

CITY OF SELAH PLANNING COMMISSION
STAFF REPORT
July 24, 2021

TO: Selah Planning Commission

FROM: Jeff Peters, City Planner

SUBJECT: Planning Commission Public hearing to consider adoption of the City of Selah's Updated Capital Facilities Plan as an ancillary document to the City of Selah's Comprehensive Plan.

FOR MEETING OF: August 3, 2021

PROPOSAL: Consideration of the adoption of the City of Selah's Updated Capital Facilities Plan as an ancillary document to the City of Selah's Comprehensive Plan.

STAFF RECOMMENDATION: The Selah Community Development and Planning Division recommends that the Planning Commission hold the required public hearing, take public input, revise the draft Capital Facility Plan as necessary and forward the Planning Commission's recommendation to the Selah City Council for final consideration.

PURPOSE AND DESCRIPTION OF THE PROPOSED AMENDMENT: The purpose of the proposed amendment is to consider the adoption of consolidated summary information from the City's infrastructure systems from the 2017 Comprehensive Plan, 2021 Comprehensive Plan Update, and add significant detail to create an easy-to-reference stand-alone document. The previous Capital Facilities Plan was completed in 2012. The community owns and operates City buildings, roadways, parks and recreation facilities, a domestic water system, a sanitary sewer system, a storm drainage system, and transit service within its immediate service area. The City of Selah purposefully plans for the upgrade and operation of each of these individual systems and strives to keep planned improvements both feasible and coordinated. The City of Selah's planning efforts are designed to be coordinated and consistent with other City, Yakima County, Metropolitan and Regional Transportation Planning Organization, Washington State, and federal plans.

ENVIRONMENTAL REVIEW (SEPA): Environmental Review was conducted under the State Environmental Policy Act (SEPA). A Determination of Nonsignificance (DNS) was issued on July 9, 2021, and the appeal period lapsed on July 13, 2021 with no appeals filed.

PUBLIC NOTICE: Notice of Public Hearing and legal publication occurred in the Yakima Herald Republic on July 24, 2021, and was posted on the city's web site greater than ten days prior to the Planning Commission hearing.

PUBLIC & AGENCY COMMENTS: As of the date of this report, no public comments were received on the draft Capital Facility Plan.

CONCLUSIONS:

1. Pursuant to RCW 36.70A.040 the city is required to plan under the provisions of the Growth Management Act; and
2. Pursuant to RCW 36.70A.130(1) the City is required to take legislative action to review and revise its development regulations and Capital Facility Plan in accordance with the Growth Management Act; and,
3. Pursuant to RCW 36.70A.020, goals are set forth to guide the development and adoption of comprehensive plans, development regulations, and capital facility plans; and
4. The City of Selah last updated its Capital Facility Plan in 2012; and,
5. The City of Selah last updated its Comprehensive Plan in 2017; and,
6. Pursuant to RCW 36.70A.070 cities are required to update their Capital Facility Plans every six years; and,
7. Over the past eight years the City of Selah has experienced significant growth which has led to the update of its Comprehensive Plan growth policies, General Sewer and Water plans, and Six Year Transportation Improvement Plan. The update of these plans and policies has thus created a need for the City of Selah to update its Capital Facility Plan and Element of the City's 2025 Comprehensive Plan.
8. The City of Selah has updated its Capital Facilities Plan (CFP) Element, as outlined by the Growth Management Act of 1990 (GMA), and the guidance of RCW 36.70A.070; and,
9. The public use and interest will be served.
10. Environmental Review for the proposed amendments was conducted under the State Environmental Policy Act (SEPA). A Determination of Nonsignificance (DNS) was issued on July 9, 2021.
11. Public notice of the public hearing was published in the official newspaper a minimum of 10-days prior to the Planning Commission's public hearing.

RECOMMENDATION: Staff recommends **APPROVAL** and **ADOPTION** of the draft Capital Facility Plan.