Comprehensive Plan Future Land Use Map Amendment: COMP-2021-002, Rezone: 914-2021-001, and SEPA-2021-005

List of Exhibits

Item	Exhibit
Planning Commission Findings of Fact, Conclusions, and Recommendation	1a
Staff Report	1b
Applications:	
Comprehensive Plan Future Land Use Map Amendment	2a
Rezone	2b
State Environmental Policy Act Review (SEPA)	2c
Notices:	
Notice of Application, Environment Review, Public comment and Planning Commission Public Hearing	3a
Notice to Yakima Herald Republic, April 22, 2019	3b
Affidavit of Mailings, August 27, & September 13, 2021	3c
Determination of Nonsignificance	3d
Public Comments:	None

SELAH PLANNING COMMISSION

RECOMMENDATION TO THE SELAH CITY COUNCIL
FOR
COMPREHENSIVE PLAN AMENDMENT AND REZONE
COMP-2021-002, 914-2021-001

October 5, 2021

WHEREAS, The City of Selah adopted its 2017 Comprehensive Plan on June 27, 2017; and

WHEREAS, The Washington Growth Management Act and local ordinances provide a process for the annual review of amendments to the Comprehensive Plan as requested by citizens, property owners and/or local government; and

WHEREAS, Under the provisions of SMC Ch. 10.40.040 the Selah Planning Commission (SPC) is responsible for the review of these applications and for recommending the approval, modification or denial of each request; and

WHEREAS, On July, 2021 applications for Comprehensive Plan Amendment and Rezone were submitted by Scott & Victoria Catron, to amend the Comprehensive Plan Future Land Use Map Designation for Tax Parcel Number: 181435-42005 from Low Density Residential to Moderate Density Residential, and to concurrently rezone from Residential, Single-Family (R-1) to Residential, Two-Family (R-2) (City Files: COMP-2021-002, 914-2021-001, & SEPA-2021-005); and

WHEREAS, The applications were considered complete for processing on August 23, 2021 and public notice was provided, in accordance with the provisions of SMC Ch. 21.07, on August 27, 2021; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on September 13, 2021, which was not appealed (City File: SEPA-2021-005); and

WHEREAS, The Selah Planning Commission held an open record public hearing on October 5, 2021 to hear testimony from the public, consider the Amendment and Rezone, and provide a recommendation to the Selah City Council;

Now therefore, the Selah City Planning Commission presents the following findings of fact, conclusions, and recommendation to the Selah City Council:

EXHIBIT
tabbies
1a

APPLICATION # COMP-2021-002, 914-2021-001, & SEPA-2021-005
APPLICANT: Scott & Victoria Catorn
APPLICANT ADDRESS: 1705 W. Orchard Ave., Selah, WA 98942
PROJECT LOCATION: 705 & 705 ½ Bartlett Ave., Selah, WA 98942
PARCEL(S): 181435-42005

FINDINGS OF FACT

1. The applicants are requesting to amend the subject property's Comprehensive Plan Future Land Use Map designation from Low Density Residential to Moderate Density Residential and to concurrently rezone from Residential, Single-Family (R-1) to Residential, Two-Family (R-2).
2. The subject parcel is approximately .29 acres in size, and is surrounded single-family homes.
3. The City of Selah Planning Division provided a detailed staff report to the Planning Commission for review during their October 5, 2021 public hearing, with the recommendation of APPROVAL of the proposed amendment and rezone.
4. The proposed Comprehensive Plan Amendment is consistent with the applicable approval criteria in SMC § 10.40.050, as follows:
   a. This application is being processed to change the properties Future Land Use Designation, and Zoning to recognize the existing duplex use, and correct a past mapping error.
   b. The Moderate Density Residential designation implements several goals and policies of the City's 2017 Comprehensive Plan.
   c. The amendment does correct an obvious mapping error, and addresses a deficiency of the 2017 Comprehensive Plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
   d. There will be no impact to the surrounding properties because the duplex has been at its existing location since 1925, and the property is well suited for the Moderate Density Residential Comprehensive Plan designation and B-2 zoning which supports the existing duplex use.
5. The total acreage of this proposal will remove .29 acres of Low Density Residential land, and convert it to Moderate Density Residential recognizing the existing duplex use. There are no cumulative impacts from other past or current Comprehensive Plan Amendments as no other applications have been submitted since the City last adopted its 2017 Comprehensive Plan.
6. The proposed Rezone from Residential, Single-Family (R-1) to Residential, Two-Family (R-2) is consistent with the applicable approval criteria in SMC § 10.40.050, as follows:
   a. Testimony at the public hearing was considered.
   b. The property is suitable for duplex use of the R-2 zoning district, and will recognize the existing duplex, removing any non-conforming status on the subject property.
   c. The R-2 zoning district is an implementing zone of the Moderate Density Residential Future Land Use Designation.
   d. The property is currently served by all necessary public utilities and is accessed by public streets.
   e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time.
   f. The public need for this Rezone is to rezone the subject property to recognize an existing use, and remove the property's non-conforming status.

CONCLUSIONS

1. The Amendment and Rezone are minor in nature;
2. No adverse impacts have been identified;
3. No written comments or testimony was received in opposition to the request;
4. This proposal underwent Environmental Review;
5. The proposed Comprehensive Plan Future Land Use Map Amendment from Low Density Residential to Moderate Density Residential and to concurrently rezone from Residential, Single-Family (R-1) to Residential, Two-Family (R-2) is consistent with the Selah Zoning Ordinance and 2017 Comprehensive Plan.

MOTION

Based on the testimony and evidence presented during the public hearing, it was moved and seconded that the City of Selah Planning Commission draft findings of fact be accepted, made final, and a recommendation of approval forwarded to the Selah City Council. The motion carried unanimously.

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Selah, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Selah APPROVE the proposed Comprehensive Plan Amendment from Low Density Residential to Moderate Density Residential and to concurrently rezone from Residential, Single-Family (R-1) to Residential, Two-Family (R-2) for files COMP-2021-002 & 914-2021-001.

SIGNED this 5th day of October, 2021.

By: _____

Lisa, Smith,
Selah Planning Commission, Chair

CITY OF SELAH

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
2021 COMBINED COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE STAFF REPORT

SUMMARY OF RECOMMENDATIONS

Staff recommends to the Selah City Planning Commission that this request be approved due to a change in the subject properties Future Land Use from Low Density Residential to Moderate Density Residential, and zoning from Residential, Single-Family (R-1) to Residential, Two-Family (R-2). This proposal will have no negative impacts on the integrity of the City's Comprehensive Plan, Zoning Ordinance, nor surrounding neighborhood.

SUMMARY OF REQUEST

APPLICANT:	SCOTT & VICTORIA CATRON
LOCATION:	705 & 705 ½ Bartlett Ave., Selah, WA 98942
PARCEL NO(S):	181435-42005
FILE NUMBERS:	COMP-2021-002, 914-2021-001, & SEPA-2021-005
COMPREHENSIVE PLAN FUTURE LAND USE MAP REQUEST:	Low Density to Medium Density Residential
REZONE REQUEST:	Residential, Single-Family (R-1) to Residential, Two-Family (R-2)

APPLICATION BACKGROUND

The subject property is located on the north side of Bartlett Ave. approximately midblock in the middle of a primarily single-family residential neighborhood.

The property has a current Comprehensive Plan Map designation of Low Density Residential and the surrounding neighborhood is designated the same. The property's zoning is R-1, and it is currently developed with a duplex, garage, and accessory structure. The surrounding uses are single-family homes. The property was originally developed as a duplex in 1925 prior to zoning within the City and the implementation of development standards.

The City's 1997 Comprehensive Plan established the property's Future Land Use Map designation as Low Density Residential, and was never changed in either the City's 2005 and 2017 Comprehensive Plans. Zoning of the subject property occurred around 1994 with the property being designated R-1. No rezoning of the subject property has occurred since initial designation of the subject property, and the duplex use was never legally recognized leaving it a Legal Non-Conforming Use.

The subject property is served by all necessary public utilities which include: City of Selah water, sewer, police, fire protection, and public transit.

It is the intent of this application to change the underlying Comprehensive Plan's Future Land designation of Tax Parcel Number: 181435-42005 from Low Density to Medium Density Residential and the zoning from R-1 to R-2 to alleviate the property's burdensome Legal Non-Conforming Use status.

EXHIBIT
1b

CURRENT ZONING AND LAND USE

The project site is composed of one parcel with a Comprehensive Plan designation of Low Density Residential and a Zoning designation of Residential, Single-Family (R-1).

Adjacent properties have the following characteristics:

Location	Zoning	Comprehensive Plan	Land Use
North	R-1	Low Density Residential	Single-Family Homes
South	R-1	Low Density Residential	Single-Family Homes
East	R-1	Low Density Residential	Single-Family Homes
West	R-1	Low Density Residential	Single-Family Homes

PUBLIC AND PRIVATE AGENCY COMMENTS

No comments were received from public agencies and private companies with interest in the development herein being reviewed.

PUBLIC COMMENTS RECEIVED

No public comments were received from the members of the public in regard to this application.

ENVIRONMENTAL REVIEW (SEPA)

The Environmental Checklist prepared and circulated by the City of Selah identified that there are no likely significant adverse environmental impacts as a result of approval of the non-project Comprehensive Plan and Rezone applications.

On August 27, 2021, the City of Selah issued a Notice of Application, Environmental Review, and Public Hearing indicating that the City was inclined towards the issuance of a Determination of Nonsignificance (DNS) for this application. Following the required 15-day public comment period where all interested parties and agencies had the right to comment, and no public comments were received, a DNS was issued on September 13, 2021. The 5-day appeal period for this environmental determination lapsed on September 20, 2021, with no appeals filed.

PUBLIC NOTICE	Date Accomplished
Notice of Application and Public Hearing	August 27, 2021
Legal Ad Publication	August 27, 2021
Posting of Subject Property	September 31, 2021
Notice of Determination of Non-Significance	September 13, 2021

COMPREHENSIVE PLAN AMENDMENT APPROVAL CRITERIA

In accordance with the provisions of the Selah Municipal Code (SMC), the following criteria must be considered in the review of any proposed amendment to the Selah Comprehensive Plan.

SMC 10.40.050: To alter the Future Land Use Map or other plan policy map, or effect a Comprehensive Plan text amendment, the proposed amendment must meet one or more of the following:

(a) Address circumstances that have changed since the last time the relevant Comprehensive Plan or text was considered:

Applicant Narrative Response: "No".

Staff Response: *Although there has been no technical change in circumstances to the City's Comprehensive Plan that would necessitate a Comprehensive Plan Map Amendment for this property, there has been a change in the real estate market and lending intuitions through the country which make it difficult for property owners to rebuild their non-conforming properties if destroyed or obtain financing for existing legal non-conforming properties. Therefore, it is the staff's opinion that the City should consider performing an area wide rezone to recognize existing uses or amend its legal non-conforming use regulations to allow non-conforming uses to be rebuilt 100% if destroyed.*

(b) Better implement applicable Comprehensive Plan policies than the current relevant Comprehensive Plan map or text;

Applicant Narrative Response: "Yes, we own a duplex on an R-1 lot which should be rezoned R-2 to make it conforming with Selah codes."

Staff Response: *The current proposal will change the property's Future Land Use designation from Low Density Residential to Medium Density Residential and Zoning from Residential, Single-Family (R-1) to Residential, Two-Family (R-2) which will correct the property's Comprehensive Plan Map, and Zoning designations, and remove the property's legal-nonconforming status.*

The Comprehensive Plan goals and policies which further support this request are as follows:

Objective: 5.1.2 – Maintain and upgrade the character of existing residential neighborhoods.
Policies: 5.1.2.4 – Ensure codes and ordinances that promote and allow for a compatible mix of housing types in residential areas.
5.1.2.6 – Support reinvestment in deteriorating neighborhoods through strict code enforcement.
Objective: 5.2.3 – Minimize the negative impacts of medium and high-density residential projects on adjacent low-density residential areas, but encourage mixed use/density projects.

(c) Correct an obvious mapping error;

Applicant Narrative Response: "Yes, we feel this should have been corrected years ago as the duplex was built in 1926."

Staff Response: *The current proposal will correct both the mapping error of Low Density Residential, that occurred during adoption of the City's 2005 Comprehensive Plan, and the Zoning of Residential, Single-Family that occurred earlier in 1994.*

(d) Address an identified deficiency in the Comprehensive Plan;

Applicant Narrative Response: "Yes, we feel the lot should be zoned R-2 due to the fact that all other duplexes in Selah are zoned R-2."

***Staff Response**: While the current proposal will not address an identified deficiency in the Comprehensive Plan. The proposal will correct the Comprehensive Plan's Future Land Use Map designation and zoning for the subject property while recognizing the property's current use, and removing the property's current non-conforming use designation.*

(e) Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Selah has, in part, common borders or related regional issues as may be required by RCW 36.70A.100?

Applicant Narrative Response: "Yes, we feel that this is a house keeping situation. The duplex/property in question should be zoned R-2, not R-1."

***Staff Response**: This proposal is consistent with RCW 36.70A.100. This application is part of the annual Comprehensive Plan Amendment process for the City of Selah Comprehensive Plan. In this process the City of Selah coordinates this update with Yakima County for consistency between the jurisdictions.*

(f) Proposed Comprehensive Plan amendments must be consistent with the Growth Management Act (GMA), Ch. 36.70A RCW, and the Yakima County Wide Planning Policy (CWPP).

Applicant Narrative Response: "Yes, we are asking for our R-1 duplex to be zoned R-2 which is consistent with the Growth Management Act."

***Staff Response**: This proposal is consistent with the Growth Management Act and the Yakima County-wide Planning Policy because the proposal directs urban growth to an existing urban area and encourages infill in an area where all urban level services and facilities are currently provided. The duplex is currently provided with an adequate transportation system, and utilities. Additionally, this application is consistent with the County Wide Planning Policies adopted within the City of Selah's Comprehensive Plan Land Use Element pages 2-2 thru 2-7.*

(g) Cumulative impacts of all Comprehensive Plan amendments, including those approved since the original adoption of the Comprehensive Plan, shall be considered in the evaluation of any proposed amendments.

Applicant's Narrative Response: "Yes, impacts are very little due to the fact this is an existing building."

***Staff Response:** The cumulative impacts of all Comprehensive Plan Amendments are determined by the jurisdiction processing the proposed amendment. In this situation, there is no cumulative impact from the approval of this application as the proposal is to change one property's Comprehensive Plan Map Designation from Low Density Residential to Moderate Density Residential, and Zoning R-1 to R-2, to recognize the subject property's current use.*

(h) For Future Land Use Map changes, please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.

Applicant Narrative Response: "Duplex is existing + all utilities are adequate + have been since 1926."

Staff Response: *The subject property is comprised of one tax parcel and the status of the site would be best described as developed duplex. The subject property is also served by the following utilities: public sewer, and water, and private power and gas. Other public services which serve the site are police, fire, and transit.*

REZONE APPROVAL CRITERIA

In accordance with the provisions of Selah Municipal Code 10.40.050, recommendations to approve or deny proposed rezones shall include the following considerations:

(1) Testimony at public hearing.

Staff Response: *There is no applicant narrative response for this review criteria. Neighboring property owners within 600 feet of the subject property have been mailed a Notice of Application, Environmental Review, and Public Hearing, and have been invited to submit written and oral comments on the proposed application up to and through the public hearing. Based upon the lack of negative public comments submitted prior to the public hearing, City staff's recommendation for approval is still warranted. However, after consideration of both the written and oral public comments at the public hearing it may be appropriate for the City Planning Commission to modify the staff's recommendation.*

(2) The suitability of property in question for uses permitted under the proposed zoning.

Applicant Narrative Response: "The proposed property would be conforming to the R-2 zone. The R-1 zone leaves it in a non-conforming status". The status of the existing land use is "R-1 – Low Density".

Staff Response: *The current status of the subject property is that it is developed as a duplex, with detached garage, and accessory building. The property is approximately .29 acres in size.*

The subject property is well suited for the proposed zoning of Residential, Two-Family (R-2) as the property's Future Land Use designation is being changed from Low Density Residential to Moderate Density Residential, which directly supports the Residential, Two-Family zoning district. The City's Zoning Ordinance Title 10 provides that the purpose of the R-2 zoning district is to "...provide for single or two-family residential development where urban governmental services are currently available or will be extended by the proponent to facilitate development at no public cost. This zoning district will not be established in an area unless public sewer and water facilities are in existence or will be extended by the proponent simultaneous with project development."

(3) The recommendations from interested agencies and departments.

Staff Response: *There is no applicant narrative response for this review criteria. No agencies or departments have registered any opposition to this rezone request.*

(4) Compliance with the Comprehensive Plan.

Applicant Response: "We are asking to rezone to R-2 to become compliant with Selah's zoning."

Staff Response: *This rezone request is in compliance with the City of Selah 2017 Comprehensive Plan because the applicant is proposing to amend the subject property's Comprehensive Plan Future Land Use designation to Moderate Density Residential. Provided the Comprehensive Plan Map Amendment is approved, the current and historic use of the subject property as a duplex and R-2 zoning will implement the Comprehensive Plan's definition of the Moderate Density Residential Land Use designation, and remove the property's non-conforming status. The Moderate Density Residential Future Land Use designation is intended to provide for, "areas of predominately moderate density residential development, up to 12 dwelling units per gross acre. Clustering of dwelling units, within the permitted density range, is highly encouraged to presser open space, steep slopes, drainage ways, etc. Mixed use development may also be allowed where supported by adopted Comprehensive Plan or Sub-area Plan Policies. The predominate use is two-family, townhouse and condominium dwellings with a mix of single-family and multi-family residences. The mix of housing types will be limited by the maximum permissible density and zoning standards will regulate development to assure compatibility…"*

See question 10.40.040 (b) above for a list of supporting Comprehensive Plan Goals and Policies.

(5) The adequacy of public facilities, such as roads, sewer, water, and other required public services.

Applicant Response: "Yes."

Staff Response: *This duplex is served by all public utilities.*

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

Applicant Response: "It is compatible in the fact that it is already 2 residential living spaces, which fits in with the R-1 residential neighborhood." "We do not feel it is incompatible. We are simply asking to be rezoned for potential losses. Examples: fire, theft, damage. This is the major reason we are asking for zoning to be changed from R-1 to R-2."

Staff Response: *Although the subject property is located in an established single-family neighborhood, and is predominantly surrounded with single-family homes, it can be considered compatible with its surroundings as the duplex was built prior to the vast majority of the other structures within the neighborhood. A review of the property's address and Code Compliance file show that there are no known complaints regarding the subject duplex or its rental/operation. Furthermore, the lack of public comments on this application indicates to the City Planning*

Department that the subject duplex is accepted by the neighborhood, and that no incompatibility exists to deny this requested application.

(7) The public need for the proposed change.

Applicant Response: "We feel that any party of the public that has a non-conforming property should be granted the request to make it conforming."

Staff Response: *The public need for the proposed change is that as properties are identified as incorrectly mapped by past Comprehensive Plans and zoning maps. These discrepancies. should be corrected by the City to reduce the amount of non-conforming properties, and the burden this designation places on the subject property owners.*

DETERMINATION OF CONSISTENCY

During project review it has been determined that this request is in compliance with SMC for making a Determination of Consistency as follows:

a) The existing duplex use will become a permitted Class (1) use in the Residential, Two-Family zoning district.
b) The density of the development is not a factor with this application.
c) Adequate public facilities are available to serve the site.

CONCLUSIONS

1. The amendment and rezone are minor in nature.
2. No adverse impacts have been identified by the approval of this amendment request.
3. The requested Comprehensive Plan Map Amendment and Rezone will correct the subject property's Zoning and Future Land Use Map designation, thus recognizing the existing duplex use, and making it a legal conforming Class (1) Permitted Use.
4. The property is served by all necessary public utilities.
5. Domestic water and sanitary sewer are provided by City of Selah.
6. All criteria for approval of Comprehensive Plan Map Amendments and Rezones have been satisfied by this application.

RECOMMENDATIONS

The City of Selah Planning Department recommends **APPROVAL** of this map amendment request and rezone from Low Density Residential to Moderate Density Residential to accommodate a concurrent rezone from Residential, Single-Family (R-1) to Residential, Two-Family (R-2).

LAND USE APPLICATION

City of Selah Planning Department 222 S Rushmore Road, Selah WA 98942

Phone: (509) 698-7365 Email: jeff.peters@selahwa.gov

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.
This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Scott & Victoria Catron
	Mailing Address:	1706 W. Orchard Ave.
	City:	Selah St: WA Zip: 98942 Phone: (509) 949-6566
	E-Mail:	vporter.pt@gmail.com
2. Applicant's Interest in Property:	Check One:	☒ Owner ☐ Agent ☐ Purchaser ☐ Other _____
3. Property Owner's Information (If other than Applicant):	Name:	Victoria Carlton
	Mailing Address:	1705 W. Orchard Ave
	City:	Selah St: WA Zip: 98942 Phone: (509) 949-6566
	E-Mail:	vporter.pt@gmail.com

4. Subject Property's Assessor's Parcel Number(s): 181435-42005

5. Legal Description of Property. (if lengthy, please attach it on a separate document)
See attached (Yakimap)

6. Property Address: 706/705 1/2 W. Bartlett Ave Selah, WA 98942.

7. Property's Existing Zoning:
LDSF (R-1) R-2 R-3 B-1 B-2 M-1

8. Type Of Application: (Check All That Apply)

☒ Comprehensive Plan Amendment ☒ Environmental Checklist (SEPA Review) ☐ Other: _____

☐ Transportation Concurrency ☒ Rezone ☐ Other: _____

PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE

SEE ATTACHED SHEETS

PART V – CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Victoria Catron. — 7.28.21
Property Owner's Signature — **Date**

Victoria Catron — 7.28.21
Applicant's Signature — **Date**

Revised 07/2021

EXHIBIT 2a

Supplemental Application For:

COMPREHENSIVE PLAN AMENDMENT

City of Selah Planning Department 222 S Rushmore Road, Selah WA 98942
Phone: (509) 698-7365 Email: jeff.peters@selahwa.gov

PART II - APPLICATION INFORMATION

1. TYPE OF APPLICATION: ☐ Comprehensive Plan Text Amendment ☒ Future Land Use Map Amendment

2. EXISTING ZONING OF SUBJECT PROPERTY:
☐ LDSF ☒ R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ M-1

3. DESIRED ZONING OF SUBJECT PROPERTY:
☐ LDSF ☐ R-1 ☒ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ M-1

4. EXISTING LAND USE DESIGNATION:
☒ Low Density Residential ☐ Moderate Density Residential ☐ High Density Residential ☐ Commercial
☐ Industrial ☐ Industrial Sprayfield

5. DESIRED FUTURE LAND USE DESIGNATION:
☐ Low Density Residential ☒ Moderate Density Residential ☐ High Density Residential ☐ Commercial
☐ Industrial ☐ Industrial Sprayfield

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:
☐ Transportation ☒ Rights-Of-Way ☒ Police And Fire Protection ☐ Parks And Trails ☒ Schools
☒ Water ☒ Sewer ☐ Storm Drainage ☒ Electricity ☒ Natural Gas ☒ Telephone ☒ Cable TV

PART III - REQUIRED ATTACHMENTS

1. **MAPS**: Maps of the subject property indicating roads, any area designated as critical areas, the future land use designation of adjacent properties, and current & proposed future land use designations. Maps are to be provided in both an 8-1/2" by 11" and 11" by 17" format and to a standard engineering scale (e.g. 1:20).

2. **SUBMITTAL FOR POLICY/REGULATORY AMENDMENTS**: Identification of the proposed amendment indicating the section and paragraph location for the current Comprehensive Plan provision sought to be changed, if any, and including, for text amendments, the specific text sought to be added or amended. (attach)

3. **WRITTEN NARRATIVE** (required, see attached): (stating the reasons for the request for the amendment and explaining how the proposed amendment meets the criteria in SMC 10.40.050)

4. **TRAFFIC CONCURRENCY** (may be required)

5. **ENVIRONMENTAL CHECKLIST** (required)

6. **SITE PLAN (see attached)**

7. **AUTHORIZATION:**
I hereby authorize the submittal of this Comprehensive Plan Amendment Application to the City of Selah for review.

Victoria Catron — 7-28-21

Property Owner Signature (required) — **Date**

Note: if you have any questions about this process, please contact us City of Selah, Planning Division, 222 S Rushmore Rd. Selah, WA 98942 or (509) 698-7365

Supplemental Application For:

COMPREHENSIVE PLAN AMENDMENT

PART IV – NARRATIVE (SUBMIT ANSWERS ON SEPARATE SHEET OF PAPER IF NEEDED)

1. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered? If so, how?

No

2. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?

Yes we own a duplex on an R1 lot which should be zoned R2 to make it conforming w/ Selah code.

3. Does your proposal correct an obvious mapping error? If so, what is the error?

Yes, we feel this should have been corrected years ago as the duplex was built in 1926.

4. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?

Yes, we feel the lot should be zoned R2 due to the fact that all other duplexs in Selah are zoned R2.

5. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Selah has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how? Yes we feel that this is a housekeeping situation. The duplex/property in question should be zoned R2, not R1

6. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?

Yes, we are asking for an R1 duplex to be zoned R2 which is consistent with the growth management act.

7. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how? Yes, impacts are very little due to the fact this is an existing building.

8. For Future Land Use Map changes please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.

Duplex is existing & all utilities are adequate & have been since 1926.

Supplemental Application For:

REZONES

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

☐ LDSF ☒ R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ M-1

2. DESIRED ZONING OF SUBJECT PROPERTY:

☐ LDSF ☐ R-1 ☒ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ M-1

3. ZONING OF ADJOINING PROPERTY (check all that apply):

☐ LDSF ☒ R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ M-1

4. EXISTING FUTURE LAND USE DESIGNATION:

☒ Low Density Residential ☐ Moderate Density Residential ☐ High Density Residential ☐ Commercial

☐ Industrial ☐ Industrial Sprayfield

5. PROPOSED FUTURE LAND USE DESIGNATION:

Is there a proposed change to the Future Land Use Map? Yes.

If so what is the proposed future land use designation?

☐ Low Density Residential ☒ Moderate Density Residential ☐ High Density Residential ☐ Commercial

☐ Industrial ☐ Industrial Sprayfield

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

☐ Transportation ☒ Rights-Of-Way ☒ Police And Fire Protection ☐ Parks And Trails ☒ Schools ☒ Water

☒ Sewer ☐ Storm Drainage ☒ Electricity ☒ Natural Gas ☒ Telephone ☒ Cable TV

PART III - REQUIRED ATTACHMENTS

1. **WRITTEN NARRATIVE** (required): (stating the reason for the request for the rezone, explaining how the proposed amendment meets the proposed rezone request)

2. **ENVIRONMENTAL CHECKLIST** (required)

3. **TRAFFIC CONCURRENCY** (may be required)

4 **SITE PLAN** (required if the rezone is associated with land use development)

5 **AUTHORIZATION:**

I hereby authorize the submittal of this Rezone or Text Amendment Application to the City of Selah for review.

Victoria Cabrou — **Property Owner Signature (required)**

7-28-21 — **Date**

Revised 07/2021

EXHIBIT 2b

Supplemental Application For:

REZONES

PART IV – NARRATIVE (SUBMIT ANSWERS ON SEPARATE SHEET OF PAPER IF NEEDED)

1. How is the subject property suitable for uses permitted under the proposed zoning?

The proposed property would be conforming to the R2 zone. The R1 zone leaves it in a non-conforming status.

What is the status of existing land use?

R1 - low density.

2. How is the rezone request in compliance with and/or how does the request deviate from the Selah Urban Area Comprehensive Plan?

We are asking to rezone to R2 to become compliant with Selah zoning.

3. Are there adequate public facilities, such as traffic capacity, sewer services, potable water, stormwater drainage, schools, fire and police services, and other public services and infrastructure existing on and around the subject property?

Yes.

Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?

Yes. Nothing would change other than making our zoning conforming.

4. How is the proposed zone change compatible with the existing neighboring uses?

It is compatible in the fact that it is already 2 residential living spaces, which fits in w/ the R1 residential neighborhood.

What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space traffic flow alteration, etc.?

We do not feel it is incompatable. We are simply asking to be rezoned for potential losses. ie: fire, theft, damage. This is the major reason we are asking for zoning to be changed from R1 to R2

5. What is the public need for the proposed change?

We feel that any party of the public that has a non conforming property should be granted the request to make it conforming.

ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)
(AS TAKEN FROM WAC 197-11-960)

PURPOSE OF CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. **Name Of Proposed Project (If Applicable):**
   705 & 705 1/2 W. Bartlett Ave Selah, WA 98942
2. **Applicant's Name & Phone:**
   Scott & Victoria Catron 509.985.4886 509.949.6566
3. **Applicant's Address:**
   1705 W. Orchard Ave Selah, WA 98942
4. **Contact Person & Phone:**
   Victoria Catron 509.949.6566
5. **Agency Requesting Checklist:** City of Selah
6. **Proposed Timing Or Schedule (Including Phasing, If Applicable):**
   This is for a non-project rezoning request. Therefore, there will be no phasing.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**
   None @ this time.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**
   N/A.

EXHIBIT
2c

A. BACKGROUND INFORMATION (To be completed by the applicant.)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

No applications

10. List any government approvals or permits that will be needed for your proposal, if known:

N/A.

11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):

Wanting to rezone our property to become compliant with Selah zoning.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:

705 & 705 1/2 W. Bartlett Ave
Selah, WA 98942.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

EARTH

1. **General description of the site (✓ one):**
   ☒ flat ☐ rolling ☐ hilly ☐ steep slopes ☐ mountainous ☐ other:_____

2. **What is the steepest slope on the site (approximate percent slope)?**
   2 %

3. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**
   Dirt, grass + gravel (Landscaping)

4. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
   No

5. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**
   N/A.

6. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
   N/A.

7. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
   N/A.

8. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
   N/A.

AIR

1. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**
   N/A. - No construction

2. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**
   N/A.

3. **Proposed measures to reduce or control emissions or other impacts to air, if any:**
   N/A.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

SURFACE WATER

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   No

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   N/A.

4. **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

   No

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   No

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No

GROUND WATER

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

   No

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   N/A - No construction

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

WATER RUNOFF (INCLUDING STORM WATER)

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

N/A.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

No

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No

4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

N/A.

PLANTS

1. **Check (✓) types of vegetation found on the site:**

Deciduous Trees:	Evergreen Trees:	Wet Soil Plants:	Water Plants:	Other:
☐ Alder	☐ Fir	☐ Cattail	☐ Milfoil	☐ Shrubs
☐ Maple	☐ Cedar	☐ Buttercup	☐ Eelgrass	☒ Grass
☐ Aspen	☐ Pine	☐ Bullrush	☐ Water Lily	☐ Pasture
☐ Other	☐ Other	☐ Skunk Cabbage	☐ Other	☐ Crop Or Grain
		☐ Other		☐ Orchards, vineyards, or other permanent crops
				☐ Other types of vegetation

2. **What kind and amount of vegetation will be removed or altered?**

N/A.

3. **List threatened or endangered species known to be on or near the site.**

N/A

4. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

N/A. - Already installed.

5. **List all noxious weeds and invasive species known to be on or near the site.**

N/A.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

ANIMALS

1. **List any birds or other animals which have been observed on or near the site or are known to be on or near the site.**
   Examples include:
   birds: hawk, heron, eagle, songbirds, other:
   mammals: deer, bear, elk, beaver, other:
   fish: bass, salmon, trout, herring, shellfish, other:

   Cats, dogs, some birds.

2. **List any threatened or endangered species known to be on or near the site.**

   No

3. **Is the site part of a migration route? If so, explain.**

   No

4. **Proposed measures to preserve or enhance wildlife, if any:**

   N/A

5. **List any invasive animal species known to be on or near the site.**

   N/A

ENERGY AND NATURAL RESOURCES

1. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

   Natural Gas & Electric

2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   N/A.

3. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

   N/A-

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

ENVIRONMENTAL HEALTH

1. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.**

   No

2. **Describe any known or possible contamination at the site from present or past uses.**

   N/A

3. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   N/A.

4. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   N/A

5. **Describe special emergency services that might be required.**

   N/A.

6. **Proposed measures to reduce or control environmental health hazards, if any:**

   N/A.

NOISE

1. **What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?**

   Normal neighborhood noise.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

   N/A. No construction

3. **Proposed measures to reduce or control noise impacts, if any:**

   N/A.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

LAND AND SHORELINE USE

1. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   Residential homes

2. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

   N/A.

3. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

   N/A.

4. **Describe any structures on the site.**

   1 duplex, 1 garage + 1 12x12 shed.

5. **Will any structures be demolished? If so, what?**

   No

6. **What is the current zoning classification of the site?**

   R1

7. **What is the current comprehensive plan designation of the site?**

   Low density

8. **If applicable, what is the current shoreline master program designation of the site?**

   None

9. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

   No

10. **Approximately how many people would reside or work in the completed project?**

    2 residential families live there currently.

11. **Approximately how many people would the completed project displace?**

    None

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

LAND AND SHORELINE USE

12. **Proposed measures to avoid or reduce displacement impacts, if any.**

N/A.

13. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

N/A.

14. **Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

N/A.

HOUSING

1. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

2 residential units exist.

2. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None

3. **Proposed measures to reduce or control housing impacts, if any:**

N/A.

AESTHETICS

1. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No proposed structures

2. **What views in the immediate vicinity would be altered or obstructed?**

None

3. **Proposed measures to reduce or control aesthetic impacts, if any:**

N/A.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

LIGHT AND GLARE

1. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

   None

2. **Could light or glare from the finished project be a safety hazard or interfere with views?**

   No

3. **What existing off-site sources of light or glare may affect your proposal?**

   N/A.

4. **Proposed measures to reduce or control light and glare impacts, if any:**

   N/A.

RECREATION

1. **What designated and informal recreational opportunities are in the immediate vicinity?**

   N/A.

2. **Would the proposed project displace any existing recreational uses? If so, describe.**

   No

3. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

   N/A.

HISTORIC AND CULTURAL PRESERVATION

1. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

   No

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

HISTORIC AND CULTURAL PRESERVATION

2. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

No

3. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

N/A.

TRANSPORTATION

1. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

N/A.

2. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

No

3. **How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

N/A.

4. **Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No

5. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No

6. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?**

N/A.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

TRANSPORTATION

7. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:**

No

8. **Proposed measures to reduce or control transportation impacts, if any:**

N/A.

PUBLIC SERVICES

1. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:**

No

2. **Proposed measures to reduce or control direct impacts on public services, if any.**

N/A.

UTILITIES

1. **Check (✓) utilities currently available at the site:**

☒ electricity ☒ natural gas ☒ water ☒ refuse service ☒ telephone

☒ sanitary sewer ☐ septic system ☐ other _____

2. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

None

C. SIGNATURE (To be completed by the applicant.)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Victoria Catron / Scott Catron	7.28.21
Property Owner or Agent Signature	**Date Submitted**
Victoria Catron / SCOTT CATRON	OWNER
Name of Signee	**Position and Agency/Organization**

PLEASE COMPLETE SECTION "D" ON THE NEXT PAGES
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No proposal is being made at this time other than rezoning.

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No proposal

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None.

3. How would the proposal be likely to deplete energy or natural resources?

No proposal

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No proposal - Duplex already exists. Asking to rezone to R2.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No proposal

Proposed measures to avoid or reduce shoreline and land use impacts are:

None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No increases will be made

Proposed measures to reduce or respond to such demand(s) are:

None

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None

28 July 2021

City of Selah Planner
222 S. Rushmore Rd
Selah, WA 98942

Attn: Jeff Peters

Dear Mr. Peters, our names are Scott & Victoria Catron and we would like to submit a Comprehensive Plan Amendment Application Packet to ask for rezoning of our property located at 705/705 ½ W. Bartlett Ave. Selah, WA 98942. Parcel # 181435-42005.

The property in question is currently zoned as R1. This truly scares us. We had no idea our property was zoned as R1 until recently when we were looking into potentially switching insurance companies and found this discrepancy. Our property is a duplex, which is a multi family dwelling that we feel should reflect that way in zoning. We are of the understanding that all duplex/triplex properties are zoned R2 in The City of Selah. This property has existed as a multi-family dwelling since at least the 60's, as long as my family has possessed it and should have been zoned that way initially. We greatly fear our property may be in jeopardy of not being protected in the event of fire, flood, natural disaster, etcetera by our insurance company. If this were to happen we would have substantial out of pocket expenses. Not to mention we would probably need to carry special insurance from then on. We truly believe this can simply be rectified by correcting the zoning issue, protecting both the city and us. We have been apprised of one instance in Selah in which a property had to be rezoned. That property was located at 600 A,B & C Speyers Rd in Selah. That property was initially zoned as an R1 and The City of Selah was willing to work with the land owner to become compliant with the correct zoning of R2. We would like to ask for conformity in R2 zoning with our property.

It has come to our attention that numerous properties historically used the old plan development code in Selah to rectify situations of non conformance with regards to zoning. This code was a lot easier to use to perform that function. Unfortunately, the new plan development code does not allow us to rectify our zoning problem.

We believe this really is a housekeeping issue for the City of Selah. We are of the understanding this kind of issue can be revisited on a minimum of every 20 years through the Comp Plan and clearly has been missed several times by The City of Selah. We believe it is in the best interest of the City of Selah and the property owners (Scott & Victoria Catron) to be in conformance with the zoning mandates to protect all involved.

Thank you so much for your consideration of this matter.

Scott & Victoria Catron

Yakima County GIS - Washington
Land Information Portal

Yakima County Assessor | Yakima County GIS | Yakima County

VALLEY TITLE GUARANTEE
WWW.VTGCO.COM
(509) 248-4442

Assessor Planning | Real Estate | FAQ | Help | Legend | Search | Tools Overview

Easting(ft) | Northing(ft)
Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet
Feet 200 400 600

Search By: Parcel Number
Parcel #:
Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.
Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:
FEMA | Critical Areas
Contours | Utilities

MapSize: Small (800x600)

Maps brought to you by:
Valley Title Guarantee
Title Insurance & Escrow Service
www.vtgco.com
(509) 248-4442

Map | Report

PROPERTY PHOTOS: 1 | 3

PROPERTY INFORMATION AS OF 7/28/2021 11:07:49 PM

Parcel Address:	705 W BARTLETT AVE, SELAH ,WA 98942		
Parcel Owner(s):	VICTORIA CARLTON		
Parcel Number:	18143542005	Parcel Size:	0.29 Acre(s)
Property Use:	12 Two-to-Four Unit		

TAX AND ASSESSMENT INFORMATION

Tax Code Area (TCA):	400	Tax Year:	2021
Improvement Value:	$107400	Land Value:	$52500
CurrentUse Value:	$0	CurrentUse Improvement:	$0
New Construction:	$0	Total Assessed Value:	$159900

RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport
FAIR/AVERAGE	1925	1.00	1830		0/0	4	2/0/0	0/0/0	

SALE INFORMATION

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

DISCLAIMER

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.

PRINTING
Printer-Friendly Page
Detailed Report
Print Detailed MAP

SECTION MAPS
Section Map 1in=400ft

Qtr SECTION MAPS
NW-Qtr 1"=200ft | NE-Qtr 1"=200ft
SW-Qtr 1"=200ft | SE-Qtr 1"=200ft

OVERLAY INFORMATION

Zoning:		Jurisdiction:	Selah
Urban Growth Area:	Selah	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C0716D Download Map

LOCATION INFORMATION

+ Latitude:46° 39' 25.586" + Longitude:-120° 32' 20.706" Range:18 Township:14 Section:35

Narrative Description: S 100 FT OF N 326.4 FT OF W 152 FT OFE 264 FT OF N1/2 NW1/4 NW1/4 SE1/4 EXS 16.4 FT ROAD

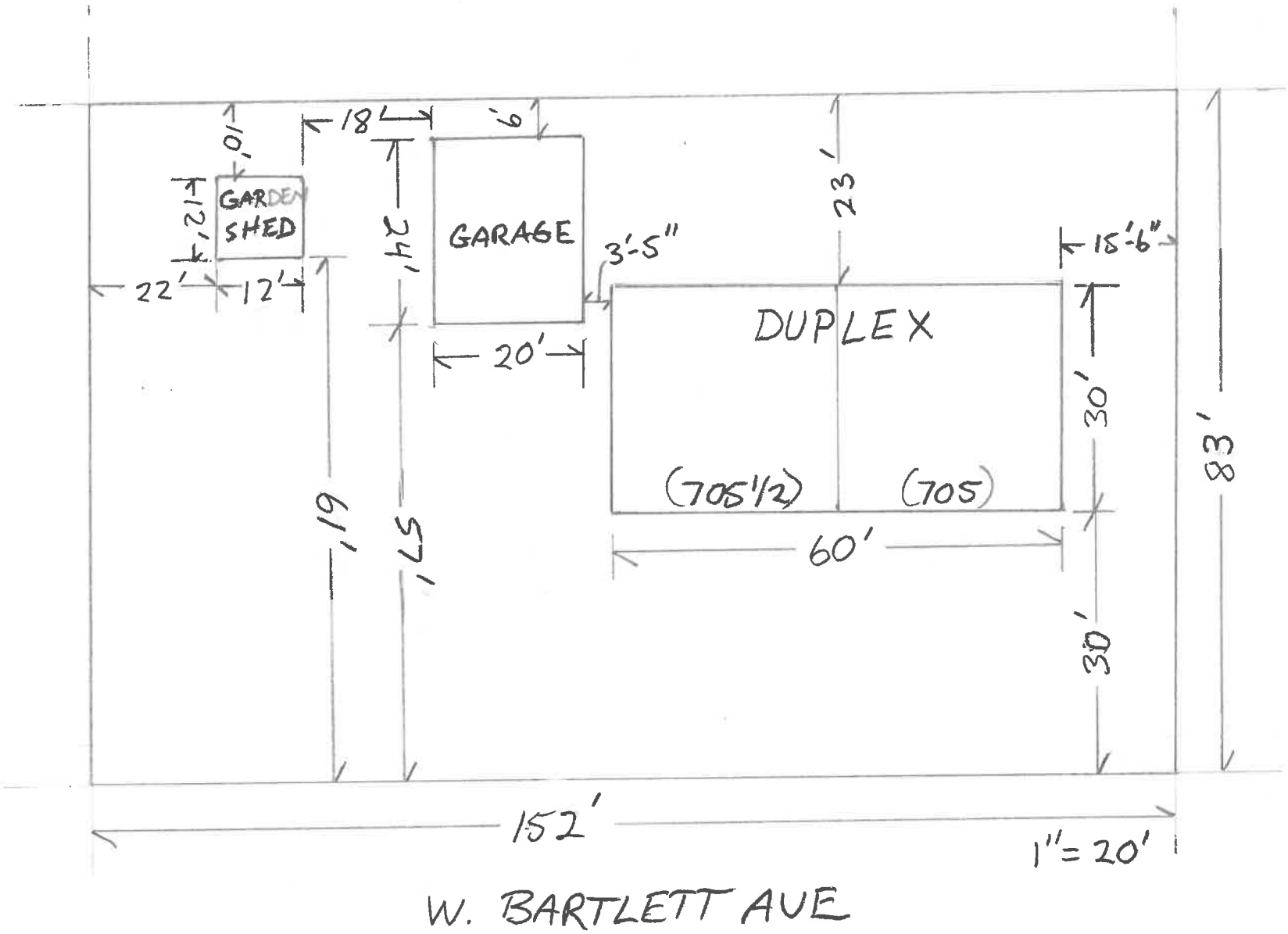
DISCLAIMER

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

705 & 705 1/2 W. BARTLETT AVE SELAH WA 98942

PARCEL # 181435420 05

OWNERS: VICTORIA CATRON - SCOTT CATRON



CITY OF SELAH
Planning Department • 222 South Rushmore RD. • Selah, WA 98942 • Ph: (509) 698-7365 •
www.selahwa.gov

CITY OF SELAH
NOTICE OF APPLICATION & ENVIRONMENTAL REVIEW
OPPORTUNITY TO PROVIDE COMMENT AND NOTICE OF PUBLIC HEARING

Application/Project Description: The City of Selah Planning Department has received an application for a Comprehensive Plan Map Amendment, Rezone and Environmental Review of the subject properties from Scott & Victoria Catron. The applicants are requesting to change the subject properties Future Land Use Map designation from Low Density Residential to Moderate Density Residential, as well as requesting a concurrent rezone of the subject properties from Residential, Single-Family (R-1) to Residential, Two-Family (R-2) to bring the property's Comprehensive Plan and Zoning designation into conformance with the property's current and historic use (see attached documents for further details).

Date of Notice: August 27, 2021
Applicant: Same as property owner
Property Owner: Scott & Victoria Catron
Project Address: 705 and 705 ½ Bartlett Ave., Selah, WA 98942
Tax Parcel Number: 181435-42005

File Numbers: COMP-2021-002, 914-2021-001, & SEPA-2021-005

These applications were determined complete for processing on August 23, 2021. The decision on these applications will be made within one-hundred twenty days of the determination of complete application.

Approvals, Actions and Required Studies: Comprehensive Plan Map Amendment, Rezone, and Environmental Review.

Environmental Review: This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Selah Planning Department has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project:

The City of Selah is presently inclined towards the issuance of a Determination of Non Significance (DNS) on this project. WAC 197-11-355 process is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: None

Required Permits: None
Required Studies: None
Existing Environmental Documents: None
Preliminary determination of the development regulations that will be used for project mitigation and consistency: Zoning Ordinance, Comprehensive Plan, and Sub Area Plan.

Request for Written Comments on the Proposal: Written comments concerning the proposed Comprehensive Plan Amendment, Rezone and Environmental Checklist applications will be

EXHIBIT
3a

accepted during the public comment period that ends at **5:00 p.m, on September 10, 2021**. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax to (509) 698-7372 or by e-mail to jeff.peters@selahwa.gov. Reference File Numbers: COMP-2021-002, 914-2021-001, & SEPA-2021-005 or "Catron" in your correspondence.

Open Record Public Hearing: These applications require that the City of Selah Planning Commission conduct an open record public hearing for the applicant's Comprehensive Plan Map Amendment and Rezone. This public hearing has been scheduled for **October 5, 2021**, beginning at 5:30 p.m. in the Council Chambers, City Hall, 115 W. Naches Ave. Any person desiring to express their views on this matter are invited to attend the public hearing or to submit their written comments to the above address. All interested persons may appear and provide testimony on the application. At the conclusion of the public hearing, the Planning Commission will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the proposal.

COVID-19 Hearing Notification: Interested parties, please be advised in accordance with the multiple proclamations by the Governor of the State of Washington,(in particular proclamation 20-28) guidance from the State Attorney General on the requirements of the Open Public Meetings Act, directives by the State Health Department and Yakima Health District regarding COVID-19, the above scheduled public hearing may be held by electronic and telephonic means via Zoom. Procedures for attendance of this closed record public hearing will be provided on the City of Selah Planning Commission's website along with the Planning Commission meeting agenda ten days prior to the scheduled meeting (https://selahwa.gov/planning/planning-commission/).

Application information including the SEPA environmental checklist and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942, or online at https://selahwa.gov/planning/sepa/. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

YAKIMA HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM

El Sol de Yakima
-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read notice carefully to check spelling and run dates, if you need to make changes

Date:	**08/24/21**
Account #:	**110017**
Company Name:	**CITY OF SELAH**
Contact:	**Angela Dean,AP**
Address:	**115 W NACHES AVENUE SELAH, WA 98942**
Telephone:	**(509) 698-7327**
Fax:	

Account Rep:	**Simon Sizer**
Phone #	**(509) 577-7740**
Email:	**ssizer@yakimaherald.com**
Ad ID:	**984366**
Start:	**08/27/21**
Stop:	**08/27/21**
Total Cost:	**$370.00**
Lines:	**200.0**
# of Inserts:	**1**
Ad Class:	**6021**

Run Dates:
Yakima Herald-Republic 08/27/21

Received
AUG 26 2021
By MH

EXHIBIT
tabbies
3b

City of Selah Notice of Application, Environmental Review & Public Hearings: The City of Selah is hereby providing Public Notice and Opportunity to Comment, State Environmental Policy Act Review, and Notice of Scheduled Public Hearing for the following Comprehensive Plan Map Amendment, Rezone and Environmental Review applications:

1. Property Owner: 310 Partners, LLC; **Project Address:** 310 W. Selah Ave., Selah, WA 98942; **Tax Parcel Number:** 181302-11436, and 181302-11437; **File Numbers:** COMP-2021-003, 914-2021-002, & SEPA-2021-006; **Application/Request:** Future Land Use Map designation change from Moderate Density Residential to High Density Residential, as well as requesting a concurrent rezone of the subject properties from Residential, Two-Family (R-2) to Residential, Multi-Family (R-3).

2. Property Owner: City of Selah; **Project Address:** Vicinity of Naches Ave. and 4th St.., Selah, WA 98942; **Tax Parcel Number:** 181435-41454; **File Numbers:** COMP-2021-001, 914-2021-003, & SEPA-2021-007; **Application/Request:** Future Land Use Map designation change from Semi Public/Open Space to Commercial, as well as requesting a concurrent rezone of the subject properties from Residential, Single-Family (R-1) to Residential, Business, General (B-2) to support the future construction of a police station/city hall.

3. Property Owner: Scott & Victoria Catron; **Project Address:** 705 and 705 ½ Bartlett Ave., Selah, WA 98942; **Tax Parcel Number:** 181435-42005; **File Numbers:** COMP-2021-002, 914-2021-001, & SEPA-2021-005; **Application/Request:** Future Land Use Map designation change from Low Density Residential to Moderate Density Residential, as well as requesting a concurrent rezone of the subject properties from Residential, Single-Family (R-1) to Residential, Two-Family (R-2) to bring the property's Comprehensive Plan and Zoning designation into conformance with the property's current and historic use:

Environmental Review: This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Selah Planning Department has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated projects: The City of Selah is presently inclined towards the issuance of a Determination of Non Significance (DNS) on these projects. WAC 197-11-355 process is being used. This may be your only opportunity to comment on the environmental impacts of these proposed projects. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: None; Required Permits: None; Required Studies: None; Existing Environmental Documents: None

Preliminary determination of the development regulations that will be used for project mitigation and consistency: Zoning Ordinance, Comprehensive Plan, and Sub Area Plan: **Request for Written Comments on the Proposals:** Written comments concerning the above described Comprehensive Plan Amendments, Rezones and Environmental Checklist applications will be accepted during the public comment period that ends at 5:00 p.m, on September 10, 2021. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax to (509) 698-7372 or by e-mail to jeff.peters@selahwa.gov. Please reference the above file numbers or property owner name in your correspondence: **Open Record Public Hearing:** The above described applications require that the City of Selah Planning Commission conduct an open record public hearing for the applicant's/property owner's Comprehensive Plan Map Amendment and Rezone. These public hearings has been scheduled for October 5, 2021, beginning at 5:30 p.m. in the Council Chambers, City Hall, 115 W. Naches Ave. Any person desiring to express their views on this matter are invited to attend the public hearing or to submit their written comments to the above address. All interested persons may appear and provide testimony on the application. At the conclusion of the public hearing, the Planning Commission will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the proposal: **COVID-19 Hearing Notification:** Interested parties, please be advised in accordance with the multiple proclamations by the Governor of the State of Washington,(in particular proclamation 20-28) guidance from the State Attorney General on the requirements of the Open Public Meetings Act, directives by the State Health Department and Yakima Health District regarding COVID-19, the above scheduled public hearings may be held by electronic and telephonic means via Zoom. Procedures for attendance of these closed record public hearings will be provided on the City of Selah Planning Commission's website along with the Planning Commission meeting agenda ten days prior to the scheduled meeting (https://selahwa.gov/planning/planning-commission/): Application information including the SEPA environmental checklist and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942, or online at https://selahwa.gov/planning/sepa/. The staff reports will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

(984366) August 27, 2021

Courtesy of Yakima Herald-Republic

CITY OF SELAH
AFFIDAVIT OF MAILING

STATE OF WASHINGTON
COUNTY OF YAKIMA

I, Makenzie Hoff, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on the 13th day of September, 2021 caused to be mailed, 30 envelopes and 1 email, containing a true and correct copy of the Determination of Nonsignificance for a Comprehensive Plan Map Amendment, Rezone, and Environmental Review of 705 & 705 ½ Bartlett Ave., Selah, WA 98942. Said envelopes and email mailed from Selah, WA with the correct first class postage and addressed to the persons having made written or verbal comment regarding these files.

A listing of the persons to whom notice has been mailed is contained in file COMP-2021-002, 914-2021-001, & SEPA-2021-005.

Makenzie Hoff
Signed

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this day personally appeared before me Makenzie Hoff to me known to be the individual referenced herein and who caused to be mailed the Determination of Nonsignificance for a Comprehensive Plan Map Amendment, Rezone, and Environmental Review of 705 & 705 ½ Bartlett Ave., Selah, WA 98942, COMP-2021-002, 914-2021-001, & SEPA-2021-005.

Given under my hand and official seal this 13th day of September 2021.

EXHIBIT
tabbies
3C

Caprise E. Groo
Signed

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires: June 1, 2025.

CAPRISE E GROO
NOTARY PUBLIC #193076
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2025

CITY OF SELAH
AFFIDAVIT OF MAILING

STATE OF WASHINGTON
COUNTY OF YAKIMA

I, Makenzie Hoff, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on the 27th day of August, 2021 caused to be mailed, 176 envelopes and 1 email, containing a true and correct copy of the Notice of Application and Environmental Review, Opportunity to Provide Comment and Notice of Public Hearing for a Comprehensive Plan Map Amendment, Rezone, and Environmental Review for 705 & 705 ½ Bartlett Ave., Selah, WA 98942. Said envelopes mailed from Selah, WA with the correct first class postage and addressed to the persons having made written or verbal comment regarding these files.

A listing of the persons to whom notice has been mailed is contained in file COMP-2021-002, 914-2021-001, & SEPA-2021-005.

Makenzie Hoff
Signed

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this day personally appeared before me Makenzie Hoff to me known to be the individual referenced herein and who caused to be mailed the Notice of Application and Environmental Review, Opportunity to Provide Comment and Notice of Public Hearing for a Comprehensive Plan Map Amendment, Rezone, and Environmental Review for 705 & 705 ½ Bartlett Ave., Selah, WA 98942, COMP-2021-002, 914-2021-001, & SEPA-2021-005.

Given under my hand and official seal this 13th day of September 2021.

Caprise E. Groo
Signed

CAPRISE E GROO
NOTARY PUBLIC #193076
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2025

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires: June 1, 2025.

18143542004
JANICE E MOORE
705 N 48TH AVE
YAKIMA, WA 98908

18143531013
RODNEY L KNOEPFLE
302 N 9TH ST
SELAH, WA 98942

18143531019
ROBEL FAMILY HOLDING TRUST
810 BUFFALO RD
SELAH, WA 98942

18143542451
SEAN KENNEDY
504 W BARTLETT AVE
SELAH, WA 98942

18143542447
SERGIO ALVAREZ
606 W BARTLETT AVE
SELAH, WA 98942

18143542479
CHARLES A. WILSON
804 W BARTLETT AVE
SELAH, WA 98942

18143542027
ELIZABETH ESPINOZA
706 W BARTLETT AVE
SELAH, WA 98942

18143542031
PEDRO HERRERA JR
204 N 7TH ST
SELAH, WA 98942

18143542450
CHRISTOPHER & JENNIFER TRAMMELL
11105 ZIER RD
YAKIMA, WA 98908

18143542481
WILSON REAL ESTATE II LLC
222 S 1ST ST
YAKIMA, WA 98901

18143542024
JASON EATON
804 SUMMITVIEW AVE
YAKIMA, WA 98902

18143542435
JASON WAYNE MOONEY
507 W FREMONT AVE
SELAH, WA 98942

18143542424
SCOTT L & ANGELA D CHAPMAN
810 W FREMONT AVE
SELAH, WA 98942

18143542503
THOMAS JAMES DURAND
806 W FREMONT
SELAH, WA 98942

18143542404
CARLA J HARCUM
706 W FREMONT AVE
SELAH, WA 98942

18143542403
LESLIE LYNCH
704 W FREMONT AVE
SELAH, WA 98942

18143542469
TERRY L LINDGREN
702 1/2 W FREMONT AVE
SELAH, WA 98942

18143542470
AMY MARIE MILLER
702 W FREMONT AVE
SELAH, WA 98942

18143542029
TRACY K BEWICK
703 W FREMONT AVE
SELAH, WA 98942

18143542066
VIDAL GONZALES
1208 S 13TH ST
MOUNT VERNON, WA 98274

18143542444
LEAH S THOMAS
607 W FREMONT AVE
SELAH, WA 98942

18143542410
TAMERA DANIELSON
708 W FREMONT AVE
SELAH, WA 98942

18143542064
WILLIAM I & JEWELL M NELSON
612 W FREMONT AVE
SELAH, WA 98942

18143542035
DANIEL C & MARGARET BOYLE
130 BISON RD
SELAH, WA 98942

18143542065
LESTER K & SANDRA K BRILES
2020 N WENAS RD
SELAH, WA 98942

18143542405
ROBERT PATRICK WOOD
707 W ORCHARD AVE
SELAH, WA 98942

18143513417
JARED OZUNA
708 W PEAR AVE
SELAH, WA 98942

~~18143513413~~
~~JESUS & MARIA OCHOA~~
~~808 W PEAR AVE~~
~~SELAH, WA 98942~~

18143513419
STEPHEN & CATHERINE M CRABB
3200 SPEYERS RD
SELAH, WA 98942

~~18143513512~~
~~CARL L & CANDI R TORKELSON~~
~~PO BOX 292~~
~~SELAH, WA 98942~~

18143513420
THOMAS P & TERESA J RANEY
700 W PEAR AVE
SELAH, WA 98942

18143513407
DELVIN & SHIRLEY JOHNSON HOY
803 W HOME AVE
SELAH, WA 98942

18143513405
FLORA C STEINMAN
711 W HOME AVE
SELAH, WA 98942

18143513402
JUSTIN J MILLS
705 W HOME AVE
SELAH, WA 98942

18143513400
JOHN K LYON
701 W HOME AVE
SELAH, WA 98942

18143513015
DAVID & JENNIFER CHANDLER
1014 S 33RD AVE
YAKIMA, WA 98902

18143542015
OWENS FAMILY LIMITED PARTNERSHIP
PO BOX 129
SELAH, WA 98942

18143542011
JENNIFER LESLIE
802 W HOME AVE
SELAH, WA 98942

18143542008
WILSON REAL ESTATE V LLC
222 S 1ST ST
YAKIMA, WA 98901

18143542460
JEFF & STEPHANIE CRAWFORD
602 W HOME AVE
SELAH, WA 98942

18143531461
LEE C MURPHY
307 N 10TH ST
SELAH, WA 98942

18143531012
DANIELA MONTERO
304 N 9TH ST
SELAH, WA 98942

18143542448
BRAD & SHANNA WILKEY
604 W BARTLETT AVE
SELAH, WA 98942

18143542491
KENDAL WANGLER
810 W BARTLETT AVE
SELAH, WA 98942

18143542504
ABIEL C PAZ
800 W BARTLETT AVE
SELAH, WA 98942

18143542067
MICHAEL MERRELL
706 W HOME AVE
SELAH, WA 98942

18143513410
MAUREEN J RICHARDSON
809 W HOME AVE
SELAH, WA 98942

18143513406
PAM PORTER
1601 CEDAR LN
SELAH, WA 98942

18143513401
TIMOTHY J & CHRISTINA A BIGGERS
703 W HOME AVE
SELAH, WA 98942

18143531006
D. CRAIG STORSETH
402 WESTRIDGE RD
SELAH, WA 98942

18143542014
SHIRLEY A MORGAN
807 W BARTLETT AVE
SELAH, WA 98942

18143542013
BETTIE M WAITS
405 202ND AVE E
BONNEY LAKE, WA 98391

18143542438
SANDRA L WENDFELDT
1120 LIGHT GREEN CT
KETTLE FALLS, WA 99141

18143542458
ANDREW MICHAEL KOHLER
601 W BARTLETT AVE
SELAH, WA 98942

18143542459
CONCEPCION BAEZ
10 JOHNSON RD
SELAH, WA 98942

18143542003
RANDY L & DEBRA RATH
304 N 7TH ST
SELAH, WA 98942

18143531011
WALTER T II & MARY A COY
2004 E 1ST AVE
ELLENSBURG, WA 98926

18143542005
VICTORIA A CARLTON
1705 W ORCHARD AVE
SELAH, WA 98942

18143531014
CONSUELO CUEVAS
301 N 10TH ST
SELAH, WA 98942

18143542455
GREGORY M & SHERYL A GRAY
508 W BARTLETT AVE
SELAH, WA 98942

18143542492
THOMAS R & NAOMI R FIEDLER
806 W BARTLETT AVE
SELAH, WA 98942

18143542026
ROBERT N & MARJORIE M CRAWFORD
708 W BARTLETT AVE
SELAH, WA 98942

18143599991
,

18143531022
CHRIS M JENNINGS
903 1/2 W FREMONT
SELAH, WA 98942

18143542505
WILSON REAL ESTATE II LLC
222 S 1ST ST
YAKIMA, WA 98901

18143542443
PRESTON C DRAPER
601 W FREMONT AVE
SELAH, WA 98942

18143542408
ANNA J FISH
102 N 8TH ST
SELAH, WA 98942

18143542417
JESUS & MARIA OCHOA
808 W PEAR AVE
SELAH, WA 98942

18143542030
MARTIN & ADOLFINA PRADO
11474 ROAD E SE
OTHELLO, WA 99344

18143531512
CARL L & CANDI R TORLEKSON
PO BOX 292
SELAH, WA 98942

18143531511
CARL L & CANDI R TORLEKSON
PO BOX 292
SELAH, WA 98942

18143531021
RYAN MCNETT
501 S 2ND AVE
YAKIMA, WA 98902

18143542493
LARRY D BASE
807 W FREMONT AVE
SELAH, WA 98942

18143542028
LEONARD MARTIAN
705 W FREMONT AVE
SELAH, WA 98942

18143542442
MICHAEL J RENEAU
PO BOX 1049
SELAH, WA 98942

18143542427
KENNETH R. PULLEN
808 W FREMONT AVE
SELAH, WA 98942

18143542502
DDK INVESTMENTS LLC
PO BOX 100
SELAH, WA 98942

18143542407
ROBEL FAMILY HOLDING TRUST
810 BUFFALO RD
SELAH, WA 98942

18143542040
STEVEN R & GERRI L BUTTREY
604 W FREMONT AVE
SELAH, WA 98942

18143542045
JO ANN JONES
508 W FREMONT AVE
SELAH, WA 98942

18143542409
ROBERT PATRICK & CATHY L WOOD
707 W ORCHARD AVE
SELAH, WA 98942

18143542406
ROBERT PATRICK WOOD
707 W ORCHARD AVE
SELAH, WA 98942

18142599999
,

18143513444
DIANA PIETI
701 W PEAR AVE
SELAH, WA 98942

18143513414
TAYLOR JONES
PO BOX 471
SELAH, WA 98942

18143513415
RYAN L & TEMPA D DANFORTH
804 W PEAR AVE
SELAH, WA 98942

18143513022
JASON A & STACY L JONES
610 W PEAR AVE
SELAH, WA 98942

18143513425
OWENS FAMILY LIMITED PARTNERSHIP
PO BOX 129
SELAH, WA 98942

18143513428
GARY WILLIAM & JANICE LYNN HANNA
801 W PEAR AVE
SELAH, WA 98942

18143513412
HERIBERTO & ALICIA CONDA FLORES
810 W PEAR AVE
SELAH, WA 98942

18143513421
THOMAS P & TERESA J RANEY
700 W PEAR AVE
SELAH, WA 98942

18143513427
GARY WILLIAM & JANICE LYNN HANNA
801 W PEAR AVE
SELAH, WA 98942

18143599991
,

18143524028
DWIGHT M DERBY
406 N 9TH ST
SELAH, WA 98942

18143513510
KRISTI A CASTILLO
605 W HOME AVE
SELAH, WA 98942

18143513511
SHEALYN JUSTICE
601 W HOME AVE
SELAH, WA 98942

18143542016
MICHEAL MORENO
808 W HOME AVE
SELAH, WA 98942

18143542006
MICHAEL MERRELL
706 W HOME AVE
SELAH, WA 98942

18143542068
CHRISTOPHER W BARNETT
704 W HOME AVE
SELAH, WA 98942

18143542463
TONYA ESQUIVEL
606 W HOME AVE
SELAH, WA 98942

18143542461
MARK R DUNBAR
530 LONG LN
YAKIMA, WA 98908

18143542462
DOUGLA W & LISA M RAAP
PO BOX 711
SELAH, WA 98942

18143542436
JURGEN & LESLIE CLOSE-SCHIBIG
507 W BARTLETT AVE
SELAH, WA 98942

18143542456
MATTHEW W & CARA L ARCHER
607 W BARTLETT AVE
SELAH, WA 98942

18143542446
JEFFREY C & SHANNON M GASKELL
602 W BARTLETT AVE
SELAH, WA 98942

18143513514
CARL L & CANDI R TORKELSON
PO BOX 292
SELAH, WA 98942

18143513475
ROY ROBERTS & JANETTE GOODWIN
601 SPEYERS RD APT G
SELAH, WA 98942

18143513409
LOREN K & CAROL A LYONS
807 W HOME AVE
SELAH, WA 98942

18143513408
HEIDI C. YERGEN
805 W HOME AVE
SELAH, WA 98942

18143513023
RONALD R PENDLETON JR
400 ALPS RD
MOXEE, WA 98936

18143531001
LEE R & JUDY M RUSSELL
310 N 9TH ST
SELAH, WA 98942

18143531007
MICHAEL & LINDA SUTTON
306 N 9TH ST
SELAH, WA 98942

18143542010
DOUGLAS D & PAULA M BOWERS
801 W BARTLETT AVE
SELAH, WA 98942

18143542457
JOHN J & SHEILA E GAWLIK
603 W BARTLETT AVE
SELAH, WA 98942

18143542480
GLENN & BEVERLY POWERS
802 W BARTLETT AVE
SELAH, WA 98942

18143542023
ROBERT N & MARJORIE M CRAWFORD
708 W BARTLETT AVE
SELAH, WA 98942

18143531020
JAMIE W TREAT
211 ADOBE WAY
SELAH, WA 98942

18143542482
MARTIN BARRAGAN
803 W FREMONT AVE
SELAH, WA 98942

18143542445
JONATHAN E HESSELTINE
605 W FREMONT AVE
SELAH, WA 98942

18143531435
MICHAEL E & ADELE M WILLIAMS
904 W FREMONT AVE
SELAH, WA 98942

18143513423
AMANDA SMITH
206 N 5TH ST
SELAH, WA 98942

18143513017
O JEAN OWENS
1602 SPEYERS RD
SELAH, WA 98942

18143542007
STEPHANIE E & TAYLOR E HALL
656 BRATHOVDE RD
SELAH, WA 98942

18143513426
PATRICK W KELLY
709 W PEAR AVE
SELAH, WA 98942

18143524029
KATRINA J COLBY
131 HEYSMAN RD
SELAH, WA 98942

18143513404
A LORRAINE CALVERT
709 W HOME AVE
SELAH, WA 98942

18143513429
MICHELLE COLLEEN KIRKHAM
803 W PEAR AVE
SELAH, WA 98942

18143542018
SUN CITY PROPERTIES LLC
44029 SE 143RD ST
NORTH BEND, WA 98045

18143513403
KELLY P DESHAW
PO BOX 10061
YAKIMA, WA 98909

18143524039
RACHEL M & BENJAMIN A GARCIA
408 N 9TH ST
SELAH, WA 98942

18143542012
DARREN SCOTT & AMY LOUISE LUCAS
804 W HOME AVE
SELAH, WA 98942

18143513018
MELLERY ROSE CARVO
507 SPEYERS RD
SELAH, WA 98942

18143513411
FAUSTINO MONTALVO MENESES
407 N 9TH ST
SELAH, WA 98942

18143542464
EARL G GILLIAM
604 W HOME AVE
SELAH, WA 98942

18143524030
ABDUL MAROOF
710 W HOME AVE
SELAH, WA 98942

18143513424
NABOR F JR & RUTH M MARTINEZ
705 W PEAR AVE
SELAH, WA 98942

18143542019
MAURICIO ALVAREZ
PO BOX 10639
YAKIMA, WA 98909

18143542441
GUILLERMO PERALTA JR
504 SPEYERS RD
SELAH, WA 98942

18143513416
JOHN G & KIMBERLY A RISHKY
802 PEAR AVE
SELAH, WA 98942

18143542009
ELISANDRA CAMACHO
206 W SELAH AVE
SELAH, WA 98942

18143542001
DOUGLA W & LISA M RAAP
PO BOX 711
SELAH, WA 98942

18143513418
MARION L & KAREN V DERREY
706 W PEAR AVE
SELAH, WA 98942

18143531018
NASARIO P CUEVAS
1300 OLD STAGE WAY
YAKIMA, WA 98908

18143531462
ERIC & DEANNA CLARK
5510 ENGLEWOOD HILL DR
YAKIMA, WA 98908

18143513482
ROY ROBERTS & JANETTE GOODWIN
601 SPEYERS RD APT G
SELAH, WA 98942

18143542454
BRANDI & CHRISTOPHER HARRINGTON
506 W BARTLETT AVE
SELAH, WA 98942

18143542017
RAMON & MARIA C JUAN
809 W BARTLETT AVE
SELAH, WA 98942

18143513513
CARL L & CANDI R TORKELSON
PO BOX 292
SELAH, WA 98942

18143542449
ROBERT & CHRISTINA GARNER
PO BOX 2095
SELAH, WA 98942

18143542437
RICHARD & DEBORAH BRONSON
505 W BARTLETT AVE
SELAH, WA 98942

18143542501
JAMES EARL BURTON JR
802 W FREMONT AVE
SELAH, WA 98942

18143542473
ROSE BOBECK
703 W ORCHARD AVE
SELAH, WA 98942

18143542034
BEN & APRIL RUSHING
609 W ORCHARD AVE
SELAH, WA 98942

18143542429
MARIA G & ABRAHAM L BORGES
803 W ORCHARD AVE
SELAH, WA 98942

18143542430
ELLEN L & DUANE C RUNDGREN
101 N 8TH ST
SELAH, WA 98942

18143542025
LYNN E & DEBRA PADDOCK
PO BOX 2428
WESTPORT, WA 98595

18143542036
KELLY KURVINK
PO BOX 1065
SELAH, WA 98942

18143542037
JEFF & MENDY BEKSINSKI
270 MAPLEWAY RD
SELAH, WA 98942

18143542041
SUNSHINE ELAINE STERLING
116A 21ST AVE E
SEATTLE, WA 98112

146

Hoff, Makenzie

From: Johnson, Amber (ECY) <AMBJ461@ECY.WA.GOV>
Sent: Tuesday, August 31, 2021 1:35 PM
To: Hoff, Makenzie
Subject: RE: Public Notice and Submittals

Hi Makenzie,

In follow up, these are the three SEPA numbers related to the records you sent on Thursday that Gwen finalized for us. =) I was headed into a meeting earlier and didn't have time to look into it further. I hope you enjoyed some much needed time off!

SEPA-2021-007 SEPA-2021-006
SEPA' s 202104682, 20204683, 202104684
SEPA-2021-005

Thank you,

Amber Johnson (she/her)
Administrative Assistant 3
Shorelands & Environmental Assistance Program
Department of Ecology | Central Regional Office
Ph. 509-457-7121| amber.johnson@ecy.wa.gov

From: Hoff, Makenzie <makenzie.hoff@selahwa.gov>
Sent: Tuesday, August 31, 2021 10:09 AM
To: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Cc: Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>
Subject: RE: Public Notice and Submittals

THIS EMAIL ORIGINATED FROM OUTSIDE THE WASHINGTON STATE EMAIL SYSTEM - Take caution not to open attachments or links unless you know the sender AND were expecting the attachment or the link

Hi Amber,

I completely spaced on the new entry process. I rushed to get these sent out by the end of the day last Thursday, and I was on vacation Friday and yesterday, so I am just now getting your email.

I am resubmitting them now.

Thank you,

Makenzie Hoff
Planning and Building Permit Specialist
City of Selah Public Works
222 S Rushmore Rd.
Selah, WA 98942
(509) 698 - 7365

From: ECY RE SEPA REGISTER [mailto:separegister@ecy.wa.gov]
Sent: Thursday, August 26, 2021 5:34 PM
To: Hoff, Makenzie <makenzie.hoff@selahwa.gov>
Cc: Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>
Subject: RE: Public Notice and Submittals

Hi Makenzie,

I see that we just received 3 entries from you for the SEPA Register. I know when we spoke earlier this month that I mentioned the updated entry process.
You can find information on how to create your SAW Account, and access the User Guide through the links provided. Please resubmit these using the new SRS system and we will be happy to help you along the way.

SEPA Register - Washington State Department of Ecology

Thank you,
Amber Johnson (she/her)
Administrative Assistant 3
Shorelands & Environmental Assistance Program
Department of Ecology | Central Regional Office
Ph. 509-457-7121| amber.johnson@ecy.wa.gov
Office Hours: Monday-Thursday 7am-5:30pm

From: Hoff, Makenzie <makenzie.hoff@selahwa.gov>
Sent: Thursday, August 26, 2021 4:54 PM
To: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Subject: Public Notice and Submittals

THIS EMAIL ORIGINATED FROM OUTSIDE THE WASHINGTON STATE EMAIL SYSTEM - Take caution not to open attachments or links unless you know the sender AND were expecting the attachment or the link

Hi there,

Attached you will find the Notice of Application and Environmental Review, Opportunity to Provide Comment and Notice of Public Hearing and Submittal and Applications for the following:

310 Partners, LLC Comp Plan Amendment **File Numbers:** COMP-2021-003, 914-2021-002, & SEPA-2021-006

Thank you,

Makenzie Hoff
Planning and Building Permit Specialist
City of Selah Public Works
222 S Rushmore Rd.
Selah, WA 98942
(509) 698 - 7365

CITY OF SELAH
Planning Department • 222 South Rushmore RD. • Selah, WA 98942 • Ph: (509) 698-7365 • www.selahwa.gov

WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF SELAH, WASHINGTON
September 13, 2021

PROJECT DESCRIPTION: Comprehensive Plan Map Amendment, Rezone and Environmental Review of the subject properties from Scott & Victoria Catron. The applicants are requesting to change the subject properties Future Land Use Map designation from Low Density Residential to Moderate Density Residential, as well as requesting a concurrent rezone of the subject properties from Residential, Single-Family (R-1) to Residential, Two-Family (R-2) to bring the property's Comprehensive Plan and Zoning designation into conformance with the property's current and historic use (see attached documents for further details).

LOCATION: 705 and 705 ½ Bartlett Ave., Selah, WA 98942
PARCEL NUMBERS: 181435-42005
PROPONENT: Same as property owner
PROPERTY OWNERS: Scott & Victoria Catron
LEAD AGENCY: City of Selah
FILE NUMBERS: COMP-2021-002, 914-2021-001, & SEPA-2021-005

DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Joe Henne
Position/Title: SEPA Responsible Official
Address: 222 S. Rushmore Rd., Selah, Washington 98942

Date September 13, 2021 **Signature** Joseph K Henne

☒ You may appeal this determination to the Selah City Council by filing a written appeal with the required $300.00 filing fee at the Selah Planning Department, 222 S. Rushmore Road no later than 5:00 p.m. on September 20, 2021. You should be prepared to make specific factual objections. Contact the Planning Department at 509-698-7365 to read or ask about the procedures for SEPA appeals.

EXHIBIT
3d