

City of Selah  
**Planning Commission Minutes**  
of  
November 16, 2010

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 Torkelson.

Members Absent: Commissioner Roberts and Quinnell

Staff Present: Dennis Davison, Community Planner; Diana Turner, Secretary

Guests: Angela Walker, JoAnn Larson and David Blair

C. Agenda Change Item F.2.c was removed as it was scheduled for the December 21, 2010 meeting.

D. Communications

1. Oral -None.
2. Written -None.

E. Approval of Minutes

Chairman Munson called for a motion on the minutes of the Planning Commission meeting of September 21, 2010.

Commissioner Smith moved to approve the minutes, Commissioner Torkelson seconded. Minutes were approved with voice vote 3/0.

F. Public Hearing

1. Old Business None
2. New Business
  - a. **SELAH URBAN GROWTH AREA COMPREHENSIVE PLAN AMENDMENT 2010-2 AND OFFICIAL ZONING & AMENDMENT 914.66.10-04 (CITY OF SELAH)**

Chairman Munson opened the Public Hearing for the UGA Comprehensive Plan amendment and asked staff to present their report.

Mr. Davison presented staff's report.

File No.: UGA Plan Amendment 2010-2 City of Selah  
 Official Zoning Map Amendment 914.66.10-04

The proposal is to amend the City of Selah Urban Growth Area Comprehensive Plan by amending the Future Land Use Map re-designating a portion of a parcel, containing 1,400± square feet Commercial rather than the existing designations of Quasi-Public, and

Amend the official zoning map of the City of Selah reclassifying the 1,400± square feet General Business (B-2) rather than One-Family Residential (R-1).

The proponent is City of Selah

Property owners are City of Selah the owner of Carlon Park. (181436-21004) and Kenneth and Tami Yeager own the adjacent parcel. (181436-21002)

The location is 344 East Goodlander Road---Southwest corner of the intersection of East Goodlander and North Wenas.

LAND USE AND ZONING:

Table 1: Existing Land Use, Plan Designation and Zoning

Area	Land Use	Plan Designation	Zoning
Site	Surplus land located East of Well #7. Adjacent structure to East is being remodeled as restaurant	Quasi-Public	One Family Residential (R-1)
North	Residences fronting East Goodlander Road	Urban-Yakima County	One Family Residential (R-1)-Yakima County
South	City of Selah Carlon Park	Quasi-Public	One Family Residential (R-1)
East	Commercial development	Commercial	General Business (B-2)
West	City of Selah Carlon Park	Quasi-Public	One Family Residential (R-1)

The 1,400± square feet is proposed for an expanded parking lot to serve the restaurant.

A full range of public facilities and utility services including water, sewage, storm drainage, transportation and fire protection serves the site. It is only accessible via East Goodlander Road.

A Determination of Nonsignificance (DNS) (971.00.10-11) and the adoption of an existing environmental document [Determination of Nonsignificance (DNS) (971.00.07-08)] were issued November 3, 2010. There was no comment period for the DNS (971.00.10-11) however the Determination of Nonsignificance could have been appealed through November 12<sup>th</sup>.

OTHER FINDINGS:

1. The current future land use designation was originally ascribed to the City's parcel in 1997 with the adoption of the City of Selah Urban Growth Area Comprehensive Plan and the future land use designation of Quasi-Public was continued in 2005 with the adoption of the 2005 City of Selah Urban Growth Area Comprehensive Plan

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

The recommendation is for approval of comprehensive plan amendment 2010-2 to commercial and official zoning map amendment 914.66.10-04 to general business (b-2).

Chairman Munson asked about the City building at Carlon Park near the fence?

Mr. Davison stated that building is Well house #7.

Commissioner Smith stated that the access for Well house #7 was from the park so access is not an issue.

Commissioner Torkelson stated that they needed the property to make the restaurant work.

Chairman Munson opened the Public Hearing up to the audience for comments.

Angela Walker stated she just wanted to make a comment. She stated that the zoning changes are very difficult to follow.

Chairman Munson explained that when the City built the park that section was not used for the baseball facility and was sold to the Veterinarian facility.

Ms. Walker stated she felt that the property should be used to sell hot dogs and such for the games.

Chairman Munson stated the proposal is pretty straight forward for him and asked if the other Commissioners had questions.

Chairman Munson made a motion to approve the UGA amendment, seconded by Commissioner Smith.

File # UGA Plan Amendment 2010-2 (City of Selah)

The City of Selah Planning Commission at a public hearing on November 16, 2010 considered the following proposal:

Plan Amendment 2010-2  City of Selah	Proposal: Amend the Future Land Use Map by re-designating 1,400± square feet Commercial rather than the existing designation of Quasi-Public and amending the City's adopted zoning map from One-Family Residential (R-1) to General Business (B-2). (Parcel: 181436-21002/21004)  Location: 344 East Goodlander
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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 Commercial is compatible with the use of adjacent lands.

3. The proposed Plan designation of Commercial is compatible with the Plan designation of adjacent lands.

4. The proposed Plan amendment is consistent with the economic development, urban lands, utilities, transportation, capital facilities, and intergovernmental goals and their supporting policies in the Plan.

5. Based on the consideration of the above factors and balancing conflicting goals and policies of the Plan the proposed plan amendment to Commercial is consistent with the goals and policies of the Plan.

6. The site proposed for Commercial designation in the Plan is served adequately 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 commercial 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 Commercial.

Planning Commission Recommendation is for approval of the Plan amendment to Commercial.

Motion is by Chairman Munson and seconded by Commissioner Smith. Vote 3/0

Chairman Munson made a motion to approve the Zoning Amendment, seconded by Commissioner Torkelson.

#### AMENDMENT 914.84.10-04

This matter having come for public hearing before the City of Selah Planning Commission on November 16, 2010 for the purpose of considering a the re-classification (rezone) of 1,400± square feet of property from One Family Residential (R-1) to General Commercial (B-2).

Legal notification pursuant to Selah Code was given on the 4th day of November, 2010. 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.

## COMPREHENSIVE PLAN FINDINGS

### Comprehensive Plan Goals and Policies

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

### GOAL

- a. Promote orderly growth - *Will Further*
- b. Avoid incompatible land uses - *Will Further*
- c. Encourage the provision of housing to meet the needs of all segments of the community - *N/A*
- d. Preserve natural resources - *N/A*
- e. Protect against flooding and drainage problems - *N/A*
- f. Maintain and improve air and water quality - *N/A*
- g. Maintain an efficient transportation system - *Will Further*
- h. Provide efficient and effective public services at the lowest possible cost - *Will Further*

### Comprehensive Plan Conclusions

6. Based upon consideration of the above factors and balancing any conflicting goals and policies of the comprehensive plan, the proposed rezone is consistent with the goals and policies of the comprehensive plan.

## CHANGED CIRCUMSTANCES

7. The Planning Commission finds the following change in circumstances which tend to justify the proposed rezone to have occurred since the most recent zoning of the subject property:

Amendment or change in comprehensive plan (including adoption of a more detailed planning document) occurring subsequent to the most recent zoning of the property and the proposal is

consistent with the optimal land use designation contained in the 2005 Urban Growth Area Comprehensive 'Future Land Use Map' based on recently recommended amendments.  
Specify: 2005 UGA PLAN AMENDMENT 2010-2

#### NEED FOR THE PROPOSED REZONE

8. 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 General Business (B-2).

#### PUBLIC OPINION

9. The owners of adjacent lands expressed neither approval / denial of the proposed rezone.

10. The majority of persons offering comments were neither in favor of/ in opposition to the proposed rezone.

#### ENVIRONMENTAL REVIEW

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

#### CONTROLLING FACTORS

The Planning Commission determines that findings numbered 1 through 11 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 Chairman Munson and seconded by Commissioner Torkelson. Vote: 3/0

**b. SELAH URBAN GROWTH AREA COMPREHENSIVE PLAN AMENDMENT 2010-3 AND OFFICIAL ZONING & AMENDMENT 914.64.10-05 (CITY OF SELAH)**

Chairman Munson opened the Public Hearing for the UGA Comprehensive Plan amendment and asked staff to present their report.

Mr. Davison presented staff's report.

UGA Plan Amendment 2010-3 CITY OF SELAH  
Official Zoning Map Amendment 914.64.10-05

The proposal is to amend the City of Selah Urban Growth Area Comprehensive Plan by amending the Future Land Use Map designating a portion of vacated street right-of-way High Density Residential rather than the existing designations of Low Density Residential, and Amend the official zoning map of the City of Selah classifying approximately 21,600 square feet Multiple Family Residential (R-3).

The proponent is the City of Selah

The property owner is the City of Selah

The location is immediately west of Hillcrest Drive on the south side of Crusher Canyon Road.

**LAND USE AND ZONING:**

Table 1: Existing Land Use, Plan Designation and Zoning

<b>Area</b>	<b>Land Use</b>	<b>Plan Designation</b>	<b>Zoning</b>
Site	Street right-of-way	Low Density Residential	One Family Residential (R-1)
North	Crusher Canyon Road then numerous single family residences	Low Density Residential	One Family Residential (R-1)
South	Seven Unit Apartment Complex	High Density Residential	Multiple Family Residential (R-3)
East	City park and Lince Elementary School	Low Density Residential	One Family Residential (R-1)
West	Numerous single family residences	Low Density Residential	One Family Residential (R-1)

Potential use: Medium to High density residential development (maximum 12 and 24 units per acre).(w/plan amendment a maximum development of 5 to 11 dwelling units.)

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

The site is served by municipal water, sewerage and refuse collection service. Typical private utilities (electricity-telephone-natural gas) serve the existing parcels or are readily available.

Access is via Crusher Canyon Road.

A Determination of Nonsignificance (DNS) (971.00.10-11) and the adoption of an existing environmental document [Determination of Nonsignificance (DNS) (971.00.07-08)] were issued November 3, 2010. There was no comment period for the DNS (971.00.10-11) however the Determination of Nonsignificance could have been appealed through November 12<sup>th</sup>.

**OTHER FINDINGS:**

1. The current future land use designation was originally ascribed to this property in 1997 with the adopted of the City of Selah Urban Growth Area Comprehensive Plan.
2. The right-of-way was zoned One Family Residential (R-1), consistent with the adopted Future Land Use Map on January 1, 2005.

The recommendation is for approval of comprehensive plan amendment 2010-3 designating the property high density residential and official zoning map amendment 914.64.10-05 zoning the property multiple family residential (r-3).

Chairman Munson asked why the Staff recommended access off Crusher Canyon instead of Hillcrest Drive if Crusher Canyon is to be a minor arterial?

Mr. Davison stated that the access to Hillcrest Drive would be too steep.

Chairman Munson called for comments from the Commissioners and audience.

Joann Larson asked if this proposal would effect her property? She asked what will happen to the land just south of her property.

Mr. Davison stated the property in question is just west of Lince School and Veterans Park.

Ms. Larson stated that would not effect her property then.

Chairman Munson moved to approve the Plan amendment, seconded by Commissioner Torkelson.

Mr. Davison read the findings and decision.

File # UGA Plan Amendment 2010-3 (City of Selah)

The City of Selah Planning Commission at a public hearing on November 16, 2010 considered the following proposal:

PLAN AMENDMENT 2010-3  CITY OF SELAH	Amend the 2005 Urban Growth Area Comprehensive Plan Future Land Use Map by designating 21,600± sq. ft. (½ acre) High Density Residential rather than the existing designation of Low Density Residential.  Amend the Official City of Selah Zoning Map from One-Family Residential (R-1) to Multiple Family (R-3) Residential. This property is vacated street right-of-way and surplus property resulting from the completion of Crusher Canyon Road Improvements.  Location: South side of Crusher Canyon Road immediately west of Hillcrest Drive (No tax parcel number).
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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.
3. The proposed Plan designation of High Density Residential is compatible with the Plan designation of adjacent lands.
4. The proposed Plan amendment is consistent with the economic development, urban lands, utilities, transportation, capital facilities, and intergovernmental goals and their supporting policies in the Plan.
5. Based on the consideration of the above factors and balancing conflicting goals and policies of the 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 served adequately by public facilities, such as roads, sewer, water and other public services.

7. The proposed Plan amendment meet 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 High Density 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.

Planning Commission Recommendation is approval of the Plan amendment to High Density Residential.

The motion was by Chairman Munson and seconded by Commissioner Torkelson. Vote 3/0

#### AMENDMENT 914.44.10-05

This matter having come for public hearing before the City of Selah Planning Commission on November 16, 2010 for the purpose of considering the zoning of 21,600 sq. ft. of property (city street right-of-way) to Multiple Family Residential (R-3).

Legal notification pursuant to Selah Code was given on the 4th day of November, 2010. All persons present were given the opportunity to speak for or against the proposed zoning.

#### 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.

#### COMPREHENSIVE PLAN FINDINGS

##### Comprehensive Plan Goals and Policies

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

## GOAL

- a. Promote orderly growth - *will further*
- b. Avoid incompatible land uses - *will further*
- c. Encourage the provision of housing to meet the needs of all segments of the community - *will further*
- d. Preserve natural resources - *N/A*
- e. Protect against flooding and drainage problems - *N/A*
- f. Maintain and improve air and water quality - *N/A*
- g. Maintain an efficient transportation system - *N/A*
- h. Provide efficient and effective public services at the lowest possible cost - *will further*

## Comprehensive Plan Conclusions

6. Based upon consideration of the above factors and balancing any conflicting goals and policies of the comprehensive plan, the proposed zoning is consistent with the goals and policies of the comprehensive plan.

## CHANGED CIRCUMSTANCES

7. The Planning Commission finds the following change in circumstances, which tend to justify the proposed zoning:

Amendment or change in comprehensive plan (including adoption of a more detailed planning document) occurring subsequent to the most recent zoning of the property and the proposal is consistent with the optimal land use designation contained in the 2005 Urban Growth Area Comprehensive 'Future Land Use Map' based on recently recommended amendments.

Specify: 2005 UGA PLAN AMENDMENT 2010-3

## NEED FOR THE PROPOSED REZONE

8. 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

9. The owners of adjacent lands expressed approval of the proposed zoning.
10. The majority of persons offering comments were neither in favor of/ in opposition to the proposed zoning.

## ENVIRONMENTAL REVIEW

11. 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

12. The Planning Commission finds these additional significant factors concerning this proposed rezone to be as follows: The recent re-construction and re-alignment of Crusher Canyon Road created sections of excess public street right-of-way. The City has vacated several portions, proposes to sell those portions, and desires to zone those portions prior to sale.

### CONTROLLING FACTORS

The Planning Commission determines that findings numbered 1 through 12 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 zoning 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 zoning should be approved.

Motion to approve was by Chairman Munson and seconded by Commissioner Smith. Vote: 3/0

- c. SELAH URBAN GROWTH AREA COMPREHENSIVE PLAN AMENDMENT 2010-4  
AND OFFICIAL ZONING & AMENDMENT 914.67.10-06 (CITY OF SELAH)  
**REMOVED FROM AGENDA**

G: General Business

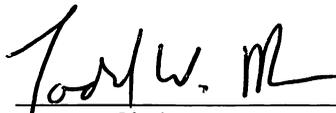
1. Old Business - None
3. New Business - None

H. Reports/Announcements

1. Chairman - None
2. Commissioners - None
3. Staff -- None

I. Adjournment

Chairman Munson moved to adjourn the meeting, Commissioner Smith seconded the motion. The meeting was adjourned the meeting at 7:30 pm.

  
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Chairman