

ORDINANCE 1965

ORDINANCE AMENDING ORDINANCE NO. 1634 ZONING MAP AMENDMENT NO. 914.62.15-01 REZONE TO PLANNED DEVELOPMENT (PD)

WHEREAS, Chapter 35A.63 of the Revised Code of Washington authorizes the City Council of the City of Selah to adopt and amend official controls including zoning ordinances and zoning maps; and,

WHEREAS, Shane Snodgrass submitted an application to rezone 2.54 acres from One Family Residential (R-1) to Planned Development (PD) together with a proposed development plan and program pursuant to SMC 10.24; and,

WHEREAS, Shane and Renee Snodgrass also submitted a preliminary plat and a State Environmental Policy Act (SEPA) environmental checklist for the same property and related to the proposed Planned Development; and,

WHEREAS, the Hearing Examiner considered the Planned Development together with the application for preliminary plat at an open record public hearing on April 20, 2015; and,

WHEREAS, the Hearing Examiner issued findings and conclusions and a recommendation for approval of the rezone; and,

WHEREAS, the City of Selah Council has considered the Hearing Examiner's findings of fact and conclusions and the City staff report dated April 15, 2015 and the Council is satisfied that the matter has been sufficiently considered; and,

WHEREAS, the City of Selah Council adopts the Findings and Conclusions of the Hearing Examiner's Recommendation dated May 4, 2015; and

WHEREAS, the City Council of the City of Selah finds that the zoning map amendment furthers the purpose, goals and objectives of the 2005 City of Selah Urban Growth Area Comprehensive Plan, the City of Selah Zoning Ordinance and the public health, safety and general welfare.

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

Section 1. Findings. The recitals set forth above are incorporated herein as the City Council's Findings. Further, the Hearing Examiner's Findings and Conclusions are adopted as the City Council's Findings and Conclusions by reference hereto; now, therefore,

Section 2. Amendment. The following described real property is hereby reclassified from One-Family Residential (R-1) to Planned Development (PD):

The West 400 feet of the South 330 feet of the SE ¼ of the NW ¼ of the NW ¼ of Section 35, Township 14 N., Range 18 E.W.M.

TOGETHER WITH

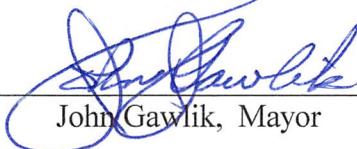
Beginning at the NE corner of the SW ¼ of the NW ¼ of Section 35, Township 14 N., Range 18 E.W.M.; thence South along the East line thereof 139 feet to the North line of the County Road right-of-way; thence Northwesterly along said North line of County Road to the North line of said subdivision; thence East along the North line of said subdivision 600 feet, more or less, to the point of beginning;

EXCEPT the East 240 feet as measured along the North line of said subdivision.

EXCEPT Beginning at the NE corner of the SW ¼ of the NW ¼ of Section 35, Township 14 N., Range 18 E.W.M.; thence along the North line of said subdivision North 89°56'38" West, 334.13 feet to the true point of beginning; thence North 00°00'00" East 90.22 feet; thence North 45°00'00" West 28.03 feet; thence North 90°00'00" West, 83.96 feet; thence South 00°00'00" East 50.03 feet; thence North 00°00'00" West, 52.00 feet; thence North 00°00'00" East 15.00 feet; thence North 90°00'00" West, 174.28 feet; thence South 00°00'00" East, 13.85 feet to the North line of Selah Loop Road; thence Southeasterly along said North line 350.79 feet more or less, to a line bearing South 00°00'00" East from the true point of beginning; thence North 00°00'00" East, 51.37 feet to the true point of beginning (Assessor Parcel No. 181435-22009).

Section 3. This ordinance, implementing zoning map amendment number 914.62.15-01 shall become effective five (5) days following legal publication of this ordinance or a summary of this ordinance.

Done this 15th day of June 2015



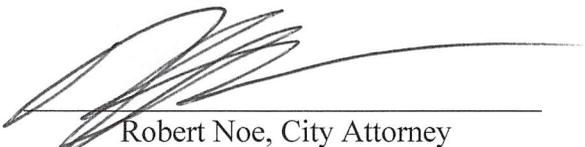
John Gawlik, Mayor

ATTEST:



Dale E. Novobielski, Clerk-Treasurer

APPROVED AS TO FORM:



Robert Noe, City Attorney