

**NOTICE OF DEVELOPMENT APPLICATION
OPPORTUNITY TO PROVIDE COMMENTS
NOTICE OF HEARING EXAMINER OPEN RECORD PUBLIC HEARING**

File No. 912.82.13-01, 971.82.13-04 – “Eagle Ridge Phases 2, 3 & 4” Torkelson Construction, Inc. Notice of Application, and Environmental Review,

Application: The City of Selah Planning Department received a preliminary plat application and an environmental checklist from Torkelson Construction, Inc., PO Box 292, Selah, WA 98942 to subdivide 16½ acres into 37 residential lots (34 single family lots and 3 two family residential lots). On March 13, 2014, the Hearing Examiner for the City of Selah recommended approval of the preliminary plat, but did not recommend approval of the two-family residential lots. On February 17, 2015 the applicant submitted a request for reconsideration of the preliminary plat.

Project Description The preliminary plat application remains unchanged by the current proposal. The application proposes the designation of three lots: Lots 2-4, 3-1 and 3-2 as two family residential lots in accordance with SMC 10.12.040. Eagle Ridge, Phases 2, 3 and 4 consists of 16.5 acres to be subdivided into 37 lots in three phases. Phase 2 consists of 9 lots, Phase 3 consists of 7 lots and Phase 4 consists of 21 lots. All lots will be served with public streets and a full range of municipal and private utilities. The property is designated ‘Low Density Residential’ by City of Selah Urban Growth Area Comprehensive Plan and is zoned One Family Residential (R-1).

Location: Seventh Street and Southern Avenue in the City of Selah. (Yakima County Assessor Parcel Numbers: 181302-42471, 42474 and 42475).

Environmental Review: As the lead agency for the proposal under the State Environmental Policy Act, the City of Selah issued a Final Determination of Nonsignificance on February 25, 2014. That determination is being used unchanged in accordance with WAC 197-11-600(3). There is no additional comment period for the SEPA environmental determination.

Request for Written Comments on the Proposal Your views on the proposed preliminary plat are welcome. Written comments will be accepted at any time prior to the closing of the record of the open record public hearing. Please mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942. Reference a file number stated in this notice or “Eagle Ridge Phases 2, 3 and 4” in your correspondence.

Open Record Public Hearing An open record public hearing on the proposed rezone and subdivision will be held before the City of Selah Hearing Examiner. The Examiner will conduct the hearing on **Wednesday, March 25, 2015**.at 10:00 a.m. in the Council Chambers, City of Selah City Hall, 115 W. Naches Ave. Selah, WA

At the conclusion of the public hearing the Examiner will prepare a recommendation for preliminary plat approval, approval with conditions, or denial of the preliminary plat which will be transmitted to the Selah City Council for its consideration and final disposition.

Application information 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 4th day of March 2015.

/s/

Thomas R. Durant, Community Planner