

CITY OF SELAH
WASHINGTON
ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF SELAH,
WASHINGTON, ADDING A NEW SELAH MUNICIPAL
CODE CHAPTER 10.24 RELATING TO PLANNED
DEVELOPMENT; CREATING A PLANNED
DEVELOPMENT (PD) OVERLAY ZONE; ESTABLISHING
DEVELOPMENT REGULATIONS FOR PLANNED
DEVELOPMENT OVERLAY ZONES; PROVIDING FOR
SEVERABILITY; AND ESTABLISHING AN EFFECTIVE
DATE**

WHEREAS, the City Council desires to provide for an overlay zone in order to better regulate planned development activity within the City of Selah;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. New Chapter 10.24 SMC, Planned Development, Added. A new Selah Municipal Code Chapter 10.24, entitled “Planned Development,” is hereby adopted to read as follows:

Chapter 10.24
PLANNED DEVELOPMENT

Sections:

- 10.24.010 Purpose**
- 10.24.020 Applicability**
- 10.24.030 Definitions**
- 10.24.040 Planned Development Overlay Zone—Created**
- 10.24.050 Planned Development Overlay Zone—Criteria**
- 10.24.060 Application—Procedure**
- 10.24.070 Application—Planned Development Plan**
- 10.24.080 Hearing Examiner Recommendation**
- 10.24.090 City Council Action—Effect of Approval**
- 10.24.100 Development Standards—Design**
- 10.24.110 Development Standards—Open Space**
- 10.24.120 Development Standards—Roads and Parking**
- 10.24.130 Limitations on Authority to Alter Zoning**
- 10.24.140 Modifications**

10.24.150 Reconstruction of Damaged Buildings or Improvements

10.24.160 Appeal

10.24.010 Purpose

The purpose of this chapter is to establish a planned development overlay zone to allow new development that is consistent with both the Comprehensive Plan and the intent of the underlying zoning district, but which would not otherwise be permitted due to limitations in dimensional standards, permitted uses, or accessory uses in the underlying zoning district. Planned Development Overlays are intended to:

A. Encourage flexibility in design and development that is architecturally and environmentally innovative and which will result in a more efficient aesthetic and desirable utilization of the land than is possible through strict application of otherwise applicable zoning and subdivision controls; and

B. Provide for the clustering of dwelling units, usable open space and mixed-density residential development, including but not limited to single-family, duplexes, townhouses, apartments and multiple-family dwellings as provided for by the Comprehensive Plan, while protecting and maintaining compatibility with existing residential neighborhoods.

10.24.020 Applicability

This chapter applies to applications for and development within a planned development overlay zone, and is to be used in conjunction with the land use classification system established in Title 10 of the Selah Municipal Code and with the Comprehensive Plan.

10.24.030 Definitions

The definitions in this section apply throughout this chapter unless the context clearly requires otherwise or they are more specifically defined in a section or subsection. Terms not defined shall be given their usual meaning.

“ADA” means the Americans with Disabilities Act of 1990.

“City Administrator” means the City of Selah City Administrator appointed pursuant to SMC 1.10.015.

“City Council” or “Council” means the City Council of the City of Selah, Washington.

“Code” or “SMC” means the Selah Municipal Code.

“Comprehensive Plan” means the 2005 Urban Growth Area Comprehensive Plan adopted by the City of Selah.

“City” means the City of Selah, Washington.

“Hearing Examiner” means the City of Selah Hearing Examiner appointed pursuant to SMC 1.60.020.

“Major Modification” means modifications which substantially change the character, basic design, density, open space or other requirements and conditions of the approved Planned Development Overlay, as further defined in SMC 10.24.140(B).

“Minor Modification” means modifications which may affect the precise dimensions or siting of buildings (i.e., lot coverage, height, setbacks) but which do not affect the basic character or arrangement and number of buildings approved in the Planned Development Overlay, as further defined in SMC 10.24.140(A).

“Planned Development Overlay” or “PDO” means any property with a Planned Development (PD) Overlay Zone designation.

“Planned Development Plan” or “PDP” has the meaning prescribed under SMC 10.24.070 as now in effect or as may subsequently be amended.

“Planning Department” means the City of Selah Planning Department.

“PD District” means an existing planned development, as of the effective date of this ordinance, which was created under the previously repealed Chapter 10.24 SMC.

10.24.040 Planned Development (PD) Overlay Zone—Created

A. Planned Development Overlay Zone Designation. A planned development approved in accordance with this chapter after the effective date of the ordinance adopting this chapter shall have a zoning designation of Planned Development (PD) Overlay Zone. The PD Overlay Zone designation will be reflected by a “(PD)” suffix qualifier on the underlying zoning designation for the parcel. For example, an approved planned development in a Two Family Residential zoning district would be classified as “R-2 (PD)”.

B. Authorized Uses. Planned Development Overlays shall incorporate the permitted land uses and development standards of the underlying zoning district pursuant to the Land Use Table in SMC 10.28.020; provided, however, that approval of a Planned Development Overlay shall modify and supersede the regulations of the underlying zoning district as provided in this chapter and as agreed in the Planned Development Plan.

Notwithstanding anything to the contrary in the underlying zoning requirements, a Planned Development Overlay may permit all proposed uses and developments under this chapter that are allowed by the Comprehensive Plan and that do not exceed the maximum densities in the Comprehensive Plan.

1. Residential Planned Development Overlays are permitted in the LDSF, R-1, R-2, and R-3 zones; provided, that:

- a. No more than 25 percent of a planned development in the LDSF or R-1 zone may consist of multiple-family dwellings; and
- b. No more than 25 percent of a planned development in the R-2 or R-3 zones may consist of single-family dwellings.

2. Reserved.

C. Extant Planned Development Zoning Districts. Existing planned developments, as of the effective date of the ordinance adopting this chapter, are and shall remain separate zoning districts created under the previously repealed Chapter 10.24 SMC (“PD Districts”), as indicated on the official zoning map adopted under SMC 10.04.010, and shall:

1. Retain the authorized uses considered to be conforming in the PD District; and

2. Permit minor and major modifications only within the existing approved boundaries of the PD District.

10.24.050 Planned Development (PD) Overlay Zone—Criteria

A Planned Development Overlay shall be approved or denied based upon the following criteria, which are listed in order of priority regarding the weight to be given to each factor:

- A. Compliance with this chapter;
- B. Substantial compliance with the Comprehensive Plan;
- C. The PDP’s coherence with the surrounding area or its potential future use (i.e., a logical, orderly, and aesthetically consistent relationship);
- D. The system of ownership and the means of development, preservation and maintenance of open space;
- E. The adequacy of the size of the proposed Planned Development Overlay to accommodate the contemplated development; and
- F. Compliance with the City’s subdivision code, if a proposed Planned Development Overlay is combined with a proposal to divide land into lots.

10.24.060 Application—Procedure

Applications for a proposed planned development shall be prepared, submitted, and processed as follows:

- A. Preliminary PDP. The applicant shall prepare a Planned Development Plan (PDP) in accordance with SMC 10.24.070 and with the provisions of this chapter;
- B. Pre-Application Conference. The applicant shall contact the Planning Department and schedule a pre-application conference to review the PDP for completeness and for compliance with the Comprehensive Plan and the provisions of this chapter;
- C. Application Submittal. Following the pre-application conference, the applicant shall submit an application for Planned Development Overlay to the Planning Department on a form provided by the City, accompanied by all documents required by the application form, including the final PDP;
- D. Determination of Completeness. Within 28 days of receiving a date-stamped Planned Development Overlay application, the Planning Department shall issue a determination of completeness in accordance with SMC 21.05.050;
- E. Review Hearing. Within 30 days of a determination of completeness issued pursuant to paragraph (D) of this section, the City shall schedule a hearing before the Hearing Examiner in accordance with SMC 10.24.080 for review of the Planned Development Overlay application. The hearing itself may be set to begin on a date later than 30 days after issuance of the determination of completeness. The Hearing Examiner shall render a recommendation thereon to the City Council; and
- F. City Council Action. Within 45 days of the City’s receipt of the Hearing Examiner’s recommendation, the City Council shall consider the

recommendation, after which it shall adopt, modify or reject the recommendation of the Hearing Examiner pursuant to SMC 10.24.090.

10.24.070 Application—Planned Development Plan

The Planned Development Plan shall include both project maps and a written project description containing, as applicable, the elements enumerated in subsections (A) and (B) of this section.

A. Project Maps. The PDP shall include an accurate map or maps drawn to a scale of not less than one inch to one hundred feet, depicting the following:

1. The boundaries of the proposed Planned Development Overlay;
2. Location, names and dimensions of all existing and proposed streets, public ways, railroad and utility rights of way, parks or other open spaces, and all land uses within 200 feet of the boundary of the proposed PDO;
3. Preliminary plans, elevations, number of dwelling units, types of use, and exterior appearance of all proposed buildings and structures, which shall include drawings, architectural renderings or photographs;
4. Proposed location and Square footage of community facilities and “common open space”;
5. Proposed public dedications;
6. Location of off-street parking areas, including garages, number and dimensions of parking places, width of isles and bays, and angles of parking, as well as points of ingress to and egress from the proposed PDO (see SMC 10.24.120(A));
7. Location, arrangement, number and dimensions of truck loading and unloading spaces and docks;
8. Location and directional bearing of all major physiographic features such as railroads, drainage canals and shorelines;
9. Existing topographic contours at intervals of not more than five feet;
10. Proposed topographic contours at intervals of not more than one foot;
11. Existing and proposed sewers, water mains and other underground facilities within and adjacent to the proposed PDO, and their certified capacities;
12. Proposed drainage facilities;
13. Proposed landscaping and the approximate location, height and materials of all walls, fences and screens;
14. Traffic flow plan, including pedestrian and vehicular circulation pattern and the location and dimensions of walks, trails or easements;
15. Indication of proposed stages or phases of development; and
16. In the event the proposed PDO is combined with a proposal to subdivide the land, the PDP shall also include a complete subdivision application pursuant to Chapter 10.50 SMC.

B. Written Project Description. The PDP shall include a written project description identifying the project as a residential planned development and setting out detailed information concerning the following:

1. Statement of the project goals and objectives, compatibility with the surrounding area, and potential future use (i.e., why it would be in the public interest and consistent with the Comprehensive Plan);
2. Proposed system of ownership;
3. Operation and maintenance proposal; (i.e., homeowner association, condominium, co-op or other);
4. All proposed land uses, including uses permitted in the underlying zone and uses not permitted in the underlying zone, and how such uses fit into the planned development concept;
5. All deviations from the development standards of the underlying zone;
6. Tables showing total numbers of acres, distribution of area by use, percent designated for dwellings and open space, number of off street parking spaces, street, parks, playgrounds, and schools;
7. Tables indicating overall densities and density by dwelling types, and any proposals for adjustments to the density limitations;
8. Restrictive covenants;
9. Waste disposal facilities;
10. Parking and lighting, as required by SMC 10.24.120(A);
11. Water supply;
12. Public transportation;
13. Community facilities; and
14. Development timetable.

10.24.080 Hearing Examiner Recommendation

In accordance with 10.24.060(E), the Planning Department shall, in consultation with the Hearing Examiner, fix the date at which the Planned Development Overlay application shall be considered and reviewed by the Hearing Examiner at an open record public hearing.

A. Notice of Hearing. Notice of the hearing shall be published once not less than 10 days prior to the hearing in the official newspaper of the City. Additional notice of such hearing may be given by mail, posting on the property, or in any manner the Planning Department or Hearing Examiner deems suitable to notify adjacent owners and the public.

B. Conduct of Hearing. At the hearing, the Hearing Examiner shall consider all relevant evidence to determine whether the proposed Planned Development Overlay should be approved, conditionally approved, or disapproved according to the Planned Development Overlay criteria enumerated in SMC 10.24.050.

C. Written Recommendation. Not later than 10 business days following the conclusion of the hearing, or any continued hearing, the Hearing Examiner shall render a written recommendation to the City Council and transmit a copy thereof to all parties of record. The Hearing Examiner may recommend that the proposed Planned Development Overlay be approved, conditionally approved, or disapproved. Conditions of approval shall be precisely recited in the Hearing Examiner's recommendation.

10.24.090 City Council Action—Effect of Approval

A. City Council Action. Within 45 days of the City’s receipt of the Hearing Examiner’s recommendation on any proposed Planned Development Overlay, the City Council shall consider the recommendation at a public meeting, where it may adopt, modify or reject the recommendations of the Hearing Examiner.

B. Effect of Approval. Upon the City Council’s approval of a Planned Development Overlay, the subject property shall be designated with the “(PD)” suffix qualifier as provided in SMC 10.24.040(A). The City Council shall promptly thereafter initiate a legislative amendment the official zoning map pursuant to SMC 10.40.030(1) to reflect the new zoning designation, unless such zoning map amendment application has been included in the approved planned development application.

C. Failure to Develop. If substantial construction has not been performed on the project within 18 months after the date of approval, the Planned Development Overlay Zone designation shall lapse, and the property shall revert by operation of law to the underlying zoning district, regardless of any contrary designation on the official zoning map. The City Council may choose to extend this 18-month period one time, for an additional period not to exceed 12 months, upon good cause shown in writing by the applicant. The City Council’s decision with respect to any such extension shall be final.

10.24.100 Development Standards—Design

The following design standards shall apply to all Planned Development Overlays (“PDO or PDO’s”).

A. Pedestrian-Oriented Design. There shall be a distinct separation of vehicular and pedestrian traffic within a PDO. The design must be in compliance with the City’s public parks plan and Comprehensive Plan. This may require an improved pedestrian trail system that links the PDO’s primary uses together and an improved pedestrian/bicycle trail easement which links at least a portion of the PDO’s trail system to the pedestrian amenities adjacent to the PDO.

B. Compatible and Efficient Layout. Streets, lot lines, low—impact development techniques and facilities, landscaping areas, open space, building footprints and/or other features shall be arranged for maximum traffic flow efficiency and minimal impact to natural features, existing traffic patterns and uses in the vicinity. Vehicular entrances and exits to the PDO shall be minimized by providing for common ingress, egress and circulation areas.

C. Compatibility with Adjacent Uses. The exterior of the PDO shall be highly compatible with adjacent uses. Compatibility may include, but is not limited to, restricted uses along the exterior of the development, building footprint location, open spaces, buffers, landscaping, architectural style and pedestrian/vehicular circulation linkages. The PDO shall be integrated into the existing community fabric. Building height may not be used as criteria for judging compatibility. PDP’s shall provide adequate setbacks in order to avoid negative impact to adjacent structures on neighboring properties. Side setbacks for structures 26 feet and higher shall be a minimum of 12 feet from the property line. Planned development densities shall not be used as criteria to judge

compatibility with adjacent uses and properties when adjacent properties are zoned differently.

D. Variety of Housing Types, Styles. Housing types within a PDO greater than or equal to one acre or six dwellings shall be varied to allow for a range of architectural variety. Although an overall architectural theme may be appropriate, there shall be a range of housing styles within a theme to avoid the monotony of identical structures.

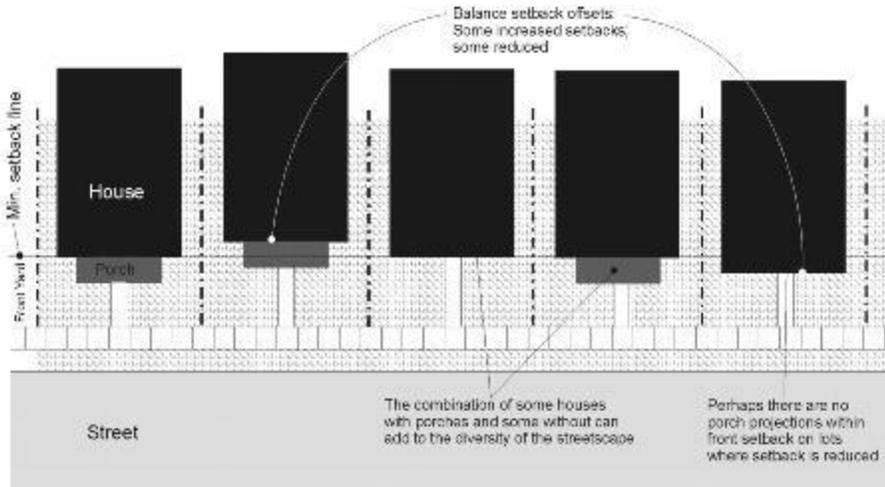
E. Design Diversity. PDO's shall incorporate measures that promote design diversity. This can be accomplished by (see Figures 10.24.100(E)-1 and 10.24.100(E)-2;

1. Providing a mixture of lot sizes and/or front setbacks (which could be specified on the plat); and/or

2. Providing a diversity of floor plans and facade treatments that avoid monotonous streetscapes. This could be accomplished with conditions on the plat and/or special covenants required for lots.



Figures 10.24.100(E)-1 and 10.24.100(E)-2. The above homes feature a good diversity of facade designs, colors and rooflines.



Figures 10.24.100(E)-3 and 10.24.100(E)-4. Avoid monotonous rows of duplicative homes (top example). Another solution is to prescribe variable setbacks such as in the bottom example.

10.24.110 Development Standards—Open Space

Common open space consists primarily of large usable areas which are owned by all property owners within a PDO and may include: buffer yards, public space, landscaped or natural areas, recreational areas or an area for a recreation/socialization facility. Sufficient common open space for the types of uses envisioned within a PDO shall be provided. ***The minimum allowable open space for a planned development will be no less than 15 percent of the square footage of the PDO.***

A. Planned Development Open Space Design Criteria. Common open spaces include landscaped courtyards or decks, gardens with pathways, children’s play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:

1. Required setback areas shall not count towards the open space requirement unless those areas are portions of a space that meets the dimensional and design requirements and guidelines set forth below:

- a. Spaces shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than 15 feet in width;

- b. Spaces (particularly children’s play areas) shall be visible from at least some dwelling units and positioned near pedestrian activity;
- c. Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable;
- d. Individual entries may be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are encouraged to enliven the space. Low walls or hedges (less than three feet in height) are encouraged to provide clear definition of semi-private and common spaces;
- e. Common space shall be separated from ground floor windows, automobile circulation, service areas and parking lots by utilizing landscaping, low-level fencing, and/or other treatments that enhance safety and privacy (both for common open space and dwelling units);
- f. Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible;
- g. Space should be sited to minimize impacts from prevailing winds;
- h. Stairways, stair landings and above grade walkways shall not encroach into minimum required common open space areas. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard.



Figure 10.24.110(A)-1. Examples of common open space.

B. Indoor Recreational Areas. Indoor recreational areas shall meet the following conditions:

1. The space shall be located in a visible area, such as near an entrance, lobby, or high traffic corridors; and
2. Space shall be designed specifically to serve interior recreational functions and not merely be leftover, un-rentable space used to meet the open space requirement. Such space shall include amenities and design elements that will encourage use by residents.

C. Shared Rooftop Decks. Shared rooftop decks shall meet the following requirements:

1. Space shall provide amenities such as seating areas, landscaping, and/or other features that encourage use;
2. Space shall feature hard surfacing appropriate to encourage use by residents; and
3. Space shall incorporate features that provide for the safety of residents, such as enclosures, railings, and appropriate lighting levels.

D. Community Gardens. (See Figure 10.24.110(E)-1.) Community gardens shall meet the following conditions:

1. All spaces shall be located to receive at least six hours of natural sunlight per day in summer months;
2. All spaces shall have access to irrigation;
3. All spaces shall have tillable soil to a depth of one foot, minimum;
4. Spaces may be provided in shared or private yard areas, at ground level, on balconies, or on rooftop decks;
5. Where some or all of the community garden is within shared common open space, a management program shall be required setting forth the following provisions:
 - a. Access to interested residents meeting minimum space requirements set forth herein; and
 - b. Provisions for space management and maintenance; and
 - c. No additional fees shall be assessed to space users beyond standard home owners association or resident maintenance fees; and
6. Where community garden space is provided within shared common open spaces, the following standards shall apply:
 - a. Walkways between planting beds shall be at least two feet wide; and
 - b. Planting beds shall be raised above surface level. For ground level spaces, planting beds shall be raised at least six inches. For rooftop spaces, planting beds shall be raised by at least 18 inches.



Figure 10.24.110(E)-1. Community garden example.

10.24.120 Development Standards—Parking, Lighting and Roads

A. Parking Plan. A detailed parking plan shall be submitted with a Planned Development Overlay application. The parking plan shall contain the following information: the existing and proposed development; parking stall and driving aisle location and dimensions; loading and maneuvering area; curb cuts; light fixtures; adjacent streets; landscape islands and peninsulas and other relevant features of the proposed parking facility. The parking plan shall also include the location and square footage for each existing and/or proposed structure or use area and the proposed area, including floor area, dedicated to each use. A lighting plan detailing light standard height, location of lights, wattage, and light dispersion patterns shall be submitted with the parking plan. The parking plan may be combined with the landscaping plan. The parking plan shall be subject to approval by the City Planner.

Separate plans for off-street parking for residential developments with less than three proposed units are not required except when the parking space for residential uses is to be located on a lot other than the one on which the residential building is located.

1. Computation of required off-street parking spaces.

- a. Spaces Required. Except as modified in subsections below, off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following table. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include but are not limited to building maintenance areas, storage areas, closets or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

Computation of required off-street parking spaces.

Category of Land Use	Minimum Parking Spaces Required
Planned Development	
Dwelling, single-family/duplex/townhouse	2.0 per dwelling unit; for structures containing more than 4 bedrooms, one additional space for each bedroom in excess of 4 shall be provided. NOTE: Tandem parking to accommodate 2-car garages are permitted for single-family and duplex dwelling units.
One bedroom unit	1.5 per unit

Computation of required off-street parking spaces.

Category of Land Use	Minimum Parking Spaces Required
Cottage	1.5 per unit
Studio units	1.2 per unit

B. Street Lighting Plan

1. All PDO's shall provide street lights in accordance with the standards for such improvements of the City of Selah and they shall be owned and operated by the City. A street lighting plan submitted by the applicant and approved by the Public Works Department shall be as set forth in the current edition of the WSDOT/APWA Standard Specifications and as directed by the City except where noted herein. All public street light designs shall be prepared by an engineering firm capable of performing such work. The engineer shall be licensed by the State of Washington. All PDO's shall include conduit installed so as to provide adequate capacity for future installation of complete street lighting. All street light electrical installations including wiring, conduit, and power connections shall be located underground. Exception to underground installation is permissible in limited locations with approval of the Public Works Department. The General Notes below need to be included on any plans dealing with street design.

General Notes (Street Light Construction)

1. All workmanship, materials and testing shall be in accordance with the current edition of the Standard Specifications for Road, Bridge, and Municipal Construction prepared by the Washington State Department of Transportation (WSDOT), and the American Public Works Association (APWA) General Special Provisions (GSP's) for Division One General Requirements as the standard specifications governing all design and construction of public works improvements by the City and by private developers.

2. Developer or developer's engineer shall submit proposed lighting layout and types on plans. The Public Works Department will be required to approve lighting plans prior to development approval.

C. Local Access Street Design.

1. Purpose. The purpose of planned development street design standards is to provide safe and attractive local access streets that provide access to planned development property.

2. Implementation. Street section connections to existing curbs/sidewalks shall be as follows:

a.- When curbs/sidewalks exist on one abutting end of a proposed planned development project, the new planned development shall transition from its existing location to the new street section as provided by current code requirements; and

b.- When existing curbs/sidewalks exist on both abutting ends of a proposed project (infill), or along the frontage of the proposed project, the project applicant may petition the public works director

for a departure from the code streetscape requirements. This departure, if granted, would allow for the continuation of the existing roadway section across the proposed planned development. As a condition of departure, the applicant shall be required to dedicate necessary rights-of-way to construct improvements and execute a deferral agreement to participate in a future project to construct said improvement(s).

3. Design. There are two optional designs for local access streets, including 20-26 foot, and over 26 and less than 32-foot-wide streets, to allow flexibility for planned development design while accommodating functional access needs and community design goals. Travel lanes are shared auto and bicycle lanes. Sidewalks are required, at the minimum, on one side of the street.

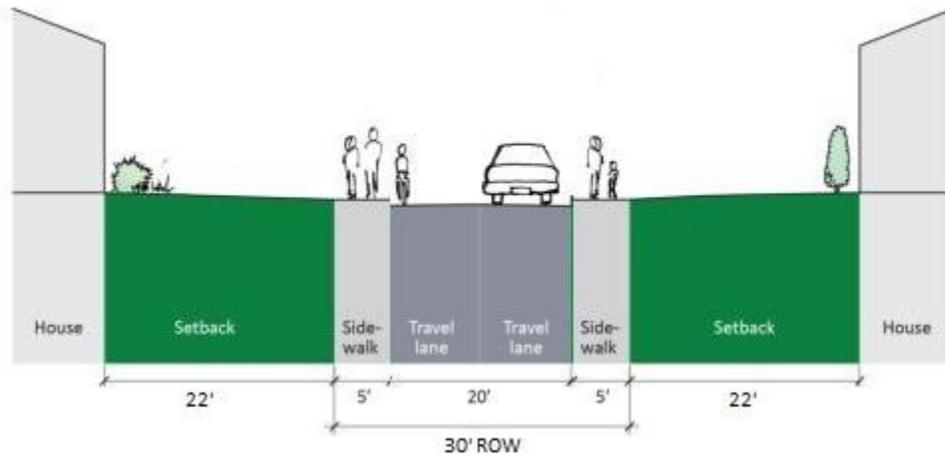
- a. Continuity. Designs shall be consistent on individual blocks. An exception is for a hybrid design. An example would be a 20-foot street that integrates parking pockets on one side of the street.
- b. Curbing and gutters are required for all street designs.
- c. Limitation for 20-foot streets. No parking will be allowed on 20 foot wide streets. 20-foot wide streets are intended to be used only in special cases where there is available guest parking on nearby streets or additional off-street parking is provided within walking distance of homes. All dwelling units shall be within 500 feet (measured along sidewalks or other internal pathways) of available on-street or off-street guest parking equal to one space per dwelling unit, minimum. Developments may integrate parallel parking bulb-outs (see Figure 10.24.120(B)-1) along these streets, provided the bulb-outs take up no more than 50 percent of the planting strip length.
- d. While two sidewalks are encouraged for all street designs, they are not mandatory. One sidewalk for each type of street is allowed.
- e. Driveways shall have a minimum 22-foot setback from the edge of the sidewalk to garage or covered parking.



Figure 10.24.120(B)-1: Example of a local access street with integrated parallel parking bulb-outs.

20 Foot to 26 Foot Wide Streets

20' Wide Street Depicted



20' Wide Street, One Sidewalk Depicted

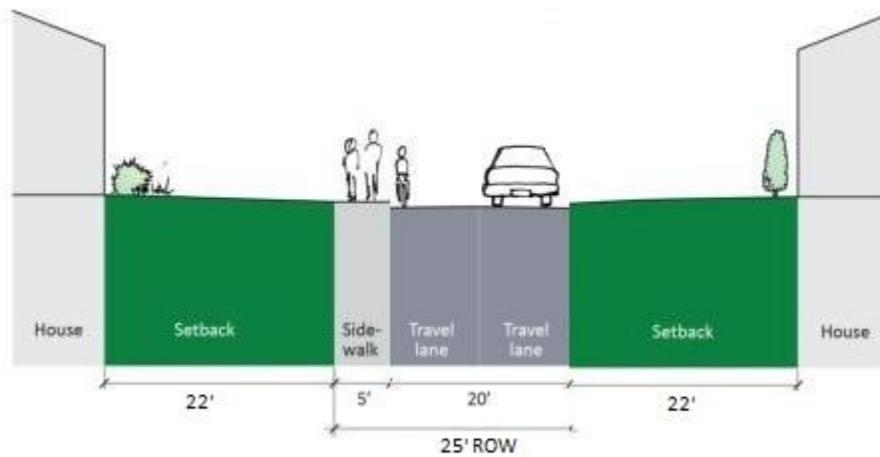
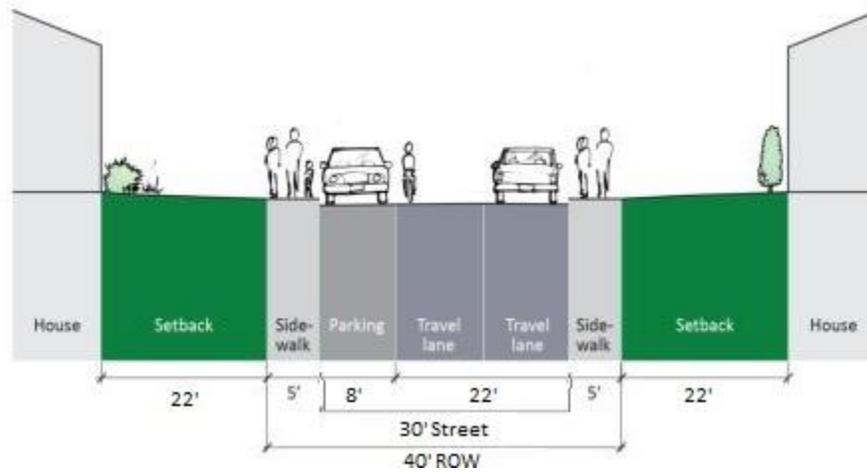


Figure 10.24.120(B)-2: Cross-sections for local access street design options (with standard dimensions)

Streets Over 26 Feet and Less Than 32 Feet Wide

30' Wide Street Depicted



30' Wide Street, One Sidewalk Depicted

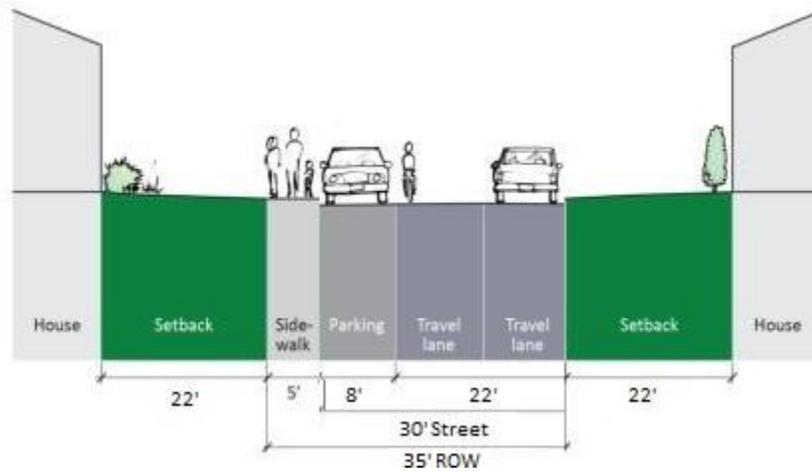


Figure 10.24.120(B)-2 Continued: Cross-sections for local access street design options (with standard dimensions)

10.24.130 Limitations on Authority to Alter Zoning

The following provisions of the Selah Municipal Code may not be altered pursuant to this chapter:

- A. Any provision of this Chapter 10.24, Planned Development;
- B. Any provision of Title 10, Zoning, which specifically states that it is not subject to modification or alteration; and
- C. Any provision of the Land Use Table in SMC 10.28.020.

10.24.140 Modifications

An applicant may request a modification to any element or provision of an approved Planned Development Overlay. All modification applications shall be deemed either “minor” or “major.”

A. Minor Modifications. Minor modifications may be approved administratively in accordance with the procedure set forth in the PDP, where applicable, or by the City Administrator. A modification shall be considered “minor” if it:

- 1. Would not increase the total number of dwelling units in the Planned Development Overlay above the maximum number set forth in the PDP, or would not decrease the number of dwelling units by more than 10 percent;
- 2. Would not decrease the minimum - or increase the maximum - density for residential areas of the Planned Development Overlay beyond the density ranges in the PDP;
- 3. Would not decrease the approved amount of open space or recreation space;
- 4. Would not increase any adverse environmental impact, provided that additional environmental review may be required to determine whether such change is likely to occur;
- 5. Would not adversely impact the project’s fiscal projections to the detriment of the City;
- 6. Would not significantly impact the overall design of the PDP; and
- 7. Would not significantly alter the size or location of any designated open space resulting in a lowered level of service, and would not reduce the total amount of required open space.

B. Major Modifications. Major modifications shall be reviewed using the same procedures applicable for new Planned Development Overlay applications set forth in SMC 10.24.060. Any modification that is not minor pursuant to subsection (A) of this section shall be considered “major.” The City may specify additional criteria for determining whether a proposed modification is minor or major by requiring such provision in the PDP, but the criteria listed in this section cannot be modified or reduced by the PDP.

10.24.150 Reconstruction of Damaged Buildings or Improvements

Replacement or reconstruction of any buildings or improvements that have been damaged or destroyed within the Planned Development Overlay shall substantially conform to the original PDP.

10.24.160 Appeal

Any final decision by the City Council made pursuant to this chapter may be appealed to the Yakima County Superior Court within 21 days from the date of the decision being appealed, pursuant to Chapter 36.70C RCW, the Land Use Petition Act.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF _____, 2015.

CITY OF SELAH

John Gawlik, Mayor

ATTEST/AUTHENTICATED:

Dale Novobielski, City Clerk/Treasurer

APPROVED AS TO FORM:

Robert F. Noe, City Attorney

Filed with the City Clerk: _____

Passed by the City Council: _____

Date of Publication: _____

Effective Date: _____