

City of Selah  
**Planning Commission Minutes**  
of  
December 6, 2011

Selah Council Chambers  
115 W. Naches Ave.  
Selah, Washington 98942

A. Call to Order

The meeting was called to order to by Chairman Munson at 6:00 p.m.

B. Roll Call:

Members Present: Commissioners Munson, Smith, and Quinnell.  
Members Absent: Commissioner Torkelson and Roberts  
Staff Present: Dennis Davison, Community Planner; Diana Turner, Secretary  
Guests: Richard Goodall , Dick Graf

C. Agenda Change None

D. Communications

Oral -None.

2 Written - None

E. Approval of Minutes

Chairman Munson called for a motion on the minutes of the Planning Commission meeting of October 4, 2011.

Commissioner Quinnell moved to approve the minutes, Chairman Munson seconded. Minutes were approved with voice vote 3/0.

F. Public Hearing

1. Old Business None

New Business

- a. **SELAH URBAN GROWTH AREA COMPREHENSIVE PLAN AMENDMENT  
2011-1 AND OFFICIAL ZONING MAP AMENDMENT 914.79.11-01 (GRAF  
INVESTMENTS)**

Chairman Munson opened the public hearing and asked staff to present their report.

Mr. Davison suggested presenting all three applications at the same time as they were all similar.

Commission agreed with the proposal.

Mr. Davison presented the staff's reports for all three applications

UGA PLAN AMENDMENT 2011-1 GRAF INVESTMENTS/OFFICIAL ZONING MAP AMENDMENT  
914.79.11-01

The proposal is to amend the City of Selah Urban Growth Area Comprehensive Plan by amending the Future Land Use Map re-designating one (1) parcel, containing 0.40 acre (17,425 ± square feet) High Density Residential rather than the existing designation of Moderate Density Residential, and Amend the official zoning map of the City of Selah reclassifying the 0.40 acre (17,425 ± square feet) Multiple Family Residential (R-3) rather than Two-Family Residential (R-2).

The proponent and property owner is Graf Investments. It is located at 204 West Valleyview Avenue--- Approximately 350 feet west of South 1<sup>st</sup> Street. (181302-11516)

LAND USE AND ZONING:

Table 1: Existing Land Use, Plan Designation and Zoning

Area	Land Use	Plan Designation	Zoning
Site	Vacant	Moderate Density Residential	Two Family Residential (R-2)
North	Vacant and Apartments	Moderate Density Residential	Two Family Residential (R-2)
South	Residence and Apartments	Moderate Density Residential	Two Family Residential (R-2)
East	8 Unit Apartment Complex	High Density Residential	Multiple Family Residential (R-3)
West	Residence	Moderate Density Residential	Two Family Residential (R-2)

The proposed use: (Existing plan) Medium Density Residential development (maximum 12 units per acre). (With plan amendment) High Density Residential development (maximum 24 units per acre) Proposal is an eight unit apartment.

A full range of public facilities and utility services including water, sewage, storm drainage, transportation and fire protection serves the property.

Valleyview Avenue a local collector street located immediately North of the site.

A Determination of Nonsignificance (DNS) (971.00.11-02) and the adoption of an existing environmental document [Determination of Nonsignificance (DNS) (971.00.07-08)] were issued November 17, 2011. There was no comment period for the DNS (971.00.11-02) however the Determination of Nonsignificance could have been appealed through November 25<sup>th</sup>.

**OTHER FINDINGS:**

The existing future land use designation was originally ascribed to this parcel in 1997 with the adopted of the City of Selah Urban Growth Area Comprehensive Plan.

The parcel was zoned Two Family Residential (R-2), consistent with the adopted Future Land Use Map on January 1, 2005.

The recommendation is for approval of comprehensive plan amendment 2011-1 to high density residential and official zoning map amendment 914.79.11-01 to multiple family residential (r-3).

**b. SELAH URBAN GROWTH AREA COMPREHENSIVE PLAN AMENDMENT 2011-2 AND OFFICIAL ZONING MAP AMENDMENT 914.79.11-02 (GRAF INVESTMENTS)**

**UGA PLAN AMENDMENT 2011-2 GRAF INVESTMENTS /OFFICIAL ZONING MAP AMENDMENT 914.79.11-02**

The proposal is to amend the City of Selah Urban Growth Area Comprehensive Plan by amending the Future Land Use Map re-designating one (1) parcel, containing 0.54 acre (23, 522 ± square feet) High Density Residential rather than the existing designation of Moderate Density Residential, and

Amend the official zoning map of the City of Selah reclassifying the 0.54 acre (23,522 ± square feet) Multiple Family Residential (R-3) rather than Two-Family Residential (R-2).

The proponent and property owner is Graf Investments. The location is 611 South Third Street--- Approximately 600 feet West of South 1<sup>st</sup> Street and 400 feet North of Southern Avenue.(181302-14471)

**LAND USE AND ZONING:**

**Table 1: Existing Land Use, Plan Designation and Zoning**

Area	Land Use	Plan Designation	Zoning
Site	Residence	Moderate Density Residential	Two Family Residential (R-2)
North	Duplex and Residence	Moderate Density Residential	Two Family Residential (R-2)
South	Vacant and Duplexes	Moderate Density Residential	Two Family Residential (R-2)
East	Apartment Complex	Commercial	General Business (B-2)
West	Residence and Duplex	Moderate Density Residential	Two Family Residential (R-2)

The proposed use: (Existing plan) Medium Density Residential development (maximum 12 units per acre).

(With plan amendment) High Density Residential development (maximum 24 units per acre) Proposal is an eight unit apartment.

A full range of public facilities and utility services including water, sewage, transportation and fire protection serves the property.

South Third Street, a local collector street located immediately West of the site.

A Determination of Nonsignificance (DNS) (971.00.11-02) and the adoption of an existing environmental document [Determination of Nonsignificance (DNS) (971.00.07-08)] were issued November 17, 2011. There was no comment period for the DNS (971.00.11-02) however the Determination of Nonsignificance could have been appealed through November 25<sup>th</sup>.

**OTHER FINDINGS:**

The existing future land use designation was originally ascribed to this parcel in 1997 with the adopted of the City of Selah Urban Growth Area Comprehensive Plan.

The parcel was zoned Two Family Residential (R-2), consistent with the adopted Future Land Use Map on January 1, 2005.

The recommendation: is for approval of comprehensive plan amendment 2011-2 to high density residential and official zoning map amendment 914.79.11-02 to multiple family residential (r-3).

**c. SELAH URBAN GROWTH AREA COMPREHENSIVE PLAN AMENDMENT 2011-3 AND OFFICIAL ZONING MAP AMENDMENT 914.79.11-03 (GRAF INVESTMENTS/WALDBAUER)**

**UGA PLAN AMENDMENT 2011-3 GRAF INVESTMENTS/OFFICIAL ZONING MAP AMENDMENT 914.79.11-03**

The proposal is to amend the City of Selah Urban Growth Area Comprehensive Plan by amending the Future Land Use Map re-designating one (1) parcel, containing 0.48 acre (20,908 ± square feet) High Density Residential rather than the existing designation of Moderate Density Residential, and

Amend the official zoning map of the City of Selah reclassifying the 0.48 acre (20,908 ± square feet) Multiple Family Residential (R-3) rather than Two-Family Residential (R-2).

The proponents and property owners are Graf Investments and Dean Waldbauer. The location is 615 South Third Street---Approximately 600 feet West of South 1<sup>st</sup> Street and 400 feet North of Southern Avenue. (181302-14472)

**LAND USE AND ZONING:**

Table 1: Existing Land Use, Plan Designation and Zoning

Area	Land Use	Plan Designation	Zoning
Site	Vacant	Moderate Density Residential	Two Family Residential (R-2)
North	Residence and duplex	Moderate Density Residential	Two Family Residential (R-2)
South	Duplexes	Moderate Density Residential	Two Family Residential (R-2)
East	Apartment complex and commercial	Commercial	General Business (B-2)
West	Residence and duplex	Moderate Density Residential	Two Family Residential (R-2)

The proposed use: (Existing plan) Medium Density Residential development (maximum 12 units per acre). (With plan amendment) High Density Residential development (maximum 24 units per acre) Proposal is an eight unit apartment.

A full range of public facilities and utility services including water, sewage, storm drainage, transportation and fire protection serves the property.

South Third Street a local collector street located immediately North of the site.

A Determination of Nonsignificance (DNS) (971.00.11-02) and the adoption of an existing environmental document [Determination of Nonsignificance (DNS) (971.00.07-08)] were issued November 17, 2011. There was no comment period for the DNS (971.00.11-02) however the Determination of Nonsignificance could have been appealed through November 25<sup>th</sup>.

The existing future land use designation was originally ascribed to this parcel in 1997 with the adopted of the City of Selah Urban Growth Area Comprehensive Plan.

The parcel was zoned Two Family Residential (R-2), consistent with the 1, 2005. adopted Future Land Use Map on January 1, 2005

The recommendation is for approval of comprehensive plan amendment 2011-3 to high density residential and official zoning map amendment 914.79.11-03 to multiple family residential (r-3).

Mr. Davison read the findings for the Comprehensive Plan Amendment 2011-1-3.

File # UGA PLAN AMENDMENT 2011-1 - 3(Graf Investments and Waldbauer)

Members present Members present were Munson , Quinnell, and Smith.

The City of Selah Planning Commission at a public hearing on December 6, 2011 considered the following proposal:

PLAN AMENDMENT 2011-1  GRAF INVESTMENTS	Proposal: Amend the Future Land Use Map by re-designating 0.40± acres (17,424± square feet) High Density Residential rather than the existing designation of Moderate Density Residential. (Parcel: 181302-11516)  Location: 204 West Valleyview
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PLAN AMENDMENT 2011-2  GRAF INVESTMENTS	Proposal: Amend the Future Land Use Map by re-designating 0.54± acres (23,522 ± square feet) High Density Residential rather than the existing designation of Moderate Density Residential. (Parcel: 181302-14471)  Location: 611 South Third Street
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PLAN AMENDMENT 2011-3  GRAF INVESTMENTS/ DEAN WALBAUER	Proposal: Amend the Future Land Use Map by re-designating 0.48± acres (20,908 ± square feet) High Density Residential rather than the existing designation of Moderate Density Residential. (Parcel: 181302-14472)  Location: 615 South Third Street
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**Planning Commission Conclusion:**

1. The Planning Commission adopts the findings of staff as to the existing use and Plan designation of the subject property and adjacent areas as indicated in the staff report.
2. The proposed Plan designation of High Density Residential is compatible with the use of adjacent lands.

The proposed Plan designation of High Density Residential is compatible with the Plan designation of adjacent lands.

4. COMPREHENSIVE PLAN FINDINGS

The proposed comprehensive plan amendment will or will not, as indicated below, further the following goals and their underlying policies of the City's comprehensive plan.

GOAL	WILL FURTHER	WILL NOT FURTHER	N/A
a. Promote orderly growth	<u> X </u>	_____	_____
b. Avoid incompatible land uses	<u> X </u>	_____	_____
c. Encourage the provision of housing to meet the needs of all segments of the community	<u> X </u>	_____	_____
d. Preserve natural resources	_____	_____	<u> X </u>
e. Protect against flooding and drainage problems	_____	_____	<u> X </u>
f. Maintain and improve air and water quality	_____	_____	<u> X </u>
g. Maintain an efficient transportation system	<u> X </u>	_____	_____
h. Provide efficient and effective public services at the lowest possible cost	<u> X </u>	_____	_____

5. Based upon consideration of the above factors and balancing any conflicting goals and policies of the comprehensive plan, the proposed Plan amendment to High Density Residential is consistent with the goals and policies of the Plan.

6. The site proposed for High Density Residential designation in the Plan is adequately served by public facilities, such as roads, sewer, water and other public services.

7. The proposed Plan amendment does meet a public need. Public need means that a valid public purpose for which the Plan was adopted is served by the proposed Plan amendment. Findings addressing public need:

- (a) Additional land is needed for residential expansion.
- (b) Timing is appropriate.

8. Environmental review has been completed on the proposal. There are no significant environmental issues that renders the site unsuitable for the Future Land Use Map designation of High Density Residential.

Chairman Munson called for questions from the Commissioners.

Commissioner Smith asked if the Southern Avenue people were informed of the applications.

Mr. Davison stated notices were sent out for 600 feet around the site.

Chairman Munson stated there was a yellow sign on all three sites informing the public of the proposal.

Commissioner Smith asked if there would be onsite drainage as required by law?

Mr. Davison stated yes.

Chairman Munson asked if the 8 unit building would fit the with the landscape and setback requirements?

Mr. Graf stated that proposal is a twin to the building that was just finished this year right next to this property.

Commissioner Quinnell asked if the proposal on Third Street would be the same as on Valleyview Avenue?

Mr. Graf stated that they were not sure, but wanted their options open.

Commissioner Quinnell asked if the street capacity was adequate?

Mr. Davison stated at this time yes.

Planning Commission Recommendation:

APPROVAL of Plan Amendment 2011-1 -3 to High Density Residential.

Motion by: Munson      Second by: Smith      VOTE: 3 to 0

#### ZONING CODE CHANGE

This matter having come for public hearing before the City of Selah Planning Commission on December 6, 2011 for the purpose of considering a the re-classification (rezone) of 0.40± acre (17,425 ± square feet) of property from Two Family Residential (R-2) to Multiple Family Residential (R-3).

This matter having come for public hearing before the City of Selah Planning Commission on December 6, 2011 for the purpose of considering a the re-classification (rezone) of 0.54± acre (23,522 ± square feet) of property from Two Family Residential (R-2) to Multiple Family Residential (R-3).

This matter having come for public hearing before the City of Selah Planning Commission on November 15, 2011 for the purpose of considering a the re-classification (rezone) of 0.48 ± acre (20,908 ± square feet) of property from Two Family Residential (R-2) to Multiple Family Residential (R-3).

Commission members present at the December 6, 2011 public hearing were Munson, Quinnell and Smith.

Legal notification pursuant to Selah Code was given on the 17<sup>th</sup> day of November, 2011. All persons present were given the opportunity to speak for or against the proposed rezone.

## LAND USE FINDINGS

### Existing Use and Zoning/Optimal Land Use

1. The Planning Commission adopts the staff findings and report as to the existing use, zoning and optimal land use designation of the subject and adjacent property.

### Land Use Conditions

2. The proposed rezone is compatible with the use of adjacent land.
3. The proposed rezone is compatible with the zoning of adjacent land.
4. The proposed rezone is compatible with the optimal land use designation contained in the 2005 Urban Growth Area Comprehensive 'Future Land Use Map' based on recently recommended amendments.

## CHANGED CIRCUMSTANCES

5. The requirement that a rezone be supported by a change in circumstances is dispensed with entirely where a rezone will implement policies of the relevant comprehensive plan. *Henderson v Kittitas County* Because this proposal implements a relevant Selah Urban Growth Area Comprehensive amendment there is no need to show a change in circumstances.

## NEED FOR THE PROPOSED REZONE

6. The Planning Commission finds that within the general geographic area containing the subject property, there is a demonstrated and/or recognized need for additional land to be zoned Multiple Family Residential (R-3).

## PUBLIC OPINION

7. The owners of adjacent lands expressed neither approval or denial of the proposed rezone.

8. The majority of persons offering comments were in favor (only the applicant was present) of the proposed rezone.

## ENVIRONMENTAL REVIEW

9. The Planning Commission finds that environmental review has been completed on the proposal and further finds that such environmental review is adequate.

## OTHER SIGNIFICANT FACTORS

10. The Planning Commission finds these additional significant factors concerning this proposed rezone to be as follows: none

## CONTROLLING FACTORS

The Planning Commission determines that findings numbered 1-9 to be the controlling factors in its deliberations on the proposal.

## DECISION

The Planning Commission, based upon the aforementioned findings and controlling factors, finds that the proposed rezone is in furtherance of the public health, safety or a contribution either to the general welfare of the people in the area or at large; therefore, the rezone should be approved.

Motion to approve by: Munson Seconded: Smith Vote: 3 to 0

G: General Business

1. Old Business - None

New Business - None

Chairman Munson called for report and announcements. He stated that he did not have any.

H. Reports/Announcements

1. Chairman - None

2. Commissioners - None

Staff -- None

I. Adjournment

Chairman Munson moved to adjourn the meeting, Commissioner Quinnell seconded the motion. The meeting was adjourned the meeting at 6:40 pm.

Chairman



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