

City of Selah  
**Planning Commission Minutes**  
of  
September 1, 2009

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 6:03 p.m.

Roll Call:

Members Present: Commissioners Quinnell, Eagles, Roberts and Munson.

Members Absent: Commissioners Smith

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

Guests: Bill Hordan; Mike Shinn; Preston Shepherd; Jordan Matson; Rod Matson; Daryl Matson; Keith Mathews; Charlie Elgin; Chris Thorn; Eusebio Herrera; Armondo Esqual; Jane Williams; Carl & Candi Torkelson

- C. Agenda Changes None.

- 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 August 4, 2009.

Commissioner Eagles moved to approve the minutes, Commissioner Roberts seconded. Minutes were approved with voice vote 4/0.

- F. Public Hearing

1. Old Business -  
a. 2007-2 Matson Fruit Company Selah Urban Growth Area Comprehensive Plan Amendment- Continued from August 4, 2009

Chairman Munson opened the agenda item for the Findings and asked Mr. Davison to present the item.

Mr. Davison suggested Mr. Noe address the Commission

Mr. Noe stated as the Commission was aware there had been a Public Hearing on August 4, taken testimony and then closed the record. The Commission deliberated on August 4 and made a decision at that time. Staff was given the task to formulate the findings from your deliberation and present them at this meeting. The Planning Commission needs to look at each of the criteria for the rezone. There is no testimony to be taken. Staff has taken the Commissions statements and tried to formulate some findings. He stated there are some blanks which the Commission will need to fill in. The applicant has presented a document of their view of the proceedings to staff. He asked if the Commission wished to review the findings of the applicant.

Mr. Shinn asked if he could explain his submittal? He stated he took staff's findings and filled in the blanks. He said this is just a suggestion to help the Commission with their task. The red line version is what he suggests.

Mr. Davison suggested the Commission should take a few minutes to read Matson's proposed findings.

The Commission took several minutes to read the proposed findings.

Chairman Munson read each finding, it was discussed and a consensus of the group was made.

This matter having come for public hearing before the City of Selah Planning Commission on July 7, 2009 and continued to August 4, 2009, for the purpose of considering a Future Land Use Map Change on 8.43 acres of a 14.38 parcel from the current land use designation of Commercial to Industrial and rezoning the property from General Business (B-2) to Industrial (M-1). The applicant is Matson Fruit Company. The property is located in the 600 block of North Wenas Road, within the City Limits of Selah, Washington (Assessor's Parcel Number 181436-24401).

Members of the Commission present on July 7, 2009 were Eagles, Munson, Quinell and Roberts.

Members of the Commission present on August 4, 2009 were Eagles, Munson, Quinell, Roberts and Smith (Smith reviewed the record of July 7, 2009).

Legal notification pursuant to Selah Code was given on the 6th day of June, 2007. 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 Commission does not adopt 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 proposal, including any actual use proposed as a part of the application, is compatible with the use of adjacent land.

3. The proposal, including any actual use proposed as a part of the application, is compatible with the zoning of adjacent land.

4. The proposal, including any actual use proposed as a part of the application is compatible with the future land use designation contained in the City's comprehensive land use plan.

#### PUBLIC OPINION

5. The owners of adjacent lands expressed approval of the proposed rezone.
6. The majority of persons offering comments were in favor the proposed rezone.

#### COMPREHENSIVE PLAN FINDINGS

##### Comprehensive Plan Goals and Policies

7. 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  | WILL FURTHER |
| 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           | N/A          |

##### Comprehensive Plan Conclusions

8. Based upon consideration of the above factors and balancing any conflicting goals and policies of the comprehensive plan, the proposed rezone including any actual use proposed as part of the application is consistent with the goals and policies of the comprehensive plan.

#### Major Rezone Findings

- (a) Applications shall contain the information necessary to review the proposal as set forth in the application form and such other information as is needed to determine conformance with this title and the comprehensive plan. Additional information may be requested by the reviewing official at any time during the review process, and must be provided in a timely manner. Applications that are not sufficiently complete prior to the annual application deadline may not be docketed for that year's amendment process.

Finding: The staff report stated this application was received during the year 2007 Annual Comprehensive Plan Amendment process. The application was determined complete for processing prior to legal notices being distributed requesting comment on the proposal.

- (b) Public notice for major rezone applications shall be provided to the owner(s), affected agencies, jurisdictions, and adjoining property owners within six hundred feet of the subject's property.

Finding: The staff report stated proper notice for the original application was given via legal advertising in the Yakima Herald Republic on November 11, 2007 with First Class mailing to property owners within 600 feet of the proposal on November 9, 2007. A meeting scheduled for earlier this year was cancelled on June 12, 2009. Notice of this public hearing was mailed to adjoining property owners on June 26, 2009 and published in the Yakima Herald Republic on June 28, 2009

- (c) Decision criteria the planning commission shall issue a written recommendation to approve, approve subject to a development or concomitant agreement, modify or deny the proposed comprehensive plan amendment/major rezone. The recommendation shall include the following considerations:
- (1) The extent to which the proposed amendment/major rezone is consistent with and/or deviates from the goals, objectives, mapping criteria and policies adopted in the comprehensive plan and the intent of this title;

Finding: Commissioner's comments as listed below - A/B/C/I/M/N/O/P

- (2) The adequacy of public facilities, such as roads, sewer, water and other public services required to meet urban or rural needs;

Finding: Public services are available at this particular site to meet urban or rural needs.

- (3) The public need for the proposed change. Public need shall mean that a valid public purpose, for which the comprehensive plan and this title have been adopted, is served by the proposed application. Findings that address public need shall, at a minimum, document:

Finding; Commissioner's comments listed below - A

- (A) Whether additional land for a particular purpose is required in consideration of the amount already provided by the plan map designation or current zoning district within the area as appropriate; and

Finding; Commissioner's comments as listed below - N

(B) Whether the timing is appropriate to provide additional land for a particular use.

Finding: Commissioner's comments as listed below - E/G/H

(4) Whether substantial changes in circumstances exist to warrant an amendment to the current designation or zone;

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

a. Other: Commissioner's comments listed below - A/O/Q

(5) The testimony at the public hearing;

Finding: In favor.

(6) The compatibility of the proposed zone change and associated uses with neighboring land uses;

Finding: Compatible.

(7) The suitability of the property in question for uses permitted under the proposed zoning;

Finding: Suitable.

(8) The recommendation from interested agencies and departments.

Finding : SIED - In Favor.

(d) Recommendation by the Planning Commission. The planning commission shall forward its recommendation for approval, modification or rejection of any comprehensive plan amendment/major rezone to the legislative body.

Finding: Recommendation for approval.

(e) Action by the Legislative Body. Upon receipt of the planning commission recommendation, the legislative body shall hold a public meeting or hearing and affirm, modify, remand or reject the recommendation.

Finding: \_\_\_\_\_

#### **OTHER SIGNIFICANT FACTORS**

10. The Commission finds these additional significant factors concerning this proposed rezone to be as follows:

##### **Munson**

- A. proponent put together a very thorough proposition which took into consideration a number of the City's hopes and desires, specifically, the creation of three commercial lots along the west side of the parent parcel, to create a buffer between the proposed packing house and proposed

commercial lots. An additional area was left open in the northern portion of the property to create another buffer and permit the continuation of commercial activities in that general area.

- B. The proposal removes existing commercial property from the concern of having noise pollution interfere with commercial uses along the railroad corridor.
- C. The proposed land use of the Burlington-Northern right-of-way as a parking lot is well-thought out and represented by the proponent.
- D. The Matson Family has been a major contributor to the growth and prosperity of the fruit industry in Selah, Washington and has been an outstanding representative of the community while providing excellent employment. The proponent has had a positive influence on the community.
- E. Public testimony was all-inclusive and in favor of the project. Testimony came from prominent agricultural and business leaders in the valley. No public opposition was presented during the Planning Commission Meeting.
- F. The subject site is needed for the proposed expansion because it offers adequate municipal water to properly operate this type of facility. The proponents "Pomona" site, does not have adequate water rights to operate the proposed facility.
- G. Matson Fruit must expand to remain competitive in the ever-changing apple/fruit industry. Other apple/fruit companies in the area have expanded and remained competitive.
- H. Without the opportunity to expand, Matson Fruit may be required to relocate outside of the Selah area, which would not be good for the community.

#### Eagles

- I. The proposal promotes urban growth in the urban area and reduces sprawl by keeping the facility in Selah. The option of construction of the new facility at the "Pomona" site appears to be a poor option for the proposal.
- J. The proposal creates industrial-based jobs, which are an economic engine for economy in general and the local economy. To continue this influence, and have a presence in the community, the proponents need the ability to grow, provide employment and have spin-off effects for the rest of the economy.
- K. The proposal promotes and supports natural resource industries, specifically, agriculture.
- L. This decision is community-based. The public testimony was professionally based, good numbers, good background and good history.
- M. The proposal promotes "Historic Preservation" because this is a long-time family business which has become an institution in the community. It's part of the soul which gives the community its character.
- N. By the year 2025, the City of Selah will have a 38 percent shortage of necessary commercial property. However, by that same year, there will be a shortage of necessary industrial property by 62 percent. When weighing the information, there is a clear shortage is industrial property.

- O. An effort is being made by the proponent to maintain commercial property along street frontages and provide buffers between the railroad and large industrial areas.

**Quinell**

- P. There is a shortage of both commercial and industrial properties. However, development of industrial properties first, is necessary to develop the supporting commercial development.

**Smith**

- Q. The physical design of the proposal, with the commercial influence at it proposed locations, is compatible with the industrial portion of the proposal. The existing commercial area along the railroad corridor has not been developed and there are no current proposals to develop this area with commercial uses. Commercial uses locating along the railroad corridor appear unlikely due to the incompatibility between the two incompatible uses (railroad vs. commercial uses).
- R. Existing commercial business owners in the area support the proposal one hundred percent, save Mr. Garner, which testimony came from the previous comprehensive land use change/rezone public hearing. The public hearing testimony as part of this remand process produced no opposition to the proposal.

**Roberts**

- S. Agreed with other member's findings.

**NEED FOR THE PROPOSED REZONE**

- 11. The 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 industrial.

**ENVIRONMENTAL REVIEW**

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

**CONCLUSIONS**

Based upon consideration of the above findings the proposal is consistent with the comprehensive plan.

**CONTROLLING FACTORS**

The Commission determines findings numbered 1 through 12 to be the controlling factors in its deliberations on the proposed rezone.

**DECISION**

The Commission based upon these findings, conclusions and controlling factors finds that the proposal 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, Seconded: Commissioner Eagles, Vote: 4/0.

Mr. Davison stated staff would fill in the spaces as you indicated tonight and submit to the Council. He asked if the Commission wished to see the Findings and Decision one more time before Council gets them?

Chairman Munson stated he feels staff will present it properly. The other Commissioners agreed.

Commissioner Eagles asked Mr. Noe if he felt it necessary for the Commission to visit this item again?

Mr. Noe stated the Commission may want to review one last time before sending this on to the Council.

Chairman Munson stated the Commission is only a recommending body. The Commission has had a Public Hearing and tonight's hearing, he feels that it does not need to review the proposal again.

Mr. Noe stated that was a valid statement.

Mr. Davison stated the item will come before the Council the first meeting in October, which is October 13. That will give the transcriber time to have her work done.

2. New Business
  - a. FLOOD DAMAGE PREVENTION ORDINANCE TEXT AMENDMENT

Chairman Munson opened the public hearing.

Mr. Davison presented the staff report, which changes wording. The Federal Government has done a new study for the area. The old study and map was done one for the County and one for just Selah. The new study incorporated all the data in one map. This is file no. 951.09.01. The proposal is to amend Selah Municipal Code, Title 11, Chapter 11.19 (Flood Damage Prevention Ordinance) Section 11.19.030(b) by deleting existing language and adopting new language to read as follows:

11.19.030 General provisions.

Basis For Establishing Areas of Special Flood Hazard.

The areas of special flood hazard identified by the Federal Insurance Administration is a scientific and engineering report entitled "The Flood Insurance Study for the City of Selah Yakima County and Incorporated Areas", dated ~~December 20, 1994~~ *November 18, 2009*, with accompanying flood insurance maps ~~530226-0001-C and 530226-0002-C~~ and any subsequent map revisions are adopted by reference and declared to be a part of this chapter. The Flood Insurance Study referred to in this section is on file and available for public inspection at the public works department.

The proponent is City of Selah Planning Department.

HISTORY: Selah Municipal Code, Title 11, Chapter 11.19 (Flood Damage Prevention Ordinance), was initially adopted in 1982 and last amended in 2003. The Flood Damage Prevention Ordinance has been amended to incorporate any statutory amendments adopted by the Federal Flood Administration, National Flood Insurance Program, Section 60.3(d), 44 CFR 59.

The initial ordinance adoption in 1982 adopted by reference the Federal Insurance Administration report "The Flood Insurance Study for the City of Selah", dated November 3, 1981, with accompanying flood insurance maps 530226 0002 and 530226 0002 B.

The December 20, 1994 Federal Insurance Administration report "The Flood Insurance Study for the City of Selah", with accompanying flood insurance maps 530226 0001 C and 530226 0002 C re-defined the floodplain and floodway boundaries along the Yakima River. The floodplain was reduced in width by excluding areas West of the Burlington Northern Santa Fe Railroad mainline track. The floodway, crossing the Eastern portion of the Elks Golf Course, Playland Riverside Park and the Mills' property lying North of Playland Riverside Park was expanded in width.

Amendments adopted in 2003 were suggested by the Department Ecology to remain compliant with the Federal Flood Insurance Program. The amendments were technical in nature (1) amending the definition of "development", (2) amending an incorrect reference to a previously adopted code number, (3) require all areas up to one-foot above the base flood elevation be watertight with walls substantially impermeable to the passage of water, (4) require Hydrologic and Hydraulic Analysis of all proposed fill within a floodway be performed by a professional engineer, (5) provide a mechanism for the repair, reconstruction and improvement of residential structures within designated floodways.

The current federal document, effective November 18, 2009 entitled "The Flood Insurance Study for Yakima County and Incorporated Areas" provides no significant change to the Selah vicinity flood maps other than the name and effective dates of the maps have been changed, i.e., "The Flood Insurance Study for Yakima County and Incorporated Areas" and a November 18<sup>th</sup> effective date.

**APPLICABILITY:** The existing flood damage prevention ordinance, and the proposed text amendment if adopted, applies only to those uses and land lying within the identified floodplains of the Yakima and Naches Rivers.

**STAFF RECOMMENDATION:** Approval of the text amendment to the flood damage prevention ordinance ensuring continued participation in the National Flood Insurance Program.

Chairman Munson asked if there were any persons in the audience who wanted to speak in favor/opposition to the text amendment.

Commissioner Eagles asked if this is just noting the changes in wording?

Mr. Davison stated yes.

Chairman Munson asked if there was any discussion. Hearing none he called for a motion.

Commissioner Roberts moved to accept the amendments as stated, seconded by Commission Eagles.

Chairman Munson called for a vote. Vote 4/0

The Commissioner took a 5 minute recess.

b. TORKELSON SHORT PLAT (913.82.09-01)

Chairman Munson opened the public hearing and asked Mr. Davison to read the staff report.

Mr. Davison presented the staff report. This a short plat application file no. 913.82.09-01 and the proponent is Carl Torkelson.

The location is 804 South Seventh Street. The site is located approximately eighty (80) feet south of Lacey Avenue and approximately one-quarter (¼) mile West of South First Street (Parcel number: 181302-42461). The site begins approximately eighty (80) feet South of Lacey Avenue and extends Southerly approximately 690 feet.

The request is for approval of a short plat dividing one parcel, 5.7 acres (258,243 sq. ft.), into four separate lots ( Lot #1: 9,196; Lot #2: 8,007, Lot #3: 10,902, and Lot #4 230,138) each exceeding the minimum 8,000 square feet lot size requirement in the One Family Residential (R-1) zoning district..

The application authority is Selah Municipal Code, Chapter 10.50.016 provides that the Planning Commission shall review the proposal for compliance with the subdivision ordinance, consider public input and recommend approval, approval with conditions or denial. The Commission shall forward its recommendation to the City Supervisor.

Selah Municipal Code, Chapter 10. 12.030 establishes a minimum lot area requirement of 8,000 sq. ft. in the One-Family Residential Zoning District (R-1).

The existing parcel is contains a single residence under construction. If the short plat is approved that residence would be located on Lot # 1.

Surrounding land use is:

NORTH: Immediately north is a 13 lot residential subdivision.

SOUTH: Immediately south is vacant hillside.

EAST: Immediate east is an 18 lot residential subdivision.

WEST: Immediately west is large vacant parcels.

Properties to the North, South, East and West are zoned One-Family Residential (R-1) similar to the subject property.

The 'future land use map' contained within the 2005 City of Selah Urban Growth Area Comprehensive Plan designates the site, and properties to the North, South, East and West, as "Low Density Residential" providing for a maximum density of five (5) dwelling units per acre

The short plat, if approved, would permit the following maximum dwelling units on each parcel:

Lot #1: 9,196 sq. ft. ÷ 43,560 sq. ft. x 5 dwelling units per acre = 1 dwelling unit

Lot #2: 8,007 sq. ft. ÷ 43,560 sq. ft. x 5 dwelling units per acre = 1 dwelling unit

Lot #3: 10,902 sq. ft. ÷ 43,560 sq. ft. x 5 dwelling units per acre = 1 dwelling unit

Lot #4: 230,138 sq. ft. ÷ 43,560 sq. ft. x 5 dwelling units per acre = 26 dwelling units

The City of Selah, as the lead agency for this proposal under the State Environmental Policy Act (SEPA) determined that this proposal is categorically exempt from SEPA per WAC 197-11-800(6)(a).

Basic public utilities are available, or will be constructed, to serve the site, i.e., (telephone, electricity, municipal water and sewer), and will be connected to individual lots.

South Seventh Street Designated "local access" with two travel lanes (32 foot pavement width), 50 foot wide right-of-way with no curb/gutter, and a sidewalk on one side.

OTHER FINDINGS:

- (1) The residence under construction, located on Lot # 1, will has a driveway connecting to So. 7<sup>th</sup> Street. Future structures on Lots # 2 and # 3 will have similar access.
- (2) The proposed lots are in compliance with the minimum lot size requirement of 8,000 sq. ft. in the One-Family Residential (R-1) zone.
- (3) Division of the property into three separate lots, with three residences' will contribute approximately thirty (30) additional vehicle trip ends per day onto South Seventh Street.

CONCLUSION: The site is designated for low density residential development; the property is appropriately zoned for single family dwellings; each proposed lot would be served by municipal services; and each proposed lot will exceed the minimum lot size requirement established in the One Family Residential (R-1) zone.

The recommendation is for approval of the short plat application subject to the following:

1. Final lot dimensions, lot area, and improvements indicated on the proposed short plat map must substantially conform to the short plat recommended by the Planning Commission.

2. The following note must be placed on the short plat map:

The owner shown hereon, or any grantees and assignees in interest, hereby covenant and agree to retain all surface water generated within the short plat on-site.

3. Install street illumination on South Seventh Street to City standards at location(s) determined by the Director of Public Works..
4. Approval subject to submittal, review and approval of a design report and construction documents at assures domestic water pressure at 44 pounds psi at the meter.
5. The short plat is to be recorded within five (5) years of the City's approval or such approval expires.

Chairman Munson called for comments from the audience in favor of the project.

Mr. Carl Torkelson stated he was a short subdivision for just 3 lots and was open for questions from the Commissioners.

Chairman Munson asked Mr. Torkelson if he had any concerns about the 44 psi requirement?

Mr. Torkelson stated they had already tested and would meet the requirement.

Chairman Munson called for comments from the audience opposed to the project.

Jane Williams stated she is not opposed to the project, but had some questions. Was not this proposal part of the Eagle Ridge Subdivision and is this not a conflict since it was originally approved with a bunch of different lots up there?

Mr. Davison stated that was originally proposed in 2 phases and the proposal now is in the second phase, which has expired.

Ms. Williams asked if this is now considered one big lot.

Mr. Davison stated yes.

Ms. Williams asked when could lot 4 be short plated again?

Mr. Davison stated it could be short platted in 5 years, but he could come back tomorrow with a long plat.

Ms. Williams asked why would surface water be required to be maintained on site if there is a storm drain on 7<sup>th</sup> Street?

Mr. Davison stated storm sewer is for street drainage not for water on the lots.

Ms. Williams asked if there would be any earth movement for the sites and if it has been reviewed?

Mr. Davison stated that it was looked at when the short plat was proposed.

Ms. Williams asked if the east boarder of this short plat boarder the existing homes?

Mr. Davison stated the back of the adjacent lots would be the back of the proposed short plat.

Ms. Williams asked about the part that would be graveled in the road way.

Mr. Davison stated the cul-de-sac would be gravel for the emergency trucks turn around but the road way would paved to the end of lot 2.

Ms. Williams was concerned that the cul-de-sac would not be paved because it may be many years before it would be extended.

Mr. Davison stated it is anticipated that the road way would be completed soon. The fire department needs to have a turn around.

Chairman Munson called for comments or questions of Mr. Davison from the Commissioners. He asked about if the street lights and drainage would be addressed when a permit was issued.

Mr. Davison stated when the lots are created the developer could bond the project, obtain a building permit and build a three houses, but only the first house would be given a Certificate of Occupancy until the infrastructure was put in.

Chairman Munson called for a motion

Commissioner Eagles moved to approve the short plat with the conditions staff recommended, Commissioner Quinnell seconded the motion.

Chairman Munson called for discussion of the motion. Hearing none called for a vote. VOTE 4/0

Commissioner Eagles read the Finding :

Factors to Be Considered (Indicate N/A if not applicable) (Pursuant to Selah Code and RCW 58.17.110)

#### 1. STREETS, ROADS, ALLEYS, AND OTHER PUBLIC WAYS.

Factual Findings: The short plat will abut the extension of South Seventh Street (designated a local access street) with a pavement width of 32 feet, curb and gutter and sidewalk within a 50-foot right-of-way which connects to Southern Avenue. The proposed short plat, and eventual home construction, will generate approximately thirty (30) additional vehicle trips per day on South Seventh Street.

Conclusions: The existing and extended street network will be sufficient to accommodate existing traffic and any increased vehicular traffic generated from three additional residences constructed within the short plat.

#### 2. SIDEWALKS.

Factual Findings: A sidewalk will be included within extended So. 7<sup>th</sup> St. Sidewalks will then extend to Southern Avenue.

Conclusions: Adequate pedestrian access is provided at the location of the proposed short plat.

#### 3. DRAINAGE.

Factual Findings: Storm water will continue to drain via its natural and historical course.

Conclusions: This proposal will not hinder historical drainage patterns.

#### 4. POTABLE WATER SUPPLIES.

Factual Findings: Municipal water is available in the vicinity.

Conclusions: Adequate municipal water is available to serve the potential new residences.

#### 5. SANITARY WASTES.

Factual Findings: Municipal sewage collection facilities are available in the vicinity.

Conclusions: Adequate municipal sewage collection facilities are available to serve the potential new residences.

#### 6. OPEN SPACES.

Factual Findings: No specific "open space" designated within the short plat but open space areas are available at nearby parks and schools..

Conclusions: "Open space" available at Wixon Park and Lince Elementary to serve the proposed short plat.

#### 7. PARKS AND RECREATION AND PLAYGROUNDS.

Factual Findings: Lince Elementary and Wixon Park are both within one mile.

Conclusions: Adequate park and recreational facilities in the community to serve the proposed short plat.

#### 8. SCHOOLS AND SCHOOL GROUNDS.

Factual Findings: Lince Elementary School within one mile of the site. Projected student generation from the proposed short plat is 2.0 students.

Conclusions: Schools and school facilities are adequate to serve the proposed short plat.

#### 9. PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

Factual Findings: Municipal water and sewerage facilities available, transportation system adequate and a fire hydrant located within 500 feet.

Conclusions: Adequate provisions for public health and welfare. Pedestrian access appears adequate.

#### 10. WILL THE PUBLIC INTEREST BE SERVED?

Factual Findings: The City has adopted a comprehensive plan that designates the property Low Density Residential allowing a development density of five dwellings per acre. The City in support of that comprehensive plan has adopted a zoning ordinance and zoned the property One-Family Residential (R-1). The One-Family Residential zone requires a minimum lot size of 8,000 square feet. All proposed parcels exceed the minimum lot size requirement.

Conclusions: The proposal results in each parcel containing a lot area meeting or exceeding the minimum 8,000 sq. ft. area requirement. The proposal is compliant with the City's comprehensive plan and zoning ordinance, development is compatible with adjacent uses, and the proposal is in furtherance of the City's zoning ordinance and is not detrimental to the neighborhood.

#### OTHER FACTORS THAT MAY BE RELEVANT FOR CONSIDERATION:

#### 11. ADJACENT LAND USE

Factual Findings: Predominately single family residential to the North and East while to the West and South is undeveloped properties.

Conclusions: Land use is compatible with adjacent uses.

#### 12. ZONING.

Factual Findings: All adjacent properties are zoned One-Family Residential (R-1).

Conclusions: Adjacent property is zoned for low density residential use and the potential additional residences are compatible with abutting and adjacent zoning.

#### 13. COMPREHENSIVE PLAN

Factual Findings: The City of Selah Urban Growth Area Comprehensive Plan (2005) designates the property Low Density Residential.

Conclusions: Single-family residential use is consistent with the comprehensive land use designation.

#### 14. ENVIRONMENTAL IMPACTS.

Factual Findings: Categorically exempt from environmental review.

Conclusions: Environmental review not required.

#### 15. TOPOGRAPHY AND NATURAL FEATURES.

Factual Findings: The property has some severe slopes.

Conclusions: The property remains suitable for further development.

16. IRRIGATION AVAILABILITY:

Factual Findings: Naches-Selah Irrigation District water is not available to this property.

Conclusions: Irrigation water not available.

**REASONS FOR APPROVAL OR DENIAL:** Based on these findings the short plat should be APPROVED.

MOTION TO ADOPT FINDINGS OF FACT AND RECOMMEND APPROVAL OF THE SHORT PLAT BY \_\_\_\_\_, SECONDED BY \_\_\_\_\_ VOTE: \_\_\_\_\_

**RECOMMENDED CONDITIONS OF APPROVAL:** Four (4) conditions of approval recommended by the Commission:

1. Final lot dimensions, lot area, and improvements indicated on the proposed short plat map must substantially conform to the short plat recommended by the Planning Commission.

2. The following note must be placed on the short plat map:

The owner shown hereon, or any grantees and assignees in interest, hereby covenant and agree to retain all surface water generated within the short plat on-site.

3. Install street illumination on South Seventh Street to City standards at location(s) determined by the Director of Public Works..

4. Approval subject to submittal, review and approval of a design report and construction documents at assures domestic water pressure at 44 pounds psi at the meter.

5. The short plat is to be recorded within five (5) years of the City's approval or such approval expires.

G: General Business

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

H. Reports/Announcements

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

Mr. Davison stated with pending resignation of Commissioner Eagles the Commission needs to appoint a member for the Y.V.C.O.G. board.

Mr. Davison asked Commissioner Eagles to give an overview of the position.

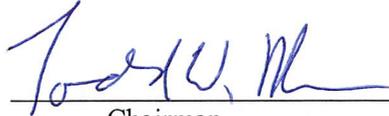
Commissioner Eagles presented the information.

Commissioner Quinnell volunteered to be the COG representative. The members agreed to the appointment.

Mr. Davison asked if any member would like to go to the short course on the Planning Commission. The Hearing Examiner is about to issue his decision on the SEPA appeal on 503 Southern, 605 Southern appellants missed their appeal date. The Findings and Decision for Matson will be sent to Council in October, and Taco Bell will be open on Friday.

I. Adjournment

Chairman Munson moved to adjourn the meeting, Commissioner Eagles seconded the motion. The meeting was adjourned the meeting at 8:22 pm.

  
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Chairman