across sidewalks (SMC 10.34.070(1)).

Findings: Conformance of this standard will be measured and met by submittal of a revised site plan showing the required parking stall and required markings.

- d. **Landscaping:** SMC 10.34.080 requires a minimum of four percent of the total parking lot to be landscaped with a combination of trees, shrubs and groundcover and one tree for every 15 single-row parking spaces or 30 double-row parking spaces.

Findings: This standard is met by the existing ministorage.

- e. **Location of Parking Spaces:** SMC 10.34.060(3) requires off-street parking for non-residential land uses to be located no more than 300 feet from the structure or use served.

Findings: Conformance of this standard will be measured and met by submittal of a revised site plan showing the required parking stall and required markings.

10. Public Streets:

- a. The subject property fronts on the public street of Naches Ave. designated as a Local Access street, and a 20 ft. alley located behind the subject property.
- b. Public right-of-way for Naches Ave. is approximately 50 ft. in width and has curb, gutter, and sidewalk on the south side of the street.

- 11. **Public Water and Sewer:** In accordance with SMC Title 9, all new or redevelopment shall be served with public water and sewer.

Findings: The subject development site is presently served by both public sewer and water.

12. Stormwater: SMC 9.23.030 provides that "all developments and redevelopments shall make provisions for the control of pollutants in, and the collection, retention and disposal of storm and other water runoff. The method of storm drainage handling will be dependent on the location of the development or redevelopment, but in all cases shall at a minimum comply with the latest edition of the Stormwater Management Manual for Eastern Washington."

Findings: *The applicant has indicated that storm water run-off will be retained on-site using swales, infiltration basins, or a combination of both. In accordance with SMC 9.23.030 and the Eastern Washington Stormwater Management Manual, the applicant will be required to submit stormwater plans for review and approval to the City of Selah Public Works Director prior to building permit issuance.*

13. Other Issues: Besides the development standards described above in this report, the proposed use may have other effects that should be addressed or mitigated using the authority of the Planning Commission to condition Class 3 uses.

Findings: *The subject development plan proposes a fiber optic line and vault structure to be constructed in the public alley right-of-way. The City of Selah has a public sewer line located within this ally, therefore the applicant will be required to locate the vault structure upon private property, submit plans for the fiber line which are required to be reviewed and approved by the City of Selah Public Works Department, and submit a right-of-way use agreement application and franchise agreement.*

PUBLIC COMMENTS: No comment letters received.

RECOMMENDATION: Approval subject to the following conditions.

1. A dust control plan shall be prepared and implemented during construction as required by the Yakima Regional Clean Air Agency.
2. The proponent is required to pave and stripe one 10X20 parking stall.
3. Prior to issuance of a building permit, plan review, permits, and inspections are required pursuant to the 2015 International Building Code.
4. Prior to construction, the applicant shall submit civil engineering plans for review and approval to the City of Selah Public Works Director for installation of the fiber line and vault.
5. In accordance with SMC 9.23.030 and the Eastern Washington Stormwater Management Manual, the applicant shall submit stormwater plans for review and approval to the City of Selah Public Works Director prior to building permit issuance.

6. The project shall be completed within one year of the final decision. An extension may be requested as authorized by the zoning ordinance, but must be in writing and made prior to the completion date.



CITY OF SELAH

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

Received

AUG 08 2019
By BO
City of Selah
Planning Dept.

ENVIRONMENTAL CHECKLIST

Filing Fee \$275

City of Selah SEPA File Number SEPA - 2019-008 Received by: Bruce

Purpose of checklist:

The State Environmental Policy Act (SEPA), as defined in RCW Chapter 43.21C, 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.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental 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 determining if there may be significant adverse impacts.

Use of checklist for non-project proposals:

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

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



SEPA CHECKLIST FOR CITY OF SELAH

A. BACKGROUND

1. Name of Proposal, if applicable: WA-SELAH-SELAH DT WIRELESS COMMUNICATION FACILITY
2. Name of Proponent: LENDLEASE / BRANDON OLSON Phone Number: 503-951-7515
Address of Proponent: LENDLEASE PI TOWER DEVELOPMENT, 2320 CASCADE POINT BLVD, STE 300 CHARLOTTE NC 28208
3. Person Completing Form: ANDY KING / THE MODERN GROUP Phone Number: 206-948-9394
Address: 1910 NORTH 41st ST. SEATTLE, WA 98103
4. Agency Requiring Checklist: **City of Selah**
5. Date Checklist Submitted: 7/29/2019
6. Proposed timing or schedule (including phasing, if applicable): CONSTRUCTION WOULD COMMENCE AS SOON AS ALL REQUIRED LAND USE + BUILDING PERMITS HAVE BEEN SECURED.
7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain. YES, ADDITIONAL WIRELESS CARRIERS + OTHER TENANTS COULD COLLOCATE AT THIS FACILITY.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A GEOTECHNICAL ENGINEERING REPORT HAS BEEN PREPARED TO ASSIST IN THE DESIGN OF THE MANHOLE FOUNDATION.
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; NONE KNOWN OF.
10. List any governmental approvals or permits that will be needed for your proposal, if known.
SEPA, CLASS 3 CONDITIONAL USE, AND A COMMERCIAL BUILDING PERMIT.

11. Give a 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.

SEE ATTACHED DETAILED DESCRIPTION OF THE PROPOSAL.

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, range, if known. If a proposal would occur over a range or 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 application related to this checklist.

THE SITE IS LOCATED AT 229 EAST NACHES AVENUE ON PARCEL #181436-32057 REFER TO ATTACHED SITE PLAN FOR LEGAL DESCRIPTION/SITE PLAN/VICINITY MAP + SURVEY.

13. Taxation Parcel Number(s): _____

181436-32057

B. ENVIRONMENTAL ELEMENTS (Attach additional sheets if necessary)

1. EARTH

- a. General description of the site (circle one): flat rolling, hilly, steep slopes, mountainous, other: _____
- b. What is the steepest slope on the site (approx. %): 0 _____
- 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 prime farmland. SILT, SAND + SANDY GRAVELS ACCORDING TO THE GEOTECHNICAL REPORT
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. NO
- e. Describe the purpose, type, and approximate quantities of any filling or grade proposed. Indicate source of fill. NO FILLING OR GRADING IS PROPOSED

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

NO

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

THE ENTIRE PROPERTY IS COVERED WITH IMPERVIOUS SURFACES AND THERE WILL NOT BE ANY CHANGE ASSOCIATED WITH THIS PROJECT.

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

NONE.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke), during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

MINOR EMISSIONS ASSOCIATED WITH CONSTRUCTION VEHICLES + EQUIPMENT.

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

NO

- c. List proposed measures to reduce or control emissions or other impacts to air, if any:

NONE.

3. WATER

a. Surface:

- i. 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

- ii. 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

- iii. 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

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

NO

- v. Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

NO

- vi. 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:

- i. Will groundwater be withdrawn, or will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

NO

- ii. 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

c. Water Runoff (including storm water):

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

AGAIN, THERE WILL NOT BE ANY CHANGE IN IMPERVIOUS SURFACES ASSOCIATED WITH THIS PROJECT.

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

NO

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

NONE

4. PLANTS

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

- deciduous tree: alder, maple, aspen, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: catnip, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

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

NONE

c. List threatened or 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:

N/A

5. ANIMALS

a. Describe any birds and animals which have been observed on or near the site or are known to be on or near the site:

Bird:

Mammals:

Fish:

Other:

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

NONE KNOWN OF

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

NO

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

NONE

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.

ELECTRICITY WILL POWER THE PROPOSED WIRELESS COMMUNICATION FACILITY.

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

NO

- 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:

NONE

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.

NO, THE PROPOSED WIRELESS COMMUNICATION FACILITY IS ESSENTIALLY A LOW POWERED VHF RADIO OPERATION. THE PROPOSED ANTENNAS ARE DIRECTIONALLY MOUNTED AT A HEIGHT WELL ABOVE ANY ADJACENT HABITABLE STRUCTURES. THE MAXIMUM RF EMISSIONS ASSOCIATED WITH THIS FACILITY WILL MEET THE CURRENT FCC PUBLIC EXPOSURE LEVELS. THERE WILL ALSO BE A DIESEL

1. Describe special emergency services that might be required. POWERED GENERATOR TO PROVIDE FOR A SOURCE OF BACKUP POWER IN THE EVENT OF A COMMERCIAL POWER OUTAGE. THE DIESEL GENERATOR INCLUDES AN ABOVE GROUND FUEL TANK THAT IS DOUBLE WALLED AND INCLUDES A BUILT IN FUEL CONTAINMENT FEATURE.

2. Describe proposed measures to reduce or control environmental health hazards, if any:

OPERATION OF THE WIRELESS COMMUNICATION FACILITY WILL BE CONSENT WITH THE APPLICABLE FCC LICENSING REQUIREMENTS FOR PUBLIC EXPOSURE TO RADIO FREQUENCY EMISSIONS.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)? **NONE**
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 of the day noise would come from the site. **THERE WOULD BE NEGLIGIBLE SHORT TERM CONSTRUCTION RELATED NOISE IMPACTS DURING THE CONSTRUCTION PERIODS. THE PROPOSED DIESEL POWERED GENERATOR IS TESTED ON A WEEKLY BASIS FOR 15 MINUTES AND WOULD ONLY OPERATE IN THE EVENT OF A COMMERCIAL POWER OUTAGE**
3. Proposed measures to reduce or control noise impacts, if any:
THE DIESEL GENERATOR EXHAUST SYSTEM WILL BE EQUIPPED WITH A SOUND ATTENUATION MUFFLER.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
THE 0.44-ACRE PARCEL CURRENTLY CONSISTS OF A STORAGE FACILITY. THE ADJACENT PROPERTIES TO THE NORTH, SOUTH AND TO THE EAST CONSIST OF FRUIT PROCESSING FACILITIES. THE PROPERTY TO
- b. Has the site been used for agriculture? If so, describe. **THE WEST CONSISTS OF A COMMERCIAL BUSINESS**
NO
- c. Describe any structures on the site.
THERE ARE THREE STORAGE BUILDINGS ON THE PROPERTY.
- d. Will any structures be demolished? If so, what are they?
YES, TWO STORAGE UNITS ON THE EASTERN BUILDING WILL BE DEMOLISHED.
- e. What is the current zoning classification of the site?
B2, BUSINESS PROFESSIONAL
- f. What is the current comprehensive plan designation of the site?
COMMERCIAL
- g. If applicable, what is the current shoreline master program designation of the site?
N/A

- h. Has any part of the site been classified as an "environmentally sensitive" or "Critical" area?
NO
- i. Approximately how many people would reside or work in the completed project.
NONE AS THE FACILITY IS UNMANNED
- j. Approximately how many people would the completed project displace?
NONE
- k. Describe proposed measures to avoid or reduce displacement impacts, if any:
N/A
- l. Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
SEE ATTACHED

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
NONE
- 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:
N/A

10. ASTHETICS

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

THE PROPOSED STEEL MONOPOLE WOULD BE 100- FEET TALL.

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

NO VIEWS WOULD BE ALTERED OR OBSTRUCTED BY THE PROPOSED MONOPOLE; THE MONOPOLE WOULD BE PRIMARILY VISIBLE ALONG NACHES AVENUE TO THE EAST OF S. WENAS AVENUE.

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

USING A STEEL MONOPOLE WILL BE THE LEAST OBTRUSIVE VISUAL PROFILE AND SITING IT IN AN AREA OF PREDOMINANT INDUSTRIAL LAND USES

11. LIGHT AND GLARE

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

NONE

- 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:

N/A

12. RECREATION

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

NONE

- 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:

N/A

13. HISTORIC AND CULTURAL PRESERVATIONS

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
NONE KNOWN
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
N/A
- c. Proposed measures to reduce or control impacts, if any:
N/A

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
THE SUBJECT PARCEL HAS FRONTAGE ON EAST NACHES AVENUE TO THE SOUTH AND AN UNAMED ALLEY TO THE NORTH (WHICH WILL PROVIDE ACCESS TO THE PROPOSED FACILITY), REFER TO SITE PLAN.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
NO
- c. How many parking spaces would the completed Project have? How many would the project eliminate?
NONE + NONE
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
NO
- e. Will the project 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? If known, indicate when peak volumes would occur.
 TYPICALLY THERE WOULD BE 1-2 TRIPS PER MONTH TO THE FACILITY FOR ROUTINE INSPECTION + MAINTENANCE.
- g. Proposed measures to reduce or control transportation impacts, if any:
 N/A

15. PUBLIC SERVICES

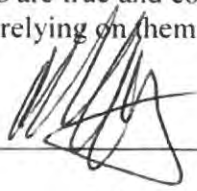
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
 NO
- b. Proposed measures to reduce or control direct impacts on public services, if any:
 N/A

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system, other: _____
- 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. POWER WOULD BE PROVIDED BY PPL AND FIBER BY A LOCAL CABLE COMPANY OR TELEPHONE COMPANY. BOTH UTILITIES WOULD BE EXTENDED TO THE SITE IN A COMMON UNDERGROUND UTILITY TRENCH.

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 _____ ANDREW T. KING / THE MERIDIAN GROUP
 AGENT FOR APPLICANT

7/29/2019
 Date Submitted _____

July 29,2019

Project Description for SEPA Environmental Checklist #11:

Parallel Infrastructure is proposing to construct a 100-foot tall monopole at the Selah Self Storage property located at 229 East Naches Avenue on the subject parcel (Parcel#181436-32057), a .44-acre parcel that is zoned B-2, Business Professional. Access to the proposed site is via an existing paved alley on the north side of the property

In addition to the monopole tower, the initial antenna array will consist of twelve (12) panel antennas mounted to the top of the tower with a tip height of 100-feet and a 6 (six) foot diameter microwave dish antenna mounted at the 64-foot level. The tower will be designed and built to accommodate two (2) additional wireless communication providers. The anchor tenant for this facility is AT&T. AT&T will install and occupy a 6'-8" x 6'-8" equipment shelter and they will also install a 30 kW diesel powered generator all located on concrete slab foundations. All of these proposed improvements will be located within a fenced 40-foot x 25-foot lease area in the NE corner of the parcel. Two storage units in the easterly most storage building are proposed to be demolished to accommodate these improvements.

The site will be unoccupied and unmanned and is typically serviced on a monthly basis and there is existing space within the fenced compound to accommodate one (1) parking space. PPL will provide commercial power to the site via underground conduit that currently extends to the site from the existing aerial mounted transformer located within alley to the north. No landscaping is proposed given the underlying and abutting zoning designations (B-2 & M-1).

AT&T is proposing this facility to address a significant coverage gap in their 4G LTE coverage and capacity experienced by its customers in the area. The proposed facility will allow AT&T to provide for uninterrupted wireless service with fewer dropped calls, improved call quality and access to additional wireless services. The facility will also improve the quality and reliability of E-911 calls in the area. Refer to AT&T Downtown Selah Justification document (submitted in conjunction with SEPA & Class III Review Application.

8. LAND & SHORELINE USE #1

Describe proposed measures to ensure that the proposal is compatible with existing and projected land uses and plans, if any:

The facility is proposed on a 0.44-acre parcel zoned B-2 and is surrounded by M-1 zoned parcels to the north and to the south. The B-2 zone is the second most intensive land use designation in the City of Selah and the M-1 zone is the most intensive zone. The general development standards in both the B-2 & M-1 zones include a maximum lot coverage of 100% and the maximum permitted height in the B-2 and M-1 zones is unlimited. The setbacks in both zones are 15-foot front yard with no side or rear setbacks unless abutting a SF zone (which this property does not). Siting the facility on a B-2 zoned parcel abutting M-1 zones to the north and to the south will ensure that the proposed use is compatible with the existing and projected land uses and plans. Furthermore, siting the facility in the NE corner of the facility where the parcel abuts an existing alley will also minimize its visibility from East Naches Avenue. The proposed monopole also presents the slimmest possible profile for a new antenna structure relative to a lattice tower.



Lendlease (US) Telecom Holdings LLC
c/o PI TOWER DEVELOPMENT LLC

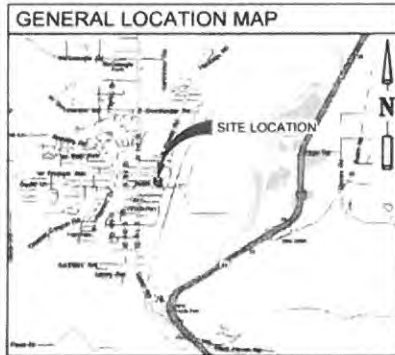
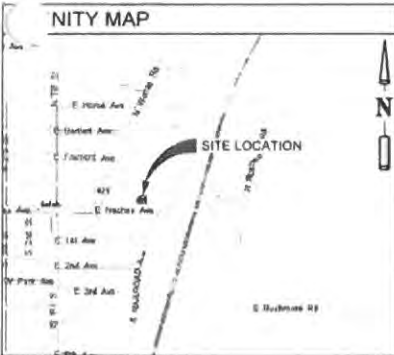
PIWA069
WA-SELAH-SELAH DT
229 EAST NACHES AVE
SELAH, WA 98942
YAKIMA COUNTY

Received

AUG 08 2019

By City of Selah
Planning Dept

LEGAL DESCRIPTION
THE EAST 50 FEET OF THE FOLLOWING BEGINNING AT A POINT 12 FEET NORTH AND 1,138.7 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 18, E. W.M. RECORDS OF YAKIMA COUNTY, WASHINGTON.
THENCE EAST 150 FEET
THENCE NORTH 130 FEET
THENCE WEST 190 FEET
THENCE SOUTH 130 FEET TO THE POINT OF BEGINNING SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON



PROJECT TEAM

APPLICANT / LESSEE:
LENDLEASE PI TOWER DEVELOPMENT LLC
ATTN: TOWER CONTRACTS
2320 CASCADE POINT BLVD
SUITE 300
CHARLOTTE, NC 28208
(704) 357-1919

PROPERTY OWNER:
MICHAEL KING
229 E NACHES AVE
SELAH, WA 98942
(509) 697-9560

PROJECT MANAGER:
MERIDIAN GROUP
ANDY KING
(206) 948-9394

SITE ACQUISITION:
MERIDIAN GROUP
ANDY KING
(206) 948-9394

PROJECT ENGINEER:
CORNERSTONE ENGINEERING, INC
18028 WOODMOUNTAIN-REDMOND RD N.E. STE 210
WOODMOUNTAIN, WA 98072
MARK WOLSON, P.E.
(425) 487-1732

ZONING:
MERIDIAN GROUP
ANDY KING
(206) 948-9394

DRAWING INDEX

DWG	DESCRIPTION
T-1	TITLE SHEET
C-1	A PORTION OF THE SW¼ OF SECTION 36, T. 14 N. R. 18 E. W.M.
C-2	A PORTION OF THE SW¼ OF SECTION 36, T. 14 N. R. 18 E. W.M.
A-1	SITE PLAN
A-1.1	EXISTING ENLARGED COMPOUND PLAN
A-1.2	PROPOSED ENLARGED COMPOUND PLAN
A-2	PROPOSED SOUTHWEST ELEVATIONS

APPROVAL/SIGN OFF OF DRAWINGS

CONSULTANT	DATE	SIGNATURE
PROJECT MANAGER		
CONSTRUCTION MANAGER		
SITE ACQUISITION		
LANDLORDS REPRESENTATIVE		
ENGINEER	DATE	SIGNATURE
PROJECT MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		
INTERCONNECT		
OPERATIONS		
COMPLIANCE		

DRIVING DIRECTIONS

START AT AT&T REDMOND

TAKE RAMP ONTO WA-520
TAKE RAMP (RIGHT) ONTO I-405
TAKE RAMP ONTO I-90 EAST AT EXIT 110
TAKE RAMP (RIGHT) ONTO I-82 (US 97) AT EXIT 26
TURN RIGHT (NORTH-WEST) ONTO WA-821
TURN LEFT (NORTH-WEST) ONTO WA-823 (HARRISON RD)
TURN LEFT (SOUTH) ONTO WA-823 (WENAS RD)
TURN LEFT (EAST) ONTO E NACHES AVE
ARRIVE 229 E NACHES AVE, SELAH, WA 98942

140.3 MILES
2 HOURS, 7 MINUTES

PROJECT INFORMATION

CODE INFORMATION:
ZONING CLASSIFICATION: B2 - BUSINESS PROFESSIONAL
BUILDING CODE: IBC 2015
CONSTRUCTION TYPE: V-B
OCCUPANCY: GROUP U
JURISDICTION: CITY OF SELAH
PROPOSED BUILDING USE: TEL COMM

PARCEL NUMBER:
181436-32057

AREA OF PARCEL:
6534 SQ. FT. (0.15 ACRES)

PROJECT AREA:
±1000 SQ. FT. (LEASE AREA)

NEW IMPERVIOUS AREA:
0 SQ. FT.

SITE LOCATION (BASED ON NAD 83):
LATITUDE: 48° 29' 18.03" N (48.488453)
LONGITUDE: 120° 31' 31.40" W (-120.525389)
TOP OF STRUCTURE: ±100' AGL (T.O. MONOPOLE)
BASE OF STRUCTURE: ±1107' AMSL

GENERAL INFORMATION
1. PARKING REQUIREMENTS ARE UNCHANGED. (NON ASSIGNED TECH PARKING)
2. TRAFFIC IS UNAFFECTED
3. SIGNAGE IS PROPOSED

UTILITY COMPANIES

POWER COMPANY: PACIFIC POWER 888-221-7070

FIBER COMPANY: TO BE DETERMINED

Lendlease (us) Telecom Holdings LLC
c/o PI TOWER DEVELOPMENT LLC

PLANS PREPARED BY:

18028 WOODMOUNTAIN-REDMOND RD N.E. STE 210
WOODMOUNTAIN, WA 98072
PHONE: 425-487-1732
WWW.CORNERSTONE-ENG.COM

PROJECT INFO
PIWA069
WA-SELAH-SELAH DT
229 EAST NACHES AVE
SELAH, WA 98942
YAKIMA COUNTY

ISSUED FOR:
ZONING

REV	DATE	ISSUED FOR	BY
1	07-26-19	FINAL	DRA
2	08-27-19	PRELIMINARY	DRA
3	08-20-19	PRELIMINARY	DRA

DRAWN BY: CHK: AIV/
DRA: MKW MWO

CURRENT ISSUE DATE:
07-26-19

LICENSURE

JURISDICTIONAL APPROVAL

PROPRIETARY INFORMATION
THIS SET OF DRAWINGS IS CONTRACTOR USE ONLY. ALL DIMENSIONS AND NOTES CONSULTANTS OF ANY FIRMING AND/OR CONSULTING. ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED BY THE LATEST EDITION. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH IS RELATED TO NAME'S CLIENT IS STRICTLY PROHIBITED.

DRAWING TITLE:
TITLE SHEET

DRAWING NUMBER:
T-1 0
CEI JOB NUMBER: NSR 18-55017



PROJECT INFORMATION

FEE OWNER: MICHAEL W KING
728 EAST NACHES AVE
SELAH, WA 98584

TOWER CENTROID: LATITUDE: 46° 29' 18.80" N LONGITUDE: 120° 31' 31.32" W
NAD 83 (2011) GROUND ELEV: 1102.72

SITE INFORMATION

TAX PARCEL NUMBERS: 1814362005, 1814362006 & 1814362007

DEED REFERENCE: DEED OF TRUST #49 7472315

ZONING: R2 - BUSINESS PROFESSIONAL

JURISDICTION: CITY OF SELAH

FLOOD ZONE CLASSIFICATION: ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X" COMMUNITY PANEL NO. 5307/0378D DATED 11/09/2009

WETLAND DELINEATION: NO WETLAND AREAS HAVE BEEN INDICATED BY THIS SURVEY

POWER COMPANY: PACIFIC POWER (888) 224-7375

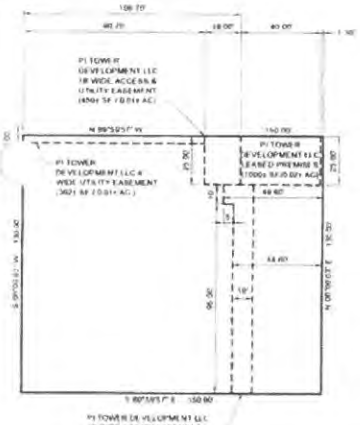
TELEPHONE COMPANY: TO BE DETERMINED

SURVEY REFERENCES

- (R1) RECORD OF SURVEY #2N 102330
- (R2) RECORD OF SURVEY #2N 248792
- (R3) RECORD OF SURVEY #2N 248792
- (R4) RECORD OF SURVEY #2N 271586

NOTES

- 1. ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL). ELEVATIONS REFERENCED TO THE NAVD 83 DATUM.
- 2. RECORD BEARINGS HAVE BEEN NOTATED TO THE REVERSE REFERENCED TO THE NEAREST BEARING.
- 3. SURVEY MONUMENTS SHOWN ON MAP WERE VISITED ON 06/09/19.
- 4. FIELD MEASUREMENTS AND OBSERVATIONS FOR THIS SURVEY WERE PERFORMED ON 06/09/19.
- 5. THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY OF THE PARENT PARCEL. PROPERTY LINES SHOWN HEREON ARE BASED UPON RECORD OF SURVEYS AND RECORDED MONUMENTATION. NO PARENT PARCEL PROPERTY CORNERS WERE SET DURING THE COURSE OF THIS SURVEY.
- 6. CONTIGUITY NOTE: THE LEASED PREMISES IS LOCATED ADJACENT TO COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE NACHES AVENUE RIGHT OF WAY ON THE SOUTH & THE ALLEY RIGHT OF WAY ON THE NORTH AND THAT THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.



DETAIL OF PI TOWER DEVELOPMENT LLC LEASED PREMISES & EASEMENTS
SCALE: 1" = 30'



BOUNDARY & CONTROL MAP

PARENT PARCEL LEGAL DESCRIPTION

THE EAST 30 FEET OF THE FOLLOWING:
BEING 1/4 AC. FRONT OF 1/2 AC. NORTH AND 1/2 AC. EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 18 EAST, W.M. IN YAKIMA COUNTY, WASHINGTON, THENCE EAST 130 FEET, THENCE NORTH 130 FEET, THENCE WEST 130 FEET, THENCE SOUTH 130 FEET TO THE POINT OF BEGINNING.

SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON.

TITLE/EASEMENTS/RIGHT OF WAY REVIEW

- 1. CONSIDERING THE ABOVE FINDINGS, HAS RECEIVED AND REVIEWED THE TITLE COMMITMENT PREPARED BY FIDELITY TITLE COMPANY AS THE AGENT FOR CHICAGO TITLE INSURANCE COMPANY, DATED EFFECTIVE MAY 20, 2018 AT 8:00 A.M. BEING COMMITMENT NO. 191810258, IN THAT CERTAIN DEED OF TRUST, RECORDED ON OCTOBER 13, 2005, UNDER AUDITOR'S FILE NO. 7472315, RECORDS OF YAKIMA COUNTY, WASHINGTON.
- 2. SPECIAL EXCEPTIONS:
A. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF, WHEREIN MICHAEL W KING, A SINGLE PERSON IS GRANTEE, AND FIDELITY TITLE COMPANY IS GRANTEE AND CENTRAL VALLEY BANK IS BENEFICIARY, IN THE ORIGINAL AMOUNT OF \$200,000, DATED OCTOBER 14, 2005, AND RECORDED OCTOBER 15, 2005, UNDER AUDITOR'S FILE NO. 7472315.
- 3. ASSIGNMENT OF BENEFIT AND THE TERMS AND CONDITIONS THEREOF, WHEREIN MICHAEL W KING IS ASSIGNOR AND HERITAGE BANK IS ASSIGNEE, DATED NOVEMBER 19, 2005, AND RECORDED SEPTEMBER 22, 2016 UNDER AUDITOR'S FILE NO. 7472316.
- 4. SURVEY DISCLOSED ON SURVEY MAP PREPARED BY UPTON-LAND SURVEYING AND FIELD ON SEPTEMBER 22, 1978 IN BOOK 12 OF SURVEYS AT PAGE 8, RECORDS OF YAKIMA COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATION

TO: PI TOWER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GRANTEE(S) AND ASSIGNS AND/OR ITS OFFICERS, AND CHICAGO TITLE INSURANCE COMPANY.

I, RAYMOND E. SLATER JR., A STATE OF WASHINGTON PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THIS FIELD SURVEY AND THE COMPARISON OF INFORMATION SHOWN HEREON WERE CONDUCTED IN ACCORDANCE WITH WASHINGTON STATE REQUIREMENTS. THE FIELD WORK WAS COMPLETED ON JUNE 8, 2019.

RAYMOND E. SLATER JR., PLS. DATE: 06/08/19
LICENSE # WA 00011

SURVEYORS NOTE: THE TITLE REPORT PROVIDED DOES NOT CONTAIN THE LEGAL DESCRIPTION OF THE ENTIRE PARENT PARCEL. THE PARENT PARCEL IS COMPRISED OF (3) SEPARATE TAX PARCELS. THE TITLE REPORT PROVIDED AND REFERENCED HEREIN ONLY COVERS (1) OF THE TAX PARCELS. A REQUEST HAS BEEN MADE BY THIS SURVEYOR FOR AN UPDATED TITLE REPORT. UPON RECEIPT OF SAID TITLE REPORT I WILL REVISE THE SURVEY ACCORDINGLY.

PI TOWER DEVELOPMENT LLC LEASED PREMISES LEGAL DESCRIPTION

THE NORTH 25.30 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEING 1/4 AC. FRONT OF 1/2 AC. NORTH AND 1/2 AC. EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 18 EAST, W.M. IN YAKIMA COUNTY, WASHINGTON, THENCE EAST 130 FEET, THENCE NORTH 130 FEET, THENCE WEST 130 FEET, THENCE SOUTH 130 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 100 FEET THEREOF, AND EXCEPT THE EAST 30 FEET THEREOF.

CONTAINING APPROXIMATELY 1.100 SQUARE FEET OR 0.025 ACRES.

BEING PART OF THE PARENT PARCEL, WHICH IS COMPRISED OF TAX PARCEL NUMBERS 1814362005, 1814362006 & 1814362007, AS GRANTED TO MICHAEL W KING, AND SET FORTH IN THAT CERTAIN DEED OF TRUST, RECORDED ON OCTOBER 13, 2005, UNDER AUDITOR'S FILE NO. 7472315, RECORDS OF YAKIMA COUNTY, WASHINGTON.

PI TOWER DEVELOPMENT LLC 18' WIDE ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION

THE NORTH 25.30 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEING 1/4 AC. FRONT OF 1/2 AC. NORTH AND 1/2 AC. EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 18 EAST, W.M. IN YAKIMA COUNTY, WASHINGTON, THENCE EAST 130 FEET, THENCE NORTH 130 FEET, THENCE WEST 130 FEET, THENCE SOUTH 130 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 90 FEET THEREOF, AND EXCEPT THE EAST 30 FEET THEREOF.

CONTAINING APPROXIMATELY 1.100 SQUARE FEET OR 0.025 ACRES.

BEING PART OF THE PARENT PARCEL, WHICH IS COMPRISED OF TAX PARCEL NUMBERS 1814362005, 1814362006 & 1814362007, AS GRANTED TO MICHAEL W KING, AND SET FORTH IN THAT CERTAIN DEED OF TRUST, RECORDED ON OCTOBER 13, 2005, UNDER AUDITOR'S FILE NO. 7472315, RECORDS OF YAKIMA COUNTY, WASHINGTON.

PI TOWER DEVELOPMENT LLC 4' WIDE UTILITY EASEMENT LEGAL DESCRIPTION

THE NORTH 4 FEET OF THE WEST 90 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEING 1/4 AC. FRONT OF 1/2 AC. NORTH AND 1/2 AC. EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 18 EAST, W.M. IN YAKIMA COUNTY, WASHINGTON, THENCE EAST 130 FEET, THENCE NORTH 130 FEET, THENCE WEST 130 FEET, THENCE SOUTH 130 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 360 SQUARE FEET OR 0.008 ACRES.

BEING PART OF THE PARENT PARCEL, WHICH IS COMPRISED OF TAX PARCEL NUMBERS 1814362005, 1814362006 & 1814362007, AS GRANTED TO MICHAEL W KING, AND SET FORTH IN THAT CERTAIN DEED OF TRUST, RECORDED ON OCTOBER 13, 2005, UNDER AUDITOR'S FILE NO. 7472315, RECORDS OF YAKIMA COUNTY, WASHINGTON.

PI TOWER DEVELOPMENT LLC 10' WIDE UTILITY EASEMENT LEGAL DESCRIPTION

THE WEST 100 FEET OF THE EAST 44.80 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEING 1/4 AC. FRONT OF 1/2 AC. NORTH AND 1/2 AC. EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 18 EAST, W.M. IN YAKIMA COUNTY, WASHINGTON, THENCE EAST 130 FEET, THENCE NORTH 130 FEET, THENCE WEST 130 FEET, THENCE SOUTH 130 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 25.30 FEET THEREOF.

TOGETHER WITH THE WEST 5.00 FEET OF THE EAST 44.80 FEET OF SAID PARCEL.

EXCEPT THE NORTH 25.30 FEET THEREOF, AND EXCEPT THE SOUTH 10.00 FEET THEREOF.

CONTAINING APPROXIMATELY 1.100 SQUARE FEET OR 0.025 ACRES.

BEING PART OF THE PARENT PARCEL, WHICH IS COMPRISED OF TAX PARCEL NUMBERS 1814362005, 1814362006 & 1814362007, AS GRANTED TO MICHAEL W KING, AND SET FORTH IN THAT CERTAIN DEED OF TRUST, RECORDED ON OCTOBER 13, 2005, UNDER AUDITOR'S FILE NO. 7472315, RECORDS OF YAKIMA COUNTY, WASHINGTON.



endpass

Lend Lease (us) Telecom Holdings LLC
c/o PI TOWER DEVELOPMENT LLC

PLANS PREPARED FOR:

PI TOWER DEVELOPMENT LLC

1001 LAKE CANYON PARKWAY
SUITE 260
IRVING, TX 75039

PROJECT INFO:

PIWA069

WA-SELAH-SELAH DT

229 EAST NACHES AVE
SELAH, WA 98947
YAKIMA COUNTY

ISSUED FOR:

SURVEY

REV. DATE: ISSUED FOR BY:

07-04-19	SURVEY	JRS
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DRAWN BY: CHK: APV:

JRS MWO JRS

CURRENT ISSUE DATE:

07-04-19

LICENSURE:

REVIEW COPY

PLANS PREPARED BY:

CONNERSTONE
THE

1000 WEST WASHINGTON ST. SUITE 100
SEACONVILLE, WA 98947
PHONE: 425-881-1752
WWW.CONNERSTONE.COM

DRAWING INFORMATION:

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ABOVE CONSULTANTS OF ANY IMPROVEMENTS OR OBSERVATIONS. ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN WHICH IS RELATED TO NAMED CLIENT IS STRICTLY PROHIBITED.

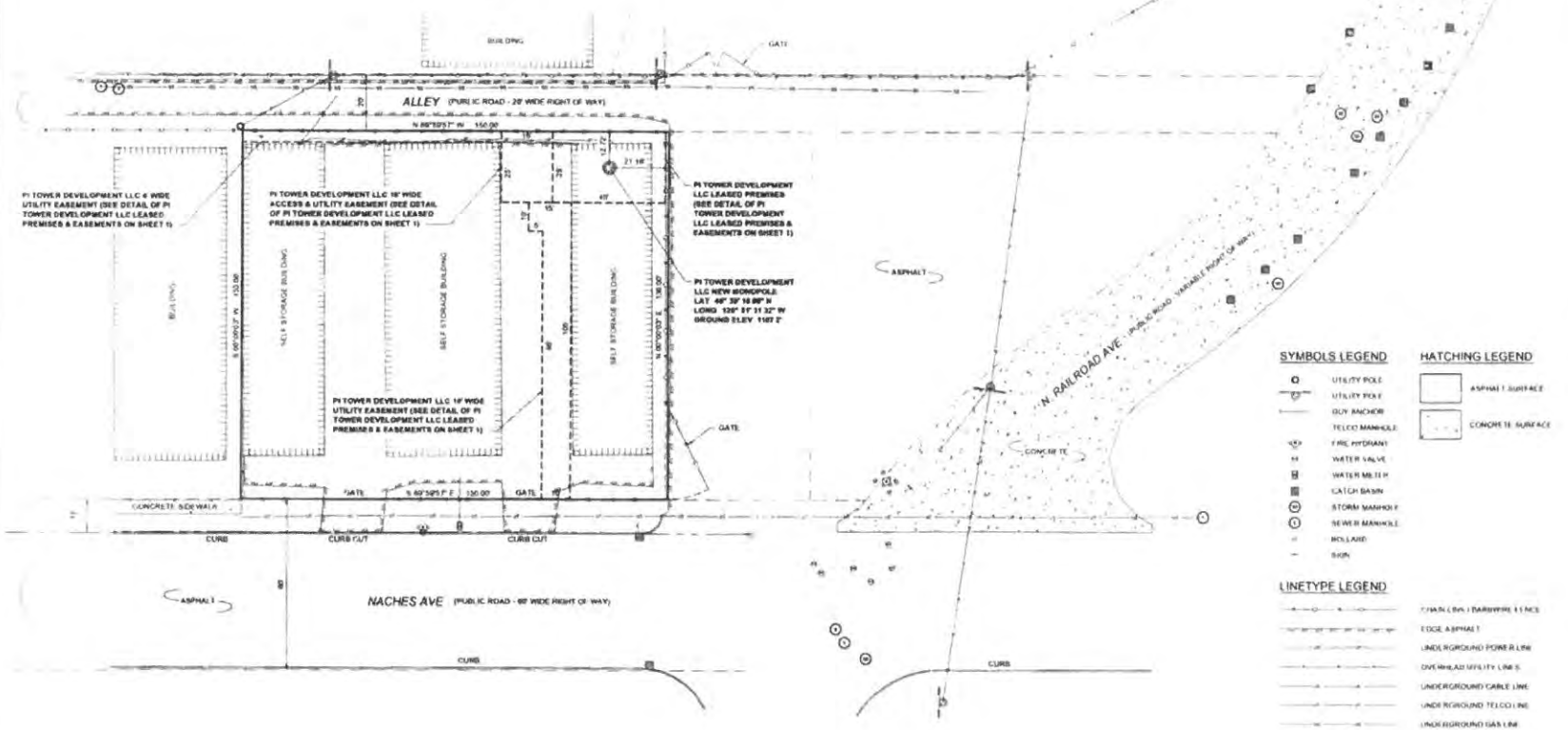
SFR:

A PORTION OF THE SW1/4 OF SECTION 36, T. 14 N., R. 18 E., W42

DRAWING NUMBER:

C-1 0

CEI JOB NUMBER: 19-65017



- SYMBOLS LEGEND**
- UTILITY POLE
 - UTILITY POLE
 - GUY RANCHER
 - TELECOM MANGLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ CATCH BASIN
 - ⊕ STORM MANHOLE
 - ⊕ SEWER MANHOLE
 - HOLLAND
 - SIGN
- HATCHING LEGEND**
- ▨ ASPHALT SURFACE
 - ▨ CONCRETE SURFACE
- LINETYPE LEGEND**
- CHAIN LINK BARRIERS FENCE
 - EDGE ASPHALT
 - UNDERGROUND POWER LINE
 - OVERHEAD UTILITY LINE S
 - UNDERGROUND CABLE LINE
 - UNDERGROUND TELECOM LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND SEWER LINE

lendlease
 Leasehold (us) Telecom Holdings LLC
 c/o PI TOWER DEVELOPMENT LLC

PLANS PREPARED FOR
PI TOWER DEVELOPMENT LLC
 909 LAKE CAROLYN PARKWAY
 SUITE 200
 IRVING, TX 75039

PROJECT INFO
PIWA069
WA-SELAH-SELAH DT
 229 EAST NACHES AVE
 SELAH, WA 98642
 YAKIMA COUNTY

ISSUED FOR
SURVEY

REV. DATE ISSUED FOR BY

07-04-19	SURVEY	JRS
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DRAWN BY: CHK. APV.
 JRS MWO JRS

CURRENT ISSUE DATE
07-04-19



PLANS PREPARED BY
CORNERSTONE
 1929 WOODDALE LANE, SUITE 210
 WOODBRIDGE, WA 98692
 PHONE: 425.877.4751
 WWW.CORNERSTONE-ENG.COM

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STR
 A PORTION OF THE SW 1/4 OF SECTION
 36, T. 14 N., R. 18 E., W.M.

DRAWING NUMBER
C-2 **0**
 CEI JOB NUMBER 19-55017

BUILDING SETBACKS

FRONT YARD 15'-0"
 SIDE YARD 0'-0"
 REAR YARD 0'-0"

ADJACENT ZONING

USE INDUSTRIAL
 ZONE M1 INDUSTRIAL

SUBJECT ZONING

USE BUSINESS
 ZONE R2 - BUSINESS PROFESSIONAL

RELOCATE & EXTEND EXISTING
 ALARM CABLING UNDERGROUND
 TO EXISTING BUILDING

TL #181436-32057
 16,534 SQ FT
 19.15 ACRES

ADJACENT ZONING

USE INDUSTRIAL
 ZONE R2 - BUSINESS PROFESSIONAL

ADJACENT ZONING

USE INDUSTRIAL
 ZONE M1 INDUSTRIAL

THIS IS NOT A SURVEY

ALL INFORMATION AND TRUE NORTH
 HAVE BEEN OBTAINED FROM EXISTING
 DRAWINGS AND ARE APPROXIMATE.

Lendlease (us) Telecom Holdings LLC
 c/o PI TOWER DEVELOPMENT LLC

PLANS PREPARED BY

CORNERSTONE
 ENGINEERING, INC.

19428 WOODLAND LE BLONDE WAY NE SUITE 210
 WOODBRIDGE, WA 98072
 PHONE: 425 487 1732
 WWW.CORNERSTONE-ENG.COM

PROJECT INFO

PIWA069
WA-SELAH-SELAH DT

229 EAST NACHES AVE
 SELAH, WA 99642
 YAKIMA COUNTY

ISSUED FOR

ZONING			
REV	DATE	ISSUED FOR	BY
Δ	07-26-19	FINAL	DRA
Δ	06-27-19	PRELIMINARY	DRA
Δ	06-20-19	PRELIMINARY	DRA

DRAWN BY: CHK APV

DRA	MWD	MWD
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CURRENT ISSUE DATE: **07-26-19**

LICENSURE

7-26-19

JURISDICTIONAL APPROVAL

PROPRIETARY INFORMATION

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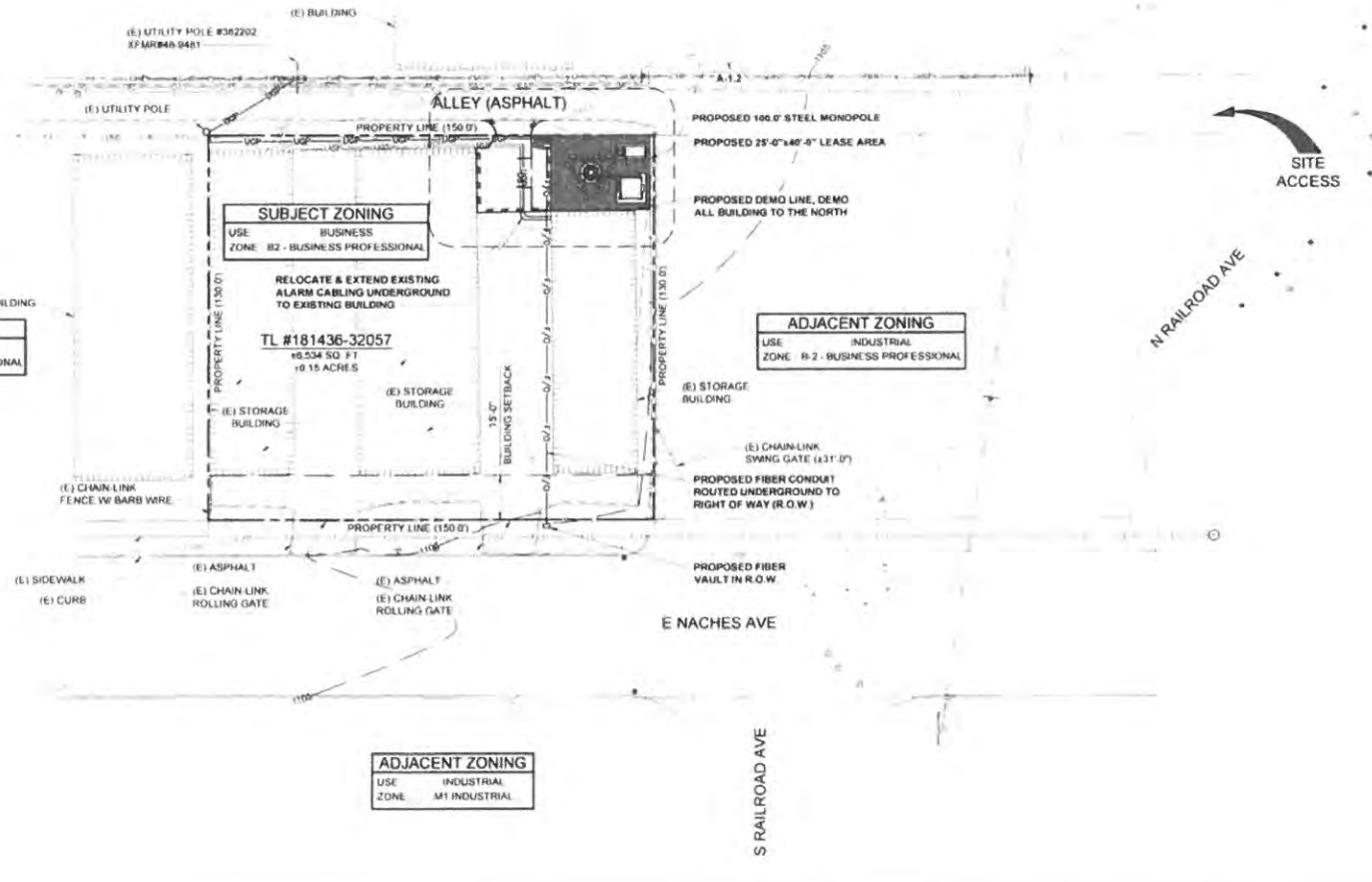
DRAWING TITLE

SITE PLAN

DRAWING NUMBER

A-1 0

CEL JOB NUMBER NSB 16-55017



SITE ACCESS

N RAILROAD AVE

E NACHES AVE

S RAILROAD AVE



SITE PLAN

22x34 SCALE: 1" = 20'-0" | 11x17 SCALE: 1" = 40'-0"

1

THIS IS NOT A SURVEY

ALL INFORMATION AND TRUE NORTH
HAVE BEEN OBTAINED FROM EXISTING
DRAWINGS AND ARE APPROXIMATE



Lendlease (us) Telecom Holdings LLC
c/o PI TOWER DEVELOPMENT LLC

PLANS PREPARED BY



CORNEBYTONE
1800 WOODVILLE-REDFIELD RD NE SUITE 210
WOODVILLE WA 98972
PHONE: 825.897.1732
WWW.CORNEBYTONE-ENGINEERING.COM

PROJECT INFO

PIWA069
WA-SELAH-SELAH DT

220 EAST NACHES AVE
SELAH, WA 98942
YAKIMA COUNTY

ISSUED FOR

ZONING

REV. DATE ISSUED FOR BY

0	07-26-19	FINAL	DRA
1	06-27-19	PRELIMINARY	DRA
2	06-20-19	PRELIMINARY	DRA

DRAWN BY: CHK. APV.

DRA	MWD	MWD
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CURRENT ISSUE DATE

07-26-19

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JURISDICTIONAL APPROVAL

PROPRIETARY INFORMATION

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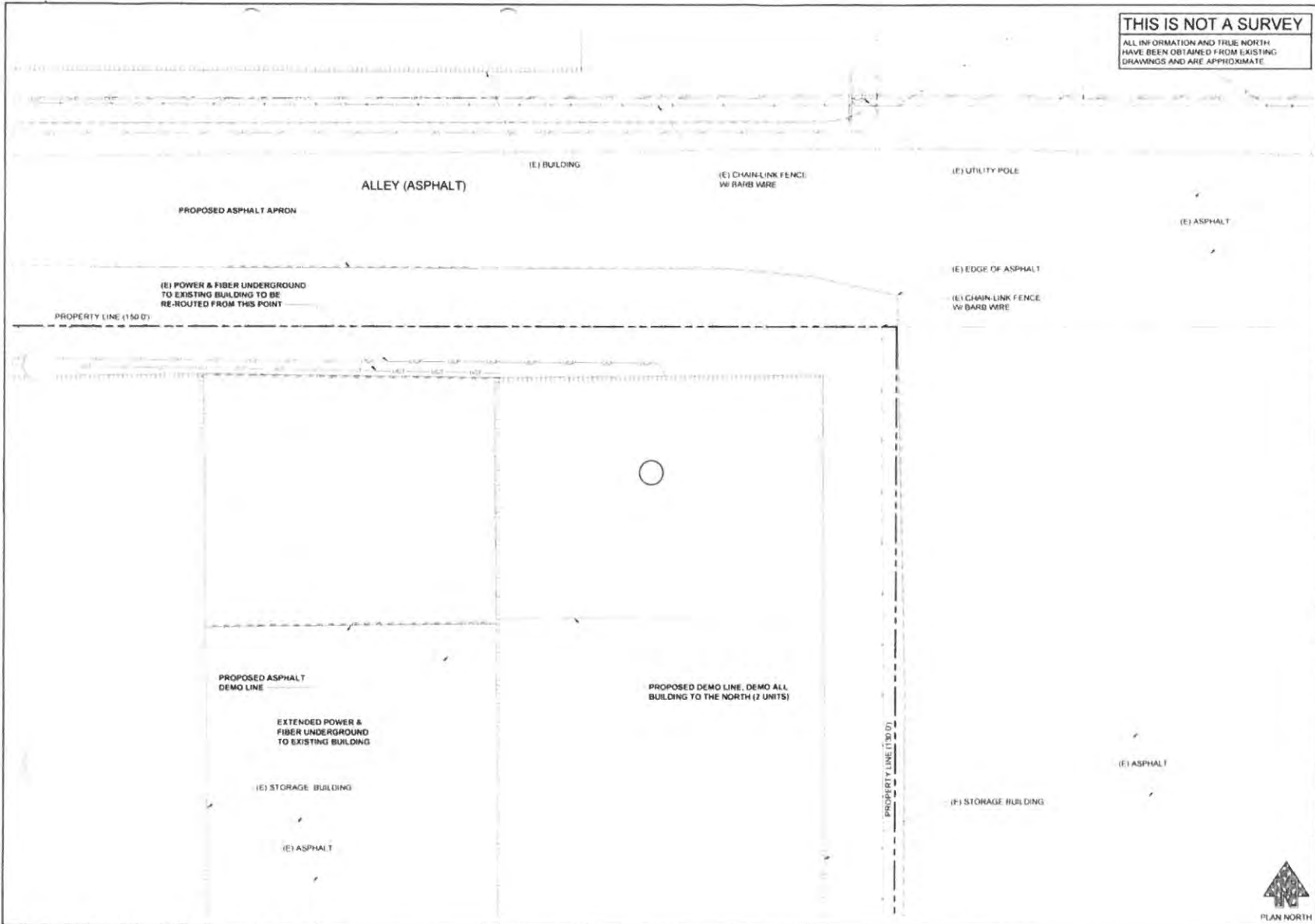
DRAWING TITLE

EXISTING ENLARGED COMPOUND PLAN

DRAWING NUMBER

A-1.1	0
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CEL JOB NUMBER NSB 18-55012



EXISTING ENLARGED COMPOUND PLAN

22x34 SCALE: 3/16" = 1'-0" | 11x17 SCALE: 3/32" = 1'-0"



THIS IS NOT A SURVEY
 ALL INFORMATION AND TRUE NORTH
 HAVE BEEN OBTAINED FROM EXISTING
 DRAWINGS AND ARE APPROXIMATE

Lendlease (us) Telecom Holdings LLC
 c/o PI TOWER DEVELOPMENT LLC

PLANS PREPARED BY

 1800 WOODBRIDGE WOODBRIDGE RD, SUITE 210
 WOODBRIDGE, WA 98072
 PHONE: 425.887.1710
 WWW.CORNESTONE.COM

PROJECT INFO
PIWA069
WA-SELAH-SELAH DT
 329 EAST NAGES AVE
 SELAH, WA 98942
 YAKIMA COUNTY

ISSUED FOR

REV	DATE	ISSUED FOR	BY
A	07-26-19	FINAL	DRA
B	06-27-19	PRELIMINARY	DRA
A	06-20-19	PRELIMINARY	DRA

DRAWN BY: CHK, APV
 DRA MWO MWO

CURRENT ISSUE DATE
07-26-19

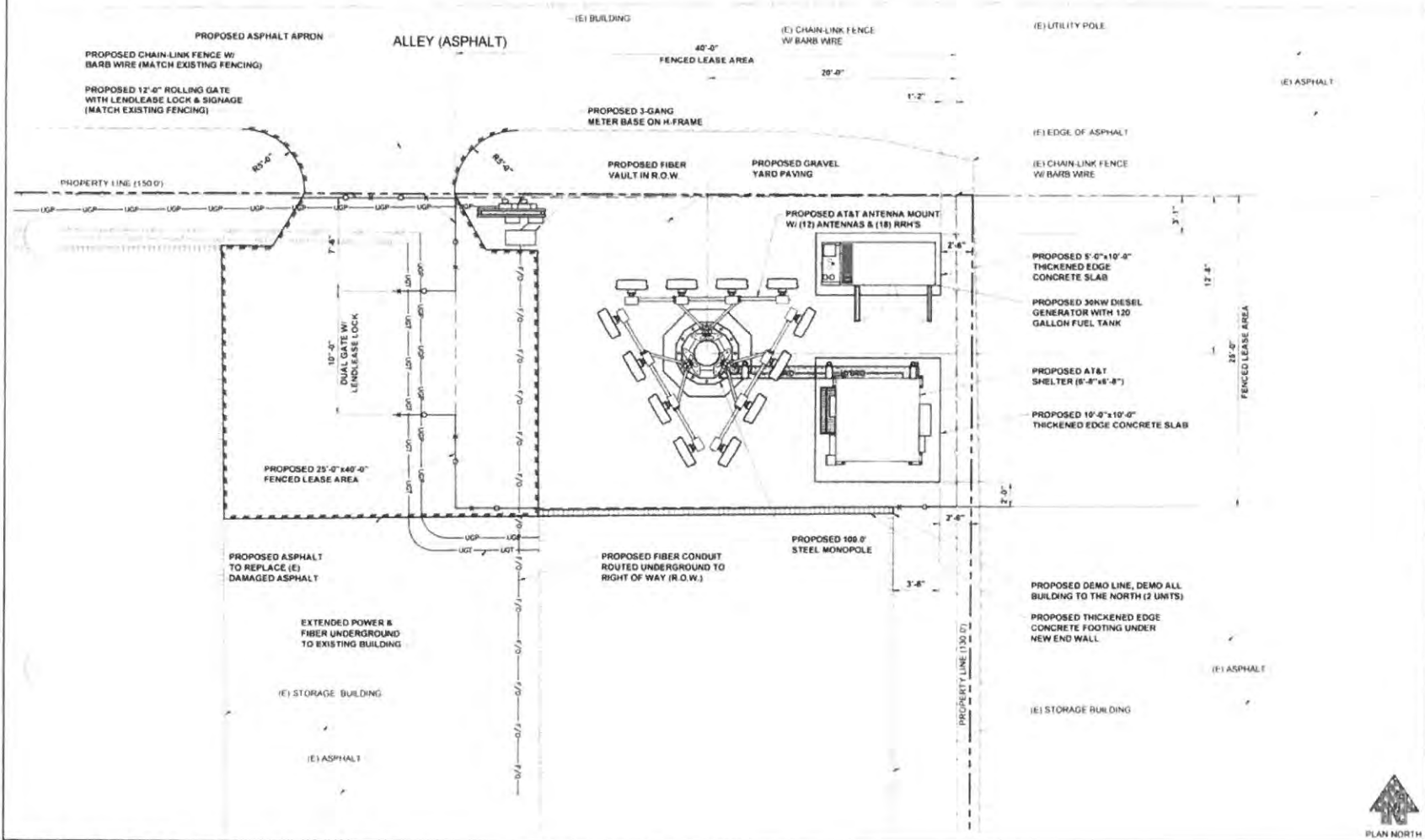
LICENSURE


JURISDICTIONAL APPROVAL

PROPRIETARY INFORMATION
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DRAWING TITLE
PROPOSED ENLARGED COMPOUND PLAN

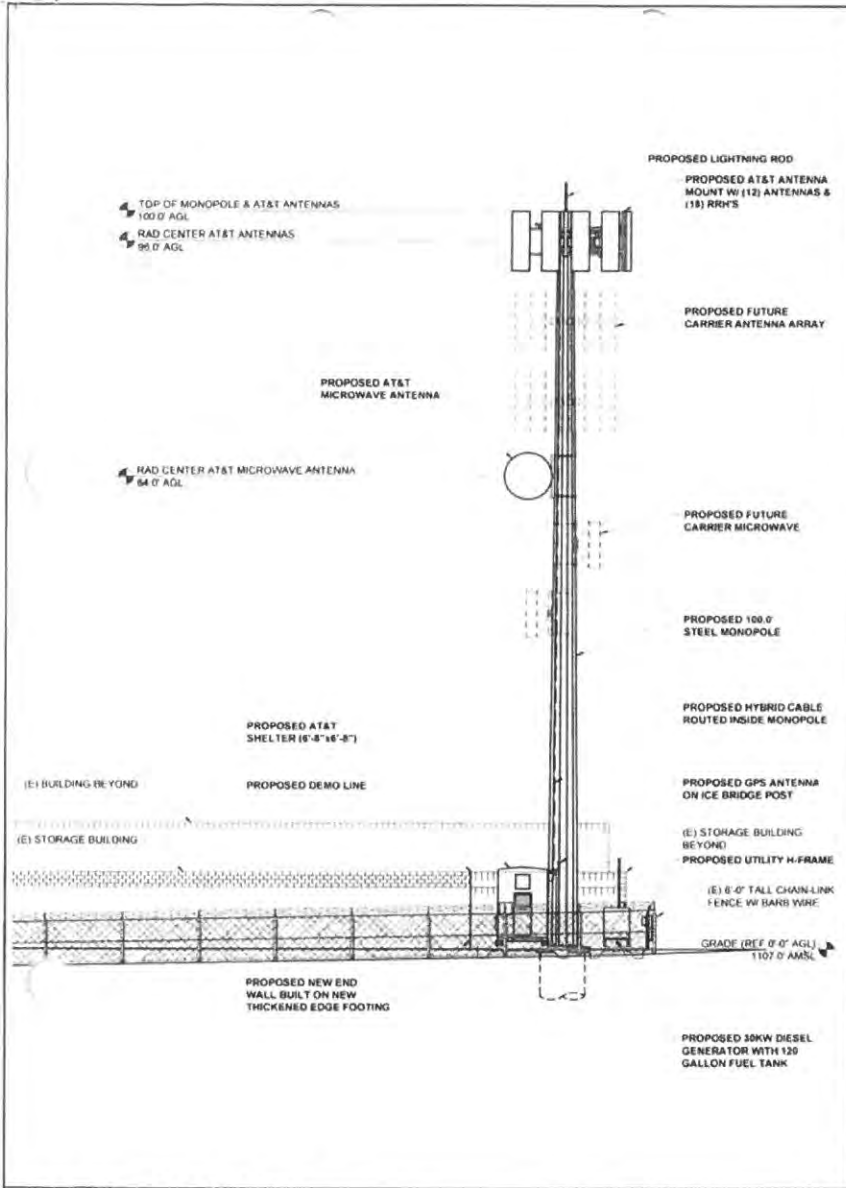
DRAWING NUMBER
A-1.2 0
 CEL JOB NUMBER NSB 18-55017



PROPOSED ENLARGED COMPOUND PLAN
 22x34 SCALE: 3/16" = 1'-0" | 11x17 SCALE: 3/32" = 1'-0"

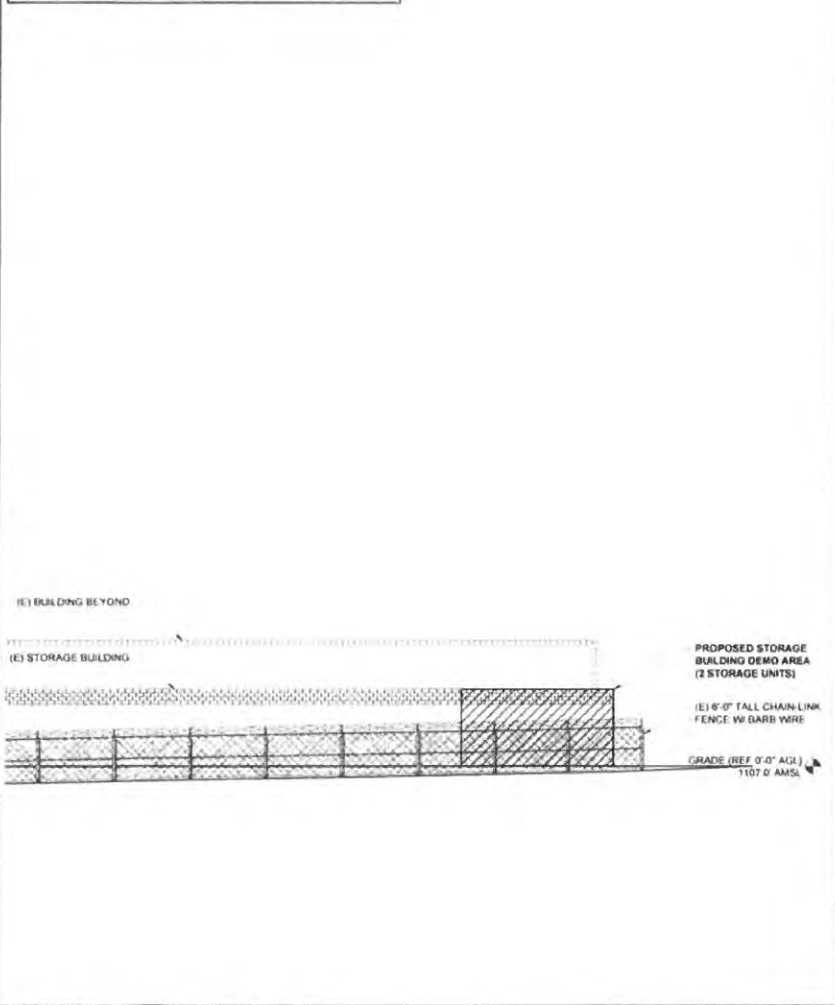
PLAN NORTH

 1



PROPOSED EAST ELEVATION
 22x34 SCALE: 1/8" = 1'-0"
 11x17 SCALE: 1/16" = 1'-0"

NOTE
 IT IS THE POLICY OF LENDLEASE/PI TOWER DEVELOPMENT TO INSTALL SAFETY CLIMB EQUIPMENT ON ALL OWNED TOWER STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY UTILIZE THE INSTALLED SAFETY CLIMB EQUIPMENT WHENEVER PERFORMING WORK ON LENDLEASE/PI TOWER DEVELOPMENT PROPERTY. IF THE CONTRACTOR CAUSES ANY DAMAGE TO THE LENDLEASE/PI TOWER DEVELOPMENT SAFETY CLIMB EQUIPMENT OR IF THE SAFETY CLIMB SYSTEM IS IN ANY WAY COMPROMISED THROUGH THE ACTIONS OF THE CONTRACTOR, THE CONTRACTOR SHALL FULLY RESTORE THE SAFETY CLIMB SYSTEM/EQUIPMENT TO THE ORIGINAL DESIGN SPECIFICATIONS.



EXISTING EAST ELEVATION
 22x34 SCALE: 1/8" = 1'-0"
 11x17 SCALE: 1/16" = 1'-0"



PLANS PREPARED BY
CONNESTONE
 1000 WOODBRIDGE BLVD. SUITE 211
 WOODBRIDGE, WA 98072
 PHONE: 425.487.1732
 WWW.CONNESTONE-ENG.COM

PROJECT INFO
PIWA069
WA-SELAH-SELAH DT
 229 EAST NACHES AVE
 SELAH, WA 99942
 YAKIMA COUNTY

ISSUED FOR: **ZONING**

REV. DATE ISSUED FOR BY

07-26-19	FINAL	DRA
06-27-19	PRELIMINARY	DRA
06-20-19	PRELIMINARY	DRA

DRAWN BY: CHK APV
 DRA MWO MWO

CURRENT ISSUE DATE: **07-26-19**

LICENSEURE

JURISDICTIONAL APPROVAL

PROPRIETARY INFORMATION
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DRAWING TITLE: **EXISTING & PROPOSED EAST ELEVATION**

DRAWING NUMBER: **A-2 0**
 CEI JOB NUMBER: **NSB 18 55017**

AUG 08 2019



CLASS 3 APPLICATION

by BA
City of Selah
Planning Dept.

Filing Fee \$550

City of Selah Planning Department 222 S Rushmore Road, Selah WA 98942 Phone: (509)

698-7365 Email: jeff.peters@selahwa.gov

INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART V – CERTIFICATION are on this page. PART II, III, and IV 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:	LendLease Tower III, LLC c/o Andy King/The Meridian Group						
	Mailing Address:	1910 North 41st Street						
	City:	Seattle	St:	WA	Zip:	98103	Phone :	(206) 948-9394
	E-Mail:	atking@comcast.net						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____			
3. Property Owner's Information (If other than Applicant):	Name:	Michael King						
	Mailing Address:	P O Box 218						
	City:	Selah	St:	WA	Zip:	98942	Phone:	(509) 697-9569
	E-Mail:	selahselfstorage@aol.com						
4. Subject Property's Assessor's Parcel Number(s): 181436-32057								
5. Property Address: 229 East Naches Avenue								
6. Property's Existing Zoning: (Circle all that apply) LDSF R-1 R-2 R-3 B-1 <u>B-2</u> M-1 M-2								
7. Type Of Application: (Check All That Apply)								
<input checked="" type="checkbox"/> Class (3) Review		<input type="checkbox"/> Administrative Adjustment		<input type="checkbox"/> Other: _____				
<input type="checkbox"/> Transportation Concurrency		<input checked="" type="checkbox"/> State Environmental Policy Act Review (SEPA)		<input type="checkbox"/> Other: _____				
<input type="checkbox"/>								

8. **PART II – LAND USE DESIGNATION** (See attached page)
PART III – NARRATIVE – PROPOSED PROJECT DESCRIPTION (See attached page)
PART IV – SITE PLAN CHECKLIST (See attached page)

PART V – CERTIFICATION

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

<u>Michael W. King</u> Property Owner's Signature	<u>06-29-19</u> Date
<u>[Signature]</u> AGENT FOR APPLICANT Applicant's Signature	<u>7-29-2019</u> Date

FILE/APPLICATION(S)# CL3-2019-001

DATE FEE PAID: <u>8/8/19</u>	RECEIVED BY: <u>BA</u>	AMOUNT PAID: <u>550</u>	RECEIPT NO: <u>26097</u>
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Supplemental Application For:

CLASS (3) REVIEW

PART II – LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on SMC § 10.25.020, Table 10.25A:

Communication Towers

PART III - ATTACHMENTS INFORMATION

2. SITE PLAN REQUIRED: (Please use the City of Selah Site Plan Checklist, attached)

Attached

3. TRAFFIC CONCURRENCY: (if required)

N/A

4. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act) See attached

PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions.

Use a separate sheet of paper, if necessary.

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

See attached

B. How is the proposal compatible to neighboring properties?

See attached

C. What mitigation measures are proposed to promote compatibility?

See attached

D. How is your proposal consistent with current zoning of your property?

See attached

E. How is your proposal consistent with uses and zoning of neighboring properties?

See attached

F. How is your proposal in the best interest of the community?

See attached

Note: if you have any questions about this process, please contact us City of Selah Planning Division - 222 S Rushmore Road, Selah WA 98942 (509) 698-7365

PART III - NARRATIVE

I. Description of proposed action:
See attached

PART IV – SITE PLAN CHECKLIST

All general site plans shall be drawn to scale and be legibly drawn, prepared, or printed on eight and one-half inches by eleven inches, unless otherwise requested. The scale of the drawing shall be a standard engineering scale and shall reasonably utilize the paper's size.

General Site Plan Checklist

- Property Address
- Legal Description
- North Arrow
- Scale
- Applicant Name
- Project Name
- Property Dimensions and Shape of Lot
- Size and Location of Existing Structures
- Size and Location of Proposed Structures
- Distance(s) of Structures to Property Line and Centerline of Right-of-Way (SMC § Ch. 10.38 Table 8-3)
- Location of Existing and Proposed Signage (SMC § Ch. 10.38)
- Size and Location of Utilities
- Parking Circulation Plan (SMC § Ch. 10.34.050)
- Proposed Landscaping (SMC § Ch. 10.34.080 & 10.08.040)
- Location of Ingress and Egress Points
- Adjacent Rights-of-Way and Existing Frontage Improvements
- Lot Coverage Calculation (SMC § Ch. 10.08.040, Table 8-1)
- Clearview Triangle – (SMC § Ch. 10.08.030 – Vision Clearance)
- Dumpster and Screening Location
- Misc

The site plan shall also include any other information required by the Department or Administrative Official to clarify the proposal, assess its impacts, or determine compliance with this Title.

Note: If you have any questions about this process, please contact City of Selah Planning Division – 222 S Rushmore Road, Selah, WA 98942 Phone: (509) 698-7365

July 29,2019

Class (3) Review:

Written Narrative:

A. Parallel Infrastructure is proposing to construct a 100-foot tall monopole at the Selah Self Storage property located at 229 East Naches Avenue on the subject parcel (Parcel#181436-32057), a .44-acre parcel that is zoned B-2, Business Professional. Access to the proposed facility is via an existing paved alley on the north side of the property

In addition to the monopole tower, the initial antenna array will consist of twelve (12) panel antennas mounted to the top of the tower with a tip height of 100-feet and a 6 (six) foot diameter microwave dish antenna mounted at the 64-foot level. The tower will be designed and built to accommodate two (2) additional wireless communication providers. The anchor tenant for this facility is AT&T. AT&T will install and occupy a 6'-8" x 6'-8" equipment shelter and they will also install a 30 kW diesel powered generator all located on concrete slab foundations. All of these proposed improvements will be located within a fenced 40-foot x 25-foot lease area in the NE corner of the parcel. Two storage units in the easterly most storage building are proposed to be demolished to accommodate these improvements.

The site will be unoccupied and unmanned and is typically serviced on a monthly basis and there is existing space within the fenced compound to accommodate one (1) parking space. PPL will provide commercial power to the site via underground conduit that currently extends to the site from the existing aerial mounted transformer located within alley to the north. No landscaping is proposed given the underlying and abutting zoning designations (B-2 & M-1).

AT&T is proposing this facility to address a significant coverage gap in their 4G LTE coverage and capacity experienced by its customers in the area. The proposed facility will allow AT&T to provide for uninterrupted wireless service with fewer dropped calls, improved call quality and access to additional wireless services. The facility will also improve the quality and reliability of E-911 calls in the area. Refer to attached AT&T Downtown Selah RF Justification.

B. How is the proposal compatible compatible to neighboring properties?

The proposed facility is compatible to neighboring properties by being sited on a large 0.44-acre B-2 zoned parcel and abutting M-1 zoned properties to the north and to the south. Furthermore the proposed facility will not result in the generation of any nuisance or detrimental impacts (noise, odor, light or glare, traffic

generation, electrical interference, and/or mechanical vibrations) on the neighboring properties.

The facility is proposed on a 0.44-acre parcel zoned B-2 and is surrounded by M-1 zoned parcels to the north and to the south. The B-2 zone is the second most intensive land use designation in the City of Selah and the M-1 zone is the most intensive zone. The general development standards in both the B-2 & M-1 zones include a maximum lot coverage of 100% and the maximum permitted height in the B-2 and M-1 zones is unlimited. The setbacks in both zones are 15-foot front yard with no side or rear setbacks unless abutting a SF zone (which this property does not). Siting the facility on a B-2 zoned parcel abutting M-1 zones to the north and to the south will ensure that the proposed use is compatible with the existing and projected land uses and plans. Furthermore, siting the facility in the NE corner of the facility where the parcel abuts an existing alley will also minimize its visibility from East Naches Avenue. The proposed monopole also presents the slimmest possible profile for a new antenna structure relative to a lattice tower.

C. What mitigation measures are proposed to promote compatibility?

Siting the facility in the NE corner of the 0.44-acre parcel abutting an alley and the M-1 zoned property to the north will promote compatibility and minimize its visibility from East Naches Avenue. The proposed design also screens the ground based equipment and the bottom of the monopole from East Naches Avenue and the abutting B-2 zoned parcel and commercial building to the west of the subject property. The proposed monopole also presents the slimmest possible profile for a new antenna structure relative to a lattice tower. The proposed facility as sited and designed will be compatible with the adjacent land uses.

D. How is your proposal consistent with the current zoning of your property.

The facility is proposed on a 0.44-acre parcel zoned B-2 and is surrounded by M-1 zoned parcels to the north and to the south. The B-2 zone is the second most intensive land use designation in the City of Selah and the M-1 zone is the most intensive zone. The general development standards in both the B-2 & M-1 zones include a maximum lot coverage of 100% and the maximum permitted height in the B-2 and M-1 zones is unlimited. The setbacks in both zones are 15-foot front yard with no side or rear setbacks unless abutting a SF zone (which this property does not). Siting the proposed wireless communication facility on a B-2 zoned parcel abutting M-1 zones to the north and to the south will ensure that the proposed use is compatible with the current B-2 zoning designation and will meet all of the applicable B-2 zone's development standards.

E. How is your proposal consistent with the uses and zoning of the neighboring properties?

The proposed wireless communication facility is consistent with both the uses and zoning of the neighboring properties. The properties to the north and to the south of the subject 0.44-acre parcel are both occupied by fruit processing uses (large warehouse buildings with significant truck traffic and which are both zoned M-1 Industrial). The neighboring property to the west is currently zoned B-2 and is vacant and undeveloped, but appears to be used for short term parking associated with the fruit processing businesses in the area. The property to the west is also zoned B-2 and consists of a commercial building that is buffered from the proposed facility by the two existing storage buildings located to the west of the proposed 25'x 40' lease area. Again, the proposed facility will not result in the generation of any adverse or detrimental nuisance impacts as discussed previously.

F. How is your proposal in the best interest of the community?

The proposed wireless communication facility is in the best interest of the community as it will allow AT&T to fill a significant coverage gap in their current network serving the City of Selah. It will also create additional capacity in the area as well. The facility will improve AT&T's coverage to downtown Selah and the commercial shopping districts. As this is a high traffic area, there is a capacity issue due to slow data speeds. The proposed AT&T facility will improve capacity in this high traffic area by off loading AT&T's existing adjacent sites. The proposed facility will allow AT&T to provide for uninterrupted wireless service with fewer dropped call, improved call quality, and improved access to additional wireless services that the public now demands. The proposed facility will also enhance the coverage & reliability of E-911 calls and emergency service providers access to the AT&T network throughout the area. Again refer to attached AT&T Downtown Selah RF Justification document.

July 29,2019

SMC 10.28.040 Regulatory Note

(h) Communication Towers

1.The facility shall use state-of-the-art technology to reduce visual impacts;

The proposed 100-foot tall monopole is using state of the art technology to reduce visual impacts by using a monopole to for the vertical structure as the monopole presents the slimmest possible profile (approximately four feet at the base and tapering to three feet at the top). The proposed monopole reduces visual impacts relative to a lattice tower. The base of the monopole and the initial ground based equipment will also be shielded and screened to the south and to the west by all of the existing storage buildings located on the subject parcel.

2. At a minimum the facility shall be camouflaged to industry standards;

Again, the proposed facility will be camouflaged to industry standards by using a monopole as the antenna support structure and the base of the monopole and the initial ground based equipment will also be screened to the south and to the west by all of the existing storage buildings. The proposed antenna array can also be painted to match the color of the monopole if warranted.

3.Preferential consideration will be given to facilities which co-locate on existing towers, buildings and structures without an increase in the tower, building, building, or structure height;

Requirement acknowledged; AT&T Radio Frequency Engineer evaluated the viability of co-locating on two alternative sites located within the search ring for this site. The first is an existing Verizon Wireless 55-foot tall monopole located at 113 Naches Avenue. As the AT&T Downtown Selah RF Justification documents, this existing monopole will only provide coverage to 56% of the target coverage objective for this site. AT&T also evaluated the existing roof mounted lattice tower located at the Fairpoint Communications building at the corner of Naches Avenue & N. Wenas Road. Co-location at this rooftop lattice tower would only allow for coverage to 48% of the targeted coverage objective . Refer to the AT&T RF Justification report for additional documentation as to why these two existing towers were considered and ultimately rejected as they were determined not to be viable given their existing height(s) & attendant restrictions in RF propagation & coverage.

4. Communication towers exceeding the zoning district height limitations established in Section 10.08.050 shall require a variance approval;

A variance is not required for this proposed monopole as it is proposed on a parcel with B-2 zoning and there is no height limitation in this zone.

5. Communication towers shall meet the principal structure setback standards established in Section 10.08.090, Table 8-3. Communication equipment buildings shall meet the accessory setback standards established in Section 10.08.090, Table 8-4.

The proposed principal facility, the 100-foot tall monopole, and the proposed ground based equipment for this project both meet the underlying setback standards delineated in Section 10.08.090, Table 8-3 & Table 8-4 respectively for the B-2 zone classification.



CITY OF SELAH

Planning Department • 222 South Rushmore RD. • Selah, WA 98942 • Ph: (509) 698-7365 •
www.selahwa.gov

CITY OF SELAH NOTICE OF DEVELOPMENT APPLICATION & ENVIRONMENTAL REVIEW OPPORTUNITY TO PROVIDE COMMENTS NOTICE OF PLANNING COMMISSION OPEN RECORD PUBLIC HEARING

Application: On August 8, 2019, the City of Selah Planning Department received a Class 3 Use and Environmental Checklist Review applications from LendLease Tower III, LLC on behalf of Michael King (property owner) to construct a 100 ft. monopole cell tower and associated equipment shelter. The project site is located at 229 East Naches Ave. Selah, WA 98942 (Yakima County Parcel Number: 181436-32057).

The applications were determined complete for processing on August 30, 2019. The decision on these applications will be made within one-hundred twenty days of the determination of complete application.

Approvals, Actions and Required Studies: Class 3 Use Review.

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 expects to issue a Determination of Nonsignificance (DNS). The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures regardless of whether an EIS is prepared. After all comments have been received and considered, a threshold determination will be made without an additional comment period. Comments received by 5:00 PM September 18, 2019, will be considered in making the determination. A copy 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 Class 3 Use application and Environmental Checklist will be accepted during the public comment period that ends at 5:00 p.m., on September 18, 2019. 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 jeff.peters@selahwa.gov. Reference File Number CL3#-2019-001 & SEPA-2019-008 or "LendLease III" in your correspondence.

Open Record Public Hearing Notice is hereby given that on Tuesday, October 15, 2019, commencing at 5:30 P.M., or as soon thereafter as practical, the City of Selah Planning Commission will conduct an open record public hearing in the Council Chambers, Selah City Hall, 115 W. Naches Ave. Selah, WA on the Class 3 Use. All interested persons may appear and provide testimony on the application. SMC 21.09.030 and 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 Class 3 Use application.

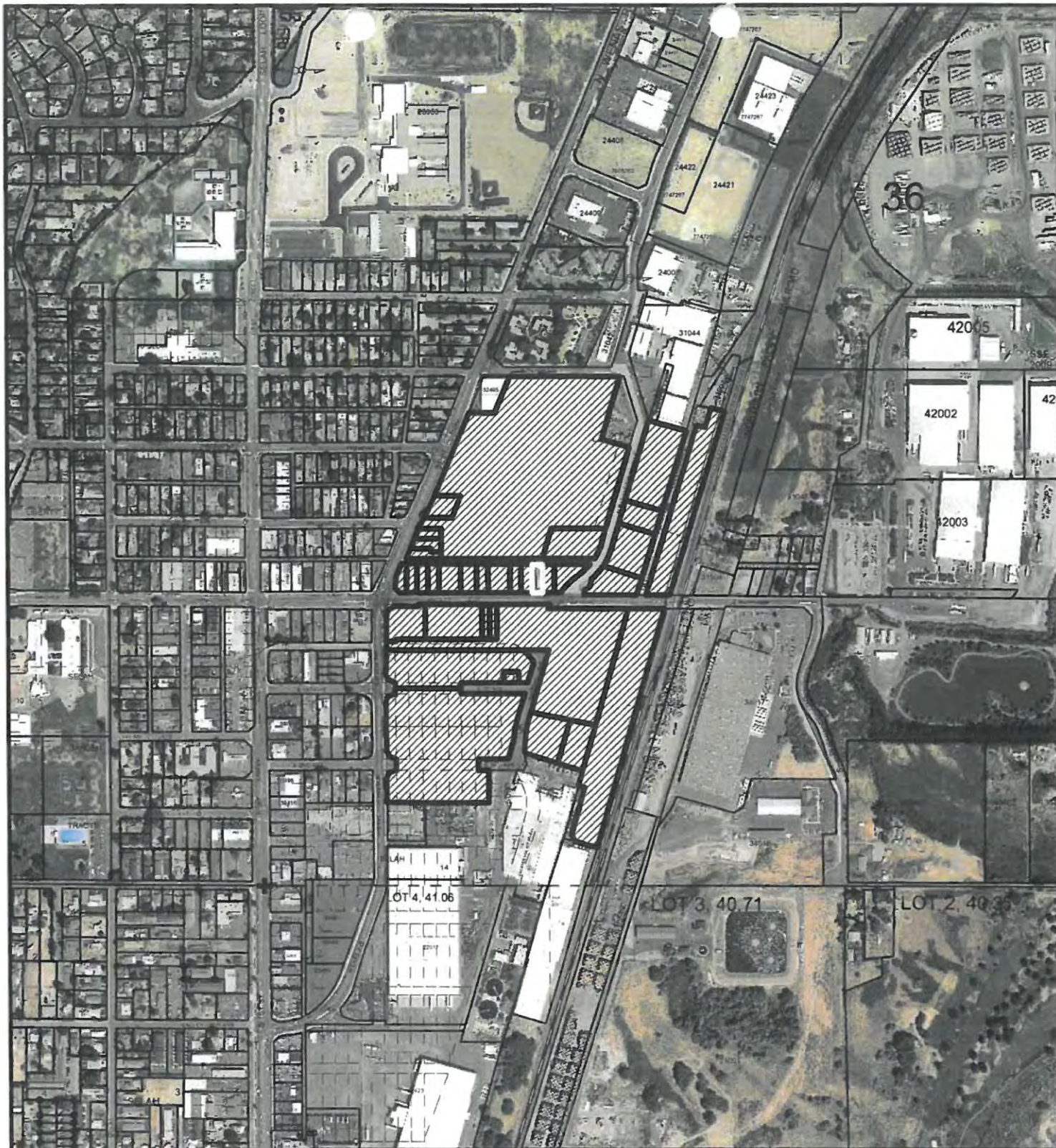


Application information including the SEPA Environmental Checklist and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. The staff report will be available approximately one week before the hearing.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

Dated this 4th day of September 2019.

/s/

Jeff Peters, Community Development Supervisor

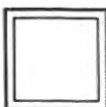


FILE: 18143632057

NAME: SEPA-2019-008 / CL3-2019-001

Parcel #: 181436-32057

Parcel lot lines are for visual display only. Do not use for legal purposes.



Subject Parcels



Notified Property Owners Within 600 Feet

Mapscale: 1" = 600'
September 3, 2019



Affidavit of Publication

STATE OF WASHINGTON,)
)
COUNTY OF YAKIMA)

Jackie Chapman, being first duly sworn on oath deposes and says that she/he is the Accounting clerk of Yakima Herald-Republic, Inc., a daily newspaper. Said newspaper is a legal newspaper approved by the Superior Court of the State of Washington for Yakima County under an order made and entered on the 13th day of February, 1968, and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continually as a daily newspaper in Yakima, Yakima County, Washington. Said newspaper is now and has been during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of a:
CITY OF SELAH NOTICE OF DEVELOPMENT

it was published in regular issues (and not in supplement form) of said newspaper once each day and for a period of 1 times, the first insertion being on 09/04/2019 and the last insertion being on 09/04/2019

Yakima Herald-Republic 09/04/19

and the such newspaper was regularly distributed to its subscribers during all of the said period. That the full amount of the fee charged for the foregoing publication is the sum of \$236.80

Jackie Chapman
Accounting Clerk



Sworn to before me this 4th day of September 2019

Lisa M. Driggs
Notary Public in and for the
State of Washington,
residing at Yakima



CITY OF SELAH NOTICE OF DEVELOPMENT APPLICATION & ENVIRONMENTAL REVIEW OPPORTUNITY TO PROVIDE COMMENTS: NOTICE OF PLANNING COMMISSION OPEN RECORD PUBLIC HEARING: Application:

On August 8, 2019, the City of Selah Planning Department received a Class 3 Use and Environmental Checklist Review applications from LendLease Tower III, LLC on behalf of Michael King (property owner) to construct a 100 ft. monopole cell tower and associated equipment shelter. The project site is located at 229 East Naches Ave. Selah, WA 98942 (Yakima County Parcel Number: 181436-32057). The applications were determined complete for processing on August 30, 2019. The decision on these applications will be made within one-hundred twenty days of the determination of complete application: **Approvals, Actions and Required Studies:** Class 3 Use Review.: **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 expects to issue a Determination of Nonsignificance (DNS). The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures regardless of whether an EIS is prepared. After all comments have been received and considered, a threshold determination will be made without an additional comment period. Comments received by 5:00 PM September 18, 2019, will be considered in making the determination. A copy 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 Class 3 Use application and Environmental Checklist will be accepted during the public comment period that ends at 5:00 p.m., on September 18, 2019. 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 jeff.peters@selahwa.gov. Reference File Number CL3#2019-001 & SEPA#2019-008 or "LendLease III" in your correspondence: **Open Record Public Hearing** Notice is hereby given that on Tuesday, October 15, 2019, commencing at 5:30 P.M., or as soon thereafter as practical, the City of Selah Planning Commission will conduct an open record public hearing in the Council Chambers, Selah City Hall, 115 W. Naches Ave. Selah, WA on the Class 3 Use. All interested persons may appear and provide testimony on the application. SMC 21.09.030 and 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 Class 3 Use application.: Application information including the 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 this 4th day of September 2019:/s/ Jeff Peters, Community Development Supervisor

(905541) September 4, 2019

Courtesy of Yakima Herald-Republic



**CITY OF SELAH
AFFIDAVIT OF MAILING**

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

I, Brandy Tucker, 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 the 3 day of September, 2019 caused to be mailed, 41 envelopes, containing a true and correct copy of the Notice of Development Application and State Environmental Review and Opportunity to provide comment. Said envelopes mailed from Selah, WA. with the correct first class postage and addressed to the persons having made written or verbal comment regarding these files.

A listing of the persons to whom notice has been mailed is contained in file CLIII-2019-001 & SEPA-2019-008.




Signed

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

On this day personally appeared before me Brandy Tucker to me known to be the individual referenced herein and who caused to be mailed

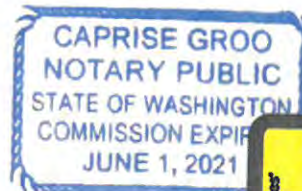
CLIII-2019-001 & SEPA-2019-008

Given under my hand and official seal this 4th day of September 2019.



Signed

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires June 1, 2021.





South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX 509-577-1603
TTY 1-800-833-6388
www.wsdot.wa.gov

September 16, 2019

Selah Planning Department
222. Rushmore Road
Selah, WA 98942

Attention: Jeff Peters, Community Development Supervisor

Subject: CL3#-2019-001 & SEPA-2019-008
SR 823, milepost 1.54 right

We have reviewed the proposed project and have the following comment.

The proposed project is in the vicinity of State Route 823 (SR 823) and Interstate 82 (I-82). As a public safety agency, WSDOT assists with the response to emergencies in which life and property are threatened. Some communications facilities operate at frequencies that interfere with our radio system. Because of this, there is the potential for reception problems for our mobiles operating in those areas. To prevent potential interference with the two systems, we encourage the proponent to do cooperative testing with the WSDOT to identify any problems that may be corrected through the installation of specific protective or interference devices. The applicant should contact Walt Hoffman of the WSDOT - South Central Region Office at (509) 577-1980 to discuss any potential interference or coordinate any testing.

In addition, we are concerned with potential interference from any facilities that may co-locate on this site in the future. To prevent potential interference between our system and any future system, we encourage the proponent to coordinate future co-locates with the WSDOT.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

A handwritten signature in cursive script that reads "Paul Gonseth".

Paul Gonseth, P.E.
Planning Engineer

PG: jjp/mnk

cc: File #2, SR 823
Les Turnley, Area 2 Maintenance Superintendent
Walt Hoffman, Senior Telecommunications Specialist





CITY OF SELAH

Planning Department • 222 South Rushmore RD. • Selah, WA 98942 • Ph: (509) 698-7365 • www.selahwa.gov

WASHINGTON STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF NONSIGNIFICANCE CITY OF SELAH, WASHINGTON September 20, 2019

PROJECT DESCRIPTION: Construction of a 100 ft. monopole cell tower and associated equipment shelter.

LOCATION: 229 East Naches Ave. Selah, WA 98942

PARCEL NUMBERS: 181436-32057

PROPONENT: Lend Lease Tower III, LLC

PROPERTY OWNERS: Michael King

LEAD AGENCY: City of Selah

FILE NUMBERS: CL3#2019-001 & SEPA#2019-008

DETERMINATION: The lead agency for this proposal has determined that it does 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 decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355.
There is no further comment period on the DNS.

Responsible Official: Donald C. Wayman

Position/Title: SEPA Responsible Official

Address: 222 S. Rushmore Rd., Selah, Washington 98942

Date September 20, 2019

Signature

You may appeal this determination to the Selah City Council by filing a written appeal with the required \$300.00 filing fee at the Selah Planning Department, 222 S. Rushmore Road no later than 5:00 p.m. on September 25, 2019. You should be prepared to make specific factual objections. Contact the Planning Department at 509-698-7365 to read or ask about the procedures for SEPA appeals.





**CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY**



Council Meeting Action Item
11/26/2019 M – 2a

Title: Council Meeting Times

From: Jeremy Burke, Council Member

Background / Findings & Facts: Council Meeting times are currently at 4pm and 5:30 pm respectively each month, and Council Member Burke made a motion and tabled said motion at the prior Council Meeting to discuss and vote on changing the 4pm meeting to 5:30pm.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
4/16/1919	Ordinance Fixing Time for Holding the Regular Meeting of the Town Council
6/13/1960	Ordinance Prescribing the Time for Meetings of the Selah Council, and Emending Selah Code Section 1.06.010
5/13/1974	Ordinance Changing the Meeting Date of the Council and Amending Selah Code 1.06.010
2/28/2012	Ordinance of the City of Selah, Washington, Amending Selah Municipal Code Section 1.06.010 Relating to the Times for Regular City Council Meetings



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



- | | |
|------------|--|
| 7/10/2012 | Ordinance of the City of Selah, Washington, amending Selah Municipal Code section 1.06.010 relating to the times for regular City Council Meetings |
| 12/11/2012 | Ordinance of the City of Selah, Washington, amending Selah Municipal Code section 1.06.010 relating to the times for regular City Council meetings |
| 2/23/2016 | Ordinance of the City of Selah, Washington, amending Selah Municipal Code section 1.06.010 relating to the times for regular City Council meetings |



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item

11/26/2019 N – 1

Title: Resolution approving a Class 3 Use application to Construct a New 100 ft. Cell Tower and Associated Equipment Shelter at 229 E. Naches Ave. Selah, WA (LendLease Tower III, LLC on Behalf of Michael King (Property Owner)) (CL3#2019-001 & SEPA#2019-008).

From: Jeff Peters, Community Development Supervisor

Action Requested: Approval

Staff Recommendation: Adopt the Resolution approving the Planning Commission's Findings of Fact, Conclusions, and Recommendation, and Approving the LendLease Tower III LLC (Michael King property owner) Class 3 Use Development Application (Files: CL3#2019-001 & SEPA#2019-008).

Board/Commission Recommendation: Approval

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: The Planning Commission concluded its open record public hearing on October 15, 2019, recommending approval of the Class (3) Use for the construction of the new cell tower and associated equipment shelter subject to conditions, and finding that the new facility is in the public's interest and is compatible with surrounding land uses.



**CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY**



Recommended Motion: I move that the Selah City Council pass the Resolution accepting the Planning Commission's Findings and Conclusions and Recommendation, and approving the Class 3 Use Development Application for the construction of the new cell tower and associated equipment shelter.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:

Action Taken:

10/15/2019

Planning Commission Open Record Public Hearing & Recommendation

RESOLUTION NO. _____

RESOLUTION APPROVING A CLASS 3 REVIEW TO CONSTRUCT A NEW 100 FT. CELL TOWER AND ASSOCIATED EQUIPMENT SHELTER AT 229 E. NACHES AVE., SELAH WA (LENDLEASE TOWER III, LLC ON BEHALF OF MICHAEL KING (PROPERTY OWNER)) (CL3#2019-001 & SEPA#2019-008).

WHEREAS, on November 26, 2019, the City of Selah City Council considered the Class 3 Review application presented by LendLease Tower III, LLC on behalf of Michael King (property owner) for the construction of a 100 ft. mono cell tower and associated equipment shelter; and,

WHEREAS, the Planning Commission recommended approval of the application with conditions on October 15, 2019; and,

WHEREAS, the City of Selah Council has considered the application, the Planning Commission's findings of fact, conclusions, and recommendation and the City staff report dated October 15, 2019, and the Council is satisfied that the matter has been sufficiently considered; and,

WHEREAS, the City Council adopts the Findings and Conclusions from the Planning Commission's Recommendation; and,

WHEREAS, the City Council considered the elements of public use and interest to be served by the proposed Class 3 use; and,

WHEREAS, the City Council considered the elements of public health, safety, and general welfare pertaining to the proposed Class 3 Use;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the City of Selah's Class 3 Use Review CL3#2019-001 & State Environmental Policy Act Review SEPA#2019-008 requesting to construct a 100 ft. cell tower and associated equipment shelter is APPROVED with the six (6) specific conditions recommended by the Planning Commission, set forth below and incorporated herein by this reference.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 26th day of November 2019.

Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

Rob Case, City Attorney

RESOLUTION NO. _____

CONDITIONS OF APPROVAL

1. A dust control plan shall be prepared and implemented during construction as required by the Yakima Regional Clean Air Agency.
2. The proponent is required to pave and stripe one 10X20 parking stall.
3. Prior to issuance of a building permit, plan review, permits, and inspections are required pursuant to the 2015 International Building Code.
4. The applicant shall relocate the vault entirely upon private property outside of the public right-of-way. Any fiber line to be installed within the public right-of-way will require plans to be submitted, reviewed, and approved by the City of Selah Public Works Director, as well as approval of a Right-Of-Way Use Permit application.
5. In accordance with SMC 9.23.030 and the Eastern Washington Stormwater Management Manual, the applicant shall submit stormwater plans for review and approval to the City of Selah Public Works Director prior to building permit issuance.
6. The project shall be completed within one year of the final decision. An extension may be requested as authorized by the zoning ordinance, but must be in writing and made prior to the completion date.



**CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY**



Council Meeting Action Item

11/26/2019 N – 2

Title: Resolution Accepting the Naches Avenue and North First Street Sidewalk Improvements as Complete and Accepted

From: Joe Henne, Public Works Director

Action Requested: Approval

Staff Recommendation: To approve the attached “Resolution Declaring the Naches Avenue and North First Street Sidewalk Improvements as Complete and Accepted”.

Fiscal Impact: \$1,331.97 as the final payment owed to the contractor and an additional \$4,098.04 that had served as “retainage” during performance of the project will be released to the contractor (which retainage amount would be released, at the soonest, sixty days after the City passes and adopts the attached Resolution).

Funding Source: Fund 111 000 095 595 30 63 35

Background / Findings & Facts: Per previous Resolution No. 2749, the City contracted with Granite Construction Company for the Naches Avenue & South First Street Sidewalk Improvements. Performance by Granite Construction Company is now complete. A payment known as “Progress Estimate No. 2” (which will also be the “Final Progress Payment”), in the amount of \$1,331.97, is now due to Granite Construction Company. In addition, an additional amount of \$4,098.04 that had served as “retainage” during performance will also be due to be released to Granite Construction Company upon and after satisfaction of all closeout conditions (which closeout conditions are specified in the attached letter from HLA Engineering and Land Surveying, Inc., dated November 15, 2019). At



**CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY**



the soonest, the release of such retainage amount would occur sixty days after the City passes and adopts the attached Resolution.

Recommended Motion: To authorize the Mayor to sign the attached “Resolution Accepting the Naches Avenue and North First Street Sidewalk Improvements as Complete and Accepted”.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:

Action Taken:

08/13/19

Resolution No. 2749 Authorizing the Mayor to award a Construction Contract between the City of Selah and Granite Construction Company

RESOLUTION NO. _____

RESOLUTION ACCEPTING THE NACHES AVENUE AND NORTH FIRST STREET SIDEWALK IMPROVEMENTS AS COMPLETE AND ACCEPTED

WHEREAS, the City of Selah wishes to declare the Naches Avenue and North First Street Sidewalk Improvements as complete and accepted; and

WHEREAS, the City wishes to proceed with the “Notice of Completion of Public Works Contract” process;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, that the Mayor is authorized to accept Naches Avenue and North First Street Sidewalk Improvements as complete and accepted.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, this 26th day of November 2019.

ATTEST:

Sherry Raymond, Mayor

Dale Novobielski, Clerk Treasurer

APPROVED AS TO FORM:

Rob Case, City Attorney



November 15, 2019

City of Selah
222 So. Rushmore Road
Selah, WA 98942

Attn: Mr. Joe Henne
Director Public Works

Re: City of Selah
NACHES AVENUE AND 1ST STREET SIDEWALK IMPROVEMENTS
HLA Project No.: 19102C
Final Progress Estimate and Project Acceptance

Dear Joe:

Enclosed is Progress Estimate No. 2 designated as the Final for work performed by Granite Construction Company, through October 8, 2019, in connection with their contract on the above referenced project. The amount due the Contractor of \$1,331.97 is net after retainage, as per the contract documents. We recommend this Final Progress Estimate be considered and accepted by the Selah City Council.

This letter also serves as our recommendation for acceptance of this project by the City of Selah. We have reviewed the work performed by Granite Construction Company on this project and believe it has been completed satisfactorily. Please provide us a copy of the Council resolution authorizing project acceptance.

Enclosed for your action is the "Notice of Completion of Public Works Contract" to be completed and sent to the Department of Revenue, Department of Labor and Industries, and Employment Security Department in Olympia. Forward one (1) copy each of the Notice of Completion to the Department of Revenue, Department of Labor and Industries, and the Employment Security Department as soon as the Selah City Council has accepted the project.

The retainage on this project in the amount of \$4,098.04 should be released to Granite Construction Company, after acceptance of the project and when the following conditions have been satisfied:

1. There are no liens or claims for labor and materials furnished on this project filed against the retainage.
2. A full sixty (60) days have elapsed since the official acceptance of this project by the City of Selah.
3. The City has received Notice of Completion clearance from the Department of Revenue, Department of Labor and Industries, and the Employment Security Department relative to this contract. Please provide a copy of each to our office.

4. The City has received the following from HLA Engineering and Land Surveying, Inc. (HLA):
 - a. HLA has confirmed that all punch list items identified during the final walk-through inspection have been completed.
 - b. HLA has delivered one (1) neatly marked full-size set, two (2) 11" x 17" sets, and an Emailed scanned set of record drawings to the City of Selah on November 15, 2019.
 - c. A notarized certificate and Interim Conditional Lien/Claim Waiver from the Contractor which states that all labor and materials furnished on this project have been paid for is attached.
 - d. The required project labor and equal employment opportunity documents have been delivered to the City of Selah on November 15, 2019.

We would appreciate receiving a copy of your Council Resolution authorizing release of retainage.

Please contact this office if you have questions or if we may furnish additional information.

Very truly yours,



Terry D. Alapeteri, PE

TDA/crf

Enclosures

Copy: Bill Shubart, Granite Construction Company (Email)
Caroline Fitzsimmons, HLA



INTERIM CONDITIONAL LIEN/CLAIM WAIVER

Project: #19102C - NACHES AVE AND 1ST STREET IMPROVEMENTS
Owner: CITY OF SELAH

Granite Construction Company (GCC) does hereby acknowledge that upon receipt by GCC of a check from CITY OF SELAH in the sum of \$76,530.70 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release any and all claims and rights of lien which the undersigned has on the above reference project for labor services, equipment, rented or supplied, and materials furnished through and including (DATE) 9/23/2019 only and does not cover any retention or items furnished after that date. Also does not cover any disputed claims for additional work in the amount of \$0.00.

Before any recipient of this document relies on it, the party should verify evidence of payment.

Signature: 
Name: Jason Halverson
Title: Sr. Project Manager

Dated: 10/16/19




INTERIM CONDITIONAL LIEN/CLAIM WAIVER

Project: #19102C - NACHES AVE AND 1ST STREET IMPROVEMENTS
Owner: CITY OF SELAH

Granite Construction Company (GCC) does hereby acknowledge that upon receipt by GCC of a check from CITY OF SELAH in the sum of \$1,331.97 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release any and all claims and rights of lien which the undersigned has on the above reference project for labor services, equipment, rented or supplied, and materials furnished through and including (DATE) 10/8/2019 only and does not cover any retention or items furnished after that date. Also does not cover any disputed claims for additional work in the amount of \$0.00.

Before any recipient of this document relies on it, the party should verify evidence of payment.

Signature: 
Name: Jason Halverson
Title: Sr. Project Manager

Dated: 10/16/19

City of Selah
 222 So. Rushmore Road
 Selah, WA 98942

NACHES AVENUE AND 1ST STREET SIDEWALK IMPROVEMENTS

HLA Project No.: 19102C

TO: Granite Construction Company
 80 Pond Road
 Yakima, WA 98901

Progress Estimate No.: 2 AND FINAL

Date: October 8, 2019

Item No.	Description	Unit	Contract Quantity	Unit Price	Estimate 2 Quantity	Quantity to Date	Amount	Contract Quantity
1	Minor Change	FA	EST.	\$3,000.00	0.00	0.00	\$0.00	0%
2	Mobilization	LS	1	\$6,899.00	0%	100%	\$6,899.00	100%
3	Project Temporary Traffic Control	LS	1	\$10,842.00	0%	100%	\$10,842.00	100%
4	Unclassified Excavation Incl. Haul	CY	100	\$91.00	0	117	\$10,647.00	117%
5	Crushed Surfacing Base Course	TON	30	\$108.00	0.00	55.64	\$6,009.12	185%
6	Crushed Surfacing Top Course	TON	70	\$75.00	0.00	64.61	\$4,845.75	92%
7	HMA Cl. 1/2-Inch PG 64-28	TON	15	\$381.00	3.68	15.64	\$5,958.84	104%
8	Adjust Catch Basin	EA	1	\$207.00	0	1	\$207.00	100%
9	Adjust Meter Box	EA	1	\$207.00	0	1	\$207.00	100%
10	Cement Conc. Traffic Curb and Gutter	LF	180	\$39.00	0	198	\$7,722.00	110%
11	Cement Conc. Patio Curb	LF	100	\$36.00	0	100	\$3,600.00	100%
12	Cement Conc. Sidewalk 6-Inch Thick	SY	60	\$113.00	0	60	\$6,780.00	100%
13	Cement Conc. Sidewalk 4-Inch Thick	SY	150	\$86.00	0	159	\$13,674.00	106%
14	Cement Conc. Stairs	LS	1	\$4,569.00	0%	100%	\$4,569.00	100%
SUBTOTAL							\$81,960.71	

Item No.	Description	Unit	Contract Quantity	Unit Price	Estimate 2 Quantity	Quantity to Date	Amount	Contract Quantity
							\$81,960.71	
							\$0.00	
							\$81,960.71	
							\$81,960.71	
							\$4,098.04	
							\$76,530.70	
							\$1,331.97	


Progress Estimate No. 1 \$ 76,530.70 Retainage: 4,027.93
Progress Estimate No. 2 AND FINAL \$ 1,331.97 Retainage: 70.11

I hereby certify that the foregoing is a true and correct statement of the work performed under this Contract.


Terry D. Alapeteri, PE

ACCEPTED:

I hereby accept the Final Progress Estimate and Final Contract Voucher Certification, in accordance with Section 1-09.9 of the WSDOT Standard Specifications.



Granite Construction Company

10/16/19

Date:



Original
 Revised # _____

NOTICE OF COMPLETION OF PUBLIC WORKS CONTRACT

Date: _____ Contractor's UBI Number: 409 023 062

Name & Mailing Address of Public Agency
City of Selah 115 West Naches Avenue Selah, WA 98942 UBI Number: 392 000 174

Department Use Only
Assigned to: _____
Date Assigned: _____

Notice is hereby given relative to the completion of contract or project described below

Project Name NACHES AVENUE AND 1ST STREET SIDEWALK	Contract Number 19102C	Job Order Contracting <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Description of Work Done/Include Jobsite Address(es) Reconstruct sections of sidewalk on Naches Ave and 1st St including excavation, curb and gutter, patio curb, crushed surfacing, cement concrete sidewalk and HMA.		
Federally funded transportation project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes, provide Contract Bond Statement below)		
Contractor's Name Granite Construction Company	E-mail Address william.shubart@gcinc.com	Affidavit ID* 891385
Contractor Address 80 Pond Road Yakima, WA 98901		Telephone # (509) 654-0721
If Retainage is not withheld, please select one of the following and List Surety's Name & Bond Number. <input type="checkbox"/> Retainage Bond <input type="checkbox"/> Contract/Payment bond (valid for federally funded transportation projects)		
Name: _____		Bond Number: _____
Date Contract Awarded 08/13/19	Date Work Commenced 09/09/19	Date Work Completed 11/05/19
Date Work Accepted		
Were Subcontractors used on this project? If so, please complete Addendum A. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Affidavit ID* - No L&I release will be granted until all affidavits are listed.		

Contract Amount	\$ 79,329.00		
Additions (+)	\$ 2,631.71	Liquidated Damages \$	
Reductions (-)	\$	Amount Disbursed \$	77,862.67
Sub-Total	\$ 81,960.71	Amount Retained \$	4,098.04
Sales Tax Rate _____ %			
<small>(If various rates apply, please send a breakdown)</small>			
Sales Tax Amount	\$		
TOTAL	\$ 81,960.71	TOTAL \$	81,960.71

NOTE: These two totals must be equal

Comments:

Note: The Disbursing Officer must submit this completed notice immediately after acceptance of the work done under this contract.

NO PAYMENT SHALL BE MADE FROM RETAINED FUNDS until receipt of all release certificates.

Submitting Form: Please submit the completed form by email to all three agencies below.

Contact Name: Dale Novobielski

Title: Clerk - Treasurer

Email Address: Dale.Novobielski@selahwa.gov

Phone Number: (509) 698-7334



City of Selah
NACHES AVENUE AND 1ST STREET SIDEWALK IMPROVEMENTS
 19102C
 Granite Construction Company
 Contractor's Phone No.: (509)576-3911

PROJECT CLOSING CHECK LIST

**Dale Novobielski / Caprise Groo:*

Date Received/Sent:

- The City has received the following from HLA Engineering and Land Surveying, Inc.:

EMAILED / DELIVERED:

- Final Progress Estimate:
- Notice of Completion of Public Works Contract DOR/L&I/ESD:
- Notarized Statement:
- Confirmation that all Punch List items complete:
- Record Drawings:

11/15/19, 11/15/19

" , "

" , "

 ✓

" , "

Labor and equal employment opportunity documents:

- Statement of Intent / Affidavit of Wages paid approved by the State Department of Labor and Industries:
- Certified payrolls for the Contractor and Sub-contractor:

DELIVERED 11/15/19

N/A

- Council resolution authorizing project acceptance:
 - **Copy sent to HLA (cfitzsimmons@hlaivil.com):**
- **Sent 1** copy of Notice of Completion of Public Works Contract to Department of Revenue:
 - **Received** WS Department of Revenue Cert of Payment Of State Excise Taxes by PW Contractor release: *(Example Copy Attached) ✓*
 - **Copy sent to HLA (cfitzsimmons@hlaivil.com):**
- **Sent 1** copy of Notice of Completion of Public Works Contract to Employment Security Department:
 - **Received** WS Employment Security Dept Cert of Payment of Contribution.... PW Contract release: *(Example Copy Attached - Form EMS 8449 760 R3-98) ✓*
 - **Copy sent to HLA (cfitzsimmons@hlaivil.com):**
- **Sent 1** copy of Notice of Completion of Public Works Contract to Department of Labor and Industries:
 - **Received** Dept. of Labor & Industries Cert of Payment Of Industrial Insurance Premiums by PW Contractor release: *(Example Copy Attached) ✓*
 - **Copy sent to HLA (cfitzsimmons@hlaivil.com):**
- There are no liens or claims for labor and materials filed against retainage:
- A full sixty (60) days have elapsed since the official acceptance of this project by the City Council:
- Released Retainage *(\$4,098.04) ✓*:
 - **Copy sent to HLA (cfitzsimmons@hlaivil.com):**



STATE OF WASHINGTON

DEPARTMENT OF LABOR AND INDUSTRIES
PO Box 44274 Olympia, Washington 98504-4274

February 20, 2019

TIETON, CITY OF
PO BOX 357
TIETON WA 98947

CERTIFICATE TO RELEASE L&I'S HOLD ON RETAINAGE

The Washington State Department of Labor & Industries is granting approval to release our hold on the retained amount for **WELL NO. 4 - DRILLING, CASING AND TESTING, Contract HLA No. 18042A, Affidavit 824949** to the following contractor:

SCHNEIDER EQUIPMENT INC

514,763-00

600 202 757

We have determined that all workers' compensation premiums, increases, and penalties for this contractor have been paid in full or are readily collectible without recourse to the retained funds, per chapter 60.28 RCW.

The contractor may still be liable for payment if we later determine they owe additional premiums related to this contract or other activities.

Before final payment can be made to the contractor, you will also need to receive releases from the Departments of Revenue and Employment Security Department in addition to ensuring:

- All liens against retainage have been satisfied
- All *Affidavit of Wages Paid* forms have been filed

Thank you,

Wendy Bowe
Contract Release Specialist
(360)902-5772
MCWE235@LNI.WA.GOV

cc: SCHNEIDER EQUIPMENT INC
21881 RIVER RD NE
ST PAUL OR 97137



235003100004000200000000



STATE OF WASHINGTON
DEPARTMENT OF REVENUE

TOWN OF TIETON
C/O CLERK-TREASURER
PO BOX 357
TIETON WA 98947-0357

February 14, 2019
Letter ID: L0008528918
UBI: 600-202-757
Account ID: 600-202-757
Account Type: Excise Tax

We hereby certify that taxes, increases and penalties due or to become due from the contractor listed below under Chapter 180, Laws of 1935, as amended, with respect to the following public works contract:

SCHNEIDER WATER SERVICES

CITY OF TIETON
WELL NO 4-DRILLING, CASING, AND TESTING
CONSTRUCTION OF A NEW PORTABLE WATER WELL TO PROVIDE A SOURCE OF GROUNDWATER FOR MUNICIPAL USE BY THE CITY OF TIETON. WELL CONSTRUCTION WILL INCLUDE A SURFACE SEAL, GROUTING, CASING, WELL SCREEN, DEVELOPMENT, DISINFECTION, PUMPING TESTS, AND SITE CLEANUP.

has been paid in full, or is in the Department's opinion readily collectible without recourse to the state's lien on the retained percentage.

This certificate is issued pursuant to the provision of Chapter 60.28 Revised Code of Washington for the sole purpose of informing the state, county, or municipal officer charged with the duty of disbursing or authorizing the payment of public funds to said contractor that the Department of Revenue hereby releases the state's lien on the retained percentage provided by this Chapter for excise taxes due from said contractor.

This certificate does not release said contractor from liability for additional tax that may be later determined to be due with respect to the above-mentioned contract or other activities.

Dated February 14, 2019 at Olympia, Washington,

Nelle Van Horn

Certifying Officer



Employment Security Department

WASHINGTON STATE

P.O. Box 9046 Olympia, WA 98507-9046 | Fax 360-902-9287

CITY OF TIETON
Attn: Fred Munoz
PO BOX 357
TIETON, WA98947

) CERTIFICATE OF
) PAYMENT OF CONTRIBUTIONS
) PENALTIES AND INTEREST ON
) PUBLIC WORKS CONTRACT

ES Reference #: 26524800 7
UBI No: 600202757

CONTRACTOR:

SCHNEIDER EQUIPMENT INC
21881 RIVER RD NE
SCHNEIDER EQUIPMENT INC
SAINT PAUL, OR 97137-9508

The Employment Security Department hereby certifies those contributions, penalties and interest due from the above named contractor under the Employment Security Act have been paid in full or provided for with respect to the following public works contract:

Description: Well No 4 Drilling Casing and Testing.

Contract number: 18042A-C

The Employment Security Department hereby certifies that it has no claim pursuant to RCW 50.24.130 against the public body named above for tax attributable to service performed for said public body by the above named contractor on the above described contract. The Employment Security Department releases its lien on the retained percentage which is provided by RCW 60.28.040 for contributions, penalties and interest due from said contractor.

This certificate does not release said contractor from liability for additional contributions, penalties and interest which may be later determined to be due with respect to the above mentioned contract.

Dated at Olympia, Washington on March 27, 2019.

EMPLOYMENT SECURITY DEPARTMENT

Original - Disbursing Officer
Duplicate - Employer
Triplicate - Central Office Files



**CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY**



Council Meeting Action Item
11/26/2019 N – 3

Title: Resolution Revising Rates For 2020 Water Utility Services

From: Dale Novobielski, Clerk/Treasurer

Action Requested: Approval

Staff Recommendation: Approval

Fiscal Impact: Increase for ¾" water service using 10 hundred cubic feet (hcf) per month \$.86 and \$.04 per additional hcf, 1" water service using 10 hcf per month \$.98 and \$.04 per additional hcf, 1 ¼ - 1 ½ water service using 10 hcf per month \$1.10 and \$.04 per additional hcf, 2" water service using 10 hcf per month \$1.27 and \$.04 per additional hcf, 3" water service using 20 hcf per month \$1.86 and \$.04 per additional hcf, 4" water service using 20 hcf per month \$2.04 per month and \$.06 per additional hcf for the next 180 hcf and \$.05 per additional hcf, over 4" water service using 20 hcf per month \$2.04 per month and \$.06 per additional hcf for the next 4,980 hcf and \$.05 per additional hcf. Multiple dwelling units / mobile home park units \$.37 per month for each dwelling unit or space / Senior or Disabled Low Income service using 3 hcf per month \$.32 per month and \$.04 per additional hcf for the next 7 hcf and \$.03 per additional hcf. Bulk water users will pay an increase of \$.06 per hundred gallons.

Funding Source: n/a

Background / Findings & Facts: As a part of the 2020 budget development a 3% rate increase was determined appropriate for the Water fund.

Recommended Motion: I move to approve the Resolution revising rates for 2020 Water utility services.

RESOLUTION NO. _____

A RESOLUTION REVISING RATES FOR WATER UTILITY SERVICES

WHEREAS, Section 9.02.190 of the Selah Municipal Code provides that rates for Water Utility services be set by resolution of the City Council from time to time, and

WHEREAS, the City Council has determined that a revision in the Water Rate structure is appropriate;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, as follows:

Water Service Charges:

a) Within Corporate Limits

Meter Size	Consumption (100 cubic ft)	Minimum	Overage (per 100 cubic ft)	
3/4" or smaller	First	3	\$17.59	
	Next	7		1.56
	Over	10		1.21
1"	First	4	23.37	
	Next	6		1.56
	Over	10		1.21
1-1/4" through 1-1/2"	First	5	29.21	
	Next	5		1.56
	Over	10		1.21
2"	First	5	35.01	
	Next	5		1.56
	Over	10		1.21
3"	First	10	46.72	
	Next	10		1.56
	Over	20		1.21
4"	First	20	70.06	
	Next	180		1.97
	Over	200		1.56
Over 4"	First	20	70.06	
	Next	4,980		1.97
	Over	5,000		1.56

- b) The minimum charge per month for the availability of water service for two-family dwellings, multiple dwellings, group houses and condominiums, apartment houses, and mobile home parks as defined in Chapter 10.02 shall be twelve dollars and sixty-four cents (\$12.64) for each dwelling unit or mobile home space. Each dwelling unit or mobile home space shall be allotted 300 cubic feet of minimum consumption, and water used over this minimum amount shall be charged at the applicable rate in section (a) above.
- c) Low-Income Senior Citizens and Low-Income Disabled Persons Occupant Rate.
- (1) Single-family dwellings shall be charged be eleven dollars and fourteen cents (\$11.14) per month, for the first 300 cubic feet of water consumption. Additional water consumption will be charged at the rate of one dollar and thirty-eight cents (\$1.38) per 100 cubic feet for the next 700 cubic feet and one dollar and ten (\$1.10) per 100 cubic feet for over 1,000 cubic feet.
 - (2) A senior citizen is a person who occupies a dwelling unit where either the person or the person's spouse is sixty-two years of age or older at the commencement of any month.
 - (3) A low-income senior citizen shall be a senior citizen whose income, combined with the income of the spouse, if any, for the calendar year preceding was fifteen thousand dollars (\$15,000.00) or less.
 - (4) A disabled person is a person who occupies a dwelling unit and qualifies for special parking privileges under RCW 46.16.381(1)(a) through (f) or a blind person as defined in RCW 74.18.020(4) or developmentally disabled as defined in RCW 71A.10.020(2) or a mentally ill person as defined in RCW 71.05.020(1).
 - (5) A low-income disabled person shall be a disabled person whose income, combined with the income of the spouse, if any, for the calendar year preceding was fifteen thousand dollars (\$15,000) or less.
 - (6) Combined income shall be income from all sources, provided that only two-thirds (2/3) of any social security benefits, two-thirds (2/3) of any retirement pension, two-thirds (2/3) of disability benefits, and the full amount of any other income shall be considered as income for the purpose of this section, and provided further, that the gain realized by any person from the sale, transfer, or upon being displaced from, his or her residence shall not be considered as income for the purposes of this section, if reinvested in a replacement residence within eighteen (18) months of its realization.
 - (7) Determination of eligibility shall be made by the City Clerk-Treasurer based upon the annual statement of the low-income senior citizen or low-income disabled person, or any other reasonable and verifiable means at the discretion of the Clerk-Treasurer.
- d) Outside utility users shall pay one hundred fifty percent (150%) of the applicable water service charges charged to City residents and commercial/business users.
- e) Bulk water consumers shall be served at the convenience of the City and shall pay the sum of ten dollars (\$10.00) per fill and one dollar and ninety-seven cents (\$1.97) per hundred gallon unit.

BE IT FURTHER RESOLVED that the rates set forth herein shall be effective commencing January 1, 2020.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, this 26th day of November, 2019.

Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

Rob Case, City Attorney

RESOLUTION NO. _____



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item
11/26/2019 N – 4

Title: Resolution Revising Rates For 2020 Solid Waste Utility Services

From: Dale Novobielski, Clerk/Treasurer

Action Requested: Approval

Staff Recommendation: Approval

Fiscal Impact: Monthly increase for: 90 gallon service \$.48, Low Income Senior/Disabled 60 gallon service \$.34, Occasional extra \$.09, Yard Waste service \$.05, 1 yd dumpster service \$1.58, 1.5yd dumpster service \$1.80, 2 yd dumpster service \$2.62, 3 yd dumpster service \$4.27, 4 yd dumpster service \$5.17, 6 yd dumpster service \$6.15, 8 yd dumpster service \$7.22, overfill per yard \$.50, 20 yard drop box pickup \$2.71 and a 30 yard drop box pickup \$3.31.

Funding Source: n/a

Background / Findings & Facts: As a part of the 2020 budget development a 3% rate increase was determined appropriate for the Solid Waste fund.

Recommended Motion: I move to approve the Resolution revising rates for 2020 Solid Waste utility services.

RESOLUTION NO. _____

RESOLUTION REVISING RATES FOR THE COLLECTION OF SOLID WASTE

WHEREAS, Section 3.02.080 of the Selah Municipal Code provides that rates for Solid Waste collection be set by resolution of the City Council from time to time, and

WHEREAS, the City Council has determined that a revision in the Solid Waste Rate structure is appropriate;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, as follows:

The following rates are to be billed monthly by the City and paid by the residents and customers of the City:

CLASSIFICATION	COLLECTION INTERVAL	RATES AND FEES
<u>Totes:</u>		
30 Gallon Tote	per week	\$12.44
60 Gallon Tote	per week	13.59
90 Gallon Tote	per week	16.54
Each additional 60-gallon tote		5.92
Each additional 90-gallon tote		8.89
Occasional extra 30-gallon equivalent	each	\$ 2.97
Low-Income Senior and Low-Income Disabled;		
	60 Gal Tote per week	\$ 11.71
	90 Gal Tote per week	14.53
*Yard Waste (3 containers 2 times per month)		\$ 1.87

*Yard waste service is optional. This is not a mandatory service but does allow the resident the choice to have it picked up at their curb or to dispose of it themselves in a legal manner.

CLASSIFICATION	COLLECTION INTERVAL	RATES AND FEES
----------------	---------------------	----------------

Bins & Drop Boxes:

1.0 Yard Bin	1 time per week	\$54.30
1.0 Yard Bin	2 times per week	108.60
1.0 Yard Bin	3 times per week	162.90
1.0 Yard Bin	Special on-call pickup each	13.59
1.5 Yard Bin	1 time per week	\$61.79
1.5 Yard Bin	2 times per week	123.58
1.5 Yard Bin	3 times per week	185.37
1.5 Yard Bin	Special on-call pickup each	15.47
2.0 Yard Bin	1 time per week	\$89.91
2.0 Yard Bin	2 times per week	179.82
2.0 Yard Bin	Special on-call pickup each	22.48
3.0 Yard Bin	1 time per week	\$146.56
3.0 Yard Bin	2 times per week	293.12
3.0 Yard Bin	Special on-call pickup each	36.17
4.0 Yard Bin	1 time per week	\$177.48
4.0 Yard Bin	2 times per week	354.96
4.0 Yard Bin	Special on-call pickup each	44.36
6.0 Yard Bin	1 time per week	\$211.09
6.0 Yard Bin	2 times per week	422.18
6.0 Yard Bin	Special on-call pickup each	52.79
8.0 Yard Bin	1 time per week	\$248.00
8.0 Yard Bin	2 times per week	496.00
8.0 Yard Bin	Special on-call pickup each	62.02
Overfill per yard		\$17.16
20 yard drop box	per pickup	\$93.05*
20 yard self contained compactor	per pickup	162.68*
30 & 40 yard drop box	per pickup	\$113.61*
30 yard self contained compactor	per pickup	209.73*

*Plus dump fee. Temporary drop boxes are subject to a daily rental charge and initial delivery fee.

Additional Services and Fees:

Walk-in Service: \$0.26 per foot round-trip per can per pickup.

Commercial locking container service: an additional charge of \$19.24 per month for a locking bin.

Roll out charge: If a driver is required to move a commercial container more than ten feet but less than twenty-five feet to the curb or alley line, an additional charge of \$5.53 per pickup will be assessed. An additional charge of \$3.22 per pickup will be assessed for each additional twenty-five foot increment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the rates for Solid Waste be adopted and that the rates set forth herein shall be effective commencing January 1, 2020.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 26th day of November, 2019.

Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

Rob Case, City Attorney

RESOLUTION NO. _____



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item

11/26/2019 O – 1

Title: Ordinance Establishing the 2020 Base Salary and Wage Schedule for Management, Confidential and Unrepresented Employees

From: Andrew Potter, Human Resource Manager

Action Requested: Approval

Staff Recommendation: Recommend Approval

Board/Commission Recommendation: Not Applicable

Fiscal Impact: As reflected across the entire budget document.

Funding Source: Various funds.

Background / Findings & Facts: Consistent with past practice, Human Resources has compiled the salary and wage information for all non-union employees and has drafted a corresponding “2020 Salary and Wage Schedule”. To promote transparency – both with the public and with City employees – such schedule has been set forth within the proposed “Ordinance Establishing the 2020 Base Salary and Wage Scheduled for Management, Confidential and Unrepresented Employees”, which Human Resources asks the City Council to approve and adopt. Separately, and for reference only, Human Resources has attached to this Agenda Item Summary copies of the respective Appendixes that establish the pay schedules for union employees under the currently-applicable Collective Bargaining Agreements. Those Appendixes further specify the respective fund(s) wherefrom compensation paid to employees originates, and also corresponding brief narrative explanations.



**CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY**



Recommended Motion: Move to approve the “Ordinance Establishing the 2020 Base Salary and Wage Schedule for Management, Confidential and Unrepresented Employees”

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
11/27/2018	Passed Ordinance Establishing the 2019 Salary Schedule for Management, Confidential, and Unrepresented Employees
11/28/2017	Passed Ordinance Establishing the 2018 Salary Schedule for Management, Confidential, and Unrepresented Employees
12/13/2016	Passed Ordinance Establishing the 2017 Salary Schedule for Management, Confidential, and Unrepresented Employees
11/24/2015	Passed Ordinance Establishing the 2016 Salary Schedule for Management, Confidential, and Unrepresented Employees

ORDINANCE NO. _____

ORDINANCE ESTABLISHING THE 2020 BASE SALARY AND WAGE SCHEDULE FOR
MANAGEMENT, CONFIDENTIAL AND UNREPRESENTED EMPLOYEES

THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, does approve and adopt the following “2020 Base Salary and Wage Schedule” for management, confidential and unrepresented employees:

FULL-TIME REGULAR

MONTHLY SALARY (gross)

Administrative

Clerk-Treasurer	\$8,788
Human Resource Manager	\$4,676
Executive Assistant	\$4,283
Payroll & Accts. Payable Specialist	\$4,283
Utility Billing Specialist	\$4,283
Public Record Specialist	\$4,283
Court Clerk & Administrator	\$4,283

Community Services

Community Services Manager	\$5,015
Recreation Coordinator	\$3,503

Police Department

Police Chief	\$8,788
Deputy Police Chief	\$8,107

All other Police Department employees are paid according to the then-applicable Collective Bargaining Agreement.

Fire Department

Fire Chief	\$8,788
Deputy Fire Chief	\$8,146
Training Officer	\$6,708
Firefighter – Step 3	\$5,595
Firefighter – Step 2	\$5,162
Firefighter – Step 1	\$4,652
Firefighter Probationary	\$4,469

Public Works: Administration & Utilities

Public Works Director	\$8,788
Public Works Utility Supervisor	\$7,505
Public Works Administrative Assistant	\$3,503

Public Works: Community Development

Community Development Supervisor	\$7,452
Building & Code Inspector	\$5,363
Code Enforcement & Stormwater	\$3,990
Planning & Building Permit Specialist	\$3,503

Public Works: Wastewater Treatment Plant

Wastewater Treatment Plant Supervisor	\$7,052
Wastewater Treatment Plant Operator III	\$5,164
Wastewater Treatment Plant Operator II	\$4,837
Wastewater Treatment Plant Operator I	\$4,509
Wastewater Treatment Plant Operator Trainee	\$4,181
Wastewater Treatment Plant Mechanic II	\$4,468
Wastewater Treatment Plant Mechanic I	\$4,185

All other Public Works employees are paid according to the then-applicable Collective Bargaining Agreement.

PART-TIME AND SEASONAL

HOURLY WAGE (gross)

Office Assistant	\$17.78 hr.
Public Works Parks & Maintenance Laborer II	\$16.50 hr.
Public Works Parks & Maintenance Laborer I	\$14.50 hr.
Recreation Sports Supervisor	\$15.00 hr.
Recreation Programs: Sports Referee III	\$14.00 hr.
Recreation Programs: Sports Referee II	\$13.75 hr.
Recreation Programs: Sports Referee I or Scorekeeper	\$13.50 hr.
Recreation Programs: Contracted Instructor	70% of revenue

Additionally, consistent with state law, referees and scorekeepers who are 14 or 15 years of age may be paid 85% of the then-applicable minimum wage (which as of the adoption of this Ordinance equates to \$11.48 per hour (gross)).

OVERTIME AND OTHER COMPENSATION

As reflected by its title, this “2020 Base Salary and Wage Schedule” specifies only base salary and wages for the specified employees. By contrast, it does not specify any fringe benefits that such employees might earn or receive, nor does it specify any overtime that employees who are not “exempt” from wage and hour laws might earn and receive.

The effective date of this Ordinance is January 1, 2020.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF SELAH,
WASHINGTON this 26th day of November, 2019.

Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski, Clerk Treasurer

APPROVED AS TO FORM:

Rob Case, City Attorney

ORDINANCE NO. _____

APPENDIX "A"
PUBLIC WORKS & PARKS DEPARTMENT EMPLOYEES

ARTICLE 1A - DEFINITIONS OF PUBLIC WORKS DEPARTMENT EMPLOYEES

1.A.1 A Public Works and/or Parks Department employee is one who is working and engaged in, limited to, activity which requires work in the Selah Public Works Department.

ARTICLE 2A - CLASSIFICATIONS - WAGE RATES - OTHER PROVISIONS

2.A.1 The following salary schedule for Public Works & Parks Department employees shall be effective January 1, 2019.

2019	2% increase above the 2018 wage rates.
2020	2% increase above the 2019 wage rates.
2021	2% increase above the 2020 wage rates.
2022	2% increase above the 2021 wage rates.
2023	2% increase above the 2022 wage rates.

Classification	Monthly Salaries				
	2019	2020	2021	2022	2023
Public Works Foreman	\$ 5,450	\$ 5,559	\$ 5,670	\$ 5,784	\$ 5,899
Utility Lead	\$ 5,317	\$ 5,424	\$ 5,532	\$ 5,643	\$ 5,756
Utility Worker III	\$ 5,063	\$ 5,165	\$ 5,268	\$ 5,373	\$ 5,481
Utility Worker II	\$ 4,724	\$ 4,818	\$ 4,914	\$ 5,013	\$ 5,113
Utility Worker I	\$ 4,380	\$ 4,467	\$ 4,557	\$ 4,648	\$ 4,741
Utility Worker Trainee	\$ 4,023	\$ 4,103	\$ 4,185	\$ 4,269	\$ 4,354

2.A.2 Temporary Step-Up Pay: Any employee who works for two (2) consecutive weeks in a higher classification shall be entitled to be paid at the rate of pay for that classification for the duration of the time they work in that classification or until the termination of this Agreement, whichever comes first. Such increase in pay shall commence on the first day of the pay period following the completion of said two (2) week service.

2.A.3 The employer will establish two (2) lead positions, one lead in the Utility division and one lead in the Parks division. It is understood that in this position the lead will have the responsibility to direct the workforce and report work rule and contractual infractions to management, but they will not be permitted to hire, fire or recommend disciplinary actions. It is further understood that in recognition of their additional responsibilities, the lead shall be paid at five percent (5%) above the Utility III wage rate.

APPENDIX "A" - LINE/PATROL OFFICERS

ARTICLE 1A - DEFINITIONS OF LINE/PATROL OFFICERS

1.A.1 A Commissioned Officer is one who is working and engaged in, limited to, activity which requires work outside the Selah Police facility. He shall be a commissioned line officer.

ARTICLE 2A - CLASSIFICATIONS - WAGE RATES - OTHER PROVISIONS

2.A.1 The following salary schedule for Line/Patrol Officers shall be effective January 1, 2014:

2019 2% increase above the 2018 wage rates.
2020 2% increase above the 2019 wage rates.
2021 2% increase above the 2020 wage rates.
2022 2% increase above the 2021 wage rates.
2023 2% increase above the 2022 wage rates.

Classification	Monthly Salaries				
	2019	2020	2021	2022	2023
Sergeant	\$ 7,102	\$ 7,244	\$ 7,389	\$ 7,537	\$ 7,688
Detective	\$ 6,392	\$ 6,520	\$ 6,650	\$ 6,783	\$ 6,919
MPO	\$ 6,176	\$ 6,300	\$ 6,426	\$ 6,554	\$ 6,685
First Class	\$ 5,574	\$ 5,686	\$ 5,800	\$ 5,915	\$ 6,034
Second Class	\$ 5,008	\$ 5,108	\$ 5,211	\$ 5,315	\$ 5,421
Third Class	\$ 4,713	\$ 4,808	\$ 4,904	\$ 5,002	\$ 5,102
Probationary	\$ 4,163	\$ 4,246	\$ 4,331	\$ 4,417	\$ 4,506

2.A.2 Beginning January 1, 2014 all Sergeants will be compensated at fifteen percent (15%) above the MPO wage rate. Beginning January 1, 2019, the Detective will be compensated at 3.5 percent above the MPO wage rate.

APPENDIX "B" - MISCELLANEOUS POLICE DEPARTMENT EMPLOYEES

ARTICLE 1B - DEFINITION OF DISPATCH AND CLERICAL/MATRON EMPLOYEES

1.B.1 A Miscellaneous employee is one who is working and engaged in, but not limited to, activity which requires work primarily within the Selah Police Facility. Said employee need not necessarily be civil service certified.

ARTICLE 2B - CLASSIFICATIONS - WAGE RATES - OTHER PROVISIONS

2.B.1 The following salary schedule for Miscellaneous Police Department employees shall be effective January 1, 2019.

- 2019 2% increase above the 2018 wage rates.
- 2020 2% increase above the 2019 wage rates.
- 2021 2% increase above the 2020 wage rates.
- 2022 2% increase above the 2021 wage rates.
- 2023 2% increase above the 2022 wage rates.

Classification	Monthly Salaries				
	2019	2020	2021	2022	2023
ACO/CSO I	\$ 4,713	\$ 4,808	\$ 4,904	\$ 5,002	\$ 5,102
ACO/CSO II	\$ 4,163	\$ 4,246	\$ 4,331	\$ 4,417	\$ 4,506

Police Clerk I	\$ 4,546	\$ 4,637	\$ 4,730	\$ 4,824	\$ 4,921
Police Clerk II	\$ 4,012	\$ 4,092	\$ 4,174	\$ 4,257	\$ 4,342
Probationary Clerk	\$ 3,263	\$ 3,328	\$ 3,395	\$ 3,463	\$ 3,532

Last Name	Job Title	%	Description	Explanation
ELECTED OFFICIALS				
Raymond	Mayor	100%	Executive	
CITY HALL				
Executive Administration				
Wayman	City Administrator	31%	Executive	Mr. Waymna's salary is broken out across many funds because his primary duties have him supporting Public Works, Planning, Infrastructure, and Operations city wide.
		15%	Water	
		15%	Solid Waste	
		14%	Transit	
		10%	Financial & Record Services	
		5.0%	Fire -- Operations	
		5.0%	Sewer -- Operation & Customer Services	
		5.0%	Sewer -- Operations General	
Potter	Human Resource Manager	28%	Executive	Mr. Potter's salary is broken out across many funds because his primary duties have him supporting all departments through employee records, hiring, discipline, and termination. He acts as the Title IV Coordinator which gives him additional responsibilities toward street and infrastructure improvement projects. He coordinates salary and leave concerns with the Financial Services Department. He also acts as translator on occasion for utility billing matters.
		15%	Water	
		15%	Solid Waste	
		15%	Transit	
		7.5%	Sewer -- Operation & Customer Services	
		7.5%	Sewer -- Operations General	
		5%	Financial & Record Services	
		5%	Fire -- Operations	
		2%	Street -- Administration	
Lake	Executive Assistant	40%	Executive	Ms. Lake's salary comes primarily from the Executive Department because of her work supporting the Mayor and City Administrator. Additionally she supports all City Council operations by compiling the council packet and agenda. The majority of matters on those agendas come from Public Works and Planning departments.
		15%	Water	
		15%	Sewer -- Operation & Customer Services	
		10%	Legislative	
		10%	Fire -- Operations	
		10%	Transit	

Finance & Records

Novobielski	Clerk/Treasurer	31%	Financial & Record Services	Mr. Novobielski's salary is broken out across many funds because each department requires financial services.
		15%	Water	
		15%	Sewer -- Operation & Customer Services	
		15%	Transit	
		10%	Solid Waste	
		10%	Fire -- Operations	
		4%	Street -- Administration	
Farley	Payroll/Accounts Payable Specialist	25%	Financial & Record Services	Ms. Farley primary responsibilities are in payroll and accounts payable. However she acts as backup, on a daily basis for utility billing issues (Water, Sewer, Garbage).
		20%	Water	
		20%	Sewer -- Operation & Customer Services	
		20%	Solid Waste	
		11%	Fire -- Operations	
Bigby	Utility Billing Specialist	4%	Street -- Administration	The Utility Billing Specialist primary responsibilities include handling all utility bills and payments.
		40%	Water	
		40%	Sewer -- Operation & Customer Services	
		20%	Solid Waste	
Wurtz	Public Records Specialist	45%	Financial & Record Services	In addition to responding to records requests, Ms. Wurtz also supports appropriate record retention in all departments.
		15%	Fire -- Operations	
		15%	Water	
		15%	Solid Waste	
		10%	Street -- Administration	

Municipal Court

Garcia	Court Administrator	100%	Judicial
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COMMUNITY SERVICES

Morales	Community Services Manager	50%	Recreation Programs	Ms. Morales oversees all recreation programs and civic center operations. She works with the LTAC board to assign tourism dollars and oversees the main transportation facility in Selah.
		25%	Civic Center	
		15%	Tourism	
		10%	Transit	

Schab	Recreation Coordinator: Programs	75%	Recreation Programs	Mr. Schab's primary duties have him overseeing all youth sports within the city and special events.
		15%	Civic Center	
		10%	Transit	
Lee	Recreation Coordinator: Facilities	75%	Civic Center	Mr. Lee's primary duties include the care of the Civic Center and making reservations for that building.
		15%	Recreation Programs	
		10%	Transit	

POLICE DEPARTMENT

Hayes	Police Chief	100%	Law Enforcement	
Steen	Deputy Police Chief	100%	Law Enforcement	
Brumley	Police Sergeant	100%	Law Enforcement	
Reeves	Police Sergeant	100%	Law Enforcement	
Rodriguez	Police Sergeant	100%	Law Enforcement	
Smith	Police Sergeant	100%	Law Enforcement	
Radke	Police Officer -- Detective	100%	Law Enforcement	
Singletary	Police Officer -- MPO	100%	Law Enforcement	
Worrell	Police Officer -- MPO	100%	Law Enforcement	
Lennon	Police Officer -- MPO	100%	Law Enforcement	
Negrete	Police Officer --MPO	100%	Law Enforcement	
Gause	Police Officer -- MPO	100%	Law Enforcement	
Maybee	Police Officer -- 2 Class	100%	Law Enforcement	
Morales	Police Officer -- 2 Class	100%	Law Enforcement	
Baird	School Resource Officer	63%	SRO	2/3 of the School Resource Officer's Salary comes directly from the school district.
		37%	Law Enforcement	
Conger	Police Clerk	100%	Law Enforcement	
Maki	Community Services & Evidence	100%	Law Enforcement	
Knox	Animal Control Officer	60%	Animal Control	Mr. Knox spends the majority of his time with animal control calls. He also spends one whole day a week supporting court.
		20%	Judicial	
		20%	Law Enforcement	

FIRE DEPARTMENT

Hanna	Fire Chief	100%	Fire -- Operations	
Lange	Deputy Fire Chief	40%	Fire -- Operations	Mr. Lange handles all the fire inspections. Also, he is currently designated as the primary training officer.
		40%	Fire -- Prevention & Inspection	
		20%	Fire -- Training	
Shipley	Firefighter	100%	Fire -- Operations	
Cline	Firefighter	70%	Fire -- Operations	Mr. Cline Assists with prevention and inspection.
		30%	Fire -- Prevention & Inspection	
Willis	Firefighter	100%	Fire -- Operations	
Stuker	Firefighter	100%	Fire -- Operations	
Roberts	Firefighter	100%	Fire -- Operations	
Huri	Administrative Assistant	50%	Fire -- Operations	Ms. Huri splits her time between the Fire Department and City Hall. When at City Hall she supports the front office by taking utility payments and responding to citizen inquiries.
		15%	Water	
		15%	Sewer -- Operation & Customer Services	
		10%	Financial & Record Services	
		10%	Solid Waste	

PUBLIC WORKS**Administration**

Henne	Public Works Director	35%	Water	Mr. Henne oversees all Public Works functions.
		35%	Sewer -- Operation & Customer Services	
		20%	Street Improvement	
		5%	Street -- Administration	
		5%	Transit	
Groo	Administrative Assistant	40%	Sewer -- Operation & Customer Services	Ms. Groo's primary responsibilities relate to the support of all public works functions specifically to Utilities and Parks
		35%	Water	
		10%	Street -- Administration	
		5%	Solid Waste	
		5%	Parks	
		5%	Transit	

Utilities & Parks Utility Worker Payroll Distribution is heavily weighted on what each employee is assigned to do on a daily/weekly basis.

Jones	Utility Supervisor	50%	Water
		25%	Sewer -- Operation & Customer Services
		10%	Parks
		10%	Street -- Traveled Way
		5%	Street -- Snow & Ice
Forenpohar	Utility Foreman	60%	Water
		25%	Sewer -- Operation & Customer Services
		10%	Street -- Traveled Way
		5%	Street -- Snow & Ice
Ayers	Utility Worker	45%	Water
		45%	Sewer -- Operation & Customer Services
		5%	Street -- Traveled Way
		5%	Street -- Snow & Ice
Gottschalk	Utility Worker	80%	Water
		10%	Sewer -- Operation & Customer Services
		5%	Street -- Traveled Way
		5%	Street -- Snow & Ice
Kramer	Utility Worker	65%	Water
		20%	Sewer -- Operation & Customer Services
		10%	Street -- Traveled Way
		5%	Street -- Snow & Ice
Jennerjohn	Utility Worker	57%	Sewer -- Operation & Customer Services
		23%	Street -- Traveled Way
		15%	Water
		5%	Street -- Snow & Ice

Moore	Utility Worker	50%	Sewer -- Operation & Customer Services
		35%	Water
		10%	Street -- Traveled Way
		5%	Street -- Snow & Ice
Peters	Utility Worker	75%	Water
		10%	Sewer -- Operation & Customer Services
		10%	Street -- Traveled Way
		5%	Street -- Snow & Ice
Walker	Utility Worker	40%	Street -- Traveled Way
		40%	Water
		15%	Sewer -- Operation & Customer Services
		5%	Street -- Snow & Ice
Williams	Utility Worker	50%	Water
		50%	Sewer -- Operation & Customer Services
Glaspie	Utility Worker	100%	Parks
Carpenter	Utility Worker	50%	Parks
		50%	Sewer -- Operation & Customer Services
Sterns	Utility Worker	72%	Parks
		13%	Sewer -- Operation & Customer Services
		10%	Water
		5%	Street -- Snow & Ice

Community Development

Peters	Community Development Supervisor	55%	Planning & Community Development	Mr. Peters performs all planning work as his primary duty. He also oversees and comments on issues relating to Transit, Utilities, and Streets.
		10%	Transit	
		10%	Water	
		10%	Sewer -- Operation & Customer Services	
		10%	Solid Waste	
		5%	Street -- Administration	

Tucker		25%	Building Inspection	Ms. Tucker primary duties relate to issuing building permits and scheduling inspections, filing stormwater permits, supporting planning commission, and covering as the second administrative assistant at the front deck of public works.
		25%	Stormwater Management	
		15%	Planning & Community Development	
		10%	Water	
		10%	Sewer -- Operation & Customer Services	
		5%	Code Enforcement	
		5%	Street -- Administration	
Brons	Building and Code Inspector	70%	Building Inspection	Mr. Brons supports code enforcement after fulfilling his building inspection duties.
		30%	Code Enforcement	
Fortner	Building and Code Inspector	70%	Building Inspection	Mr. Peters supports code enforcement after fulfilling his building inspection duties.
		30%	Code Enforcement	
Barnett	Code Enforcement Officer	50%	Code Enforcement	Ms. Barnett splits her time between Code enforcement and Stormwater Management.
		50%	Stormwater Management	
Wastewater Treatment				
LaRoche	Wastewater Treatment Supervisor	60%	Sewer -- Operations General	All employees who work primarily at the Wastewater Treatment Plant have the same salary distributions.
		20%	Sewer -- Operations Biosolids	
		20%	Sewer -- Operations Pretreatment	
Jones	Wastewater Treatment Operator	60%	Sewer -- Operations General	
		20%	Sewer -- Operations Biosolids	
		20%	Sewer -- Operations Pretreatment	
Himes	Wastewater Treatment Operator	60%	Sewer -- Operations General	
		20%	Sewer -- Operations Biosolids	
		20%	Sewer -- Operations Pretreatment	
Arnold	Wastewater Treatment Mechanic	60%	Sewer -- Operations General	
		20%	Sewer -- Operations Biosolids	
		20%	Sewer -- Operations Pretreatment	
Scribner	Wastewater Treatment Mechanic	60%	Sewer -- Operations General	
		20%	Sewer -- Operations Biosolids	
		20%	Sewer -- Operations Pretreatment	



**CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY**



Council Meeting Action Item
11/26/2019 O – 2

Title: Ordinance Adopting the Budget for the City of Selah, Washington for the Year ending December 31, 2020

From: Dale Novobielski, Clerk/Treasurer

Action Requested: Approval

Staff Recommendation: Approve Ordinance.

Fiscal Impact: Appropriations of \$ 17,118,718.

Funding Source: The various operating and reserve funds of the City.

Background / Findings & Facts: In accordance with RCW 35A.33.075 the City is required to adopt its annual operating budget by Ordinance.

Recommended Motion: I move to approve the Ordinance adopting the 2020 budget for the City of Selah.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
11/12/2018	Council held a public hearing to discuss the 2020 preliminary budget.

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF SELAH,
WASHINGTON, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2020

WHEREAS, the City council has considered the estimated revenues and appropriations required in budgeting and controlling the financial operations of the City for 2020 and has prepared a preliminary budget, published notices of hearings, and held public hearings as required by law;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON does ordain as follows:

Section 1. The budget for the year 2020 is hereby adopted at the fund level in its final form and content as set forth in the document entitled 2020 Budget.

Section 2. Estimated Revenues & Beginning Net Cash & Investments, Requested Appropriations and Estimated Ending Net Cash & Investments are described in summary as follows:

<u>Fund</u>	<u>Department</u>	<u>Est. Revenues & Beginning Fund Balance</u>	<u>Appropriations</u>	<u>Estimated Ending Fund Balance</u>	<u>Total Requested Appropriations & Ending Fund Balance</u>
001	General				
	Legislative		\$47,658		
	Court	\$65,300	152,318		
	Executive	88,189	215,279		
	Finance, Recording & Election Svcs		200,918		
	Legal	5,000	198,903		
	Facilities		60,717		
	Police	496,233	2,508,019		
	Detention	9,000	129,537		
	Emergency Svcs.		4,737		
	Pollution Control		3,128		
	Animal Control		58,202		
	Code & Building	185,719	224,721		
	Planning	28,174	185,009		
	Substance Abuse		2,500		
	Participant Recreation	125,888	237,321		
	Parks	32,400	552,899		
	Transfers-In	177,844			
	Transfers-Out		364,441		
	Non-Departmental	5,250,580	453,382		
		<u>\$6,464,327</u>	<u>\$5,599,689</u>	<u>\$864,638</u>	<u>\$6,464,327</u>

<u>Fund</u>	<u>Department</u>	<u>Est. Revenues & Beginning Fund Balance</u>	<u>Appropriations</u>	<u>Estimated Ending Fund Balance</u>	<u>Appropriations & Ending Fund Balance</u>
103	Fire Control	2,660,222	1,800,200	860,022	2,660,222
110	Street	781,106	574,140	206,966	781,106
111	Street Improvement	1,092,637	1,092,637	0	1,092,637
113	Paths & Trails	3,010	0	3,010	3,010
115	Local Access Street Improv.	209,052	64,569	144,483	209,052
118	Civic Center	197,070	181,262	15,808	197,070
119	Transit	660,000	461,490	198,510	660,000
121	Tourism	69,250	34,482	34,768	69,250
140	Contingency Reserve	29,600	0	29,600	29,600
150	Fire Equipment Reserve	945,829	398,000	547,829	945,829
153	EMS Equipment Reserve	26,800	0	26,800	26,800
170	CE Equipment Reserve	592,100	111,544	480,556	592,100
171	PW Equipment Reserve	548,350	79,000	469,350	548,350
180	Drugs & Alcohol Comm. Res	6,500	0	6,500	6,500
181	Crime Prev. Accum.Reserve	6,320	0	6,320	6,320
301	Capital Improvement	737,322	225,300	512,022	737,322
303	Fire Control Building Res.	29,183	0	29,183	29,183
308	Civic Center Capital	26,600	0	26,600	26,600
310	CE Building/Property Res.	1,264,819	169,000	1,095,819	1,264,819
411	Water	3,037,750	2,018,407	1,019,343	3,037,750
415	Sewer	3,619,750	2,982,853	636,897	3,619,750
420	Solid Waste	1,324,000	1,065,395	258,605	1,324,000
461	Water Reserve	2,264,000	0	2,264,000	2,264,000
465	Sewer Reserve	1,301,000	260,750	1,040,250	1,301,000
		<u>\$27,896,597</u>	<u>\$17,118,718</u>	<u>\$10,777,879</u>	<u>\$27,896,597</u>

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF SELAH,
WASHINGTON this 27th day of November, 2018.

ATTEST:

Sherry Raymond, Mayor

Dale E. Novobielski, Clerk-Treasurer

APPROVED AS TO FORM:

Rob Case, City Attorney

ORDINANCE NO. _____