



City of Selah

Class 2 Review

Application Packet

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



CLASS 2 APPLICATION

Filing Fee \$350

City of Selah Planning Department 222 S Rushmore Rd. Selah, WA 98942

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INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART V – CERTIFICATION are on this page. PART II, III, and IV 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:	Matson Fruit Company						
	Mailing Address:	PO Box 307						
	City:	Selah	St:	WA	Zip:	98942	Phone :	(509)697-7100
	E-Mail:	jordan.matson@matsonfruit.com						

2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other <u>Lessee</u>
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3. Property Owner's Information (If other than Applicant):	Name:	Blue Apple Storage LLC						
	Mailing Address:	255 Beckon Ridge Road						
	City:	Selah	St:	WA	Zip:	98942	Phone:	(509)697-7100
	E-Mail:	jordan.matson@matsonfruit.com						

4. Subject Property's Assessor's Parcel Number(s):
181436-31400

5. Property Address: 109 N. Wenas Rd. Selah, WA 98942

6. Property's Existing Zoning: (Circle all that apply)
LDSF R-1 R-2 R-3 B-1 B-2 M-1

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

<input checked="" type="checkbox"/> Class (2) Review	<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Transportation Concurrency	<input type="checkbox"/> State Environmental Policy Act Review (SEPA)	<input type="checkbox"/> Other: _____

8. **PART II – LAND USE DESIGNATION** (See attached page)
PART III – NARRATIVE – PROPOSED PROJECT DESCRIPTION (See attached page)
PART IV – SITE PLAN CHECKLIST (See attached page)

PART V – CERTIFICATION

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

	11-12-2024
Property Owner's Signature	Date
_____	11-12-2024
Applicant's Signature	Date
_____	_____



Supplemental Application For:

CLASS (2) REVIEW

PART II – LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on SMC § 10.28.020, Table 10.28A:

M-1

PART III - ATTACHMENTS INFORMATION

2. SITE PLAN REQUIRED: (Please use the City of Selah Site Plan Checklist, attached)

3. TRAFFIC CONCURRENCY: (if required)

4. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions.

Use a separate sheet of paper, if necessary.

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.
The development will be an indoor soccer field, there will be no dwelling units. Parking spaces will be as required based on plan review and will be identified as part of a large general purpose asphalt space to the south and west of the proposed facility. Hours will be approximately: Tuesday-Thursday: 3pm-9pm, Friday 3pm-10pm, Saturday 10-AM-10PM, Sunday 1pm-9pm.

B. How is the proposal compatible to neighboring properties?

The proposed facility is located in an unused portion of an agricultural packing facility and is immediately adjacent to mixed industrial, mixed commercial, and multi-dwelling residential properties. The proposed facility would utilize existing infrastructure and be in operation at similar times to the neighboring properties and current permitted usage. The multi-dwelling residential properties are located approximately 100 yards from the proposed usage.

C. What mitigation measures are proposed to promote compatibility?

None should be required as site is currently compatible.

D. How is your proposal consistent with current zoning of your property?

The nature of an indoor soccer arena is similar to the previous use and zoning of the property. The hours of operation will be less than the previous use. The amount of people present at one time will be similar or less than prior use. There will be less forklift and truck traffic near the neighboring properties when compared to the prior use.

E. How is your proposal consistent with uses and zoning of neighboring properties?

With the exception of the previously noted residential properties all adjacent properties are industrial or commercial and are either in operation or not open during the proposed hours of operation of the soccer facility.

F. How is your proposal in the best interest of the community?

The Soccer arena will host practices, games, and tournaments at this facility. It will bring several hundred people to the facility throughout the week. The people attending those functions will be coming from throughout the Yakima Valley. Those people will have a high likelihood of visiting other Selah businesses for food, entertainment and services. The facility will also drive investment in improving facilities that have been neglected for some time.

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

PART III - NARRATIVE

1. Description of proposed action:

We propose lease part of the southernmost building at the Larson facility to a company that will turn it into an indoor soccer field, measuring approximately 59 by 166 feet. We recommend using the North Wenas and Fremont Avenue entrance for easy access and efficient traffic flow, with designated parking on the south and west sides. AstroTurf will be installed over the concrete floor to create a safe playing surface, primarily serving the Yakima Valley Soccer League for games, practices, and tournaments. It will be especially used from November to March. Alcohol will be prohibited to maintain a family-friendly environment. This project aims to support extracurricular activities by supporting indoor winter sports, which is a challenge due to shortage of facilities throughout the valley by repurposing an obsolete industrial building.

PART IV – SITE PLAN CHECKLIST

All general site plans shall be drawn to scale and be legibly drawn, prepared, or printed on eight and one-half inches by eleven inches, unless otherwise requested. The scale of the drawing shall be a standard engineering scale and shall reasonably utilize the paper's size.

General Site Plan Checklist

- Property Address
- Legal Description
- North Arrow
- Scale
- Applicant Name
- Project Name
- Property Dimensions and Shape of Lot
- Size and Location of Existing Structures
- Size and Location of Proposed Structures
- Distance(s) of Structures to Property Line and Centerline of Right-of-Way (SMC § Ch. 10.38 Table 8-3)
- Location of Existing and Proposed Signage (SMC § Ch. 10.38)
- Size and Location of Utilities
- Parking Circulation Plan (SMC § Ch. 10.34.050)
- Proposed Landscaping (SMC § Ch. 10.34.080 & 10.08.040)
- Location of Ingress and Egress Points
- Adjacent Rights-of-Way and Existing Frontage Improvements
- Lot Coverage Calculation (SMC § Ch. 10.08.040, Table 8-1)
- Clearview Triangle – (SMC § Ch. 10.08.030 – Vision Clearance)
- Dumpster and Screening Location
- Misc

The site plan shall also include any other information required by the Department or Administrative Official to clarify the proposal, assess its impacts, or determine compliance with this Title.

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