

Gordon Rezone

RZ-2024-001 (Rezone) & SEPA-2024-002 (State Environmental Policy Act Review)

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**CITY OF SELAH
FINDINGS OF FACT, CONCLUSION, AND RECOMMENDATION
FOR
REZONE**

Applicant: David and Lisa Gordon
Applicant Address: 1770 East Pomona Road, Yakima, WA 98901
Project Location: 203 West Naches Ave.
File Numbers: RZ-2024-001 & SEPA-2024-002
Tax Parcel No(s): 181435-41530 & 181435-41408
Date of Request: March 20, 2024
Date of Complete: April 1, 2024
Date of Recommendation: April 22, 2024
Staff Contact: Jeff Peters, Community Development Supervisor

I. SUMMARY OF RECOMMENDATION

Staff recommends approval of this Rezone application

From the view of the site, the matters contained in the application, city department comments, and a review of both the City of Selah’s Comprehensive Plan and Zoning Ordinance, staff makes the following:

II. DESCRIPTION OF REQUEST

On March 20, 2024, the City of Selah Department of Community Development received two applications from David and Lisa Gordon for a Minor Rezone and State Environmental Policy Act (SEPA) Checklist requesting to change two properties, located at 203 W. Naches Ave., Selah, WA from Business, Professional (B-1) to Business, General (B-2) zoning to allow for the expanded use of retail businesses within an existing building.

III. PUBLIC NOTICE

Notice of Complete Application	April 1, 2024
Mailing of Notice of Application and Hearing:	April 2, 2024
Publication of Notice of Public Hearing:	April 4, 2024
Posting of Property:	April 2, 2024
Notice of DNS:	April 19, 2024
Posting of Recommendation on Website:	April 19, 2024

IV. FACTS

A. Current Zoning and Land Use:

1. The subject properties total approximately 28,007.6 sq. ft. in size, are currently occupied by a vacant nursing home, and are zoned Business, Professional (B-1).
2. Adjacent Properties and Land use Characteristics

<u>Direction</u>	<u>Zoning</u>	<u>Future Land Use</u>	<u>Land Use</u>
North	B-1	Commercial	Single-Family Homes
East	B-2	Commercial	Selah City Hall



South	B-1	Commercial	Office Dental
West	B-1	Commercial	Single-Family Homes

1. Per SMC § 10.18.010, the Professional Business (B-1) zoning district which the subject properties are presently zoned states that the B-1 zone is established to: "Provide for a transition between commercial and residential areas where urban governmental services are currently available or will be extended by the proponent to facilitate development at no public cost. Urban development standards shall be required for B-1 developments meeting the city's minimum urban standards.

This zoning district permits specifically enumerated uses of a type designed to provide services of a personal and professional nature.

2. Per SMC § 10.20.010, the Business, General (B-2) zoning district which the property is proposed to be rezoned to states that the B-2 zone is 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 area sold at retail. The B-2 zoning district is located where urban government services are either available or can be extended by the proponent to facilitate the project at no public cost. Urban development standards shall be required for B-2 developments meeting the city's minimum urban standards."

3. Other Characteristics

a) Existing Infrastructure:

- i. Streets: The subject properties are currently accessed by W. Naches Ave., classified as a Local Access Street with approximately 68.5 ft. of right-of-way, curb, gutter, and sidewalk.
- ii. Other Access: The subject properties additionally abut a twenty-foot alley on the north property line.
- iii. Water and Sewer: The subject properties are served by both a City of Selah 8-inch sewer (in the alley) and water line (in Naches Ave.).

B. Environmental Review:

A Notice of Application and SEPA Environmental Review was mailed to SEPA agencies; parties of record; and property owners within 300 feet of the subject properties on April 2, 2024. No comments were received during the 14-day public comment period, which ended on April 18, 2024. A SEPA Determination of Nonsignificance (DNS) was issued on April 19, 2024. No appeals have been filed with the City of Selah Planning Division during the five-day appeal period, which ended on April 24, 2024.

C. Public Works Review Comments:

The property is well suited for the proposed rezone and is served by all required public infrastructure.

D. Comments Received: None Received.

E. Comprehensive Plan:

The City of Selah Comprehensive Plan, Future Land Use Map designates these properties as Commercial. Which is established recognizing existing commercial uses, “providing for their expansion such as the commercial area at the I-82/Yakima Training Center Interchange.”

This proposal meets the following goals and policies of the City of Selah Comprehensive Plan:

B.3.1. – Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that area provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban governments services should not be provided in rural areas.

B.3.5. – New urban development should utilize available/planned urban services.

G.3.2. – Local economic development plans should be consistent with the comprehensive land use and capital facilities plans...

Goal 2.1: Strengthen the Central Business District. One of Selah’s strengths is its recognizable “main street.” However, citizens also recognize that Selah needs a strong viable downtown to develop a “sense of place”. Consequentially, policies should help ensure the central urban area is of prime importance to the development of the Selah UGA.

Objective 2.1.1: Support and define the Central Business District (CBD)/Central Urban Area – (Goodlander to Southern on First Street and Naches Avenue from 5th Street to Railroad Avenue) as the prime commercial center in Selah.

Policy 2: Develop cooperative public/private efforts to expand parking in and around the CBD.

Policy 5: Encourage commercial, office, and mixed-use development within the CBD.

Policy 9: Enhance aesthetics in the central urban area through building design, streetscape, landscape and street lights and other tools and techniques to make the area attractive, beautiful and appealing.

Objective 2.2.1: Encourage economic growth while maintaining quality development and controlling the costs of public improvements in Selah’s UGA.

Policy 2: Encourage development to areas where infrastructure (water, sewer, stormwater, and streets) is either present, can be easily extended, or is planned to be extended.

Policy 3: Conserve land, energy and financial resources by minimizing urban sprawl.

F. Rezone Approval Criteria:

In accordance with the provisions of the City of Selah Municipal Code (SMC) § 10.40.050(c), recommendations to approve or deny proposed rezones shall include the following consideration:

Text within the below Rezone Criteria that are italicized and are preceded with the words "Staff Response:" indicate that City staff is either adding additional information to the applicant's narrative response/discussion, opposing the narrative, or supporting the narrative.

1. The extent to which the proposed amendment/rezone is consistent with and/or deviates from the goals, objectives, mapping criteria and policies adopted in the comprehensive plan and the intent of this title:

As stated in the applicant's narrative: "This property is well suited for B-2 uses as the properties to the east, north, and south have a B-2 designation as well. The future land use is designated as commercial." The status of the existing land use is that the "site is a former 30+ year old nursing home that closed down in 2017." The previous owner tried to fill the building with a tenant under the B-1 Business, Professional (office) zoning district, but did not have success over the past seven years.

"This rezone request is in compliance with the Selah Urban Area Comprehensive Plan by supporting both the B-1 and B-2 future land use commercial designations. The B-1 zone (office) is a transition between commercial and residential areas where urban governmental services are available. The B-2 is for the day to day convenience shopping and service needs of the residents residing in nearby residential areas (retail, wholesale, service). The B-1 is not in high demand as we are seeking to rezone to a broader commercial use. This proposal also meets objective 2.1.1 in the 2017 Comprehensive Plan by support and define CBD polies 3, 5, and 6. CBD projects are a high priority, encourage commercial, office, and mixed-use development and promote economic development, mixed uses, and job creation."

2. The adequacy of public facilities, such as roads, sewer, water and other public services required:

As stated in the applicant's narrative: "There are adequate public facilities, traffic capacity services, and water on the property for the identified land use. No change to the current building with all intact and adequate for use. Existing public facilities are in use on the property or turned off until a new tenant leases space."

3. The public need for the proposed change:

As stated in the applicant's narrative: "The public need for the proposed zoning change is to rezone the property from B-1 to B-2. B-2 is located where urban governmental services are available. This proposed use is next door to city hall and two blocks from rezoned property owned by the City for a future police station site (R-1 to B-2 rezone). This opens a wider opportunity of commercial use: retail, service, and office space. This opportunity can bring back life into a 7-year empty space. This proposal can improve economic development, job creation, and repurpose a lifeless building."

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

There is no need to consider adding additional property to the proposed rezone. The two properties proposed for rezone to B-2 will extend the Central Business District zoning of B-2 further down W. Naches Ave. creating a more uniform commercial corridor.

(B) Is the timing appropriate to provide additional land for a particular use?

Rezoning the land that is included in this application is appropriate at this time. Seven years has passed without a new tenant in the existing building signaling that the space and/or zoning of the commercial properties are not desirable, or are difficult to redevelop into another permitted use. Granting of this request will enable more commercial uses to be permitted in the subject building thus allowing redevelopment to occur.

4. Have there been substantial changes in circumstances exist to warrant an amendment to the current designation or zone?

The substantial change in circumstances that warrants this rezone from B-1 to B-2 is that the existing building has sat vacant for seven years signaling that the space and/or zoning of the commercial properties are not desirable, or are difficult to redevelop into another permitted use. Additionally, the City of Selah's 2017 Comprehensive Plan goals and policies: Goal 2.1, Objective 2.1.1, Policy 2, Policy 5, and Objective 2.2.1 directly support the proposed rezone of the subject properties.

5. Testimony at the public hearing.

This required criterion cannot be determined at the time of application.

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

As stated in the applicant's narrative: "North of the property is B-1 and B-2 designated with rental homes with commercial storage, East two homes are 1 rental, 1 personal with a B-1 designation. South B-1 and B-2 Commercial spaces. West B-2 Commercial properties with on governmental property." No mitigation is necessary for this rezone as it is a non-project application and the rezone is supported by the Comprehensive Plan Commercial Future Land Use designation.

7. The suitability of the property in question for uses permitted under the proposed zoning.

The properties involved in this rezone application contain an existing vacant building that was previously operated as a nursing home. The property is approximately 28,007.6 sq. ft. in size and contains 24 parking stalls. The building is served by existing City water and sewer services. The properties have frontage on improved city streets and access is provided by means of W. Naches Ave., and the north alley abutting the properties. Since closing in 2017, the building has remained vacant and both the past

and current property owners have had little to no interest from the business community to redevelop or lease the subject properties. As the subject properties and building are served with all necessary utilities, have sufficient public street improvements, and the City's Comprehensive Plan Future Land Use designation of Commercial fully supports the Business, General (B-2) zoning district, the uses permitted within the B-2 zoning district are fully suitable for the subject properties. Also, by rezoning the subject property to B-2 and increasing the amount and type of permitted uses it is the City's desire that the subject properties will attract new retail and/or office development to the downtown core giving the building and properties new life.

8. The recommendation from interested agencies and departments:

No agencies or department have registered any opposition to this rezone.

Analysis

This rezone of the subject properties from B-1 to B-2 meets the eight criteria specified in SMC § 10.40.050(c) that govern the approval of rezone applications, and is well supported by the City of Selah's Comprehensive Plan goals and policies, and future land use map designation of Commercial.

Additionally, there are abutting properties that are currently zoned Business, General (B-2), and the subject properties are served with all the necessary infrastructure to support the future Commercial redevelopment and/or change of use of the subject properties.

Conclusions:

1. The hearing examiner has jurisdiction to issue a recommendation on this application to the City Council.
2. Public notice for this hearing was provided for in accordance with state law, the city's zoning ordinance requirements, and section III of this report.
3. The proposed use does not conflict with the goals and objectives of the City of Selah Comprehensive Plan.
4. SEPA review resulted in the issuance of a DNS on April 19, 2024. The appeal period for this determination ended, April 24, 2024.
5. No adverse impacts have been identified from granting this approval.
6. No comments in opposition to this rezone application were received during the 14-day open comment period for this application.
7. This Rezone is compatible with the Comprehensive Plan Future Land Use Map Commercial designation, and goals and policies of the Comprehensive Plan.
8. The B-2 zoning designation is fully supported by the City of Selah's Comprehensive Plan Future Land Use Designation of Commercial.
9. This application meets the eight criteria of approval of a minor rezone, which is supported by the City's Comprehensive Plan.
10. Approval of this rezone application will have the following public benefits: increased investment, increased tax base with the future redevelopment of the property.

V. Recommendation

The Community Development Department recommends APPROVAL of this rezone request from Business, Professional (B-1) to Business, General (B-2).

RECOMMENDATION made this 22nd day of April 2024.



Jeff Peters, Community Development Supervisor

RECEIVED
MAR 20 2024



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:	DAVID + Lisa Gordon			
	Mailing Address:	1770 East Pomona Road			
	City:	YAKIMA	St:	WA	Zip: 98901
	E-Mail:	david.lisa97@hotmail.com			
2. Applicant's Interest in Property:	Check One:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____
3. Property Owner's Information (If other than Applicant):	Name:				
	Mailing Address:				
	City:		St:		Zip: _____
	E-Mail:	181435-41530 } 181435-41408			

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

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

Liberty Addition Lots 5, 6, 7 Block 1

6. Property Address: 203 West Naches Avenue

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.

Lisa Gordon Property Owner's Signature 3-20-24 Date

Applicant's Signature Date





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 Semi Public/ Open Spaces Parks

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

NO

If so what is the proposed future land use designation?

Low Density Residential Moderate Density Residential High Density Residential Commercial
 Industrial Industrial Sprayfield Semi Public/ Open Spaces Parks

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.


Property Owner Signature (required)

3-20-24
Date



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? *—this property is well suited for B2 use as properties east, north, and south have the B2 designation. Future land use is designated as commercial.*

What is the status of existing land use? *This site is a former 30+ year old nursing home that closed down in 2017. Previous owner tried to fill with tenant under B1 use and did not have success over the past seven years.*

2. How is the rezone request in compliance with and/or how does the request deviate from the Selah Urban Area Comprehensive Plan? *This rezone request is in compliance with the Selah Urban Area Comprehensive Plan by supporting both B1 and B2 uses into the future commercial designation. B1 zone (office) is a transition between commercial and residential areas where urban governmental services are available. B2 zone is for the day to day convenience shopping and services needs of persons residing in nearby residential areas. (retail, wholesale, service) B1 is not in high demand as we are seeking to rezone to a broader commercial use. It also meets objective 2.1.1 in the 2017 comprehensive plan by support and define CBD policies 3, 9, 46. CBD projects are a high priority, encourage commercial, office, mixed use development and promote economic development, mixed uses, and job creation.*

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? *There are adequate public facilities, traffic capacity, services, and water on property for the identified land use. No change to current building with all intact and adequate for use.*

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? *Existing public facilities are in use on property or turned off until a new tenant leases space.*

4. How is the proposed zone change compatible with the existing neighboring uses? *North of property is B1 + B2 designated with rental homes with commercial storage, East two homes | rental | personal with B1 designation. South B1 and B2 Commercial spaces West B2 Commercial properties with one governmental property.*

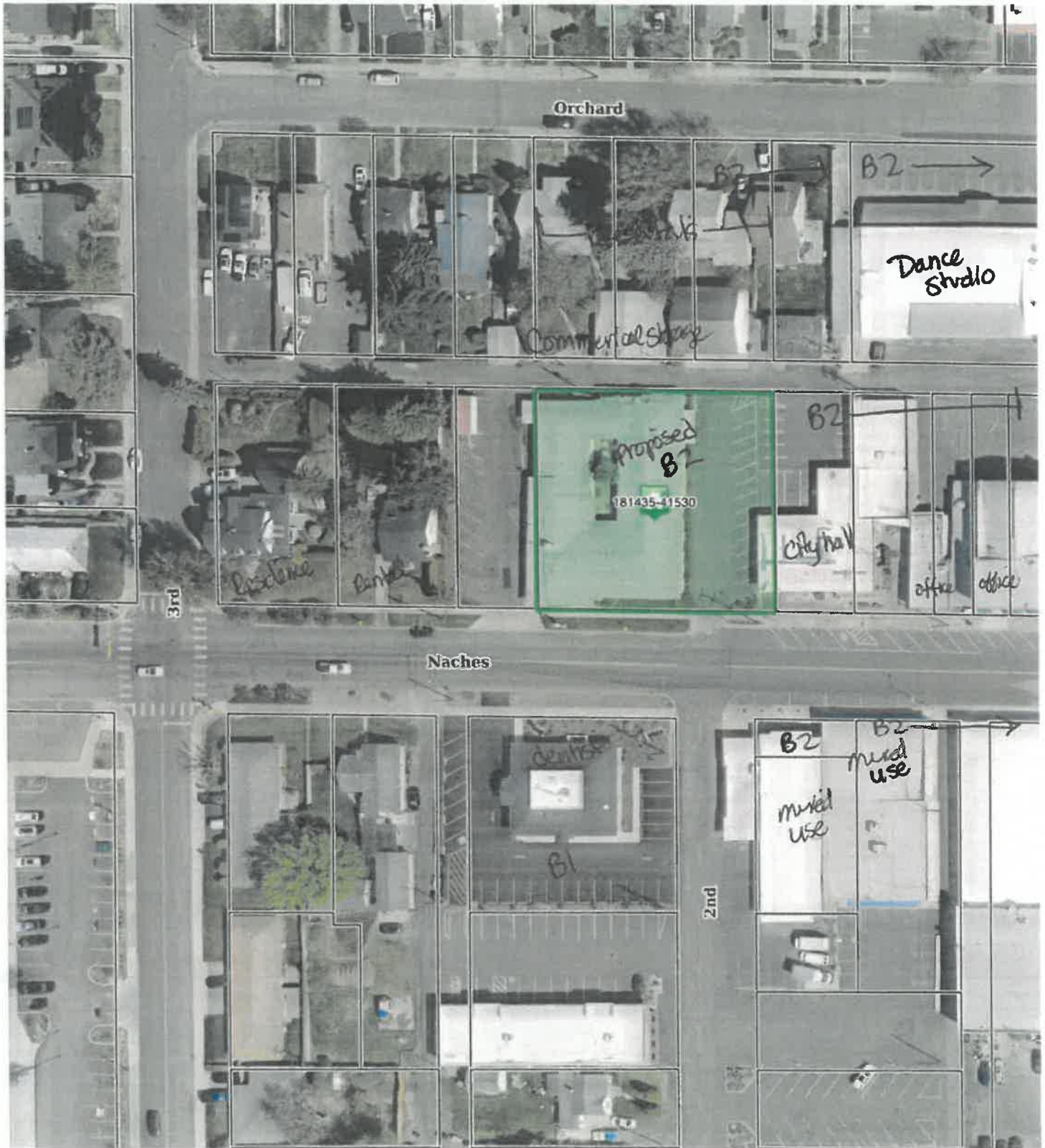
What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space traffic flow alteration, etc.? *NO mitigation is necessary due to non construction project.*

5. What is the public need for the proposed change? *The public need for the proposed zoning change is to rezone property from B1 to B2. B2 is located where urban governmental services are available. This proposed use is next door to city hall and two blocks from rezoned property owned by city for a future police station site. (R1 to B2 rezone) This opens up a wider opportunity of commercial use: retail, service, and office space. This opportunity can bring back life into a 70+ year empty space. This can improve economic development, job creation, and repurpose a lifeless building.*



Yakima County WA, Property Record Card

203 W Naches Ave .
Assessed Value **\$889,200**
181435-41530
Selah Liberty Building LLC





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):

2. Applicant's Name & Phone:

David & Lisa Gordon

3. Applicant's Address:

1770 East Pomona Road YAKIMA, WA 98901

4. Contact Person & Phone:

Lisa Gordon (509) 930-0259

5. Agency Requesting Checklist: City of Selah

6. Proposed Timing Or Schedule (Including Phasing, If Applicable):

None project application

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: NO. Not at this time

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: None

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: *None*

There are no pending governmental approvals of other proposals.

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

*State Environmental Policy Act Review Determination
Hearing examiner recommendation
City Council Public Hearing*

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.):

This proposal is to rezone the existing property + building from B1 use to B2 use. Size of property is .64 acres and current building sqft is close to 12,000 sqft. Current parking spaces is 24.

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:

Address: 203 West Naches Avenue

tax parcel: 181435-41530

Legal description: Liberty Addition Lots 5, 6, 7 Block 1

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)?

less than 1%

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. *The soil onsite is currently planting beds, and grass for landscape purposes.*

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.

Non project application

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

Non project application

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

Non-project application

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

non-project application

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.

Non project application

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

non project application

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

non project application

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.

Non project application

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

Non project application

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.

Non project application

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.

Non project application.

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.

Non project application

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

Non project application

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

Non project application

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

Non project application

PLANTS

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

- | | | | | |
|--------------------------------|--|--|-------------------------------------|--|
| Deciduous Trees: | Evergreen Trees: | Wet Soil Plants: | Water Plants: | Other: |
| <input type="checkbox"/> Alder | <input type="checkbox"/> Fir | <input type="checkbox"/> Cattail | <input type="checkbox"/> Milfoil | <input type="checkbox"/> Shrubs |
| <input type="checkbox"/> Maple | <input type="checkbox"/> Cedar | <input type="checkbox"/> Buttercup | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Grass |
| <input type="checkbox"/> Aspen | <input checked="" type="checkbox"/> Pine | <input type="checkbox"/> Bullrush | <input type="checkbox"/> Water Lily | <input type="checkbox"/> Pasture |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other | <input type="checkbox"/> Skunk Cabbage | <input type="checkbox"/> Other | <input type="checkbox"/> Crop Or Grain |
| | | <input type="checkbox"/> Other | | <input type="checkbox"/> Orchards, vineyards, or other permanent crops |
| | | | | <input checked="" type="checkbox"/> Other types of vegetation Roses |

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

None

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

None Known

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

Non project application

In the future we may remove roses and replace with other plantings

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

Non project application

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:

Songbirds

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

None Known

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

Non project application

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

Non project application

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

Non project application

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.

Non project application

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

Non project application

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:

Non project application

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.

non-project application

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

non-Project application

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.

non-project application

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.

Non project application

5. Describe special emergency services that might be required.

non project application

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

Non project application

NOISE

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

Non project application

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.

non project application

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

non project application

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. The current use is a B1 Zoned area. In 2017 ~~it~~ it closed down from being a nursing home. Surrounding land uses are to the West B2 Zoned properties - government building, various business types. North B1 & B2 current use rental properties with commercial storage. East B1 Zoned with rental & private residence. South B2 & B1 Zoned businesses. The current proposal should not affect the surrounding land uses in the rezone application.

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?

NO

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

Non project application

4. Describe any structures on the site. 12,000 sq ft building with court yard. A outdoor storage structure on blocks.

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

No.

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

B1

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

Commercial

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

Not applicable.

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?

Non Project Application

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

Non-project application

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

LAND AND SHORELINE USE

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

Non project Application

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

B1 current use
B2 proposed use
Future land use commercial

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

Non project application

HOUSING

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

Non project application

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

non project application

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

non project application

AESTHETICS

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

Non project application

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

Non project application

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

non project application

In the future we will update facade with paint.

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?

Non project Application → At a later date we will install roof line lighting provided by the SDA for the light the way project. Improving public safety by environmental design.

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

Non project application

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

Non project application

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

Non project application

RECREATION

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

non project application

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

non project application

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

Non project application

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.

Not eligible for listing

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.

Non project application

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.

Non-project application

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.

The subject property is served by ~~West~~ ^{West} Aches and South 2nd Street

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? Yes transit is within walking distance to Selah civic center 0.3 miles.

3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Non project proposal has 24 spaces. This does not eliminate any parking spaces.

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 Non project application

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?

Non project application

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:

Non project application

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

Non project application

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.

Non project application

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.

Non project application

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.

Lisa Gordon

Property Owner or Agent Signature

3-20-24

Date Submitted

Lisa Gordon

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 construction proposed as this is a rezone application & SEPA Review. No increase planned.*
No increase or release

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?
This is a rezone and not a construction project.
No affect

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?
This is a rezone and not a construction project.
No affect

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?
This is a rezone application and not a construction project.
No affect

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?

This is a rezone application and not a construction project.
No affect

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

No

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

This project will not increase demand on transportation, public services, and utilities. It is a rezone application and not a construction project.

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.

This rezone proposal will not conflict with state, federal, or local laws.



CITY OF SELAH

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

April 1, 2024

FILE NUMBER: RZ-2024-001 & SEPA-2024-002
APPLICANT: David & Lisa Gordon
APPLICANT ADDRESS: 1770 East Pomona Road, Yakima, WA 98901
PROJECT LOCATION: 203 West Naches Ave., Selah, WA 98942
TAX PARCEL NO: 181435-41530 & 181435-41408
DATE OF REQUEST: March 20, 2024
SUBJECT: Notice of Complete Application for Rezone & SEPA Checklist for zone change from B-1 to B-2.

Mr. and Mrs. Gordon:

The application for your Rezone and Environmental Review was received on March 20, 2024. As of April 1, 2024, your application is considered **complete** as required by the City of Selah's Municipal Code. Mailing of your application to surrounding property owners will occur on April 4, 2024. The public comment period for your application will conclude on April 18, 2024, and the open record public hearing with the Hearing Examiner has been scheduled for May 1, 2024, at 10 a.m. in the Selah City Council chambers.

Sincerely,

Jeff Peters
Community Development Supervisor

EXHIBIT

tabbles®

3a



CITY OF SELAH

Planning Department

222 South Rushmore Road
Selah, Washington 98942

CITY OF SELAH

Phone 509 698-7365

Fax 509 698-7372

NOTICE OF DEVELOPMENT APPLICATION & ENVIRONMENTAL REVIEW OPPORTUNITY TO PROVIDE COMMENT & NOTICE OF OPEN RECORD PUBLIC HEARING

DATE: April 4, 2024
TO: Applicant and Adjoining Property Owners
FROM: Jeff Peters, Community Development Supervisor
SUBJECT: Rezone and Environmental Review for David & Lisa Gordon for two tax parcels from Business, Professional (B-1) to Business, General (B-2).

FILE NUMBERS: RZ-2024-001 (Rezone) & SEPA-2024-002 (SEPA)

PARCEL NUMBER(S): 181435-41530 & 181435-41408

PROJECT ADDRESS: 203 W Naches Ave.

APPLICANT'S NAME: David & Lisa Gordon

NOTICE OF APPLICATION: On March 20, 2024, the City of Selah Planning Department received a Rezone and Environmental Checklist application from David & Lisa Gordon, to rezone two tax parcels from Business, Professional (B-1) to Business, General (B-2) to allow for redevelopment of the existing building and properties to that of higher and better retail uses.

APPROVALS, ACTIONS AND REQUIRED STUDIES: Rezone & Environmental Checklist Applications.

ENVIRONMENTAL REVIEW: The City of Selah is the lead agency for this proposal under the State Environmental Policy Act (SEPA). The City has reviewed the proposal for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. Mitigation measures being considered: None. The proposal may include mitigation measures regardless of whether an EIS is prepared. After all comments have been received and considered, a threshold determination will be made without an additional comment period. Comments received by 5:00 PM April 18, 2024, will be considered in making the determination. A copy will be sent to those who comment or may be obtained upon request. The determination will have specific appeal information and may be appealed within five business days of issuance.

REQUEST FOR WRITTEN COMMENTS: Your views on the project are welcome. All written comments concerning the project will be accepted during the 14-day comment period that ends Thursday, April 18, 2024 at 5:00 P.M. Be sure to reference the file number in any correspondence. Please mail comments to the Community Development and Planning Department, 222 South Rushmore Road, Selah, WA 98942, FAX Comments to (509) 698-7372 or email to jeff.peters@selahwa.gov.

OPEN RECORD PUBLIC HEARING: Notice is hereby given that on May 1, 2024, commencing at 10:00 A.M., or as soon thereafter as practical the City of Selah Hearing Examiner will conduct an open record public hearing in the Council Chambers, Selah City Hall, 115 W. Naches Ave. Selah, WA on the proposed Rezone application. All interested persons may appear and provide testimony on the application. SMC 21.03.050 and SMC 10.50.025 are pertinent to the hearing procedure. At the conclusion of the public hearing the Examiner will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the Rezone application.

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. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

EXHIBIT

36

tabbies

RECEIVED
MAR 20 2024



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:	DAVID & Lisa Gordon						
	Mailing Address:	1770 East Pomona Road						
	City:	YAKIMA	St:	WA	Zip:	98901	Phone:	(509) 930-0259
	E-Mail:	david.lisa.97@hotmail.com						

2. Applicant's Interest in Property:	Check One:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____
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3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	()
	E-Mail:	181435-41530 } 181435-41408						

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

5. Legal Description of Property. (if lengthy, please attach it on a separate document)
Liberty Addition Lots 5, 6, 7 Block 1

6. Property Address: 203 West Naches Avenue

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.

Lisa Gordon
Property Owner's Signature

3-20-24
Date

Applicant's Signature

Date



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? *This property is well suited for B2 use as properties east, north, and south have the B2 designation. Future land use is designated as commercial.*

What is the status of existing land use? *This site is a former 30+ year old nursing home that closed down in 2017. Previous owner tried to fill with tenant under B1 use and did not have success over the past seven years.*

2. How is the rezone request in compliance with and/or how does the request deviate from the Selah Urban Area Comprehensive Plan? *This rezone request is in compliance with the Selah Urban Area Comprehensive plan by supporting both B1 and B2 uses into the future commercial designation. B1 zone (office) is a transition between commercial and residential areas where urban governmental services are available. B2 zone is for the day to day convenience shopping and services needs of people residing in nearby residential areas. (retail, wholesale, service) B1 is not in high demand as we are seeking to rezone to a broader commercial use. It also meets objective 2.1.1 in the 2017 comprehensive plan by support and define CBD policies 3, 5, 4b. CBD projects are a high priority, encourage commercial, office, mixed use development and promote economic development, mixed uses and job creation.*

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? *There are adequate public facilities, traffic capacity, services, and water on property for the identified land use. No change to current building with all intact and adequate for use.*

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? *Existing public facilities are in use on property or turned off until a new tenant leases space.*

4. How is the proposed zone change compatible with the existing neighboring uses? *North of property is B1 + B2 designated with rental homes with commercial storage, East two homes | rental | personal with B1 designation. South B1 and B2 commercial spaces West B2 commercial properties with one governmental property.*

What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space traffic flow alteration, etc.? *NO mitigation is necessary due to non construction project.*

5. What is the public need for the proposed change? *The public need for the proposed zoning change is to rezone property from B1 to B2. B2 is located where urban governmental services are available. This proposed use is next door to city hall and two blocks from rezoned property owned by city for a future police station site. (R1 to B2 rezone) This opens up a wider opportunity of commercial use: retail, service, and office space. This opportunity can bring back life into a 70+ year empty space. This can improve economic development, job creation, and repurpose a lifeless building.*



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 Semi Public/ Open Spaces Parks

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

NO

If so what is the proposed future land use designation?

Low Density Residential Moderate Density Residential High Density Residential Commercial
 Industrial Industrial Sprayfield Semi Public/ Open Spaces Parks

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.

Lisa Gordon
Property Owner Signature (required)

3-20-24
Date

City of Selah



3/27/2024, 9:35:09 AM

City of Selah Zoning

- City Limit
- Urban Growth Boundary
- Street Names
- Residential, Single-Family (R-1)
- Business, Professional (B-1)
- Business, General (B-2)
- Planned Development (PD)
- Residential, Two-Family (R-2)
- Tax Lots

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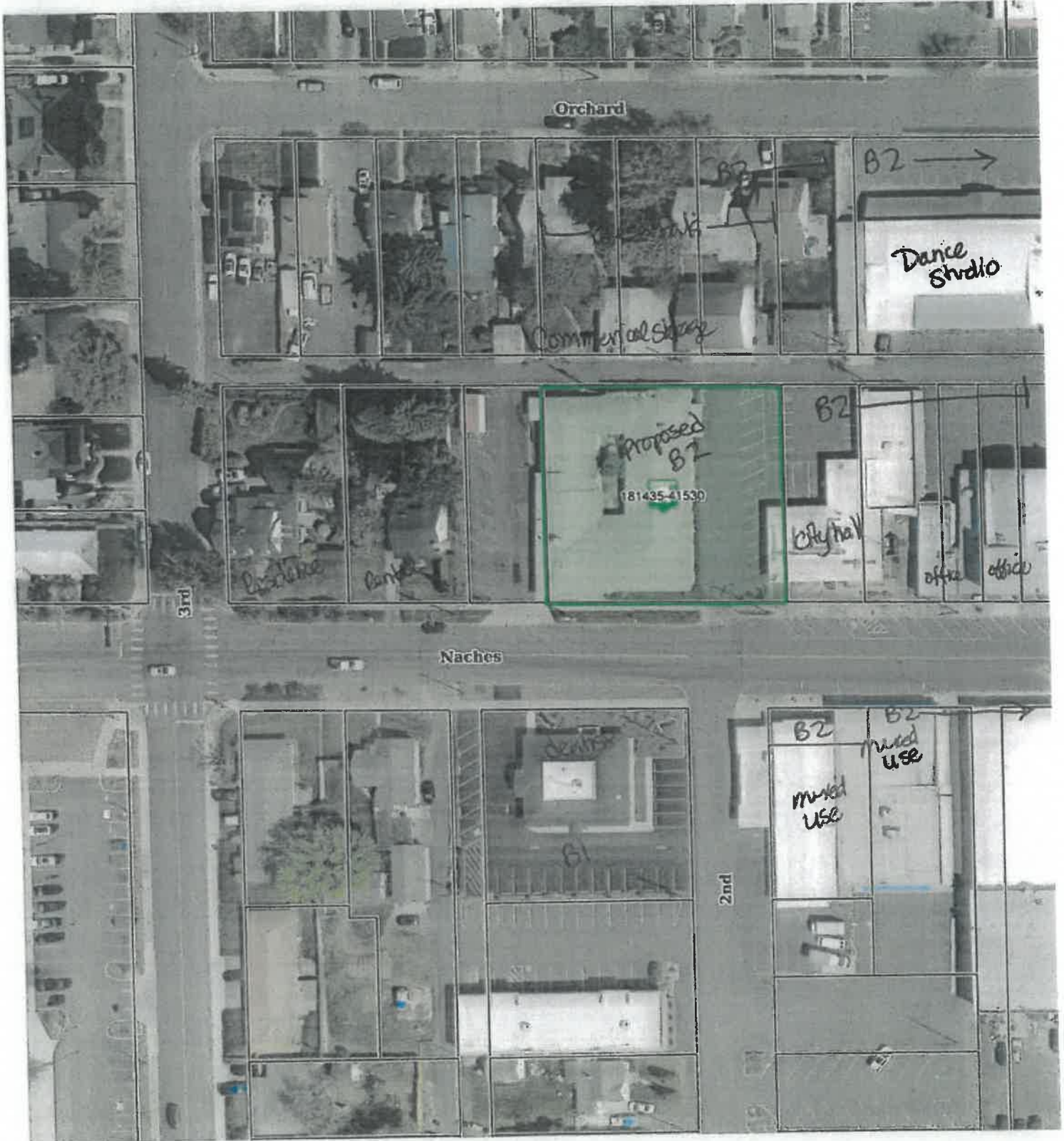
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Yakima County WA, Property Record Card

203 W Naches Ave .
Assessed Value **\$889,200**
181435-41530
Selah Liberty Building LLC





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):

2. Applicant's Name & Phone:

David & Lisa Gordon

3. Applicant's Address:

1770 East Pomona Road YAKIMA, WA 98901

4. Contact Person & Phone:

Lisa Gordon (509) 930-0259

5. Agency Requesting Checklist: City of Selah

6. Proposed Timing Or Schedule (Including Phasing, If Applicable):

None project application

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: NO. Not at this time

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: None

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: **None**

There are no pending governmental approvals of other proposals.

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

State Environmental Policy Act Review Determination
Hearing examiner recommendation
City Council Public Hearing

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.):

This proposal is to rezone the existing property + building from B1 use to B2 use. Size of property is .64 acres and current building sqft is close to 12,000 sqft. Current parking spaces is 24.

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:

Address: 203 West Naches Avenue

tax parcel: 181435-41530

Legal description: Liberty Addition Lots 5, 6, 7 Block 1

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)?

less than 1%

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.

The soil onsite is currently planting beds, and grass for landscape purposes.

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.

Non project application

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

Non project application

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

Non-project application

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

non-project application

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.

Non project application

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

non project application

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

non project application

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.

Non project application

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

Non project application

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.

Non project application

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.

Non project application

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.

Non project application

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

Non project application

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

Non project application

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

Non project application

PLANTS

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

- | Deciduous Trees: | Evergreen Trees: | Wet Soil Plants: | Water Plants: | Other: |
|--------------------------------|--|--|-------------------------------------|--|
| <input type="checkbox"/> Alder | <input type="checkbox"/> Fir | <input type="checkbox"/> Cattail | <input type="checkbox"/> Milfoil | <input type="checkbox"/> Shrubs |
| <input type="checkbox"/> Maple | <input type="checkbox"/> Cedar | <input type="checkbox"/> Buttercup | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Grass |
| <input type="checkbox"/> Aspen | <input checked="" type="checkbox"/> Pine | <input type="checkbox"/> Bullrush | <input type="checkbox"/> Water Lily | <input type="checkbox"/> Pasture |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other | <input type="checkbox"/> Skunk Cabbage | <input type="checkbox"/> Other | <input type="checkbox"/> Crop Or Grain |
| | | <input type="checkbox"/> Other | | <input type="checkbox"/> Orchards, vineyards, or other permanent crops |
| | | | | <input checked="" type="checkbox"/> Other types of vegetation Roses |

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

None

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

None Known

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

Non project application

In the future we may remove roses and replace with other plantings.

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

Non project application

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:

Songbirds

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

None Known

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

Non project application

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

Non project application

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

Non project application

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.

Non project application

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

Non project application

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:

Non project application

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.

Non-project application

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

Non-Project application

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.

Non-project application

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.

Non project application

5. Describe special emergency services that might be required.

non project application

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

Non project application

NOISE

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

Non project application

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.

non project application

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

non project application

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. *The current use is a B1 zoned area. In 2017 ~~and~~ it closed down from being a nursing home. Surrounding land uses are to the West B2 zoned properties - government building, various business types, North B1+B2 current use rental properties with commercial storage. East B1 zoned with rental + private residence. South B2+B1 zoned businesses. The current proposal should not affect the surrounding land uses in the rezone application.*

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?

NO

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

Non project application

4. Describe any structures on the site. *12,000 sq ft building with court yard. A outdoor storage structure on blocks.*

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

No.

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

B1

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

Commercial

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

Not applicable.

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?

Non Project Application

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

Non-project application

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

LAND AND SHORELINE USE

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

Non project Application

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

B1 current use
B2 proposed use
Future land use commercial

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

Non project application

HOUSING

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

Non project application

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

non project application

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

non project application

AESTHETICS

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

Non project application

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

Non project application

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

non project application

In the future we will update facade with paint.

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?
Non project Application → At a later date we will install roof line lighting provided by the SOA for the light the way project. Improving public safety by environmental design.

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

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

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

RECREATION

1. What designated and informal recreational opportunities are in the immediate vicinity?
Non project application

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

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

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.
Not eligible for listing

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.

Non project application

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.

Non-project application

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.

The subject property is served by ~~West~~ ^{West} Naches and South 2nd Street

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? Yes transit is within walking distance to Selah civic center 0.3 miles.

3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Non project proposal has 24 spaces. This does not eliminate any parking spaces.

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 Non project application

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?

Non project application

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:

Non project application

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

Non project application

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.

Non project application

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.

Non project application

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.

Lisa Gordon

Property Owner or Agent Signature

3-20-24

Date Submitted

Name of Signee

Lisa Gordon

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 construction proposed as this is a rezone application & SEPA Review. No increase planned.
No increase or release

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?

This is a rezone and not a construction project.
No affect

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?

This is a rezone and not a construction project.
No affect

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?

This is a rezone application and not a construction project.
No affect

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?

This is a rezone application and not a construction project,
No affect

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

No

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

This project will not increase demand on transportation, public services, and utilities. It is a rezone application and not a construction project.

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.

This rezone proposal will not conflict with state, federal, or local laws.



**CITY OF SELAH
AFFIDAVIT OF MAILING**

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

I, Jeffery R. Peters, 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 4th day of April, 2024 caused to be mailed, 67 envelopes and 2 emails, containing a true and correct copy of the Notice of Development Application & Environmental Review Opportunity to Provide Comment & Notice of Open Record Public Hearing. Said envelopes mailed from Selah, WA with the correct first-class postage and addressed to the persons/property owners on file with the Yakima County Assessor's Office within 300 feet of the subject properties.

A listing of the persons to whom notice has been mailed or emailed is contained in file RZ-2024-001 & SEPA-2024-002.

Signed Jeffery R. Peters

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

On this day personally appeared before me Jeff Peters to me known to

be the individual referenced herein and who caused to be mailed the RZ-2024-001 & SEPA-2024-002

Given under my hand and official seal this 2nd day of April 2024.

Signed Caprise E. Groo

Notary Public in and for the State of Washington, residing at Yakima, WA. My term

expires June 1, 2025.



WA STATE DEPT OF HEALTH
EASTERN REGIONAL OFFICE
16201 EAST INDIANA AVE., STE 1500
SPOKANE, WA 99216

US FISH & WILDLIFE
911 NE 11TH AVE.
PORTLAND, OR 97232-4181

US FOREST SERVICE
10237 U.S. Highway 12
NACHES WA 98937

YAKIMA COUNTY HEALTH DIST.
1210 ANTANUM RIDGE DR
UNION GAP, WA 98903

YAKIMA COUNTY PUBLIC WORKS
128 N. 2ND ST.
YAKIMA, WA 98901

YAKIMA COUNTY PLANNING
128 N 2nd St., 4th Floor
Yakima, WA 98901

PACIFIC POWER
500 N KEYS RD
YAKIMA, WA 98901

FAIRPOINT COMMUNICATIONS
305 N RUBY STREET
ELLENSBURG, WA 98926

YAKIMA REGIONAL CLEAN AIR
186 Iron Horse Court, Suite 101
YAKIMA, WA 98901

SELAH SCHOOL DIST.
316 W. NACHES AVE.
SELAH, WA 98942

Department of Agriculture
Kelly McLain
PO Box 42560
Olympia, WA 98504-2560

U.S. WEST
8 SO. 2ND AVE.
YAKIMA, WA 98902

STATE D.O.T.
DISTRICT #5
2809 RUDKIN RD
UNION GAP, WA 98903-1648

NATURAL RESOURCES
CONSERVATION SERVICE
1606 PERRY, SUITE - F
YAKIMA, WA 98902

WA. ST. DEPT. OF FISH & WILDLIFE,
YAKIMA REGION
1701 S. 24TH AVE.
YAKIMA, WA 98902

TAYLOR DITCH CO., INC.
C/O ZIRKLE FRUIT
P O BOX 1315
SELAH, WA 98942

WA STATE DEPT OF HEALTH
EASTERN REGIONAL OFFICE
16201 EAST INDIANA AVE., STE 1500
SPOKANE, WA 99216

YAKIMA COUNTY AGRI-EXT.
2403 S 18TH STREET
UNION GAP, WA 98903

YAKIMA COUNTY FIRE MARSHALL
128 N. 2ND ST
YAKIMA, WA 98901

YAKIMA COUNTY ASSESSOR
128 N. 2ND ST.
YAKIMA, WA 98901

Y.V.C.O.G.
311 N 4TH ST, SUITE 204
YAKIMA, WA 98901

DEPT. NATURAL RESOURCES
713 E. BOWER RD.
ELLENSBURG, WA 98926

DEPT. OF NATURAL RESOURCES
SEPA CENTER
P.O. BOX 47015
OLYMPIA, WA 98504-7015

reviewteam@commerce.wa.gov

SEPA@dahp.wa.gov

US BUREAU OF RECLAMATION
1917 MARSH RD
YAKIMA, WA 98901-2058

FIRING CENTER
970 Firing Center Rd.
Yakima, WA 98901

BUREAU OF INDIAN AFFAIRS
YAKAMA AGENCY
P.O. BOX 632
TOPPENISH, WA 98948

YAKIMA COUNTY ROADS
128 N. SECOND STREET 4TH FLOOR
YAKIMA, WA 98901

18143541531
TPR CO LLC
475 N WENAS RD
SELAH, WA 98942

18143541430
MIGUEL A MUNIZ SILVA
209 W ORCHARD AVE
SELAH, WA 98942

18143544455
CCAB INDUSTRIAL EQUIPMENT LLC
137 E NACHES AVE
SELAH, WA 98942

18143541401
SELAH LIBERTY BUILDING LLC
1770 E POMONA RD
YAKIMA, WA 98901

18143544448
PINGREY MOTOR COMPANY
102 W NACHES AVE
SELAH, WA 98942

18143544490
JASON CARLTON
211 LOOKOUT POINT DR
SELAH, WA 98942

18143544482
PINGREY MOTOR COMPANY
PO BOX 370
SELAH, WA 98942

18143632400
CHRISTINE SAMPLE
3809 HAVSTAD ST
PASCO, WA 99301

18143541404
SELAH CITY
115 W NACHES AVE
SELAH, WA 98942

18143544489
ROSA C OLATUNJI
206 1/2 W NACHES AVE
SELAH, WA 98942

18143541413
SELAH RENTALS LLC
211 W NACHES AVE
SELAH, WA 98942

18143541442
JOEL W WHITE & GINA M ANGELELLA
6 N 3RD ST
SELAH, WA 98942

18143541427
DUNCAN STOLTENOW
203 W ORCHARD AVE
SELAH, WA 98942

18143541408
SELAH LIBERTY BUILDING LLC
1770 E POMONA RD
YAKIMA, WA 98901

18143632409
ROGER L & LINDA B URBANIAK
4112 78TH AVE SE
MERCER ISLAND, WA 98040

18143541445
MIKE S & KIM D EMERSON
102 N 3RD ST
SELAH, WA 98942

18143544459
SELAH CREEK HOLDINGS LLC
202 W NACHES AVE
SELAH, WA 98942

18143541400
LIBERTY BUILDING ADDITION LLC
6 S 2ND ST STE 1116
YAKIMA, WA 98901

18143544462
DLH INVESTMENTS LLC
112 S 2ND ST
SELAH, WA 98942

18143544491
YAKIMA VALLEY LIBRARIES
115 W NACHES AVE
SELAH, WA 98942

18143541416
TROY & JOANNE HELMS
151 TWIN PEAKS RD
SELAH, WA 98942

18143544485
MERRY JAY ENTERPRISES LLC
PO BOX 387
SELAH, WA 98942

18143541405
SELAH CITY
115 W NACHES AVE
SELAH, WA 98942

18143541429
JON DEVERLY & MELANE LEE
207 W ORCHARD AVE
SELAH, WA 98942

18143541410
THOMAS M & LINDA L BEKSINSKI
211 W NACHES AVE
SELAH, WA 98942

18143541402
WILLIE M EDWARDS
109 W NACHES AVE
SELAH, WA 98942

18143541444
ALEXA B & JULIAN RAY BATTEN
10 N 3RD ST
SELAH, WA 98942

18143541422
XIAO FANG ZHAO
106 N 1ST ST
SELAH, WA 98942

18143541418
TPR CO LLC
475 N WENAS RD
SELAH, WA 98942

18143541409
SELAH RENTALS LLC
211 W NACHES AVE
SELAH, WA 98942

18143544488
DOUGLAS & CAROL MATHEWS REVOCABLE TRUST
PO BOX 667
SELAH, WA 98942

18143541412
HOYDAR BUCK CORP
PO BOX 1081
SELAH, WA 98942

18142599999

18143541443
LEANNE G KREIN
8 N 3RD ST
SELAH, WA 98942

18143544456
SELAH SCHOOL # 119
105 W BARTLETT AVE
SELAH, WA 98942

18143541425
CRAIG R & TRACY L SANISLO
280 PLEASANT VALLEY RD
YAKIMA, WA 98908

18143541426
ANDREW R FLEMING
201 W ORCHARD AVE
SELAH, WA 98942

18143541423
BONA TERRA 16 LLC
105 W ORCHARD AVE
SELAH, WA 98942

18143541414
TROY & JOANNE HELMS
151 TWIN PEAKS RD
SELAH, WA 98942

18143541411
ANTONIO OCHOA JR
9 N 3RD ST
SELAH, WA 98942

18143541415
TROY & JOANNE HELMS
151 TWIN PEAKS RD
SELAH, WA 98942

18143541403
ATRIEM INVESTMENTS LLC
1821 NAGLER RD
SELAH, WA 98942

18143541441
PHILIP RYAN & KERRA CALISSA YOUNG
4 N 3RD ST
SELAH, WA 98942

18143541424
BONA TERRA 16 LLC
105 W ORCHARD AVE
SELAH, WA 98942

18143541530
SELAH LIBERTY BUILDING LLC
1770 E POMONA RD
YAKIMA, WA 98901

18143541417
TPR CO LLC
475 N WENAS RD
SELAH, WA 98942

18143541431
YAKIMA COUNTY FIRE PROTECTION DISTRICT NO2
206 W FREMONT AVE
SELAH, WA 98942

18143541440
D OWENS ENTERPRISES LLC
PO BOX 129
SELAH, WA 98942

18143544449
MERRY JAY ENTERPRISES LLC
PO BOX 387
SELAH, WA 98942

18143544453
CCAB INDUSTRIAL EQUIPMENT LLC
137 E NACHES AVE
SELAH, WA 98942

18143541428
BRAD & LINDA JESPERSON
205 W ORCHARD AVE
SELAH, WA 98942

18143544450
CCAB INDUSTRIAL EQUIPMENT LLC
137 E NACHES AVE
SELAH, WA 98942

18143544473
CHEYENNE LERAE DEWITT
107 S 3RD ST
SELAH, WA 98942

Peters, Jeff

From: NoReply@ecy.wa.gov
Sent: Thursday, April 4, 2024 7:19 AM
To: Peters, Jeff
Subject: Your SEPA Record Has Been Submitted!

The Department of Ecology has received a new SEPA record from Jeff Peters at Selah City of with a File Number of: SEPA-2024-002.

Your record is being reviewed by an administrator.

From: Jeff Peters
Email: Jeff.Peters@selahwa.gov
Phone number: (509) 698-7367

[Skip navigation](#)



SEPA Record Submittal

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[Resources](#)

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

[Edit](#)

[Copy](#)

[Delete](#)

Agency information

Agency name:

Selah City of

Lead agency file number:

SEPA-2024-002

Contact name:

Jeff Peters

Phone:

(509) 698-7367

Email:

Jeff.Peters@selahwa.gov

To submit comments

Email:

jeff.peters@selahwa.gov

Url:

Project documentation

Proposal type:

Nonproject

Related Ecology SEPA numbers:

Project location information

County:

YAKIMA

Region:

Central

Address:

203 W. Naches Ave.

Selah WA 98942

Parcel number:

181435-41530, 181435-41530

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Non-project Rezone: 203 W. Naches Ave.

Selah, WA 98942

Important dates

Issued date:

4/4/2024

Comments due to lead agency:

Applicant name:
David and Lisa Gordon

Applicant contact information:
1770 East Pomona Road
Yakima, WA 98901
509-930-0259

Document type:
ODNS/NOA

Document sub type:

Proposal name:
203 W Naches Ave. Rezone

Proposal description:
Environmental review of a rezone application for the subject property from the Business Professional zone to that of the Business, General zone which is supported by an underlying Comprehensive Plan Future Land Use designation of Commercial.

Project website:

SEPA record creator:

SEPA record submitter:
Jeff Peters

4/18/2024

Date submitted to Ecology:
4/4/2024

Published date:

Attached files

File name	File description
RZ-2024-001 - SEPA-2024-002 Notice of Application - Environmental Review.pdf	RZ-2024-001 - SEPA-2024-002 Notice of Application - Environmental Review

Peters, Jeff

To: reviewteam@commerce.wa.gov; sepa@dahp.wa.gov
Subject: City of Selah Notice of Application & Environmental Review for a Rezone application located at 203 W Naches Ave. Selah, WA 98901
Attachments: RZ-2024-001 - SEPA-2024-002 Notice of Application - Environmental Review.pdf

SEPA agencies,

Please see the attached Notice of Application, for a Rezone and Environmental Review/Checklist, request for comment, and scheduled public hearing for property located at 203 W. Naches Ave. Selah, WA 98901.

Sincerely,

Jeff Peters
City of Selah
Community Development Supervisor

Peters, Jeff

From: Simon Sizer <ssizer@yakimaherald.com>
Sent: Monday, April 1, 2024 4:44 PM
To: Peters, Jeff
Subject: RE: City of Selah Legal Notice for Publication 4-4-24
Attachments: Order_confirmation.pdf

Good afternoon Jeff. I have scheduled this legal notice for April 4th, for a cost of \$213.50.

--

Simon Sizer | legal & obituary clerk
Yakima Herald-Republic
Phone: (509) 577-7740

From: Peters, Jeff <jeff.peters@selahwa.gov>
Sent: Monday, April 1, 2024 4:26 PM
To: Simon Sizer <ssizer@yakimaherald.com>
Subject: City of Selah Legal Notice for Publication 4-4-24

Simon,

Please see the attached legal add for publication on April 4, 2024.

Sincerely

Jeff Peters

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Yakima Herald-Republic
 PO Box 9668
 Yakima, WA 98909



City Of Selah
Jeff Peters
115 W Naches Avenue
Selah, WA 98942
USA

Order Confirmation	
Order #:	76061
Order Ref #:	
Date:	4/1/2024
Advertiser #:	23209
Advertiser Name:	City Of Selah
Agency #:	
Agency Name:	
Account Manager:	Simon Sizer ssizer@yakimaherald.com

\$ 213.50

Ad No.	Date	Description	Position	Format
417328	4/4/2024	CITY OF SELAH NOTICE OF DEVELOPMENT APPLICATION & ENVIRONMENTAL REVIEW OPPORTUNITY TO PROVIDE COMMENT & NOTICE OF OPEN RECORD PU	Yakima Herald Republic Broadsheet - CL-Legals	3.46 x 7.66 in x 2.0000 col.
417329	4/4/2024	CITY OF SELAH NOTICE OF DEVELOPMENT APPLICATION & ENVIRONMENTAL REVIEW OPPORTUNITY TO PROVIDE COMMENT & NOTICE OF OPEN RECORD PU	Yakima Herald Republic - CL-Legals	CL Online 3.46 x 7.66 in x 2.0000 col.

Summary	
Total Net Amount	\$ 213.50
Taxes	\$ 0.00
Total Amount	\$ 213.50

Remittance Address:
 Yakima Herald-Republic
 PO Box 9668
 Yakima, WA 98909
 Tel: (206) 464-2550

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909



Classified Category: Legals|Public Notices

CITY OF SELAH NOTICE OF DEVELOPMENT APPLICATION & ENVIRONMENTAL REVIEW OPPORTUNITY TO PROVIDE COMMENT & NOTICE OF OPEN RECORD PUBLIC HEARING:

FILE NUMBERS: RZ-2024-001 (Rezone) & SEPA-2024-002 (SEPA); **PARCEL NUMBER(S):** 181435-41530 & 181435-41408; **PROJECT ADDRESS:** 203 W Naches Ave.;

APPLICANT'S NAME: David & Lisa Gordon

NOTICE OF APPLICATION: On March 20, 2024, the City of Selah Planning Department received a Rezone and Environmental Checklist application from David & Lisa Gordon, to rezone two tax parcels from Business, Professional (B-1) to Business, General (B-2) to allow for redevelopment of the existing building and properties to that of higher and better retail uses.: **APPROVALS, ACTIONS AND REQUIRED**

STUDIES: Rezone & Environmental Checklist Applications.:

ENVIRONMENTAL REVIEW: The City of Selah is the lead agency for this proposal under the State Environmental Policy Act (SEPA). The City has reviewed the proposal for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. Mitigation measures being considered: None. The proposal may include mitigation measures regardless of whether an EIS is prepared. After all comments have been received and considered, a threshold determination will be made without an additional comment period. Comments received by 5:00 PM April 18, 2024, will be considered in making the determination. A copy will be sent to those who comment or may be obtained upon request. The determination will have specific appeal information and may be appealed within five business days of issuance.: **REQUEST FOR WRITTEN COMMENTS:** Your views on the project are

welcome. All written comments concerning the project will be accepted during the 14-day comment period that ends Thursday, April 18, 2024 at 5:00 P.M. Be sure to reference the file number in any correspondence. Please mail comments to the Community Development and Planning Department, 222 South Rushmore Road, Selah, WA 98942, FAX Comments to (509) 698-7372 or email to jeff.peters@selahwa.gov: **OPEN RECORD PUBLIC HEARING:** Notice is hereby given that on May 1, 2024, commencing at 10:00 A.M., or as soon thereafter as practical the City of Selah Hearing Examiner will conduct an open record public hearing in the Council Chambers, Selah City Hall, 115 W. Naches Ave. Selah, WA on the proposed Rezone application. All interested persons may appear and provide testimony on the application. SMC 21.03.050 and SMC 10.50.025 are pertinent to the hearing procedure. At the conclusion of the public hearing the Examiner will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the Rezone application.

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. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

(76061) April 4, 2024

AFFIDAVIT OF PUBLICATION

Jeff Peters
City Of Selah
115 W Naches Avenue
Selah WA 98942

STATE OF WASHINGTON, COUNTIES OF YAKIMA

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

04/04/2024

Agent JACKIE CHAPMAN Signature *Jackie Chapman*

Subscribed and sworn to before me on April 10, 2024
Rene Connatser

(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$213.50
Order No: 76061
Customer No: 23209
PO #:



Publication Cost: \$213.50
Order No: 76061
Customer No: 23209
PO #:

**CITY OF SELAH NOTICE OF DEVELOPMENT
APPLICATION & ENVIRONMENTAL REVIEW
OPPORTUNITY TO PROVIDE COMMENT & NOTICE OF
OPEN RECORD PUBLIC HEARING:**

FILE NUMBERS: RZ-2024-001 (Rezone) & SEPA-2024-002
(SEPA): **PARCEL NUMBER(S):** 181435-41530 & 181435-
41408: **PROJECT ADDRESS:** 203 W Naches Ave.:

APPLICANT'S NAME: David & Lisa Gordon

NOTICE OF APPLICATION: On March 20, 2024, the City of
Selah Planning Department received a Rezone and
Environmental Checklist application from David & Lisa Gordon,
to rezone two tax parcels from Business, Professional (B-1) to
Business, General (B-2) to allow for redevelopment of the
existing building and properties to that of higher and better
retail uses.: **APPROVALS, ACTIONS AND REQUIRED**

STUDIES: Rezone & Environmental Checklist Applications.:

ENVIRONMENTAL REVIEW: The City of Selah is the lead
agency for this proposal under the State Environmental Policy
Act (SEPA). The City has reviewed the proposal for probable
adverse environmental impacts and expects to issue a
Determination of Nonsignificance (DNS). The optional DNS
process in WAC 197-11-355 is being used. This may be your
only opportunity to comment on the environmental impacts of
the proposal. Mitigation measures being considered: None. The
proposal may include mitigation measures regardless of
whether an EIS is prepared. After all comments have been
received and considered, a threshold determination will be
made without an additional comment period. Comments
received by 5:00 PM April 18, 2024, will be considered in
making the determination. A copy will be sent to those who
comment or may be obtained upon request. The determination
will have specific appeal information and may be appealed
within five business days of issuance.: **REQUEST FOR**

WRITTEN COMMENTS: Your views on the project are
welcome. All written comments concerning the project will be
accepted during the 14-day comment period that ends
Thursday, April 18, 2024 at 5:00 P.M. Be sure to reference the
file number in any correspondence. Please mail comments to
the Community Development and Planning Department, 222
South Rushmore Road, Selah, WA 98942, FAX Comments to
(509) 698-7372 or email to jeff.peters@selahwa.gov: **OPEN**

RECORD PUBLIC HEARING: Notice is hereby given that on
May 1, 2024, commencing at 10:00 A.M., or as soon thereafter
as practical the City of Selah Hearing Examiner will conduct an
open record public hearing in the Council Chambers, Selah
City Hall, 115 W. Naches Ave. Selah, WA on the proposed
Rezone application. All interested persons may appear and
provide testimony on the application. SMC 21.03.050 and SMC
10.50.025 are pertinent to the hearing procedure. At the
conclusion of the public hearing the Examiner will consider the
matter and issue a recommendation to the City Council for
approval, approval with conditions, or denial of the Rezone
application.

Application information including the SEPA environmental
checklist and maps detailing the proposal are available during
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South Rushmore Road, Selah, Washington 98942. The staff
report will be available approximately one week before the
hearing. Contact the Planning Department with project,
procedural or environmental questions.

(76061) April 4, 2024



CITY OF SELAH

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

Determination of NonSignificance

Description of Proposal: State Environmental Policy Act Review for the Rezone of two tax parcels from Business, Professional (B-1) to Business, General (B-2) to allow for the expanded use of retail businesses within an existing building.

FILE NUMBERS: RZ-2024-001 (Rezone) & SEPA-2024-002 (Environmental Review)

PARCEL NUMBER(S): 181435-41530 & 181435-41530

PROJECT ADDRESS: 203 W. Naches Ave.

APPLICANT'S NAME: David & Lisa Gordon

Location of Proposal including street address, if any: 203 W. Naches Ave.

Lead Agency: City of Selah

City File Number: SEPA-2024-002

The lead agency for this proposal has determined that it will 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 being issued using the process in WAC 197-11-355. There is no further comment period.

Responsible Official: Rich Huebner

Position / Title: City Administrator/SEPA Responsible Official

Signature: 

Date of Issuance: April 19, 2024

Appeals: 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 April 24 2024. You should be prepared to make specific factual objections. Contact the Planning Department at 698-7365 to read or ask about the procedures for SEPA appeals.

EXHIBIT

tabbies

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Peters, Jeff

From: NoReply@ecy.wa.gov
Sent: Monday, April 22, 2024 12:27 PM
To: Peters, Jeff
Subject: SEPA record published

The SEPA admin reviewed and published [SEPA record number 202401723, "203 W Naches Ave. Rezone"](#).
Lead Agency File Number: SEPA-2024-002.
It will now be available to the public:

From: Amber Johnson
Email: separegister@ecy.wa.gov
Phone number: (509) 723-5677



Peters, Jeff

From: NoReply@ecy.wa.gov
Sent: Friday, April 19, 2024 2:58 PM
To: Peters, Jeff
Subject: Your SEPA Record Has Been Submitted!

The Department of Ecology has received a new SEPA record from Jeff Peters at Selah City of with a File Number of: SEPA-2024-002.

Your record is being reviewed by an administrator.

From: Jeff Peters
Email: Jeff.Peters@selahwa.gov
Phone number: (509) 698-7367



DECLARATION OF POSTING

Applicant Name:

David & Lisa Gordon

File #: RZ-2024-001 & SEPA 2024-002

- CONDITIONAL USE PERMIT
- NONCONFORMING USE PERMIT
- ADMINISTRATIVE USE PERMIT
- FOREST PRACTICE CONVERSION OPTION HARVEST PLAN (COHP)
- BINDING SITE PLAN
- SHORT PLAT
- LONG LOT
- SHORT PLAT / LARGE LOT ALTERATION
- WETLAND PERMIT
- REZONE
- RIGHT OF WAY VACATION
- VARIANCE
- ADMINISTRATIVE VARIANCE
- SUBDIVISION

- SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT
- SHORELINE NONCONFORMING USE PERMIT
- SHORELINE CONDITIONAL USE PERMIT SHORELINE VARIANCE
- PRELIMINARY PLAT
- MAJOR AMENDMENT
- MINOR AMENDMENT
- FORMAL PLAT ALTERATION
- PLANNED DEVELOPMENT OVERLAY
- PUBLIC FACILITY PERMIT
- WETLAND OR FISH & WILDLIFE VARIANCE
- WETLAND OR FISH & WILDLIFE REASONABLE USE EXCEPTION
- REQUEST FOR REMOVAL OF DEVELOPMENT MORATORIUM

I, Lisa Gordon state that on the 2nd day of April, I posted a sign relating to the Hearing for RZ-2024-001 & SEPA 2024-002 at the site in a location that complies with the City of Selah and State of Washington's requirements for Public Notice.

Address: 203 W. Naches Ave., Selah, WA 98942

Tax Parcel Numbers: 181435-41530 & 181435-41408

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

Signed on April 2, 2024, at Selah, WA
Date City State

Lisa Gordon
Signature

Lisa Gordon
Print Name

