

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 Property's Future Land Use from Semi Public/Open Space to Commercial, and zoning from Residential, Single-Family (R-1) to Business, General (B-2). This proposal will have no negative impacts on the integrity of either the City's Comprehensive Plan or Zoning Ordinance. Additionally, this site has been considered as the future location for a new City Hall/Police Station for more than ten years, and is identified in the City's Comprehensive Plan.

SUMMARY OF REQUEST

APPLICANT: CITY OF SELAH
LOCATION: Vicinity of Naches Ave. and 4th St., Selah, WA 98942
PARCEL NO(S): 181435-41454
FILE NUMBERS: COMP-2021-001, 914-2021-003, & SEPA-2021-007

COMPREHENSIVE PLAN FUTURE LAND USE MAP REQUEST: Semi Public/Open Space to Commercial

REZONE REQUEST: Residential, Single-Family (R-1) to Business, General, (B-2)

APPLICATION BACKGROUND

The subject property is located north of W. Naches Ave., east of N. 4th St., and west of S. 3rd St. The area has a current Comprehensive Plan Map designation of Semi Public/Open Space with the surrounding properties being designated as predominantly Low Density Residential, and High Density Residential to the north. The area's zoning is R-1 with the exception of the property immediately to the north, which is zoned Planned Development. The subject property is currently developed as soccer fields/dog park/parking lot, and the surrounding uses are single-family homes with an apartment complex to the north.

The City's 1997 Comprehensive Plan established the property's Future Land Use Map designation as Quasi-Public Open Space, and was redesignated as Semi Public/Open Space in 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.

The property was originally built as open space/recreation with parking area by the Selah School district. In 2014 the City of Selah purchased the subject property for a future public use. In 2005, the City of Selah identified a future need for a new City Hall, and expanded police services within its Comprehensive Plan Capital Facility Element. In 2017, the City clarified the need for a new City Hall and police station identifying that the City was "...considering alternatives for building a new police station, which would be part of a new City Hall Complex." Construction estimates for the project projected an overall cost of \$16 million.

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: 181435-41454 from Semi Public/Open Space to Commercial and the zoning from R-1 to B-2 to accommodate the future construction of a Police Station/City Hall.

CURRENT ZONING AND LAND USE

The project site is composed of one parcel with a Comprehensive Plan designation of Semi Public/Open Space and a Zoning designation of Residential, Single-Family (R-1).

Adjacent properties have the following characteristics:

<u>Location</u>	<u>Zoning</u>	<u>Comprehensive Plan</u>	<u>Land Use</u>
North	PD	High Density Residential	Apartments
South	R-1	Semi Public/Open Space	Selah School District
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 direct 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

Notice of Application and Public Hearing
Legal Ad Publication
Posting of Subject Property
Notice of Determination of Non-Significance

Date Accomplished

August 27, 2021
August 27, 2021
September 31, 2021
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:

The City of Selah's Comprehensive Plan was last updated in 2017. At the time of adoption, the City's Comprehensive Plan Capital Facilities Element identified that the City needs to construct a new police station, and City Hall to replace these two aging and inadequate pieces of public infrastructure. However, the location of the new City Hall/Police Station was not fully identified at that time. The subject property proposed for this Comprehensive Plan Map Amendment and Rezone were left with a Semi Public/Open Space Future Land Use designation, and a zoning of Residential, Single-Family, which prohibit the use of a Police Station and City Hall. At present the Selah City Council has identified the property as the location for a new Police Station, with the potential for the addition of a City Hall at a future date that is undetermined.

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

The current proposal will change the property's Future Land Use designation from Semi Public/Open Space to Commercial and Zoning from Residential, Single-Family (R-1) to Business, General (B-2) which will allow the construction of a Police Station/City Hall upon the subject property, and meet the Capital Facility needs of the City of Selah. Additionally, the City has placed a high importance on locating new commercial, office, mixed-use development, and expanding parking in the Central Business District (CBD) (identified in the City's Comprehensive Plan as Goodlander to Southern on First Street and Naches Avenue from 5th Street to Railroad Avenue). By constructing a new Police Station and later City Hall on the Subject property there is increased opportunity to allow new businesses to move in or relocate to the old City Hall, or demolish the structure and construct a new public parking lot to support the existing businesses.

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

- Goal: 2.1 – Strengthen the Central Business District.
- Policies: 2.1.1.2 – Develop cooperative public/private efforts to expand parking in and around the CBD.
- 2.1.1.3 – Place CBD/central urban area improvement projects as high priorities on the City's Capital improvement program.
- 2.1.1.5 – Encourage commercial, office, and mixed-use development within the CBD.

(c) Correct an obvious mapping error;

There is not an obvious mapping error on this property. However, approval of the Comprehensive Plan Map Amendment and Rezone will correct the property's land use designations and all the construction of both a Police Station/City Hall.

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

The City's 2017 Comprehensive Plan Capital Facility Element identified the need for a new Police Station and City Hall, but the Comprehensive Plan's Future Land Use Map designation for the subject property was never amended to allow the construction of either facility. This proposal will correct this deficiency providing for a Comprehensive Plan designation and zoning what will allow the construction of a Police Station and City Hall as a permitted use.

(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?

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).

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 proposal will provide for an adequate transportation system, encourages economic development in the urban area. 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.

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 Semi Public/Open Space to Commercial, and Zoning R-1 to B-2. All other applications are residential in nature rather than commercial.

(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.

The subject property consist of one parcel and the status of the site would be best described as an open space soccer field with a parking lot. 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.

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.

The current status of the subject property is that is established as a surface parking lot of approximately 112 stalls, and a open space grass soccer field that is approximately 1.17 acres in size. The City of Selah purchased the property from the school district and maintained this property as an open space area which is not identified within its Parks plan to provide for future development of municipal services or facilities at a future date.

The subject property is well suited for the proposed zoning of Business, General (B-2) as the property's Future Land Use designation is being changed from Semi Public / Open Space to Commercial which directly supports the Business, general zoning district. The City's Zoning Ordinance Title 10 provides that municipal buildings such as fire and police stations, city halls, and other municipal buildings are considered Class (1) permitted uses in this zoning district. Class (1) uses are allowed subject to review by the Administrative Official for compliance with Chapter 10.08 of the Selah Municipal Code (SMC). Furthermore, Class (1) uses have the lowest level of zoning review as they are deemed to be compatible with their surrounding uses and zoning.

The property is generally flat, is served with all necessary infrastructure and public facilities, and can be accessed through Naches Ave.

City of Selah zoning ordinance defines the B-2 zoning district as a district "established to provide for the day-to-day convenience shopping and service needs of persons residing in nearby residential areas. It is intended that all business establishments shall be retail, wholesale or service establishments and where all goods produced on the premises are sold at retail. The B-2 zoning district is located where urban governmental services are either available or can be extended to the property to facilitate the project at no public cost. Urban development standards shall be required for B-2 developments meeting the City's minimum standards."

(3) The recommendations from interested agencies and departments.

No agencies or departments have registered any opposition to this rezone request.

(4) Compliance with the Comprehensive Plan.

This rezone request is in compliance with the City of Selah 2017 Comprehensive Plan because the City is proposing to amend the subject property's Comprehensive Plan Future Land Use designation to Commercial. Provided the Comprehensive Plan Map Amendment is approved, the use of the subject property as a Police Station and B-2 zoning will implement the Comprehensive Plan's definition of the Commercial Future Land Use designation. The Commercial Future Land Use designation is intended to "recognize existing commercial uses, providing for their expansion such as the commercial area at the I-82/Yakima Training Center Interchange." Additionally, this application is in compliance with the Comprehensive Plan as the City's 2017 Comprehensive Plan Capital Facility Element identifies the need for a new Police Station/City Hall. Approval of this application will correct both the Comprehensive Plan designation and zoning of the subject property permitting both uses.

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.

This property is served by all public utilities necessary to support commercial and municipal land uses.

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

The proposed zone change is compatible with the neighboring uses for the following reasons:

1. The property to the north is zoned PD and is occupied by a high-density apartment complex, which buffers the higher intensity uses allowed for the Commercial Future Land Use designation, and B-2 zoning district;
2. The properties to the east are zoned R-1, are occupied by duplexes and single-family homes, and are buffered/separated from the commercial property by a 20 ft. alley;
3. The properties to the west are zoned R-1, are occupied by single-family homes, and are buffered/separated by N. 4th St. which is an approximate 40 ft. road; and
4. The property to the south is occupied by Lince Elementary School, and is separated by Hillcrest Dr./W. Naches Ave.

(7) The Public need for the proposed change.

The public need for the proposed zoning change is to rezone the subject property to Business, General (B-2) to support the future construction of a new Police Station/City Hall, which is an identified need in the City's 2017 Comprehensive Plan Capital Facility Plan Element.

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 Police Station/City Hall use will be a permitted Class (1) use in the Business, General 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 would more appropriately support the city's identified need for a new public facility.
4. The property is able to be 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 Semi Public/Open Space to Commercial to accommodate a concurrent rezone from Residential, Single-Family (R-1) to Business, General (B-2).