ORDINANCE

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AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP AND ZONING MAP
OF THE CITY OF SELAH FOR PARCEL 181435-42005 AS FOLLOWS: FUTURE LAND USE
MAP FROM LOW DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL AND
ZONING MAP FROM RESIDENTIAL, SINGLE-FAMILY (R-1) TO RESIDENTIAL, TWO-
FAMILY (R-2)

WHEREAS, the City of Selah is required to plan under the Washington State Growth Management
Act (GMA), RCW 36.70A.040; and,

WHEREAS, RCW 36.70A.130 provides for continuing review and evaluation of comprehensive
plans and development regulations at least every five years and for the revision or amendments to
such plans not more than once a year but at least once every five years, with certain exceptions; and,

WHEREAS, RCW 36.70A.470 requires that counties and cities planning under RCW 36.70A.040
include in their development regulations a procedure for any interested person, including applicants,
citizens, hearing examiners, and staff of other agencies, to suggest comprehensive plan amendment
(CPA) or development regulation amendments; and,

WHEREAS, RCW Ch. 36.70A further requires that the suggested amendments be docketed and
considered not more often than once a year, consistent with the provisions of RCW 36.70A.130; and,

WHEREAS, in 2004, the City Council adopted Ordinance 1634 enacting Ch. 10.40 SMC to
provide procedures and criteria for amending and updating the City of Selah Comprehensive Plan
Future Land Use and Zoning Maps; and,

WHEREAS, on July 28, 2021, the property owners Scott and Victoria Catron, submitted
applications for a Comprehensive Plan Future Land Use Map Amendment, Rezone, and
Environmental Review (COMP-2021-002, 914-2021-001, & SEPA-2021-005) requesting to
change the Future Land Use Map designation for parcel 181435-42005, from Low Density
Residential to Moderate Density Residential, and to concurrently rezone from Residential, Single-
Family (R-1) to Residential, Two-Family (R-2); and,

WHEREAS, the applications were considered complete for processing on August 23, 2021, and
public notice was provided, in accordance with the provisions of SMC Ch. 10.40, and Title 21, on
August 27, 2021; and,

WHEREAS, SEPA Environmental Review was completed with a Determination of
Nonsignificance issued on September 13, 2021, which was not appealed; and,
WHEREAS, after proper notice, on October 5, 2021, the Selah Planning Commission (SPC) heard the staff presentation regarding the proposed CPA and Rezone, held a public hearing, considered the public testimony; and,

WHEREAS, after proper notice, on October 5, 2021, the Selah Planning Commission (SPC) heard the staff presentation regarding the proposed CPA and Rezone, held a public hearing, considered the public testimony; and,

WHEREAS, pursuant to the approval criteria set forth in SMC § 10.40.050, the SPC unanimously recommended approval of the proposal; and,

WHEREAS, the SPC recommendation and findings was signed by the Chair on October 5, 2021, a copy of which is found in Exhibit "A" attached hereto and incorporated herein by this reference; and,

WHEREAS, pursuant to SMC § 10.40.050, and after the required notice was provided, the Selah City Council held a public hearing on October 26, 2021, to receive public comments on the Planning Commission's recommended findings on the proposed CPA and Rezone; and,

WHEREAS, the City Council of the City of Selah, having considered the record herein and the recommendation from the Planning Commission, the comments received at the public hearing held October 26, 2021, hereby finds and determines that approval of the requested CPA and Rezone is in the best interest of residents and the City of Selah and will promote the general health, safety and welfare.

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

Section 1. Findings, Analysis and Conclusions. Subject to the specific terms of this Ordinance, the Selah City Council adopts the October 5, 2021 findings, conclusions, and recommendation of the Selah Planning Commission for COMP-2021-002, 914-2021-001, and SEPA-2021-005. A copy of said recommendation is attached as Exhibit "A".

Section 2. Amendment. The following described real property is hereby reclassified from a Comprehensive Plan Future Land Use Map designation of Low Density Residential to Moderate Density Residential, and Zoning District of Residential, Single-Family (R-1) to Residential, Two-Family (R-2):

Abbreviated Legal Description: S 100 FT OF N 326.4 FT OF W 152 FT OF E 264 FT OF N1/2 NW1/4 NW1/4 SE1/4 EX S 16.4 FT ROAD

(Assessor Parcel No. 181435-42005).

Section 3. Any and all official Zoning, Future Land Use, or similar maps shall be amended
to reclassify the subject real properties set forth herein consistent with the above sections of this Ordinance.

Section 4. Severability Invalidity. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. Ratification. Any act consistent with the authority, and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 6. This ordinance, implementing a Comprehensive Plan Future Land Use Map (COMP-2021-002) and Zoning Map Amendment (914-2021-001) shall become effective five (5) days following legal publication of this ordinance or a summary of this ordinance.

Done this 26th day of October 2021

[Signature]
Sherry Raymond, Mayor

ATTEST:

[Signature]
Dale E. Novobielski, Clerk-Treasurer

APPROVED AS TO FORM:

[Signature]
Rob Case, City Attorney