

## **NOTICE OF APPLICATION & ENVIRONMENTAL REVIEW**

**Application:** On February 20, 2015 the City of Selah Planning Department received an application from James Garner for a Class 2 Use of 19 Multi-Family Residential units with a density between 6 and 12 units per acre in the Two Family Residential (R-2) zoning district. Class 2 Uses are generally permitted, however, before approval the City provides adjacent property owners in the vicinity the opportunity to comment on the proposal. At the conclusion of the comment period the Administrative Official will review any comments received and will either deny, approve, or conditionally approve the Class 2 Use. This Class 2 Use application was determined to be complete for processing on March 17, 2015. A decision on the application will be made within 120 days of the determination of complete application.

**Project Description** Construct a 19 unit one-story townhouse complex with 34 parking spaces on a 1.62 acre parcel. There is an existing single family dwelling on the site. The project is to be served by municipal sewer and water.

**Location:** The location of the proposed Class 2 Use is 213 E. Goodlander Road at the NW corner of E. Goodlander and Lancaster Roads. Yakima County Parcel #181425-33017.

**Environmental Review and Determination:** 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 Mitigated Determination of Nonsignificance (DNS) for the proposal. 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 proposed project. Mitigation measures being considered include right-of-way dedication and frontage improvements on City maintained E. Goodlander Road and/or County maintained Lancaster Road. After all comments have been received and considered, a threshold determination will be made without an additional comment period.

**Comment and Appeal Information** Your views on the proposed application and SEPA environmental determination are welcome. Written comments will be accepted during the comment period that ends at 5:00.p.m, on April 13, 2015. Mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942. Reference Garner Class 2 or File No. 926.45.15-01 in your correspondence. The final SEPA determination may be appealed within 5 business days of issuance.

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. Contact the Planning Department with project, procedural or environmental questions by mail at this address, by phone at 1 (509) 698-7365, by fax at 1 (509) 698-7372 or by e-mail at tdurant@ci.selah.wa.us

Dated this 27th day of March 2015.

/s/ Thomas R. Durant, Community Planner

(530293) March 29, 2015