

ORDINANCE NO. 2214

ORDINANCE AMENDING SECTION 10.34.120 OF THE SELAH MUNICIPAL CODE, REGARDING A DOWNTOWN PARKING EXEMPT AREA; ADOPTING A NEW SECTION 10.34.125 OF THE SELAH MUNICIPAL CODE, REGARDING ELECTRIC VEHICLE CHARGING STATIONS; PROVIDING FOR SEVERABILITY; AUTHORIZING CORRECTIONS; DIRECTING TRANSMITTAL TO THE STATE; AND DIRECTING PUBLICATION AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Selah is required, pursuant to RCW 36.70A.040, to plan in accordance with the Growth Management Act; and

WHEREAS, Selah is further required, pursuant to RCW 36.70A.130(1), to take legislative action to review and revise its development regulations in accordance with the Growth Management Act; and

WHEREAS, RCW 36.70A.020 set forth planning goals to guide the development and adoption of comprehensive plans and development regulations; and

WHEREAS, Selah Municipal Code (SMC) Title 10 contains zoning and subdivision regulations that govern the Selah's administrative procedures for development actions; and

WHEREAS, Selah last amended its parking regulations in 2004; and

WHEREAS, Selah's Planning Commission conducted a study session on October 24, 2023, relative to draft Parking Exempt and EV Charging Station amendments for the SMC; and

WHEREAS, on October 27, 2023, public notice of the Planning Commission's next forthcoming public hearing to be held on November 21, 2023, was published in the official newspaper of the City and also sent to all parties who expressed interest in the development regulations through the public review and SEPA processes; and

WHEREAS, an environmental review was conducted under the State Environmental Policy Act (SEPA) and a Determination of Nonsignificance (DNS) was issued on November 10, 2023; and

WHEREAS, at its public hearing on November 21, 2023, the Planning Commission heard a presentation from City staff regarding the proposed code amendments, allowed time for public testimony, and ultimately recommended that the proposed amendments be approved by the City Council via later action; and

WHEREAS, on November 19, 2023, public notice of the City Council's next forthcoming public hearing to be held on December 12, 2023, was published in the official newspaper of the City and also sent to all parties who expressed interest in being notified and who commented on the draft amendments through the public review and SEPA processes or at the Planning Commission's prior public hearing; and

WHEREAS, all persons desiring to either provide written testimony or speak regarding the proposed code amendments – during the Planning Commission’s public hearing on November 21, 2023, and/or during the City Council’s public meeting on December 12, 2023 – were given a fair opportunity to be provide testimony and speak; and

WHEREAS, the City Council deems itself sufficient apprised in this matter and finds that good cause exists to adopt the proposed code amendments;

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

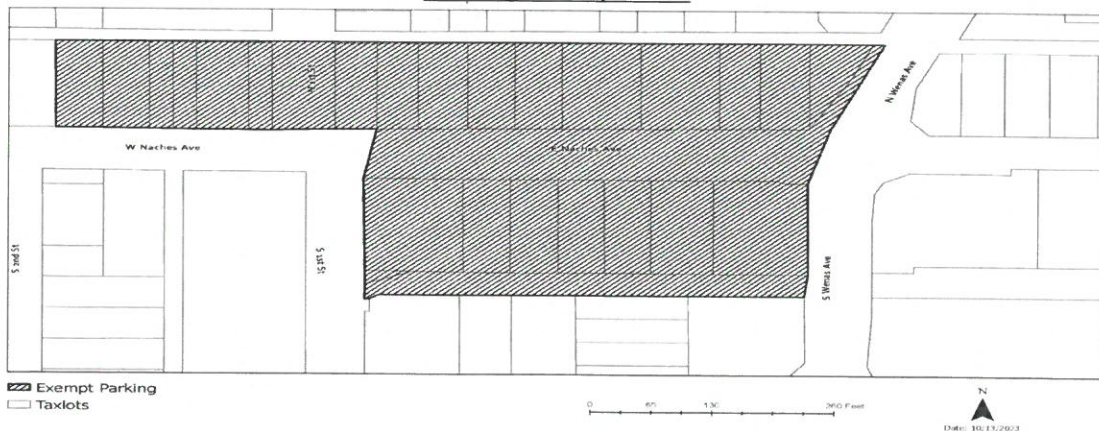
Section 1. Adoption of Planning Commission’s Recommendation; Findings and Conclusions based on Record. That, following review of the entire record of testimony and exhibits, including the Planning Commission’s recommendation and any written and oral testimony presented directly to the City Council on or in advance of December 12, 2023, the Planning Commission’s recommendation is adopted. Further, that the City Council’s findings and conclusions are based on such record.

Section 2. Amendment of SMC Section 10.34.120. That the titles, substantive bodies and internally-referenced preexisting “Figure 34-1”, “Table 34-A” and “Table 34-1” of and within SMC section 10.34.120 be and are retitled and amended as shown in the following editing marks (which are included in this Ordinance for ease of reference, but which shall be removed when the codifier publishes the official updated version of SMC 10.34.120 on the internet; and with the new “Figure A” fully replacing its unlabeled predecessor, which predecessor is not set forth on the face of this Ordinance):

10.34.120 ~~Exemption~~Downtown Parking Exempt Area.

A portion of the ~~central business core, city’s downtown Business, General (B-2) zoning district,~~ the shaded area in Figure 34-1 depicted in Figure A set forth below, is exempt from the provisions of this chapter relative to the number of off-street parking spaces required. All other requirements of this chapter shall apply to any off-street parking provided by a property owner or business.

SMC section 10.34.120, Figure A  
Parking Exempt Area





~~Chapter 10.34~~ SMC section 10.34.120, ~~Table 34-A~~ Table A

**Table Of Parking Space Minimum Design Standards**

Angle of Parking (Degrees)	One-Way Maneuvering Lane Width (Feet)	Two-Way Maneuvering Lane Width (Feet)	Parking Stall Width (Feet)	Parking Stall Length (Feet)
Parallel to 29	12	20	9	23
30 – 53	12	20	9	16
54 – 75	15	20	9	18
76 – 90	18	24	10	20

SMC section 10.34.120, ~~Table 34-A~~ Table B

Table Of Parking Spaces Required

The number of off-street parking spaces required for various uses shall not be less than as ~~required specified in Table 34-A~~ Table B, or for uses not listed in ~~this~~ such table ~~not less than the number specified in~~ the most current edition of the Institute of Transportation Engineers Parking Generation Manual.

City of Selah Zoning Ordinance, Title 10, Chapter 34, <del>Table 34-A</del> <u>Table B</u>	
Activity	Parking Standards
<b>Agricultural Services</b>	
Agriculturally related industries: packing, processing plants	One space for each 300 sq. ft. of GFA
Storage facilities	Two spaces for the first 1,000 sq. ft. of GFA plus one space for each additional 3,000 sq. ft. of GFA
<b>Amusement and Recreation</b>	
Athletic club ( <u>as defined in Appendix A to SMC Chapters 10.02 through 10.48</u> )	3.55 spaces per 1,000 sq. ft. of GFA
Auditoriums, exhibition hall	One space for each 100 sq. ft. of GFA
Billiard hall	6.56 stalls per 1,000 sq. ft. of GFA and 2.89 stalls per billiard table
Bowling alley	5.02 spaces for each lane
Exercise facility/health/fitness club	5.27 spaces per 1,000 sq. ft. of GFA
Game room, card room, electronic game rooms	5.81 spaces per 1,000 sq. ft. of GFA and 0.34 spaces per gaming positions
Golf course	8.68 spaces per hole
Gymnasiums	One space for each 1,000 sq. ft. of GFA
Health/fitness club ( <u>as defined in Appendix A to SMC Chapters 10.02</u> )	5.27 spaces per 1,000 sq. ft. of GFA

City of Selah Zoning Ordinance, Title 10, Chapter 34, <del>Table 34</del> Table B	
Activity	Parking Standards
<u>through 10.48)</u>	
Horse racing track, speedway, grandstands	One space for each three fixed seats or 54 inches of bench seating
Ice skating, roller skating, skateboarding (indoor)	5.8 spaces per 1,000 sq. ft. of GFA
Movie theater (see ITE Parking Generation Manual for Multiplex Movie Theater) <u>(as defined in Appendix A to SMC Chapters 10.02 through 10.48)</u>	0.26 spaces per seat
Multipurpose recreational facility <u>(as defined in Appendix A to SMC Chapters 10.02 through 10.48)</u>	1.78 spaces per golf hole; and 10.67 spaces per 1,000 sq. ft. of GFA; and 16 spaces per acre
Park: city (10 acres or less)	2.80 spaces per acre
Park: city (more than 10 acres)	5.10 spaces per acre
Soccer complex	58.80 spaces per field
Swimming pools	One space for each 150 sq. ft. of water surface area
Tennis courts, indoor and outdoor (outside of a park or multipurpose recreational center)	3.56 spaces per court
Water slide park	84.5 spaces per acre
<b>Community Services</b>	
Churches, synagogues and temples	8.37 spaces per 1,000 sq. ft. of GFA
College, community	0.18 spaces per student
College, university	0.22 spaces per student
Community center recreational <u>(as defined in Appendix A to SMC Chapters 10.02 through 10.48)</u>	3.20 vehicles per 1,000 sq. ft. of GFA
Convalescent, adult care center, nursing and group homes	0.35 spaces per bed
Convention center	0.44 spaces <u>times</u> maximum occupant load
Fire and police stations	One space for each 200 sq. ft. of GFA
Halfway house (detention center)	One space for each two beds
Hospital	3.95 spaces per 1,000 sq. ft. of GFA
Schools: Elementary	0.17 spaces per student. Parking for schools shall be determined at the time of construction and shall be based

City of Selah Zoning Ordinance, Title 10, Chapter 34, <del>Table 34-1</del> Table B	
Activity	Parking Standards
	upon maximum occupancy of the structure(s). Any additional construction or placement of portables shall require recalculation of the maximum occupancy and the addition of parking stalls accordingly.
Schools: High school	0.09 spaces per student (see note above for calculation of parking stalls)
Schools: Middle/junior high	0.09 spaces per student (see note above for calculation of parking stalls)
Schools: Private school (K-12)	0.40 spaces per student
Juvenile detention center	1.5 spaces for each bed
Mosque	17.32 spaces per 1,000 sq. ft. of GFA
Museums, art galleries	1.32 spaces per 1,000 sq. ft. of GFA
Preschools, child care centers	3.16 spaces per 1,000 sq. ft. of GFA
Libraries	2.61 spaces per 1,000 sq. ft. of GFA
Vocational schools	One space for each 400 sq. ft. of GFA
<b>Light Industrial Uses (not otherwise provided in this table)</b>	
General light industrial	0.75 spaces per 1,000 sq. ft. of GFA
Industrial park	1.27 spaces per 1,000 sq. ft. of GFA
<b>Manufacturing (Mass Production)</b>	
Manufacturing	1.02 spaces per 1,000 sq. ft. of GFA
<b>Residential</b>	
Assisted living	0.41 per dwelling unit
Continuing care retirement community	One space per dwelling
Single-family dwelling	Three spaces
Two-family dwelling	Six spaces
Multiple-family dwellings:	
Three to four units	Two spaces per dwelling unit
Five units	Two spaces per dwelling unit
Six units or more	Two spaces per dwelling unit
Retirement home	One space for each dwelling unit
<b>Retail Trade and Services</b>	
Addressing, mailing and stenographic	One space for each 300 sq. ft. of GFA



City of Selah Zoning Ordinance, Title 10, Chapter 34, <del>Table 34</del> Table B	
Activity	Parking Standards
services	
Advertising agencies	One space for each 300 sq. ft. of GFA
Animal hospital/veterinary clinic	1.6 spaces per 1,000 sq. ft. of GFA and 1.4 vehicles per employee
Apparel/clothing store	2.13 spaces per 1,000 sq. ft. of GFA
Automobile, truck, mobile/manufactured home, recreational vehicle sales	One space for each 500 sq. ft. of showroom and one space for each 1,000 sq. ft. of retail sales floor area
Automotive: Automobile maintenance and service shop	Two spaces per service area including work bays
Automotive: Car wash	Six spaces per wash bay
Automotive: Parts and accessories	2.25 spaces per 1,000 sq. ft. of GFA
Automotive: Car wash, self-service	One space for each 1,000 sq. ft. of GFA
Automotive: Paint and body shops	Two spaces per service area including work bays
Automotive: Specialized repair shop (brakes, radiator, etc.)	Two spaces per service area including work bays
Automotive: Tire store	4.17 spaces per 1,000 sq. ft. of GFA
Automotive: Wrecking and dismantling	One space for each 500 sq. ft. of GFA
Bank/financial institution	One space for each 200 sq. ft. of GFA
Bank/financial institution drive-in	4.00 stalls per 1,000 sq. ft. of GFA
Beauty and barber shops	One space for each 75 sq. ft. of GFA
Bed and breakfast inn	One space for each guest room
Bookstore	0.89 spaces per 1,000 sq. ft. of GFA
Building and contractors office	One space for each 800 sq. ft. of GFA
Carpet store	1.79 spaces per 1,000 sq. ft. of GFA
Coffee/donut shop (without drive-through window)	14.44 spaces per 1,000 sq. ft. of GFA
Coffee/donut shop (with drive-through window)	10.40 spaces per 1,000 sq. ft. of GFA
Copy, print and express shipping store	Three spaces per 1,000 sq. ft. of GFA
Convenience market ( <u>as defined in Appendix A to SMC Chapters 10.02 through 10.48</u> )	3.11 spaces per 1,000 sq. ft. of GFA
Convenience market (with gas pumps)	8.38 spaces per 1,000 sq. ft. of GFA
Discount club ( <u>as defined in Appendix A to SMC Chapters 10.02 through 10.48</u> )	2.90 spaces per 1,000 sq. ft. of GFA
Drugstore with drive-through window	2.39 spaces per 1,000 sq. ft. of GFA

City of Selah Zoning Ordinance, Title 10, Chapter 34, <del>Table 34-I</del> <u>Table B</u>	
Activity	Parking Standards
Drugstore without drive-through window	2.94 spaces per 1,000 sq. ft. of GFA
Dry cleaners	1.40 stalls per 1,000 sq. ft. of GFA
Electronics store	3.03 spaces per 1,000 sq. ft. of GFA
Farm supplies	One space for each 800 sq. ft. of GFA
Furniture, home furnishings, appliances	1.04 spaces per 1,000 sq. ft. of GFA
Sporting goods store	1.78 spaces per 1,000 sq. ft. of GFA
Home improvement store	3.19 stalls per 1,000 sq. ft. of GFA
Heating, air conditioning, plumbing equipment store	One space for each 400 sq. ft. of GFA
Heavy equipment, farm equipment sales and repair	One space for each 300 sq. ft. of GFA
Hotel	1.20 spaces per room
Hotel: Business	0.66 spaces per room
Hotel: Resort	1.29 spaces per room
Household appliances, furniture, small engine, TV repair	One space for each 300 sq. ft. of GFA
Liquor store	2.98 spaces per 1,000 sq. ft. of GFA
Lumber yard/building materials	One space for each 400 sq. ft. of GFA of structure and storage area
Nursery	One space for each 400 sq. ft. of structure and permanent outside display and sales area
Medical: Dental laboratories and offices	3.20 spaces per 1,000 sq. ft. of GFA
Medical: Surgery center	5.67 per operating room
Medical: Clinics	4.94 spaces per 1,000 sq. ft. of GFA
Motels	0.71 spaces per room
Multiple use shopping center: Two or more structures or uses within a single building with shared parking	4.67 spaces per 1,000 sq. ft. of GFA
Office supply store	0.61 spaces per 1,000 sq. ft. of GFA
Paint, glass and wallpaper store	One space for each 400 sq. ft. of GFA
Pet supply store	1.17 spaces per 1,000 sq. ft. of GFA
Post office	33.20 spaces per 1,000 sq. ft. of GFA and 2.01 spaces per employee
Professional office building for accountants, attorneys, engineers, government, etc.	4.15 spaces per 1,000 sq. ft. of GFA

City of Selah Zoning Ordinance, Title 10, Chapter 34, <del>Table 34-I</del> <u>Table B</u>	
Activity	Parking Standards
Radio/TV studios and offices	One space for each 300 sq. ft. of GFA
Real estate office	One space for each 200 sq. ft. of GFA
Residential mini-storage	One space for each 300 sq. ft. of GFA of office space
Restaurant, cafe (sit-down)	16.41 spaces per 1,000 sq. ft. of GFA
Restaurant, fast-food (without drive-through window)	12.40 spaces per 1,000 sq. ft. of GFA
Restaurant, fast-food (with drive-through window)	9.98 spaces per 1,000 sq. ft. of GFA
Retail service establishments listed or not listed in Chapter 10.28, Table 10.28A but not listed in this table	One space for each 300 sq. ft. of GFA
Retail trade establishments listed in or not listed in Chapter 10.28, Table 10.28A but not listed in this table	
Less than 4,000 sq. ft. of GFA	One space for each 300 sq. ft. of GFA
4,001 to 10,000 sq. ft. of GFA	One space for each 350 sq. ft. of GFA
10,001 to 25,000 sq. ft. of GFA	One space for each 400 sq. ft. of GFA
Greater than 25,000 sq. ft. of GFA	Three spaces for each 1,000 sq. ft. of GFA
Service station with or without convenience market	0.75 spaces per fueling position
Shoe sales, repair or shine	One space for each 300 sq. ft. of GFA
Supermarket	3.92 spaces per 1,000 sq. ft. of GFA
Tavern, bar, dine-drink-dance establishments	One space for each 75 sq. ft. of GFA
Toy/children's store	1.94 spaces per 1,000 sq. ft. of GFA
Waste material processing and junk handling	One space for each 500 sq. ft. of GFA
<b>Transportation</b>	
Bus terminal, dispatch office, storage and maintenance facility	One space for each 500 sq. ft. of GFA
Air, rail and truck terminal	One space for each 300 sq. ft. of GFA
Taxicab terminal, dispatch office, storage and maintenance facility	One space for each 300 sq. ft. of GFA
<b>Utilities</b>	



City of Selah Zoning Ordinance, Title 10, Chapter 34, <del>Table 34-1</del> <u>Table B</u>	
Activity	Parking Standards
Utility services	One space for each 800 sq. ft. of GFA
<b>Wholesale Trade</b>	
Warehousing	0.51 spaces per 1,000 sq. ft. of GFA
Wholesale trade	Two spaces for first 1,000 sq. ft. of GFA, plus one space for each additional 3,000 sq. ft. of GFA

Abbreviations/Symbols: GFA – gross floor area; sq. ft. – square feet

Section 3. Adoption of New SMC section 10.34.125. That a SMC section 10.34.125 be and is adopted, so as to have a title and substantive body set forth below:

10.34.125 Electric Vehicle Charging Stations.

Electric vehicle charging stations – as defined by RCW 36.70A.695(5) in its now-existing form and, also, each and every future form of the statute following any amendment, addition or recodification that the state government enacts or effectuates – shall not be allowed on resource lands or in critical areas, but shall be allowed as set forth in subsections (a) and (b) below:

- (a) As an accessory use to an approved principal use that is situated in the B-1, B-2 or M-1 zoning district.
- (b) Pursuant to an issued right-of-way use permit with regard to a public parking lot or on-street public parking area.


Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Corrections. The City Attorney and the codifiers of the Selah Municipal Code are authorized to make any necessary or desirable clerical or formatting changes – including but not limited to correcting scrivener errors; changing formatting; eliminating bold, italic and underscore emphasis; changing numbering; and correcting references – when publishing or republishing the official text of any section(s) of the Selah Municipal Code due to any amendment, addition, alteration, change, impact or enactment effectuated by this Ordinance.

Section 4. Transmittal to State. A copy of this Ordinance shall be submitted to the Washington State Department of Commerce for inclusion within its records, both within 10 days following adoption of the Ordinance and also within 10 days following any correction(s) that might be applied by the City Attorney or codifiers pursuant to Section 3 above.

Section 5. Publishing & Effective Date. Consistent with RCW 35A.12.130 (3<sup>rd</sup> ¶) and .160 (1<sup>st</sup> and 2<sup>nd</sup> ¶¶), this Ordinance or a summary of it shall be published at least once in the City's official newspaper prior to the Ordinance taking effect.


PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 12<sup>th</sup> day of December, 2023.

  
\_\_\_\_\_  
Sherry Raymond, Mayor

ATTEST:

  
\_\_\_\_\_  
Dale E. Novobielski, Clerk Treasurer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Rob Case, City Attorney