

City of Selah
Planning Commission Minutes
of
September 15, 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 6:00 p.m.

Roll Call:

Members Present: Commissioners Quinnell, Roberts and Munson.
Members Absent: Commissioners Smith and Eagles
Staff Present: Dennis Davison, Community Planner, Diana Turner, Secretary.
Guests: Carl Torkelson

- C. Agenda Changes None.

- D. Communications
1. Oral - None
2. Written - Y.V.C.O.G Newsletter

- E. Approval of Minutes

Chairman Munson called for a motion on the minutes of the Planning Commission meeting of September 1, 2009.

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

- F. Public Hearing
1. Old Business - None
2. New Business
a. SELAH MUNICIPAL CODE AMENDMENT

Chairman Munson opened the public hearing.

Mr. Davison presented the staff report on File No. Z.O. Text Amendment 2009-01

The proposal is to amend Selah Municipal Code, Title 10, Chapter 10.24 Planned Development Zone and the proponent is the City of Selah Planning Department.

HISTORY: Selah Municipal Code, Title 10 (Zoning), initially created in 1969, and subsequently amended from time to time, the most recent Planned Development text amendment in 2004.

SURROUNDING LAND USE: Not applicable as the proposed zoning ordinance text amendment would apply throughout the municipality.

VICINITY ZONING: Not applicable as the proposed zoning ordinance text amendment would apply throughout the municipality.

2005 CITY OF SELAH URBAN GROWTH AREA COMPREHENSIVE LAND USE PLAN: Not applicable as the proposed zoning ordinance text amendment would apply throughout the municipality.

STAFF RECOMMENDATION: Approval of the proposed text amendment to Selah Municipal Code Title 10, Chapter 10.24.

Mr. Davison stated the staff report is brief and simple. Staff has looked at these changes along with Mr. Noe and they have been worked on by all. These were submitted to us as recommendation for changes and we have changed a few words for clarity but it has not changed much. We are recommending you approve it and forward it on to the Council.

Chairman Munson stated he was not here for the initial study session but he has gone through it. To clarify it, a developer would bring in his request on a specific piece of property regardless of what zone it might be and submits a plan and change the zone to a Planned Development and the Hearings Examiner would hear it. There would be a set of conditions that the developer would have to comply with.

Mr. Davison stated that the developer would submit his plan, which would be a written document and map. He would then go through the public hearing, take testimony and if he got approved ultimately by Council what is in the documents is what he has to build. There can be minor changes such as turning a building or he might want to move it closer to the swimming pool. Those can be handled administratively. The one controlling factor in a Planned Development is the Comprehensive Plan. If the Comp Plan designates the property as moderate density it can not exceed the total number of units allowed in that density.

Chairman Munson asked the other Commissioners if the red lettering was what they were presented with at the study session.

Mr. Davison stated most of what is there is the same. Mr. Noe suggested changing only a few words to clarify the wording.

Commissioner Roberts asked Mr. Davison about the fact the code does not specify residential versus commercial developments.

Mr. Davison stated the Planned Development could be either depending upon the zoning.

Commissioner Roberts asked if they could do residential in a commercial zone?

Mr. Davison stated no. The Comprehensive Plan would be the overriding code to adhere to.

Chairman Munson asked Mr. Torkelson if he had read the proposed changes.

Mr. Torkelson stated he had read them.

Chairman Munson asked Mr. Torkelson if there were any comments he would like to make?

Mr. Torkelson stated that hopefully the changes would solve any loop holes so there would not be any more court cases.

Chairman Munson asked if along with the hearing there would be notices sent out to the area?

Mr. Davison stated yes within 600' of the proposal.

Commissioner Quinnell asked what regulates the lot size?

Mr. Davison stated whatever is approved.

Commissioner Quinnell asked if a Planned Development could be done in phases?

Mr. Davison stated yes.

Commissioner Quinnell asked if one of the phases was not completed properly?

Mr. Davison stated a stipulation would be put on the phases that if one is not done the project approval is revoked.

Chairman Munson called for further comments or questions. Hearing none he read the Findings and Decision. He read each item and the obtained a consensus of agreement with the Commission

This matter having come on for public hearing before the City of Selah Planning Commission on September 15, 2009, for the purpose of considering zoning ordinance text amendment #2009-01 to Selah Municipal Code Title 10, (Zoning Ordinance), Chapter 10.24 (Planned Development – PD zone.)

The members of the Commission present were Munson, Quinnell and Roberts.

Legal notification pursuant to Selah Municipal Code was given on the 30th day of August 2009. All persons present were given the opportunity to speak for or against the proposed text amendment.

COMPREHENSIVE PLAN FINDINGS

Comprehensive Plan Goals and Policies

1. The proposed zoning ordinance text amendment will or will not, as indicated below, further the following goals and their underlying policies of the 2005 City of Selah Urban Growth Area Comprehensive Plan.

2.
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 WILL FURTHER
- h. Provide efficient and effective public services at the lowest possible cost WILL FURTHER

COMPREHENSIVE PLAN CONCLUSIONS

- 2. Based upon consideration of the above factors and balancing any conflicting goals and policies of the comprehensive plan, the proposed zoning ordinance text amendment is consistent with the goals and policies of the comprehensive plan.

CHANGED CIRCUMSTANCES

- 3. The Planning Commission finds the following changes in circumstances which justifies the proposed zoning ordinance text amendment:

The initial adoption and subsequent amendments made to, Selah Municipal Code Title 10, Chapter 10.24 does not include provide for expanded creativity, innovative design and flexibility of development standards that the current proposal includes . The Commission finds that with continued population growth and geographic expansion of the municipal boundary there is a need to provide for greater Planned Development zoning flexibility when developing property. Said text amendment is in furtherance of the public health, safety and general welfare of the people within the City of Selah .

NEED FOR THE PROPOSED TEXT AMENDMENT

- 4. The Planning Commission finds that within the City of Selah and within Selah Municipal Code Title 10 there is a demonstrated and/or recognized need to expand the opportunity and flexibility of the Chapter 10.24 (Planned Development zone).

PUBLIC OPINION

5. The public testimony that was offered was in support of the proposed text amendments.

ENVIRONMENTAL REVIEW

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

CONTROLLING FACTORS

The Planning Commission determines that findings numbered 1 - 6 to be the controlling factors in its deliberations on the proposed zoning ordinance text amendment.

DECISION

The Planning Commission, based upon the aforementioned findings and controlling factors, finds that the proposed zoning ordinance text amendment is in furtherance of the public health, safety and general welfare of the people; therefore, the proposed zoning ordinance text amendment should be approved.

Motion to approve by: Quinell Seconded by: Roberts

Vote: 3 to 0

G: General Business

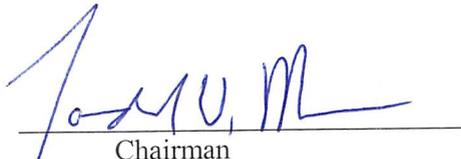
1. Old Business - None
2. New Business - None

H: Reports/Announcements

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

I: Adjournment

Chairman Munson moved to adjourn the meeting, Commissioner Eagles seconded the motion. The meeting was adjourned the meeting at 6:55 pm.


Chairman