



CITY OF SELAH

Planning Department

222 South Rushmore Road
Selah, Washington 98942

Phone 509 698-7365

Fax 509 698-7372

CITY OF SELAH
NOTICE OF DEVELOPMENT APPLICATION & OPPORTUNITY TO PROVIDE
COMMENTS
NOTICE OF OPEN RECORD PUBLIC HEARING
File No. VAR-2024-001

Application: On June 28, 2024, the City of Selah Planning Department received an application from Solarity Credit Union, 703 N. Park Centre, Selah, WA 98942 on behalf of the City of Selah (property owner). The applicant is requesting a variance to Selah Municipal Codes 10.38.050 (3) Roadway Fence Sign, and 10.38.130 Temporary Signs to allow a six-foot by eight-foot banner style fabric or canvas sign on the Carlon Park N. Wenas Rd. fence located within the One-Family Residential (R-1) zone. (Yakima County Assessor Parcel Number: 181436-21004).

The application was determined complete for processing on July 8, 2024. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

Request for Written Comments on the Proposal Written comments concerning the proposed Variance application will be accepted during the public comment period that ends at 5:00.p.m, on August 5, 2024. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax at 1 (509) 698-7372 or by e-mail at jeff.peters@selahwa.gov. Reference a file number stated in this notice or "Solarity Credit Union" in your correspondence.

Open Record Public Hearing Notice is hereby given that on Thursday, August 15, 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, City of Selah City Hall, 115 W. Naches Ave. Selah, WA on the Variance. All interested persons may appear and provide testimony on the application. At the end of the public hearing the Hearing Examiner will consider the matter and issue a decision for approval, approval with conditions, or denial of the variance application.

Application information 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 questions.

Dated this 15th day of August 2024.

/s/

Jeff Peters, City Planner



CITY OF SELAH

VARIANCE APPLICATION

RECEIVED
JUN 28 2024

Assigned File No. _____

BY: _____

APPLICATION REQUIREMENTS (print or type information)

Date Submitted/Received By: _____

- Non-Refundable Application Fee See SMC Title 20, Chapter 20.04.
- Site Plan (one copy, B&W, drawn to scale, maximum size 11" x17")

THE APPLICATION AND REQUIRED SUBMITTALS MUST BE COMPLETED AND SUBMITTED BEFORE THE APPLICATION IS ACCEPTED AS COMPLETE BY THE CITY.

APPLICANT'S NAME: Solarity Credit Union

APPLICANT'S ADDRESS: 703 N Park Centre, Selah, WA 98942

Signature

TELEPHONE: (work) (509) 225-3286

(home) _____

NAME OF LEGAL PROPERTY OWNER: City of Selah

(If different from applicant)

ADDRESS: 115 W Naches Ave #1, Selah, WA 98942

Carlton Park fence

300 E Godlander Rd

Signature

TELEPHONE: (work) (509) 698-7328

(home) _____

Tax Parcel # 18143621004

Legal description of property: See attached

(attach if lengthy)

Zoning Classification: R1

Comprehensive plan designation: Park/Open Space

Summary of proposed Variance: Requesting permission to hang a 6 foot tall by 8 foot wide sign
on fence next to Wenas road supporting Selah athletics and promoting our sponsorship of the
adjacent athletic facility.

(Attach additional sheets if necessary to describe or explain the proposed Variance)

Specific Reasons Justifying the Variance: See attached

(Attach additional sheets if necessary to describe or explain the specific reasons)

FOR ADMINISTRATIVE USE ONLY

Date Application Accepted as Complete: _____
(statute allows for 28-day application review)

Date Planning Commission Decision Issued: _____

Date Council Decision Issued: _____

Mailing Date of Notice to Adjacent Property Owners: _____

Legal Notice Publication Date: _____

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JUN 28 2024

BY: _____

Submitted by:
Sean McEwen, Marketing Activation Specialist
Solarity Credit Union
703 N Park Centre, Selah, WA 98942
509.225.3286
smcewen@solartycu.org

RECEIVED
JUN 28 2024

BY: _____

Below are the items requested in order for a variance to be granted.

Variance request submitted by Solarity Credit Union:

1. Special Circumstances Applicable to the Property:

- This property, while zoned residential (R-1), primarily consists of recreational facilities and fields with little to no housing. This unusual usage makes the prohibition of off-premise signage as typically applied in residential areas inappropriate for this location. The proposed banner placement on the fence, a previously utilized site for similar displays, takes advantage of this unique setting to support community activities and enhance visibility.

2. Deprivation of Rights under Strict Application:

- Strict adherence to the residential zoning's sign prohibitions would unfairly deprive Solarity Credit Union of similar rights and privileges enjoyed by other properties in similar settings, such as schools and recreational fields where banners are commonly displayed. This would inhibit Solarity's ability to visibly contribute and participate in community enhancement efforts.

3. Impact on Public Welfare and Surrounding Property:

- The placement of a sponsorship banner would not be materially detrimental to the public welfare nor injurious to nearby properties, given the area's usage for recreational purposes. The banner is designed with visual appeal and practical considerations, such as wind slits, to prevent any adverse effects on the fence or surrounding area. It aligns with the customary aesthetics of recreational areas which often feature promotional materials.

4. Circumstances Not Resulting from Actions of the Applicant:

- The need for a variance arises from the property's unique characteristics, such as its location across from the credit union, primary use for recreational facilities, and historical use for similar signage—none of which result from Solarity Credit Union's actions. Although zoned R-1 residential, the area functions as a recreational space, making the prohibition on off-premise signage inappropriate. The fence has a precedent of displaying community banners, supporting the continuation of this practice. The location's visibility and community engagement potential are inherent site features, not influenced by Solarity. The variance supports community needs for improved park facilities, aligning with the public interest.

5. Minimum Variance for Reasonable Use:

- The requested variance is the minimal adjustment necessary to allow for effective use of the property within its current context. The size and placement of the banner are tailored to ensure visibility and effectiveness without exceeding what is necessary for the intended purpose.

6. Harmony with General Purpose and Intent of Zoning:

- The need for a variance arises from the property's unique characteristics, such as its location across from the credit union, primary use for recreational facilities, and historical use for similar signage—none of which result from Solarity Credit Union's actions. Although zoned R-1 residential, the area functions as a recreational space, making the prohibition on off-premise signage inappropriate. The fence has a precedent of displaying community banners, supporting the continuation of this practice. The location's visibility and community engagement potential are inherent site features, not influenced by Solarity. The variance supports community needs for improved park facilities, aligning with the public interest.





7. Insufficiency of Administrative Adjustment/Modification:

- Although recent amendments to Sections 10.30.020(a) and (d)(3) now permit administrative adjustments to sign standards, these provisions still may not fully address the unique needs and benefits of placing a sponsorship banner in this specific recreational context. A variance remains the most suitable and necessary means to achieve the desired community and commercial benefits.

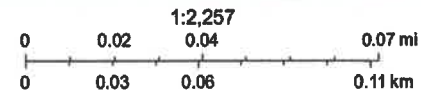
City of Selah



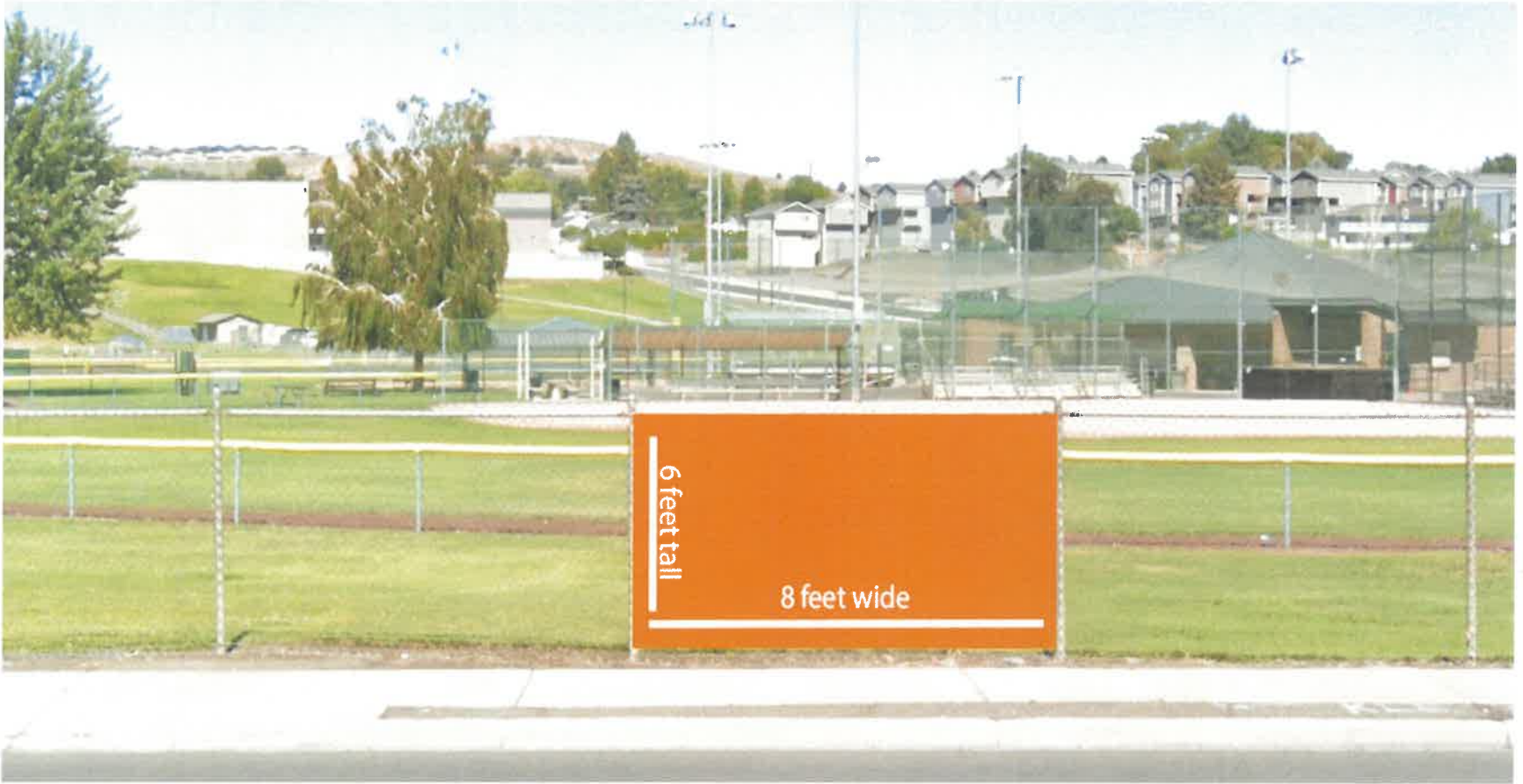
4/18/2024, 3:11:45 PM

-  City Limits
-  Urban Growth Boundary
-  Street Names
-  Tax Lots

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JUN 28 2024
BY: _____



City of Yakima, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Yakima County, Maxar, Microsoft



Parcel Number: 181436-21004 View Map | Property Tax | View Web Version | Print Page
Situs Address: 300 E Goodlander Rd Selah
Property Use: 76 Parks
Tax Code Area: 400
Property Size: 16.12
Neighborhood: SL
Owners: City Of Selah

Abbreviated Legal Description:

Section 36 Township 14 Range 18 Quarter NW: The NE1/4 of the NW1/4 of Section 36, lying Westerly of Wenas Road, EXCEPT the North 35 feet for road, AND EXCEPT Commencing at a point on the North line of said Section which is North 89° 28' 25" West 463.10 feet from the North Quarter of said Section, said point being the intersection of the Northerly extension of the West right of way line of Wenas Road and said North line of said Section 36, thence South 22° 52' 58" West along said Northerly extension, 27.03 feet to the Southerly right of way line of Goodlander Road and the Point of Beginning, thence North 89° 28' 25" West parallel with the North line of said Section 170 feet, thence South 00° 31' 35" West 71.21 feet, thence South 67° 05' 25" East 130.13 feet to said Westerly right of way line of Wenas Road, thence North 22° 52' 58" East along said right of way line 130.58 feet to the Point of Beginning, AND EXCEPT commencing at the Northwest corner of the above described parcel, thence South 00° 30' 59" West along the West line thereof 3 feet to the Point of Beginning, thence South 00° 30' 59" West along said West line 61.21 feet to the Southwest corner of the above described parcel, thence North 47° 45' 45" West 40.19 feet to a point that is 30 feet West of the West line of the above described parcel as measured perpendicular thereto, thence North 00° 30' 59" East parallel with said West line 34.46 feet to the South right of way line of Goodlander Road, thence South 89° 29' 01" East along said line 30 feet to the Point of Beginning

Utility Information:*(indicates utility is available at parcel boundary)*

Gas:	Yes	Electricity:	Yes	Water:	Public
Sewer/Septic:	Public				

Site Information:

Property Type:	Government Owned	Zoning:	R1	Street Type:	Two-Way
Street Finish:	Paved/Asphalt	Traffic:	Light	Side Walk:	Yes
Curbs:	Yes	Location:	Road-Frontage		

Details for Land Record #1

Land Flag:	C	Soil Class:		Calc CU:	No
Water Source:	Public	Sewer Source:	Public	Flood Plain:	No
Lot Shape:	Rectangle	Topography:	Level	Land View:	No View
Landscaping:	None	Value Method:	Sq-Feet	Lots:	0
SquareFeet:		Acre(s):	16.120		

Details for Detached Structure #3

Structure Type:	Tennis-Court	Quality:	Average	Condition:	Average
Construction:		Const. Type:		Foundation:	
Ext. Wall Type:		Roof Type:		Roofing Material:	
Flooring:		Year Built:	1970	Stories:	0
Measure1:	8	Main Finished:	8		

Details for Detached Structure #5

Structure Type:	Utility-Bldg	Quality:	Average	Condition:	Average
Construction:	Wood-Frame	Const. Type:	Frame	Foundation:	
Ext. Wall Type:	Wood	Roof Type:	Gable	Roofing Material:	Composition
Flooring:	Cncrt-Slab	Year Built:	1970	Stories:	1.00
Measure1:	40	Measure2:	40	Main Finished:	1,600

Details for Detached Structure #6

Structure Type:	Utility-Bldg	Quality:	Average	Condition:	Average
Construction:	Masonry-Wall	Const. Type:	Block	Foundation:	
Ext. Wall Type:	Block	Roof Type:	Shed	Roofing Material:	Metal
Flooring:	Cncrt-Slab	Year Built:	2013	Stories:	1.00
Measure1:	10	Measure2:	10	Main Finished:	100

Details for Commercial Section #101

Building Type:	Restroom Building	Quality:	Average	Condition:	Average
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Ext. Wall Type: Block
Stories: 1
Heat/Cool Type: None

Year Built: 1970
Foundation: Yes

Ground Floor: 1,200
Construction: Masonry-Wall

Commercial Group Records for Commercial Section #101

Commercial Group	Use Code	Base Floor Area	Number of Floors
101	Restroom Building	1,200	1

Commercial Amenities for Commercial Section #101

Amenity Type	CropRecord
Bleachers-Steel	4,200
Bleachers-Wood	1,800
Fence-Chlk-6	400
Pvng-Asphalt	16,000

Details for Commercial Section #201

Building Type: Restroom Building
Ext. Wall Type: Block
Stories: 1
Heat/Cool Type: None

Quality: Average
Year Built: 2006
Foundation: Yes

Condition: Average
Ground Floor: 1,750
Construction: Masonry-Wall

Commercial Group Records for Commercial Section #201

Commercial Group	Use Code	Base Floor Area	Number of Floors
201	Restroom Building	1,750	1

Commercial Amenities for Commercial Section #201

Amenity Type	CropRecord
Bleachers-Wood	1,800

Excise Transactions on Parcel Number 181436-21004

Excise #	Grantor Name	Excise Date	Sale Price	Document Type	Portion (Y/N)	Parcel(s) Sold
455013	Selah City	Sep 26, 2019	\$14,987	Quit Claim Deed	Yes	1
406163	Selah City	Dec 17, 2008	\$6,300	Statutory Warranty Deed	Yes	1

Segregations or Mergers on Parcel Number 181436-21004

Seg/Merge #	Seg/Merge Type	Status Date	Status	Parcel Involvement
SM080389	Mini Segregation	Dec 22, 2008	Completed	Parent
SM190158	Short Plat	Oct 10, 2019	Completed	Parent

This property has a Government Exemption. Levy information is intentionally not being displayed as we do not inspect Government Property or value it.
This property has a Government Exemption. Value information is intentionally not being displayed as we do not inspect Government Property or value it.



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