



SELAH CITY COUNCIL

Study Session

July 22, 2025

4:30 p.m.– 5:30 p.m.: City Finances



SELAH CITY COUNCIL

Regular Meeting

July 22, 2025

4:30 p.m.: Study Session
5:30 p.m.: Regular Scheduled Meeting

Significant items on the Agenda – such as Consent Agenda Items, Public Hearings, Ordinances and Resolutions
– will have an explanatory Agenda Item Sheet (AIS)

A yellow AIS cover page indicates an action item.

A blue AIS cover page indicates an informational/non-action item.



Selah City Council
Meeting Date: July 22, 2025
4:30 p.m.: Study Session
5:30 p.m.: Regular Meeting

Mayor and Interim
City Administrator:
Mayor Pro Tempore
and Councilmember:
Councilmembers:

Roger Bell

Mike Costello
Melissa Maxwell
Jared Iverson
Elizabeth Marquis
Clifford Peterson
William Longmire
David Monaghan
Rob Case
Courtney McGarity

City of Selah
115 W. Naches Ave.
Selah, WA 98942

City Attorney:
City Clerk:

AGENDA

- 1) **Call to Order – Mayor Bell**
- 2) **Roll Call**
- 3) **Registering in record of councilmember absence(s) as excused absence(s), per SMC 1.06.070**
- 4) **Pledge of Allegiance**
- 5) **Invocation with Don Cline of Selah Bible Baptist**
- 6) **Announcement of changes, if any, from previously-published Agenda**
- 7) **Getting to know local businesses, agencies and/or people (up to 5 minutes total)**
- 8) **Comments from the public (up to 30 minutes total)**

The City of Selah is a non-charter code city and we are presently conducting a regular meeting between the Mayor and City Council. A maximum of thirty minutes will be allotted for public comments.

Common-sense standards of decorum apply. Comments must be respectful; no profanity or insults are allowed. Comments pertaining to City business and official actions are the most valued, but comments pertaining to City officials' ability to fulfill their job duties due to events, actions, or activities that occurred outside the scope of their duties as a City official may also be offered. Constructive criticism of City officials is allowed including constructive criticism specifically mentioning City officials or employees by name as to official actions, but defamation, personal attacks and impertinent assertions are not allowed.

Commenters are limited to one comment per meeting and each comment is subject to a duration limit. City staff may disallow or modify any received written comment that exceeds its duration limit or that is deemed inappropriate, and the Mayor or Presiding Officer may turn off the podium microphone or otherwise silence any in-person comment that exceeds its duration limit or is deemed inappropriate.

These standards are subject to revision and will be updated whenever necessary in order to comply with constitutional requirements.

- A. Pre-arranged oral comments (up to 5 minutes each):
 - Pattie Graffe – SDA
 - Rich Bright – American Legion
- B. Reading of received written comments (up to 2 minutes each): None
- C. Oral comments by people in attendance (up to 2 minutes each):

9) **Proclamations/Announcements**

- Proclamation by the Mayor Regarding the Yakima Training Center

10) **Consent Agenda**

Consent Agenda items are listed with an asterisk (). Those items are considered routine and will be addressed via a joint motion, without any discussion or debate. However, upon the request of any Councilmember an item will be removed from the Consent Agenda, will be addressed separately, and will be subject to discussion and debate.*

- A. Courtney McGarity * Approval of Minutes from July 8, 2025 Council Meeting
- B. Kimberly Grimm * Approval of Claims & Payroll
- C. Rocky Wallace * Resolution Authorizing the Signing and Submission of a Washington State Public Works Board Funding Application and Applicant Certification Related to the City’s Brader Hill Water Storage Reservoir Project

11) **General Business**

- A. New Business – None
- B. Old Business – None

12) **Public Hearing**

- A. Steve Zetz Closed-Record Quasi-Judicial Public Hearing Regarding the Recommendation of the City’s Hearing Examiner Regarding a Use Application to Locate a Daycare Business in the General Business (B-2) Zoning District

13) **Resolution**

- A. Steve Zetz Resolution Approving a Use Application to Locate a Daycare Business in the General Business (B-2) Zoning District

14) **Public Hearing**

- A. Steve Zetz Closed-Record Quasi-Judicial Hearing Regarding Rezone Application for a Minor Rezone of Yakima County Assessor's Parcel Number 181302-14418 from Residential Two Family (R-2) to General Business (B-2)

15) **Resolutions**

- A. Steve Zetz Resolution Approving Rezone Application for a Minor Rezone of Yakima County Assessor's Parcel Number 181302-14418 from Residential Two Family (R-2) to General Business (B-2)
- B. Steve Zetz Resolution Approving Rezone Application for a Major Rezone of Yakima County Assessor's Parcel Number 181302-14552, Consisting of both a Legislative Amendment to the City's Comprehensive Plan Land Use Designation Map for such Parcel from Moderate Density Residential to Commercial, and also a Rezone of such Parcel from Residential Two Family (R-2) to General Business (B-2)

16) **Reports/Announcements**

- A. Departments
- B. Councilmembers, personally and on behalf of committees and boards
- C. City Attorney
- D. City Administrator
- E. Mayor or Presiding Officer, personally and on behalf of committees and board

17) **Closed Session** – None

18) **Executive Session** – None

19) **Adjournment**

Next Regular Meeting: August 12, 2025

Next Study Session: August 12, 2025



CITY OF SELAH

115 West Naches Ave
Selah, WA 98942

P: 509-698-7328
F: 509-698-7338

CITY OF SELAH

PROCLAMATION #2025-02

PUBLIC PROCLAMATION BY THE MAYOR OF SELAH REGARDING THE YAKIMA TRAINING CENTER

WHEREAS, the City of Selah, Washington proudly proclaims it's heartfelt recognition of the Yakima Training Center on the occasion of the 250th anniversary of the United States Army, honoring their enduring legacy of courage, sacrifice and service; and

WHEREAS, the Yakima Training Center is a vital military installation providing essential training grounds for generations of soldiers who have dedicated themselves to protecting the freedoms and values cherished by all of our residents; and

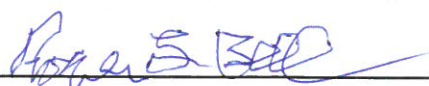
WHEREAS, the men and women who serve and train at the Yakima Training Center exemplify unwavering commitment, resilience and patriotism, thereby strengthening the security and determination of the United States; and

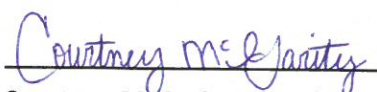
WHEREAS, the families of active duty service members provide indispensable support and make profound sacrifices which are integral to the success of their loved ones service and the vitality of the military community; and

Whereas, the City of Selah embraces it's deep connections and partnerships with the Yakima Training Center and the United States Army and continue to recognize those who serve and their families as a vital part of our community,

NOW, THEREFORE, as Mayor, I hereby proclaim that the City of Selah is joining with other Cities of the Yakima Valley in identifying as a City that proudly supports our military and honors the historic significance of the Yakima Training Center; and pledge continued support, gratitude and respect for their service. I further call upon all who identify as the Selah Community to take a moment to reflect on the freedoms we all enjoy due to their service; and to take an opportunity to thank them as they interact within our City.

ISSUED THIS 22nd DAY OF July, 2025


Roger Bell, Mayor

ATTEST: 
Courtney McGarity, City Clerk





Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 7/22/2025

Agenda Number: 10A

Action Item

Title: Approval of Meeting Minutes from July 8, 2025 Council Meeting

From: Courtney McGarity, City Clerk

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission Recommendation: N/A

Fiscal Impact: N/A

Funding Source: N/A

Background/Findings/Facts: N/A

Recommended Motion: I move to approve the Consent Agenda in the form presented (This item is part of the consent agenda).

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date: **Action Taken: None**

City of Selah City Council
Regular Meeting Minutes
July 8, 2025

Call to Order

Mayor Bell called the meeting to order at 5:30 p.m.

Roll Call

Councilmembers Present: Clifford Peterson, Mike Costello, David Monaghan, Elizabeth Marquis, Jared Iverson, Melissa Maxwell, William Longmire

Staff Present: Roger Bell, Mayor; Rob Case, City Attorney; Dustin Soptich, Police Chief; Rocky Wallace, Public Works Director; Steve Zetz, Community Development Supervisor; Ron Anderson, Facilities Coordinator; Kimberly Grimm, Finance Director; Courtney McGarity, City Clerk

Staff Absent: Jim Lange, Fire Chief; Zack Schab, Recreation + Tourism Manager

Pledge of Allegiance was said by all in attendance

Invocation

Mark Soptich of The Church of Jesus Christ of Latter-Day Saints provided prayer.

Pre-Arranged Oral Comments from the Public

- Pattie Graffe – Provided updates from Selah Downtown Association

Oral Comments by People in Attendance

- Mary Schuler – Spoke on potential new City Hall/Police Department building

Proclamations/Announcements

- Community Pride Awards – Selah Downtown Association – Barb Petrea, Jen Sarett Ibach, Liam Sarett, Patty Ferguson, Diana Pieti, Ellen Overby, Gerry Moore, Russell Carlson, Lisa Gordon, Cambree Gordon, Bob Bell

Consent Agenda (all items listed with an asterisk (*) are considered part of the consent agenda and are enacted in one motion).

Mayor Bell presented the stipulations of the Consent Agenda.

Approved Consent Agenda

- | | | |
|---------------|---------------------------|--|
| A. | Courtney McGarity | * Approval of Minutes from June 10, 2025 Council Meeting |
| B. | Kimberly Grimm | * Approval of Claims & Payroll |
| C. | Jennifer Leslie | * Minutes from May 6, 2025 Planning Commission Meeting |
| D. | Dustin Septich | * Resolution Authorizing the Police Department to Purchase Six (6) 40mm Less Lethal Launchers, Rounds and Related Supplies |
| E. | Rocky Wallace | * Resolution Authorizing the Mayor to Sign “Amendment No. 1” to “Task Order No. 2023-09” with HLA Engineering and Land Surveying, Inc., for Additional Professional Services Related to the Wastewater Treatment Plant Improvements Project |
| F. | Rocky Wallace | * Resolution Authorizing the Mayor to Sign and Submit a “Transit Agency Sales Tax Collection Certification Form”, and Further Confirming the City Council’s Intent to Not Delay, Divert, Supplant or Suspend Collection of Approved Local Sales and Use Taxes that Are for the Purpose of Public Transportation during the State’s 2025-2027 Fiscal Biennium |

Councilmember Iverson requested item 10D be removed from the Consent Agenda, to become 14B. Councilmember Costello moved to approve the Consent Agenda as amended. Councilmember Maxwell seconded. Mayor Bell asked Council for discussion. Hearing none, Mayor Bell requested a voice vote to approve the motion and approve the Consent Agenda as amended. Motion carries by voice vote.

Public Hearings

- | | | |
|----|------------|---|
| A. | Steve Zetz | Public Hearings Regarding a Proposed Major Rezone Land Use Designation Change |
|----|------------|---|

Open Record Public Hearing

Public comments were received from: Allison Larson and Emily Hurley
Councilmember Marquis moved to approve the legislative request. Councilmember Costello seconded. Following a roll call vote by Courtney McGarity, City Clerk, Councilmembers Longmire, Peterson, Costello and Marquis are in favor; Councilmembers Iverson, Maxwell and Monaghan are opposed. The motion is passed.

Closed Record Public Hearing

No comments received.

Councilmember Peterson moved to approve the legislative request. Councilmember Maxwell seconded. Following a roll call vote by Courtney McGarity, City Clerk,

Councilmembers Longmire, Peterson, Costello and Marquis are in favor;
Councilmembers Iverson, Maxwell and Monaghan are opposed. The motion is passed.

Ordinances

A. Roger Bell [Amendment of] Ordinance Establishing the 2025 Base Salary and Wage Schedule for Unrepresented (a/k/a non-union) Positions

B. Rob Case Ordinance Amending Selah Municipal Code Chapter 1.10

C. Jim Lange [Amendment of] Ordinance Establishing the 2025 Base Salary and Wage Schedule for Unrepresented (a/k/a non-union) Positions

A. Councilmember Costello moved to approve the Ordinance. Councilmember Monaghan seconded. Following a roll call vote by Courtney McGarity, City Clerk, Councilmembers Peterson, Costello and Monaghan are in favor; Councilmembers Longmire, Iverson, Maxwell and Marquis are opposed. The motion is failed.

B. Councilmember Iverson moved to approve the Ordinance. Councilmember Maxwell seconded. Following a roll call vote by Courtney McGarity, City Clerk, Councilmembers Longmire, Iverson, Peterson, Maxwell, Costello and Marquis are in favor; Councilmember Monaghan is absent. The motion is passed.

C. Councilmember Marquis moved to approve the Ordinance as amended. Councilmember Iverson seconded. Following a roll call vote by Courtney McGarity, City Clerk, all are in favor. The motion is passed.

Resolutions

A. Rob Case Resolution Adding Assistant Fire Chief Position to List of “Excluded Positions” with Regard to Educational Incentive Pay (Modifying Resolution No. 3134)

B. Chief Soptich Resolution Authorizing the Police Department to Purchase Six (6) 40mm Less-Lethal Launchers, Rounds and Related Supplies

A. Councilmember Iverson moved to approve the Resolution. Councilmember Peterson seconded. Following a roll call vote by Courtney McGarity, City Clerk, all are in favor. The motion is passed.

B. Councilmember Marquis moved to approve the Resolution. Councilmember Maxwell seconded. Following a roll call vote by Courtney McGarity, City Clerk, Councilmembers Longmire, Peterson, Maxwell and Costello are in favor; Councilmembers Iverson, Monaghan and Marquis are opposed. The motion is passed.

Staff Reports/Announcements

The following staff members provided a department report:

- Ron Anderson, Facilities Coordinator
- Courtney McGarity, City Clerk

- Steve Zetz, Community Development Supervisor
- Dustin Soptich, Police Chief
- Rocky Wallace, Public Works Director

Councilmember Reports

- Councilmember Iverson – Attended Steering Committee; Yakima Basin Fish and Wildlife Recovery Board will resume August 6th with their annual meeting and site tour of restoration projects in the upper Yakima River watershed; encourages the City to begin discussions on the position for City Administrator
- Councilmember Peterson – Attended SPRSA; attended the AWC Annual Conference in June with Mayor Bell and Councilmember Costello
- Councilmember Maxwell – Scheduled to attend Yakima Valley Tourism meeting in September; encourages the City to begin discussions on the position for City Administrator
- Councilmember Costello – Attended the AWC Annual Conference in June with Mayor Bell and Councilmember Peterson, focusing on Land Use Issue education, Leading Through Natural Disasters and a round table talk for Mayor's Pro Temp
- Councilmember Marquis – Attended Steering Committee; attended Selah School Board Meeting; encourages the City to begin discussions on the position for City Administrator

City Attorney Report

Unionization effort by the Fire Department for the non-management career firefighters update; attended a meeting to discuss court security; provided an update on forthcoming changes for Public Defense Standards.

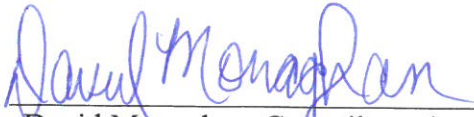
Mayor's Report

LTAC Committee opening will be filled by Mike Costello; Councilmembers are invited to a Staff Appreciation BBQ on July 15th from 11am-1pm at the Civic Center; the RFQ (Request for Qualifications) for potential new City Hall/PD building architects has received six applications, which will be scored down to three, before proceeding to interviews to take place on July 17th; attended the AWC Annual Conference with Councilmembers Costello and Peterson; provided a brief overview of the 2026 Budget Calendar; the next Study Session will be held on July 22nd at 4:30 to discuss City finances.

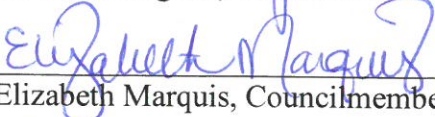
Adjournment

Councilmember Iverson moved to adjourn the meeting. Councilmember Monaghan seconded. Mayor Bell adjourned.

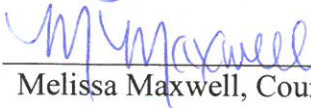
Meeting ended at 8:48 p.m.



David Monaghan, Councilmember



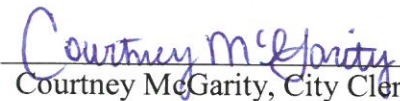
Elizabeth Marquis, Councilmember



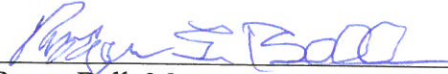
Melissa Maxwell, Councilmember

Jared Iverson, Councilmember

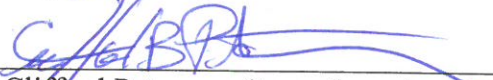
ATTEST:



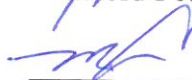
Courtney McGarity, City Clerk



Roger Bell, Mayor



Clifford Peterson, Councilmember



Michael Costello, Councilmember



William Longmire, Councilmember



Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 7/22/2025

Agenda Number: 10B

Action Item

Title: Approval of Claims and Payroll

From: Kimberly Grimm, City Clerk/Treasurer

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission Recommendation: N/A

Fiscal Impact: See attached payroll and claims directories

Funding Source: N/A

Background/Findings/Facts: N/A

Recommended Motion: I move to approve the Consent Agenda in the form presented (This item is part of the consent agenda).

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date: **Action Taken: None**

CHECK REGISTER

City Of Selah

Time: 10:15:06 Date: 07/18/2025

07/22/2025 To: 07/22/2025

Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4770	07/22/2025	Payroll	1	EFT		552.00	April-June 2025
4772	07/22/2025	Payroll	1	EFT		447.45	April-June 2025
4775	07/22/2025	Payroll	1	EFT		554.57	April-June 2025
4776	07/22/2025	Payroll	1	EFT		183.17	April-June 2025
4777	07/22/2025	Payroll	1	EFT		1,199.18	April-June 2025
4780	07/22/2025	Payroll	1	EFT		1,545.94	April-June 2025
4781	07/22/2025	Payroll	1	EFT		167.37	April-June 2025
4784	07/22/2025	Payroll	1	EFT		609.07	April-June 2025
4785	07/22/2025	Payroll	1	EFT		682.65	April-June 2025
4786	07/22/2025	Payroll	1	EFT		440.52	April-June 2025
4791	07/22/2025	Payroll	1	EFT		77.13	April-June 2025
4792	07/22/2025	Payroll	1	EFT		1,100.36	April-June 2025
4793	07/22/2025	Payroll	1	EFT		391.58	April-June 2025
4794	07/22/2025	Payroll	1	EFT		463.29	April-June 2025
4795	07/22/2025	Payroll	1	EFT		304.78	April-June 2025
4797	07/22/2025	Payroll	1	EFT		1,284.34	April-June 2025
4798	07/22/2025	Payroll	1	EFT		256.28	April-June 2025
4799	07/22/2025	Payroll	1	EFT		962.76	April-June 2025
4800	07/22/2025	Payroll	1	EFT		49.42	April-June 2025
4801	07/22/2025	Payroll	1	EFT		658.01	April-June 2025
4803	07/22/2025	Payroll	1	EFT		477.92	April-June 2025
4804	07/22/2025	Payroll	1	EFT		657.08	April-June 2025
4805	07/22/2025	Payroll	1	EFT		564.73	April-June 2025
4807	07/22/2025	Payroll	1	EFT		166.70	April-June 2025
4808	07/22/2025	Payroll	1	EFT		682.02	April-June 2025
4809	07/22/2025	Payroll	1	EFT		907.35	April-June 2025
4810	07/22/2025	Payroll	1	EFT		170.86	April-June 2025
4812	07/22/2025	Payroll	1	EFT		194.87	April-June 2025
4814	07/22/2025	Payroll	1	EFT		251.67	April-June 2025
4815	07/22/2025	Payroll	1	EFT		1,229.49	April-June 2025
4816	07/22/2025	Payroll	1	EFT		178.39	April-June 2025
4817	07/22/2025	Payroll	1	EFT		599.37	April-June 2025
4819	07/22/2025	Payroll	1	EFT		2,001.70	April-June 2025
4820	07/22/2025	Payroll	1	EFT		288.80	April-June 2025
4821	07/22/2025	Payroll	1	EFT		102.06	April-June 2025
4822	07/22/2025	Payroll	1	EFT		2,137.66	July 1-15 2025 Pay Period
4823	07/22/2025	Payroll	1	EFT		2,039.54	July 1-15 2025 Pay Period
4824	07/22/2025	Payroll	1	EFT		2,198.86	July 1-15 2025 Pay Period
4825	07/22/2025	Payroll	1	EFT		2,241.25	July 1-15 2025 Pay Period
4826	07/22/2025	Payroll	1	EFT		3,234.85	July 1-15 2025 Pay Period
4827	07/22/2025	Payroll	1	EFT		2,093.05	July 1-15 2025 Pay Period
4828	07/22/2025	Payroll	1	EFT		2,289.71	July 1-15 2025 Pay Period
4829	07/22/2025	Payroll	1	EFT		2,106.13	July 1-15 2025 Pay Period
4830	07/22/2025	Payroll	1	EFT		1,762.17	July 1-15 2025 Pay Period
4831	07/22/2025	Payroll	1	EFT		2,246.30	July 1-15 2025 Pay Period
4832	07/22/2025	Payroll	1	EFT		4,500.48	July 1-15 2025 Pay Period
4833	07/22/2025	Payroll	1	EFT		2,582.60	July 1-15 2025 Pay Period
4834	07/22/2025	Payroll	1	EFT		2,925.48	July 1-15 2025 Pay Period
4835	07/22/2025	Payroll	1	EFT		2,049.33	July 1-15 2025 Pay Period
4836	07/22/2025	Payroll	1	EFT		2,694.73	July 1-15 2025 Pay Period
4837	07/22/2025	Payroll	1	EFT		2,058.39	July 1-15 2025 Pay Period
4838	07/22/2025	Payroll	1	EFT		1,223.22	July 1-15 2025 Pay Period
4839	07/22/2025	Payroll	1	EFT		1,906.73	July 1-15 2025 Pay Period
4840	07/22/2025	Payroll	1	EFT		893.62	July 1-15 2025 Pay Period
4841	07/22/2025	Payroll	1	EFT		2,475.23	July 1-15 2025 Pay Period
4842	07/22/2025	Payroll	1	EFT		2,251.12	July 1-15 2025 Pay Period
4843	07/22/2025	Payroll	1	EFT		2,034.35	July 1-15 2025 Pay Period
4844	07/22/2025	Payroll	1	EFT		2,123.83	July 1-15 2025 Pay Period
4845	07/22/2025	Payroll	1	EFT		3,561.10	July 1-15 2025 Pay Period
4846	07/22/2025	Payroll	1	EFT		2,416.52	July 1-15 2025 Pay Period

CHECK REGISTER

City Of Selah

Time: 10:15:06 Date: 07/18/2025

07/22/2025 To: 07/22/2025

Page: 2

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4847	07/22/2025	Payroll	1	EFT		2,135.82	July 1-15 2025 Pay Period
4848	07/22/2025	Payroll	1	EFT		2,263.79	July 1-15 2025 Pay Period
4849	07/22/2025	Payroll	1	EFT		3,812.75	July 1-15 2025 Pay Period
4850	07/22/2025	Payroll	1	EFT		1,974.04	July 1-15 2025 Pay Period
4851	07/22/2025	Payroll	1	EFT		2,070.61	July 1-15 2025 Pay Period
4852	07/22/2025	Payroll	1	EFT		2,075.63	July 1-15 2025 Pay Period
4853	07/22/2025	Payroll	1	EFT		2,206.26	July 1-15 2025 Pay Period
4854	07/22/2025	Payroll	1	EFT		1,830.50	July 1-15 2025 Pay Period
4855	07/22/2025	Payroll	1	EFT		2,803.30	July 1-15 2025 Pay Period
4856	07/22/2025	Payroll	1	EFT		1,679.17	July 1-15 2025 Pay Period
4857	07/22/2025	Payroll	1	EFT		1,245.28	July 1-15 2025 Pay Period
4858	07/22/2025	Payroll	1	EFT		1,930.40	July 1-15 2025 Pay Period
4860	07/22/2025	Payroll	1	EFT		1,674.78	July 1-15 2025 Pay Period
4861	07/22/2025	Payroll	1	EFT		1,740.38	July 1-15 2025 Pay Period
4862	07/22/2025	Payroll	1	EFT		3,482.85	July 1-15 2025 Pay Period
4863	07/22/2025	Payroll	1	EFT		2,458.30	July 1-15 2025 Pay Period
4864	07/22/2025	Payroll	1	EFT		2,079.43	July 1-15 2025 Pay Period
4865	07/22/2025	Payroll	1	EFT		3,885.32	July 1-15 2025 Pay Period
4866	07/22/2025	Payroll	1	EFT		3,629.98	July 1-15 2025 Pay Period
4867	07/22/2025	Payroll	1	EFT		2,033.91	July 1-15 2025 Pay Period
4868	07/22/2025	Payroll	1	EFT		142.06	July 1-15 2025 Pay Period
4869	07/22/2025	Payroll	1	EFT		2,001.15	July 1-15 2025 Pay Period
4870	07/22/2025	Payroll	1	EFT		2,589.69	July 1-15 2025 Pay Period
4871	07/22/2025	Payroll	1	EFT		2,744.16	July 1-15 2025 Pay Period
4872	07/22/2025	Payroll	1	EFT		2,807.23	July 1-15 2025 Pay Period
4873	07/22/2025	Payroll	1	EFT		2,077.99	July 1-15 2025 Pay Period
4874	07/22/2025	Payroll	1	EFT		2,083.92	July 1-15 2025 Pay Period
4875	07/22/2025	Payroll	1	EFT		2,545.71	July 1-15 2025 Pay Period
4876	07/22/2025	Payroll	1	EFT		3,162.24	July 1-15 2025 Pay Period
4877	07/22/2025	Payroll	1	EFT		2,548.84	July 1-15 2025 Pay Period
4879	07/22/2025	Payroll	1	EFT		343.90	July 1-15 2025 Pay Period
4880	07/22/2025	Payroll	1	EFT		3,553.91	July 1-15 2025 Pay Period
4881	07/22/2025	Payroll	1	EFT		2,488.24	July 1-15 2025 Pay Period
4882	07/22/2025	Payroll	1	EFT		3,371.88	July 1-15 2025 Pay Period
4883	07/22/2025	Payroll	1	EFT		2,061.42	July 1-15 2025 Pay Period
4884	07/22/2025	Payroll	1	EFT		284.09	July 1-15 2025 Pay Period
4885	07/22/2025	Payroll	1	EFT		651.99	July 1-15 2025 Pay Period
4886	07/22/2025	Payroll	1	EFT		2,328.82	July 1-15 2025 Pay Period
4887	07/22/2025	Payroll	1	EFT		2,831.24	July 1-15 2025 Pay Period
4888	07/22/2025	Payroll	1	EFT		2,533.58	July 1-15 2025 Pay Period
4889	07/22/2025	Payroll	1	EFT		2,506.49	July 1-15 2025 Pay Period
4890	07/22/2025	Payroll	1	EFT		4,222.19	July 1-15 2025 Pay Period
4891	07/22/2025	Payroll	1	EFT		2,298.71	July 1-15 2025 Pay Period
4892	07/22/2025	Payroll	1	EFT		3,552.39	July 1-15 2025 Pay Period
4893	07/22/2025	Payroll	1	EFT		2,141.42	July 1-15 2025 Pay Period
4894	07/22/2025	Payroll	1	EFT		2,150.18	July 1-15 2025 Pay Period
4895	07/22/2025	Payroll	1	EFT		1,995.18	July 1-15 2025 Pay Period
4896	07/22/2025	Payroll	1	EFT		1,356.04	July 1-15 2025 Pay Period
4897	07/22/2025	Payroll	1	EFT		3,689.30	July 1-15 2025 Pay Period
4898	07/22/2025	Payroll	1	EFT		1,065.79	July 1-15 2025 Pay Period
4899	07/22/2025	Payroll	1	EFT		3,169.32	July 1-15 2025 Pay Period
4900	07/22/2025	Payroll	1	EFT		305.69	July 1-15 2025 Pay Period
4901	07/22/2025	Payroll	1	EFT		2,810.08	July 1-15 2025 Pay Period
4902	07/22/2025	Payroll	1	EFT		2,788.45	July 1-15 2025 Pay Period
4903	07/22/2025	Payroll	1	EFT		3,065.21	July 1-15 2025 Pay Period
4904	07/22/2025	Payroll	1	EFT	EFTPS	70,465.32	941 Deposit for Pay Cycle(s) 07/22/2025 - 07/22/2025
4771	07/22/2025	Payroll	1	86777		2,240.34	April-June 2025
4773	07/22/2025	Payroll	1	86778		236.89	April-June 2025
4774	07/22/2025	Payroll	1	86779		117.76	April-June 2025

City Of Selah

Time: 10:15:06 Date: 07/18/2025

07/22/2025 To: 07/22/2025

Page: 3

[illegible]

CHECK REGISTER

City Of Selah

Time: 10:15:06 Date: 07/18/2025

07/22/2025 To: 07/22/2025

Page: 4

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
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I, the undersigned, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of Selah, and that I am authorized to authenticate and certify to said claim.

Kathryn L Davis
Payroll Specialist

Finance Director

Subscribed this _____ day of _____, _____

The following voucher/checks are approved for payment:

Voucher/check number _____ through _____ Total \$ _____



Selah City Council

Regular Meeting

AGENDA ITEM SUMMARY

Meeting Date: 7/22/2025

Agenda Number: 10C

Action Item

Title: Resolution Authorizing the Signing and Submission of a Washington State Public Works Board Funding Application and Applicant Certification Related to the City’s Brader Hill Water Storage Reservoir Project

From: Rocky Wallace, Public Works Director

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission Recommendation: N/A

Fiscal Impact: The Project’s cost estimate is \$2,850,000.00, and the City would need to take out a 20-year loan to pay for it. The City may be eligible to receive fifty-percent forgivable principal on the loan upon successful funding award.

Funding Source: 411, Water Fund

Background/Findings/Facts: City staff desires to enhance the water system’s emergency storage capacity by constructing a new one-million-gallon reservoir at Brader Hill. This “Project” will be known as the City’s Brader Hill Water Storage Reservoir Project.

The Project’s estimated cost is \$2,850,000.00 according to HLA Engineering and Surveying, Inc. (HLA). It is contemplated that the City would take out a 20-year PWB loan.

City staff is seeking the City Council’s approval for a Washington State Public Works Board (PWB) funding Application and an Applicant Certification to be signed and submitted, in hopes that funds might be secured from PWB that the City could then apply toward this Project.

Specifically, the City may be eligible for a fifty-percent forgivable principal grant from the PWB, which, needless to say, would be quite a positive thing for the City.

Recommended Motion: I move to approve the Resolution in the form presented.

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date:	Action Taken:

RESOLUTION NO. 3222

RESOLUTION AUTHORIZING THE SIGNING AND SUBMISSION OF A WASHINGTON
STATE PUBLIC WORKS BOARD FUNDING APPLICATION AND APPLICANT
CERTIFICATION RELATED TO THE CITY'S BRADER HILL WATER STORAGE
RESERVOIR PROJECT

WHEREAS, the City desires – as what will be known as the City's Brader Hill Water Storage Reservoir Project ("Project") – to construct a new one-million-gallon water storage reservoir at Brader Hill to enhance the water system's emergency storage capacity, and to also undertake related tasks and actions; and

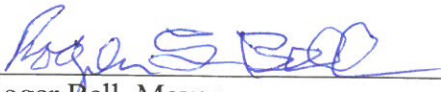
WHEREAS, the Washington State Public Works Board (PWB) has funds available with favorable interest rates; and

WHEREAS, the total Project cost is estimated to be \$2,850,000.00 according to HLA Engineering and Surveying, Inc., which serves as one of the City's contracted engineering consultants; and

WHEREAS, City staff desires to sign and submit a funding Application and an Applicant Certification to the PWB, and the City Council finds that good causes exist for such to occur;

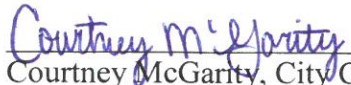
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the Mayor, City Staff and/or HLA be and are authorized to sign and submit a Washington State Public Works Board Funding Application and Applicant Certification for this Project.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 22th day of July, 2025.



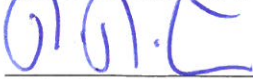
Roger Bell, Mayor

ATTEST:



Courtney McGarity, City Clerk

APPROVED AS TO FORM:



Rob Case, City Attorney



Powered by [ZoomGrants™](#) and

Washington State Dept. of Commerce
Public Works Board
Public Works Board
FY26 Traditional Application Cycle
Deadline: 8/8/2025

City of Selah
Brader Hill Water Storage Reservoir

Jump to: [Application Summary](#) [Application Questions](#) [Tables](#) [Documents](#)

\$ 2,850,000.00 Requested

Project Contact

Justin Bellamy
jbellamy@hlacivil.com
Tel: (509) 966-7000

Additional Contacts

rocky.wallace@selahwa.gov,
jbellamy@hlacivil.com,
ty.jones@selahwa.gov

City of Selah

115 W Naches Ave
Selah, WA 98942
United States

Telephone(509) 698 -7365
Fax
Web selahwa.gov

Mayor

Bell
roger.bell@selahwa.gov

Application Summary [top](#)

General Applicant and Project Information

1. Type of Project:

Select one. If you have more than one application for a different type, select Open Programs above and select Apply Again.

- ☒ OPEN UNTIL 8/8/25 - Construction
☐ OPEN CONTINUOUSLY - Pre-Construction

2. System Type:

Select the type of system(s) for which you are seeking PWB funding. For the primary system, use 1. For any other systems the project affects, rank 2-6 in order of relative impact. If the project does not affect a system, leave that line blank.

- | | |
|---|--------------------------------|
| | Bridges |
| 1 | Domestic Water |
| 2 | Roads/Streets |
| | Sanitary Sewer |
| | Solid Waste/Recycling/Organics |

3 Stormwater

6.00 TOTAL

3. Statewide Vendor Number (SWV) and Unified Business Identifier (UBI):

SWV and UBI numbers are required at the time a contract is awarded. If you don't have one yet, put zeros in that field. SWV search: <https://ofm.wa.gov/it-systems/accounting-systems/statewide-vendorpayee-services/statewide-vendor-number-lookup>

SWV0007717 SWV #

392000174 UBI #

392,000,174.00 TOTAL

4. Project location - include ALL of the following: a) Approximate project street address, b) City, c) County, d) Zip Code, and e) Latitude & Longitude:

If your project occurs in multiple locations and/or across an area, please select the most central point in the largest project area and/or the most appropriate for the project.

a) Project Address: 1400 Brader Avenue

b) City: Selah

c) County: Yakima

d) Zip Code: 98942

e) Latitude & Longitude: 46°39'0.79"N, 120°32'53.60"W

Selah City Hall Address: 115 West Naches Avenue, Selah WA 98942

5. Legislative and Congressional Districts of Project Area:

If your project crosses multiple districts, please note each one. District lines may have changed since the last time you applied for PWB funding. Please check the district of your project site address(es) here: <https://app.leg.wa.gov/DistrictFinder/>

15 Legislative District(s)

4 Congressional District(s)

19.00 TOTAL

Project Need

6. Describe the scope and deliverables of the project that would be funded by PWB. If the proposed project is part of multiple phases or part of a larger project, briefly summarize the other phases/parts of the project and clearly identify which portions would be funded by PWB with this application.

This project involves the construction of a new 1.0 million-gallon (MG) steel standpipe water storage reservoir to enhance the system's emergency storage capacity. Approximately 230 linear feet (LF) of new 12-inch ductile iron water main will be installed in Heritage Hills Drive, north of the project site, to connect the reservoir to the existing distribution system. Additional project components include the installation of approximately 400 LF of new perimeter security fencing and an access gate, 15 tons of asphalt paving, 500 tons of gravel surfacing, site excavation and grading, as well as electrical and control system upgrades. The scope also includes the installation of valve vaults, drain structures, and approximately 185 LF of 12-inch drain piping.

Project deliverables include new reservoir design plans, bid and contract documents, bid advertisement, bid summary and recommendations of contract award, record drawings following completion of construction, monthly funding agency reimbursement requests and progress reports, and final project closeout documentation.

Public Works Board would be funding the project in its entirety, including design and construction

engineering, environmental and cultural review, funding administration, and construction and construction administration costs.

7. What is the problem/opportunity being addressed?

Please upload any supporting documentation such as a compliance letters, monitoring reports, data or technical reports, award letters, etc.

The City of Selah currently lacks adequate emergency water storage capacity to meet the demands of fire suppression and other critical needs. This project presents a vital opportunity to increase the City's emergency storage capacity at Brader Hill by fivefold through the construction of a new, 1.0 MG reservoir. The existing reservoir alone is insufficient for the City's growing needs. Adding an additional modern, upsized tank will significantly enhance Selah's ability to respond to emergencies, ensure public safety, and support future development.

8. Describe how this project addresses the problem/opportunity and if future work will be required to fully resolve it.

With this new reservoir installed the city will not have to rely on a single reservoir in the Brader Hill area. The new reservoir will provide much needed additional storage. The new and existing reservoir will be able to operate together.

This project will fully address the problems identified and will not require future work to be fully resolved. This new reservoir will serve as a much-needed asset to the existing water system by strengthening the function and backup volume for times of need.

9. What is the "compelling case" for this project? Why should the PWB consider funding this project?

This new reservoir is a critical addition that will significantly improve the ability to manage water supply during emergencies. In situations like wildfires, power outages, or pipeline failures, having an additional water reserve ensures that there is enough water available to maintain essential services and meet community needs. It also adds a layer of redundancy to the system, helping the city respond faster and more effectively in times of crisis. This investment is especially important as fires have been a recurring problem in the area, highlighting the urgent need for a more robust and reliable emergency water supply. By ensuring adequate water is available when it's needed most, the new reservoir could help save both lives and homes during future emergencies. It could also play a key role in protecting existing city infrastructure—such as roads, utilities, and public facilities—from damage during major fires and other emergency events.

Selah is designated as "Severely Distressed" in regard to county unemployment rate and Median Household Income. Instead of implementing extreme rate increases on citizens and draining reserve funds, the city could focus on other areas of their water system that are in need of replacement. The City of Selah would be able to ensure a safer home for its residents with this Public Works Board funding.

10. Will this project complete the Construction for a previous Pre-construction award from the PWB?

- ☐ Yes
- ☒ No

11. Project funding will be used to:

Select all that apply.

- ☒ Construct new infrastructure
- ☒ Replace/repair/enhance existing infrastructure
- ☐ Prepare for future project(s)

☐ Create or update a planning document

12. Is your jurisdiction in compliance with the Growth Management Act with no findings before a Growth Management Hearings Board? Note: If no, your jurisdiction is NOT ELIGIBLE for PWB funds until the Hearings Board removes the finding. An open case does not necessarily affect eligibility.

To check your jurisdiction's compliance with GMA, review the GMA Status Report linked in the Library above.

☒ Yes

☐ No

☐ Not Applicable

13. Is your Periodic Update or Critical Areas Ordinance overdue to Growth Management Services? Note: If yes, your jurisdiction will have 5 months from the date of award to make at least significant progress per Growth Management Services on the overdue requirement.

To check your jurisdiction's compliance with these requirements, review the GMA Status Report linked in the Library above.

☐ Yes

☒ No

☐ Not Applicable

Archeological and Cultural Resources

14. In accordance with Governor Executive Order 21-02, PWB conducts the archaeological and cultural resources review and Tribal Consultation prior to any ground-disturbing activities, land acquisition, demolition, or construction. Do not submit the EZ-1 or EZ-2 form to DAHP. ALL APPLICANTS must complete a NEW EZ-1 form as a part of their application regardless of GEO 21-02 or National Historic Preservation Act Section 106 completion. Completion of NEPA or SEPA does not necessarily constitute GEO 21-02 completion.

Has a Section 106 or GEO 21-02 review already been completed in the last five years? If yes, please upload that documentation to sections C, D, and E below.

☐ Yes

☒ No

Documents Requested *

Required? Attached Documents *

A) EZ-1 Form

☒

[download template](#)

B) Detailed PDF map(s) of project area or project area shape files (if available).

☒

[Brader Hill Reservoir Site Map](#)

[City Site Map](#)

C) Section 106 or GEO 21-02 Completion Letter, if applicable

D) Evidence of tribal notification for completed Section 106 or GEO 21-02 process, if applicable

E) Map showing the Area of Potential Effect (APE) of completed Section 106 or GEO 21-02 process, if applicable

COMMUNITY FINANCIAL PROFILE

1. Select the loan repayment fund(s) dedicated for loan security. This info will be incorporated into the contract if awarded.

If the loan security will be a special assessment district, include the district's name in this application.

- ☒ General Obligation
- ☐ Domestic Water Revenue Obligation
- ☐ Sanitary Sewer Revenue Obligation
- ☐ Stormwater Revenue Obligation (NOTE: local governments performing a stormwater project that have not created a storm water utility or a combined sanitary sewer/storm sewer utility may not use this option)
- ☐ Solid Waste Revenue Obligation
- ☐ Local Improvement District: This loan is payable from special assessments collected from a Local Improvement District, Local Utility District or any other similar special assessment district created to for the purpose of making the improvements financed by this loan.

2. Utility Rates: (if applicable)

Answers are limited to 10 characters. Abbreviate if necessary and use "n/a" if not applicable.

4,805	What is the number of Equivalent Residential Units (ERU's)?
\$24.68	What is the current base monthly fee for a single-family household paid by residential customers of your facility/system?
\$2.20	Additional residential rate per 100 cubic feet (CF)?
11/2024	When was the last time rates were increased?
Yearly	How frequently do you review your utility rates?
4,831.88	TOTAL

3. Number of people in your jurisdiction:

8,445

4. Approximate number of people served by the system or asset in the last calendar year:

12,499

5. Percentage of the system affected by this project:

-no answer-

PROJECT OUTCOMES

6. Rank the System Impact Categories your project addresses from highest impact (1) to lowest impact (4):

If any of these categories do not apply, leave blank. Disregard the "Total" generated by this field.

1	Public Health & Safety
3	Environmental Health
2	System Performance
4	Economic or Housing Development/Growth
10.00	TOTAL

7. Explain how this project fits your selections for System Impact Categories:

Public Health & Safety is ranked highest in the System Impact Categories due to the importance of this additional reservoir in emergency response capacity. This new reservoir will provide a vital safeguard for

both people's lives and property during wildfires and provide a strong foundation for the water system. This reservoir provides an additional layer of security by ensuring firefighting efforts remain uninterrupted in the case of power outages disabling booster pumps.

System Performance is also an element this reservoir will improve. Relying on a single storage volume in the Brader Hill area allows for the risk of the tank being drained completely during emergency events and the City to be left vulnerable for catastrophic emergency outcomes during fires. The Fire Department understands the need and the urgency for this project in relation to both performance and safety.

Although improving safety of the community is the soul focus of this new reservoir, environmental health is also an area that would be strengthened. The City and its community members care about the environment surrounding the existing infrastructure and want to maintain it. This reservoir would better protect the surrounding area during emergency events in turn, reducing carbon emissions from wildfire smoke.

Economic and Housing Development growth would become more with feasible with this additional reservoir. Although economic and housing development would be beneficial, the City stands with the need to enhance safety for its current residents.

8. If applicable, describe how this project solves, mitigates, or prevents a public health and safety issue.

If this is not applicable, put N/A.

-no answer-

9. If applicable, describe how this project solves, mitigates, or prevents environmental degradation.

If this is not applicable, put N/A.

The construction of the new 1.0 MG Brader Hill Reservoir presents a strategic opportunity to enhance the protection and preservation of local wildlife habitats. Recognizing the ecological value of the surrounding sage-covered foothills, the City of Selah is committed to maintaining the area's environmental integrity for future generations. Wildfires pose a significant threat to these ecosystems, often resulting in habitat loss and wildlife displacement. The reservoir's dedicated emergency storage capacity will improve the City's ability to respond to wildfire events, thereby supporting fire mitigation efforts and safeguarding critical natural resources.

10. What potential climate change impacts did your jurisdiction consider when selecting and designing this project? How does your jurisdiction plan to address or mitigate impacts that climate change may have on this asset?

Frequent droughts have been an important climate change impact that was considered when selecting this project for design and construction. Drought periods could have a devastating impact on the community without backup emergency storage and rising temperatures. This new tank would strengthen the existing system and safeguard during these events.

11. Will this project reduce waste product(s), create energy efficiencies, or reduce carbon emissions? If yes, describe how.

With the addition of this new reservoir, the city's existing water system will be run much more efficiently. Electrical upgrades will be completed at the existing Brader Hill Reservoir site and will ensure less energy usage with more efficient equipment. A second reservoir and additional site piping would also decrease the risk of pipeline breaks reducing system and storage leakage. Even more water would be conserved for emergency events with the new steel tank design and city forces could be used elsewhere.

12. If applicable, describe how this project addresses or prevents system performance issues or lack of service.

If this is not applicable, put N/A.

-no answer-

13. If applicable, describe how this project impacts economic or housing development.

If this is not applicable, put N/A.

This project will promote housing development in the area due to the increased storage capacity. With this increased water capacity, more homes can be built, bringing more residents to the area. More rate payers for the water system will be brought in further enhancing the ability to fund future projects and maintain the current system. More community members will also benefit the local economy with more individuals supporting local businesses and industry jobs.

LOCAL MANAGEMENT EFFORT

14. Identify when your jurisdiction last updated the below planning documents. If there is a relevant part of a particular plan below that references this project, upload that section of the document to this application. Use MM/YY format.

If your jurisdiction does not complete a listed document, put "n/a".

11/20	Capital Facilities Plan/Capital Improvement Plan
03/17	Comprehensive Plan
02/21	Water System Plan (or similar)
10/18	Sewer System Plan (or similar)
12/21	Stormwater System Plan (or similar)
N/A	Comprehensive Transportation Plan (or similar)
N/A	Solid Waste Management Plan
02/21	Asset Management Plan
0.00	TOTAL

15. Describe how you maintain and sustainably operate the system(s) for which you are applying. (e.g., Asset Management Plan, inspection schedule, leakage detection program, scheduled chip sealing, update Water System Plan or Solid Waste Management Plan, etc...)

The City of Selah staff operate based off a strict program that ensures their systems are maintained and sustainably operated. The city workers follow an Operation and Maintenance Program that is outlined in Chapter 6 of the 2021 Water System Plan (WSP) update that will continue for this new system addition.

All reservoir level indicators are visually checked daily, reservoir screens are inspected quarterly, exteriors and interiors (as possible without removing from service) are inspected each year, every five years the reservoirs are emptied individually and inspected along with being cleaned, refilled, and chlorinated before removing the next tank from service. Inspection and video recording interiors using divers and vacuuming removing accumulated debris occur as needed. Electrical equipment and operation of the reservoir are efficiently operated to maintain sustainability. Similar tasks are conducted throughout the entire distribution system by City staff to ensure longevity.

16. How will you achieve long-term sustainability of the finished project and its associated outcomes?

A new perimeter security fence and access gate will be installed at the site to prevent unauthorized access, mitigate the risk of vandalism, and enhance the facility's long-term durability. The City values their facilities and understands the funds that are invested to construct them. As mentioned above, the Operation and Maintenance Program will continue to be followed and updated in future water system

plans to make sure needed changes or additions occur. The City budgets about \$150,000 annually for water system maintenance and improvements.

17. Describe how your organization ensures administrative, financial, or planning stability to be good stewards of the Public Works Assistance Account funds if awarded. (e.g., Disaster Resiliency Plan, Emergency Plan, rate study, income survey, annual budgeting, etc.)

The City of Selah conducts rate studies each year and updates their rates based upon them. The last rate increase was implemented in November 2024. It is understood how important rates are to improve the water system and fund future projects.

The City also conducts an annual budget where funds are set aside for water system maintenance and future projects. Water System Plans are also updated as required with the last update being completed in 2021. Having this plan and proper rates ensures a strong foundation to continue future projects, conduct proper maintenance, and ensure longevity of the water system.

FACT-FINDING QUESTIONS

18. Are there any barriers or time constraints restricting or delaying the completion of this project? If yes, describe how.

Yes, budgeting funds to design and construct a new reservoir would have a large impact on rate payers in the community. The City understands the large capital investment needed to complete this project. Equipment lead times have been extremely drawn-out along with increased material prices. Further project delays will result in a higher project cost, that could be passed onto community members, along with more homes and even lives being lost to fires without critical emergency water storage.

19. When this project is complete, what will be the approximate life of the asset(s) in years?
40 years.

20. If this project will be completed in partnership with other organizations, agencies, or regionalized efforts, list the partnerships and describe the role of each partner.

Letters of support or negotiated letters of agreement from major partners should be attached to this application.

This project will not be completed in partnership with any other organizations, agencies, or regionalized efforts.

21. Does this project require coordination with other infrastructure projects, either internal or external? For example, a water main replacement project that coincides with a transportation improvement project or a bridge construction project that is connected to a stormwater project.

If yes, describe or explain and provide documentation under the Documents tab of the other connected infrastructure project(s) and construction schedule(s).

☐ Yes, please explain:

☒ No

22. Does this project impact any communities or lands of a federally-recognized Tribe? If so, describe how your jurisdiction has engaged with that Tribe and what the outcomes of that engagement were.

If yes, include a letter of support or similar correspondence with the affected Tribe.

No, this project does not impact any communities or lands of a federally-recognized Tribe.

23. How has proactive community engagement influenced the project's design and/or selection?

If you have any documents showing your community engagement efforts, please upload those to the Documents tab. Note: PWB does not consider presentations to your own governing body as proactive

community engagement.

Yes, proactive community engagement has influenced the project's selection. One form of community engagement that has influenced this project is the recent loss of homes due to a fire in the City of Selah on July 9, 2025. During this fire, the Palm Park reservoir was supplying the fire hydrants in the area to fight the fires. The booster pump station was operating to maintain this flow because of the water that was drawn out of the reservoir. If Pacific Power had shut off power in this area, the pumps would have stopped and the reservoir would not have been able to supply water effectively enough to fight the fire causing even more loss of homes. Increased storage capacity for emergencies is critical to meet current demands. A letter of support for this new reservoir from the City of Selah Fire Department has been attached to this application. The City understands the importance of this project and does not want a situation like this to happen in the Brader Hill area. This project will safeguard the community, and Selah is eager to move forward.

24. Does your project area overlap an area that may include any other jurisdictions' assets? If so, how have you coordinated with those jurisdictions to address any potential impacts to their assets that this project may cause?

No, this project does not overlap an area that may include any other jurisdictions' assets.

25. List the permits that will be necessary to complete this project and their current status.

No permits are necessary to complete this project.

26. Has a State Environmental Policy Act (SEPA) Checklist been completed for this project and submitted to the Washington Department of Ecology? If yes, include that documentation in this application.

PWB does not require SEPA completion, but the documentation is helpful for additional context if available.

☐ Yes

☒ No

☐ Not Applicable

27. Does this project encourage economic development through mixed-use and mixed income development?

☐ Yes

☒ No

28. Does this project create new, family-wage jobs, and avoid shifting existing jobs from one Washington state community to another?

☐ Yes

☒ No

29. Does this project connect a road/street or water, sewer, or stormwater services to a new affordable housing development as defined by RCW 36.70A.030 (5)?

See <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030> for reference. If this project supports affordability for existing housing but does not connect service to a new affordable housing development, select No.

☐ Yes

☒ No

30. Does this project consolidate or regionalize a system?

☐ Yes

☒ No

31. I understand that, per the PWB's Performance Incentives Policy, any Construction project awarded funding after July 1, 2025 will be eligible for performance incentives C or D listed in the policy ONLY if the actual Notice to Proceed date for the project is no more than 3 months after

the Construction Start Date/Notice To Proceed date listed in the Estimated Project Schedule/Cost/Readiness to Proceed table in the next section of this application.

See <https://deptofcommerce.box.com/s/euuvctjydnzosdlgbkprf20uvkigq7k6> for the policy.

☒ Yes

Tables [top](#)

Estimated Project Schedule/Cost/Readiness to Proceed

Activity	Current Status	Percent Complete	Completion Date	Total Project Amount	PWB Requested Amount
30% design/Engineering Report/Preliminary Engineering	Not Started	0 %	(Mo/Yr)	\$ 90,780	\$ 90,780
60% design	Not Started	0 %	(Mo/Yr)	\$ 90,780	\$ 90,780
90% design	Not Started	0 %	(Mo/Yr)	\$ 90,780	\$ 90,780
100% design/Bid Documents	Not Started	0 %	(Mo/Yr)	\$ 55,260	\$ 55,260
Cultural and Historical Resources Review (Section 106 or Executive Order 21-02)	Not Started	0 %	(Mo/Yr)	\$ 7,500	\$ 7,500
Environmental Review	Not Started	0 %	(Mo/Yr)	\$ 7,500	\$ 7,500
Land/Right-of-Way Acquisition/Site Control	Not Applicable	0 %	N/A (Mo/Yr)	\$ N/A	\$ N/A
Permits	Not Applicable	0 %	N/A (Mo/Yr)	\$ N/A	\$ N/A
Community Engagement		%	(Mo/Yr)	\$ 0	\$ 0
Award Construction Contract	Not Started	0 %	(Mo/Yr)	\$ 1,880,948.99	\$ 1,880,948.99
Construction Start/Notice to Proceed	Not Started	0 %	(Mo/Yr)	\$	\$
Construction Management	Not Started	0 %	(Mo/Yr)	\$ 172,900	\$ 172,900
Construction Inspection Activities	Not Started	0 %	(Mo/Yr)	\$ 172,900	\$ 172,900
Construction Complete	Not Started	0 %	(Mo/Yr)	\$ 0	\$ 0
Substantial Completion	Not Started	0 %	(Mo/Yr)	\$ 0	\$ 0
Investment Grade Efficiency Audit (if applicable)		%	(Mo/Yr)	\$	\$
Contingencies	Not Started	0 %	(Mo/Yr)	\$ 280,651.01	\$ 280,651.01

Total**Project Funding - Attempts**

Type of Funding (Grant, Loan, Local)	Identify Source	Amount	Outcome (Planned, Applied, Denied, etc)	Date of Outcome
1. PWB Application	N/A	\$ N/A	N/A	N/A
2. N/A	N/A	\$ N/A	N/A	N/A
3. N/A	N/A	\$ N/A	N/A	N/A
4. N/A	N/A	\$ N/A	N/A	N/A
5. N/A	N/A	\$ N/A	N/A	N/A
Total		\$ 0		

Project Funding - Secured or Already Spent

Type of Funding (Grant, Loan, Local)	Identify Source	Amount	Outcome (Already Spent, Budgeted, Awarded, etc.)	Date of Outcome	Contract No. (if applicable)
1. N/A for all funding. None secured.	N/A	\$ N/A	N/A	N/A	N/A
2. N/A	N/A	\$ N/A	N/A	N/A	N/A
3. N/A	N/A	\$ N/A	N/A	N/A	N/A
4. N/A	N/A	\$ N/A	N/A	N/A	N/A
5. N/A	N/A	\$ N/A	N/A	N/A	N/A
Total		\$ 0			

Contingent or Matched Funds

Type of Funding (Grant, Loan, Combo)	Identify Source	Amount
1. N/A	N/A	\$ N/A
2. N/A	N/A	\$ N/A

Documents [top](#)**Documents Requested *****Required? Attached Documents ***

Greenhouse Gas Policy	☒	City of Selah Greenhouse Gas Policy
Project Site/Asset Photos	☒	
Project Contact List download template	☒	
Applicant Certification download template	☒	
System Information - Domestic Water Projects download template		
System Information - Sanitary Sewer Projects download template		
System Information - Storm Water Projects		

[download template](#)

System Information - Road/Street or Bridge Projects

[download template](#)

System Information - Solid Waste/Recycling/Organics Projects

[download template](#)

For Rate-Based Systems, please upload a document with: 1) Estimated per connection rate increase for debt service coverage. If no rate increase anticipated, provide explanation for debt service coverage strategy; and 2) Adopted rate structure.

[Adopted Water Rates](#)

Optional: Income Survey - See guidelines in the "download template" link.

[download template](#)

Regulatory order, negotiated letter of agreement, court order or evidence of new State or Federal requirement to be met (if applicable)

Non-regulatory letter(s) of support from affected community members, area businesses, legislators, advocacy groups, etc. (if available)

Evidence of proactive community engagement work (if available - e.g. fliers, notes from community gathering, social media posts, etc.)

Project-specific documentation (e.g. design schematics or engineering report, reports about the issue, data, etc.)

[Brader Hill Reservoir Cost Estimate](#)

SEPA Checklist (if applicable)

Other miscellaneous documents

** ZoomGrants™ is not responsible for the content of uploaded documents.*

Application ID: 502603

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CITY OF SELAH**Brader Hill Water Storage Reservoir
Engineer's Opinion of Construction Cost**

7/10/2025

Preliminary

HLA Project No. 25006G

Item No.	Description	Payment Specification	Unit	Unit Cost	Overall Quantity	Overall Cost
1	Minor Change	1-04.4(1)	FA	\$25,000.00	1	\$25,000.00
2	Apprenticeship Incentive	1-07.9(3)	CALC	\$5,000.00	1	\$5,000.00
3	Apprenticeship Penalty	1-07.9(3)	CALC	-\$9,600.00	1	-\$9,600.00
4	Mobilization	1-09.7	LS	\$150,000.00	1	\$150,000.00
5	Site Excavation and Grading	1-09.3(1)	LS	\$50,000.00	1	\$50,000.00
6	Project Temporary Traffic Control	1-10.5	LS	\$10,000.00	1	\$10,000.00
7	Crushed Surfacing Base Course	4-04.5	TON	\$70.00	50	\$3,500.00
8	Crushed Surfacing Top Course	4-04.5	TON	\$70.00	500	\$35,000.00
9	HMA Cl. 3/8-Inch PG 64H-28	5-04.5	TON	\$350.00	15	\$5,250.00
10	Shoring or Extra Excavation	7-08.5	LF	\$3.00	415	\$1,245.00
11	Select Backfill, as Directed	7-08.5	CY	\$70.00	210	\$14,700.00
12	D.I. Pipe for Water Main 12 In. Diam.	7-09.5	LF	\$150.00	230	\$34,500.00
13	12" Drain Piping, Complete	1-09.3(1)	LF	\$120.00	185	\$22,200.00
14	Cement Conc. Traffic Curb and Gutter	8-04.5	LF	\$200.00	10	\$2,000.00
15	1.0 MG Steel Standpipe Reservoir, Complete	1-09.3(1)	LS	\$1,000,000.00	1	\$1,000,000.00
16	Submersible Mixer, Complete	1-09.3(1)	LS	\$50,000.00	1	\$50,000.00
17	Vaults, Valves, and Drain Structures, Complete	1-09.3(1)	LS	\$200,000.00	1	\$200,000.00
18	Chain Link Fencing	1-09.3(1)	LF	\$75.00	400	\$30,000.00
19	Chain Link Double Swing Gate, 20 Feet Wide	1-09.3(1)	EA	\$4,000.00	1	\$4,000.00
20	Electrical, Telemetry, and Control System Improvements, Complete	1-09.3(1)	LS	\$100,000.00	1	\$100,000.00
21	Record Drawings (Minimum Bid \$2,000.00)	1-09.3(1)	LS	\$2,000.00	1	\$2,000.00
22	O&M Manuls (Minimum Bid \$2,000.00)	1-09.3(1)	LS	\$2,000.00	1	\$2,000.00
				Subtotal		\$1,736,795.00
				Sales Tax 8.3%		\$144,153.99
				Contingency 15%		\$280,651.01
Total Estimated Construction Cost						\$2,161,600.00
				Design Engineering	14%	\$302,600.00
				Construction Engineering	16%	\$345,800.00
				Environmental and Cultural Review		\$15,000.00
				Funding Administration		\$25,000.00
				Total Estimated Project Cost		\$2,850,000.00
Assumptions:						
1.	4' wide trench, 7' wide (0.25' HMA) trench resurfacing area for water main.					
2.	7' wide CSBC, 7' wide for HMA patch					
3.	Select backfill 2.75' depth for water main.					
4.	CSTC 7' wide, 1' depth for drain pipe.					
5.	CSTC 0.5' depth surfacing around reservoir.					

Attachment - Applicant Certification

WHEREAS, **City of Selah** is applying to the Washington State Public Works Board for a low-interest loan for an eligible project; and

WHEREAS, RCW 43.155.070 requires that applicants planning under RCW 36.70A.040 must have adopted comprehensive plans in conformance with the requirements of chapter 36.70A RCW, and must have adopted development regulations in conformance with requirements of chapter 36.70A RCW; and

WHEREAS, RCW 70A.205.055 requires a comprehensive Solid Waste Management Plan to be adopted by the city or county; and

WHEREAS, RCW 70.235.070 requires Greenhouse Gas Emission Reduction; and

WHEREAS, RCW 43.155.070(8) requires that a project for a solid waste or recycling facility is consistent with and necessary to implement the comprehensive solid waste management plan adopted by the city or county under chapter 70A.205.055 RCW; and

WHEREAS, the applicant certifies that it has a currently adopted plan for each and every one of the systems it owns and operates and that these plans fully conform to the specifics within this application; and

WHEREAS, RCW 43.155.070 requires that county and city applicants must have adopted the local optional one-quarter of one percent Real Estate Excise Tax, as described in chapter 82.46 RCW; and

WHEREAS, the local government must be using all local revenue sources which are reasonably available for funding public works, taking into consideration local employment and economic factors; and

WHEREAS, the applicant states that their Capital Facility Plan (or similar) is consistent with the Comprehensive Land Use Plan of the jurisdiction in which they provide service; and

WHEREAS, the local governing body has approved submission of this application to the Public Works Board; and

WHEREAS, the applicant certifies that, there is currently no litigation in existence seeking to enjoin the commencement or completion of the above-described public facilities project or to enjoin the applicant from repaying the loan extended by the Public Works Board with respect to such project. The applicant is not a party to litigation which will materially affect its ability to repay such loan on the terms contained in the loan agreement; and

WHEREAS, the applicant recognizes and acknowledges that the information in the application forms is the only information, which will be considered in the evaluation and/or rating process. Incomplete responses will result in a reduced chance of funding. In order to ensure fairness to all, the Public Works Board does not accept any additional written materials or permit applicants to make presentations before the Board; and

WHEREAS, it is necessary that certain conditions be met as part of the application process; and

WHEREAS, RCW 43.155.060(3) requires that the project will be advertised for competitive bids and administered according to standard local procedure; and

WHEREAS, the award will not exceed the maximum amount allowed by the Public Works Board of eligible costs incurred for the project; and

WHEREAS, any loan arising from this application constitutes a debt to be repaid, and **Rocky Wallace/Public Works Director** has reviewed and concluded it has the necessary capacity to repay such a loan; and

WHEREAS, the information provided in this application is true and correct to the best of the government's belief and knowledge and it is understood that the state may verify information, and that untruthful or misleading information may be cause for rejection of this application or termination of any subsequent funding agreement(s); and

NOW THEREFORE, **City of Selah** certifies that it meets these requirements, and further that it intends to enter into a loan agreement with the Public Works Board, provided that the terms and conditions are satisfactory to both parties.

Signed:

Name:

Title:

Date:

Rocky Wallace
Rocky Wallace
Public Works Director
7/24/2025



Selah City Council

Regular Meeting

AGENDA ITEM SUMMARY

Meeting Date: 7/22/2025

Agenda Number: 12A

Action Item

Title: Closed-Record Quasi-Judicial Public Hearing Regarding the Recommendation of the City's Hearing Examiner Regarding a Use Application to Locate a Daycare Business in the General Business (B-2) Zoning District

From: Steve Zetz, Community Development Supervisor

Action Requested: Public Hearing - Closed Record

Staff Recommendation: Conduct the hearing

Board/Commission/Committee/Hearing Officer Recommendation: Approval (recommended by the City's Hearing Examiner)

Fiscal Impact: N/A

Funding Source: N/A

Background/Findings/Facts: The City received a Use Application on or about June 2, 2025, which seeks approval for a daycare business to be located in an existing building that is located in the General Business (B-2) zoning district and, also, to utilize the parking lots that are associated with such building and that are also located in such zoning district.

The subject location is 203 & 205 West Naches Avenue, with the building and one of the parking lots being situated (on Assessor's Parcel Number 181435-41530) immediately west of City Hall and with the other parking lot being situated (on Assessor's Parcel Number 181435-41408) immediately west of the building. The building and parking lots were formerly used (years ago) for a nursing home business. The building is presently empty. The easternmost of the two parking lots is often used by City employees and visitors (via verbal consent from the entity-owner of the building and parking lots).

The Applicant is Angel Soler, who is currently operating the "Little Steps Academy" daycare at 135 & 137 East Naches Avenue and who plans to relocate said daycare from that location to the subject location if final approval is granted. The subject location is owned by the entity of Selah Liberty Buildings LLC, and the registered agent of such entity is Lisa Gordon and the entity's governor is David Gordon.

City staff reviewed the Use Application, prepared a staff report, published required notices, and forwarded the appropriate materials to the Hearing Examiner (Patrick D. Spurgin).

Per the municipal code, this matter is subject to a Class 3 review. *See Selah Municipal Code (SMC) Table 10.28A.* Moreover, a daycare business is not an outright permitted use in the B-2 zoning district, but, instead, is a "conditional use" when situated in such type of zoning district.

The City's Hearing Examiner conducted an open-record public hearing on this matter on June 20, 2025. He received oral testimony and also reviewed written submissions.

On July 7, 2025, the Hearing Examiner issued a seven-page "Recommendation of Hearing Examiner", which includes Findings of Fact, Conclusions and an ultimate recommendation that approval should be granted subject to certain conditions. A copy of the Recommendation of Hearing Examiner is submitted with the instant AIS.

As a proposed condition, the Hearing Examiner believes that the combined student-and-staff occupancy at the business should be limited to 25 persons at any given time. *See* Recommendation of Hearing Examiner, p.6, #3. This is based on a comparison of the interior square footage of the building versus the number of onsite vehicle stalls in the two parking lots. Under the building code, the building's size would enable a total occupancy of nearly 270. *See* Table 1004.5 of the International Building Code. However, the number of onsite vehicle stalls is much limited and would not accommodate a total occupancy anywhere near that high.

City staff believes that approval should be granted but that the combined occupancy should not be capped at 25. On the occupancy issue, City staff believes that the specification of total capacity should be made at a later date once further information is available such as a final layout is provided by the Applicant which, in turn, will allow the City to determine how much of the interior space will be actually used and how much will not be used (such as, perhaps, the basement area). For clarity, City staff is not suggesting that an occupancy anywhere near to 270 would be proper. But 25 seems far too low, in the opinion of City staff. Also, given the nature of the intended use – a daycare – the occupant-clients will be children who are too young to drive. Parking will primarily only be needed for the business's occupant-employees and for the drop-off and pick-up times when parents or others deliver children to and retrieve children from the daycare.

With regard to occupancy and parking, the City Council essentially has three options (if the City Council is otherwise inclined to approve the Use Application). One, the City Council could adopt the Hearing Examiner's Conclusions and conditions without any change, thereby capping occupancy at 25. Two, the City Council could negate the Hearing Examiner's maximum-of-25-occupancy condition, allow staff to determine occupancy upon completion of a fire inspection and review of the used square footage actually being used, and immediately grant a parking variance that would allow the existing 25 spaces to satisfy the parking requirements of the existing building for use as a daycare. (The City Council has the power to grant a parking variance because the City Council is, for this sort of matter, the City's highest-ranking decisionmaker.) Three, the City Council could negate the Hearing Examiner's maximum-of-25-occupancy condition, authorize City staff to issue an administrative variance that establishes the occupancy (of whatever specific number) and that allows both onsite and nearby offsite parking to be used to support the occupancy. (Again, these three options are only relevant if the City Council is otherwise inclined to approve the Use Application. If, instead, the City Council is generally inclined to deny the Use Application, then these three options would become moot because only an approval can be conditioned – there are no "conditions" when a denial occurs.)

Staff recommends Option 2 which allows the Council to grant a variance for parking to allow the daycare to utilize the 25 existing spaces and allows staff to determine occupancy upon completion of a fire-life-safety inspection, a required State inspection, and a review of the actual square footage used.

Suggested Language/Process, for Use by Mayor, the City Attorney and/or Mr. Zetz:

1. (Read aloud the following Quasi-Judicial Hearing *Ex Parte* Contact, Open-Mind and Conflict of Interest Preamble and Questions)

A closed-record quasi-judicial hearing will occur on this matter. Under the law, every quasi-judicial hearing must be fair, and, also, must appear to be fair. The decision must be based on proper evidence and any Councilmember who has any disqualifying circumstance is supposed to recuse himself/herself. If any Councilmember has had *ex parte* contact with the Applicant or anyone, other than City staff, regarding this matter, the Councilmember should confirm that an *ex parte* contact occurred and disclose the nature and/or substance of that contact. In addition, if any Councilmember has already made up his/her mind regarding this matter, either in full or in part, the Councilmember should disclose that reality and specify the extent to which the Councilmember has already made up his/her mind. Finally, if any Councilmember has or would have a personal, familial or business interest in the outcome of this matter, the Councilmember should disclose that reality and explain it.

Q: Does any Councilmember have an *ex parte* contact to disclose? Does any Councilmember or person in attendance have reason to believe that one or more Councilmembers have had an *ex parte* contact regarding this matter?

Q: Has any Councilmember already made up his/her mind about this matter in any regard? Does any Councilmember or person in attendance have reason to believe that one or more Councilmembers have already made up their minds regarding this matter?

Q: Does any Councilmember have an interest in the outcome of this matter? Does any Councilmember or person in attendance have reason to believe that any Councilmember has an interest in the outcome of this matter?

(If it proves necessary for the Mayor to cast a tie-breaking vote, then prior to the Mayor doing so, the above-recited three questions should be reworded as appropriate and posed to the Mayor.)

2. We will now commence the closed-record quasi-judicial hearing. Is there anyone present today who offered testimony when this matter was pending before the Hearing Officer who desires to also offer testimony today about this matter? If so, please come forward to the podium one by one. Courtney, did we receive any written comments or documents pertaining to this matter from anyone who previously submitted written comments or documents when this matter was pending before the Hearing Examiner? If so, please provide copies to myself. (If she is uncertain as to whether someone who desires to offer written comments or documents today had been a participant when this matter was pending before the Hearing Officer, Mr. Zetz can resolve the confusion by examining the previously-existing record.)
3. We will now conclude the public hearing.
4. (Finally, the City Council will consider whether to approve or deny the Use Application, including whether to modify any of the Hearing Examiner's Conclusions and/or

conditions. A separate AIS will be included within the Agenda Packet along with a proposed Resolution.)

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date:	Action Taken:
06-20-2025	Hearing Examiner’s Open-Record Public Hearing
07-07-2025	Hearing Examiner’s Issuance of Seven-Page “Recommendation of Hearing Examiner”

**CITY OF SELAH
OFFICE OF THE HEARING EXAMINER**

IN THE MATTER OF CLASS 3 REVIEW OF AN APPLICATION TO ESTABLISH A DAYCARE CENTER IN AN EXISTING BUILDING ON NACHES AVENUE IN THE BUSINESS, GENERAL (B-2) ZONING DISTRICT	)	SELAH FILE NO. CL3-2025-001
	)	
	)	
	)	HEARING EXAMINER RECOMMENDATION
	)	
SUBMITTED BY	)	
	)	
ANGEL SOLER	)	
	)	

I. INTRODUCTION

The City of Selah received an application on or after June 2, 2025, for Class (3) Review of a proposed daycare center to be located in an existing building in the Business, General (B-2) zoning district. The applicant currently operates a daycare center at 135-137 East Naches Avenue. The current operation ("Little Steps Academy") would be relocated from its existing location to an existing building at 203 West Naches Avenue. Little Steps Academy purportedly emphasizes education and runs a dual language program based on earlier land use reviews of the operation.

An open record hearing on the current application was conducted after due public notice in the City's hearings facility. Prior to the hearing, Community Development Supervisor Stephen Zetz provided a staff report on the application, as well as a set of exhibits. Also before the hearing, the Hearing Examiner viewed the outside of the existing building and parking areas. No written comments were received regarding the application. The staff report and exhibits are available online through the City's website. The City was represented at the hearing by Mr. Zetz. The applicant represented herself. The property owner and several members of the public attended and testified at the hearing. All public comments received at the hearing supported the application.

II. FINDINGS OF FACT

The following findings are based on a review of the staff report and hearing exhibits, and statements made by attendees at the June 20, 2025, open record hearing.

1. Application Information

PROPONENT: Angel Soler (Applicant), 2 S. 32nd Ave., Yakima WA 98902.

LOCATION: 203 West Naches Ave., Selah, WA 98942.

PROPERTY OWNER: Selah Liberty Buildings LLC, 1770 E Pomona Rd., Yakima, WA 98901.

TAX PARCEL NUMBERS: 18143541530, 18143541408.

PROPOSAL: Locate a daycare center ("Little Steps Academy") in an existing building located in the Business, General (B-2) zoning district. The daycare center will serve students from 0 to 11 years old. The following information was included in the applicant's "Statement of Cause" in the application materials:

- A. Description of Proposed Development: Little Steps Academy is a

childcare facility that would serve students 0-11 years old. The hours of operation will be from 6:30 a.m. to 5:30 p.m.

B. How is the proposal compatible with neighboring properties? The proposed daycare use is similar to the proposed location's previous use, which was a nursing home / assisted living facility. As noted in the staff report, while a Daycare center is listed as a conditional use in commercial zones, the use itself has a significantly lower impact than other uses allowed outright in a commercial zones after only an administrative review rather than a public hearing. Examples include kennels, laundromats, hotels, night clubs, lumber yards, and RV and auto sales. No evidence or comments have been received to indicate that the proposed use will interfere with the quiet enjoyment of nearby properties.

C. What mitigation measures are proposed to promote compatibility? So long as the use conforms to the actions set out in the application materials, no other mitigation measures appear necessary.

D. How is the proposal consistent with the current zoning of the property? The property is located in the B2 Business zone, and the daycare center is a business use.

E. How is the proposal consistent with uses and zoning of neighboring properties? This zone is B2 Business.

F. How is your proposal in the best interest of the community? As a matter of public record from the previous review of the Little Steps Academy, Selah has limited childcare facilities that serve the target age group. As noted in public comments, there is local need and support for the daycare center.

2. Application authority and jurisdiction:

Selah Municipal code (SMC), Table 10.28A Permitted, Administrative and Conditional Uses provides that uses which are identified as a 3 on the permitted use table shall be processed in accordance with Title 21, SMC 10.06.040, and 10.06.060 for Class (3) Uses. "Child daycare center" means any preschool, day nursery, nursery school, child home-based daycare nursery or other building or premises regularly used for the daycare of a group of children for periods of less than twenty-four hours, apart from their parents or guardians, governed by the state daycare center licensing provisions and conducted in accordance with state requirements. See Appendix A to Ch. 10.02 SMC through Ch. 10.48 SMC. Table 10.28A identifies that child/adult daycare centers (greater than twelve children or adults) require a Class (3) land use review. The size of the student population for the existing operation and for this proposal is greater than 12 students based on the operations of the Little Steps Academy at its current location. Taking these considerations together renders the proposed daycare subject to Class (3) Review, for which the City of Selah Hearing Examiner is authorized to review and make a recommendation to the Selah City Council on the subject application. SMC 21.03.050.

3. Land use & zoning:

The site and immediately adjacent properties are zoned Business, Professional (B-1) or Business, General (B2). The site and neighboring properties are designated Commercial by the Future Land Use Map of the City's Comprehensive Plan. Surrounding properties have the following land uses:

North — Residential; East — Municipal buildings; South — Commercial; West — Residential

The subject property is zoned Business, General (B-2). Pursuant to SMC S 10.20.010, the purpose of the B-2 zoning district is to provide for the day-today convenience shopping and service needs of persons residing in nearby residential areas. It is intended that all business establishments shall be retail, wholesale or service

establishments and where all goods produced on the premises are sold at retail. The B-2 zoning district is located where urban governmental services are either available or can be extended by the proponent to facilitate the project at no public cost.

The 2017 City of Selah Comprehensive Plan designates the Future Land Use of this property as Commercial, and indicates that this Future Land Use category is established to "recognize existing and future commercial uses, and provide for their expansion..."

4. Application process and public notice requirements:

The following steps and notices were provided by the City:

Application Date of Submittal:	~June 2, 2025
Date of Notice of Application/Hearing:	June 6, 2025
Date of Legal Advertisement Publication:	June 7, 2025
Date of Property Posting:	June 12, 2025

Pursuant to SMC S 10.06.040 and Title 21, a Notice of Application was sent to adjoining property owners within 300 feet of the subject property on June 6, 2025, as noted.

5. Review criteria and analysis:

Per SMC S 10.06.020 (3), Class 3 conditional uses are not appropriate generally throughout the zoning district but may be permitted at a particular location where it can be conditioned in such a way to ensure compatibility and compliance with the provisions of the zoning district and the goals, objectives and policies of the comprehensive plan. If a Class 3 application cannot be adequately conditioned, it shall be denied. Class (3) uses may be recommended for approval by the Hearing Examiner and approved by the legislative authority when it is determined, after a public hearing, that difficulties related to compatibility, the provision of public services, and the objectives of the Selah Urban Growth Area Comprehensive Plan have been adequately resolved. "Compatibility means the characteristics of different uses or development that permit the uses to be located near each other in harmony."

In accordance with SMC 10.06.060, "the reviewing official may impose conditions to:

Comply with any development standard or criteria for approval set forth in this title or other relevant provisions of the Selah Municipal Code;

Mitigate material impacts of the development, whether environmental or otherwise;

Ensure compatibility of the development with existing neighboring land uses; assure consistency with the intent and character of the zoning district involved;

Ensure that the structures and areas proposed are surfaced, arranged and screened in such a manner that they are compatible with and not detrimental to existing or reasonable expected future development of the neighborhood, or resource uses, consistent with the comprehensive plan; and

Achieve and further the intent, goals, objectives, and policies of the comprehensive plan and Title 10 SMC.

Each of these objectives is analyzed in turn below.

- a. *Comply with any development standard or criteria for approval set forth in this title or other relevant provisions of the Selah Municipal Code.* Several standards in the ordinance are not applicable to the application and require no further analysis. These inapplicable standards include Lot Depth-to-Width and Building Height; Transportation Concurrency Reviews, Setback requirements; and standards for buffering for commercial and industrial uses. Applicable standards are set out and analyzed below.
- *Water and Sewer:* Based on the previous use of the building, it is presumed to be served by municipal water and sewer infrastructure. No evidence has been presented to the contrary.
 - *Stormwater:* The subject building and parking facilities drainage is already in place existing and presumed adequate for the proposed change in use.
 - *Power:* The building is presumed to be served by Pacific Power.
 - *Streets:* West Naches Avenue has curbing, a gutter, a sidewalk, and storm drainage along this development's frontage.
 - *Building Codes:* Building plans and permits will be required for all remodeling or interior modifications to the existing building.
 - *Exterior Lighting:* Exterior lighting requirements are provided in SMC 10.08.150 and is required to be directed downward and otherwise arranged, shaded, screened, shielded, or of a design that results in light being directed away from nearby residential uses. If exterior lighting is added, it shall meet these requirements.
 - *Screening of Refuse Dumpster:* Screening of refuse dumpsters is required in accordance with SMC S 10.08.170.
 - *Access:* Access to the building and on-street parking is provided by West Naches Ave.
 - *Parking:* Pursuant to SMC S 10.34.020, "When a new structure is constructed or an existing structure is enlarged, or when the use of an existing structure is changed, off-street parking and loading spaces shall be provided according to the standards set forth in Chapter 10.34, Table 34-1. " Table 34-1 no longer appears in the on-line version of Chapter 10.34. Rather, Table 34.120B now provides that, for a child daycare center, 3.16 spaces are required per 1,000 sq. ft. of gross floor area. The record does not contain evidence of the gross floor area dedicated to daycare activities, but there are currently 25 parking spaces on the site spread over the 2 parcels. The spaces would support a gross floor area of roughly 8,000 square feet. Alternatively, the same objective of the standard appears to be achievable by limiting the occupancy of the daycare facility to 25 people, including both students and staff.
 - *Ingress and Egress:* Pursuant to SMC S 10.34.040, "The city has the authority to fix the location, width and manner of approach of a vehicular ingress or egress from a building or parking area..." However, no alteration of ingress and egress to the subject property is proposed.
 - *Landscaping:* Pursuant to SMC S 10.34.080, "parking lots of ten or more spaces, a minimum of four percent of the total parking lot area shall be landscaped." Additionally, all parking areas shall meet the provisions of 10.34.080 (a)-(e).
 - *Parking Improvement and Maintenance Pursuant to SMC S 10.34.070:* Every parking lot or private parking area of two or more vehicles shall be surfaced in accordance with SMC 10.34.070 (1) and also meet subsections (2) and (3).

- b. *Mitigate material impacts of the development, whether environmental or otherwise;* Material or relevant impacts those adversely and significantly relevant interests. Protection of public health and safety and compliance with land use regulations or comprehensive plan provisions are interests protected by Title 10 SMC by its own terms.
- c. *Ensure compatibility of the development with existing neighboring land uses; assure consistency with the intent and character of the zoning district involved.* "Compatibility means the characteristics of different uses or development that permit the uses to be located near each other in harmony." Compatibility is a general standard that imposes on local governments the burden of demonstrating interference with neighboring uses or neighborhood character. In the absence of any evidence of such incompatibility, there is no basis for either imposing conditions to avoid the incompatibility or denying the application.

The purpose of the B-2 zoning district is to provide for the day-to-day convenience shopping and service needs of persons residing in nearby residential areas. It is intended that all business establishments shall be retail, wholesale or service establishments and where all goods produced on the premises are sold at retail. The daycare center is intended to provide for the service needs for persons in the area. There is no substantial evidence that it would undermine the purpose of the B-2 zoning district.

- d. *Ensure that the structures and areas proposed are surfaced, arranged and screened in such a manner that they are compatible with and not detrimental to existing or reasonable expected future development of the neighborhood, or resource uses, consistent with the comprehensive plan.* The proposal uses existing structures that will have no new effects on existing or future development. Generally, the purpose of development standards listed and analyzed above is to protect existing and future development in the vicinity. Compliance with the standards should achieve this objective.
- e. *Achieve and further the intent, goals, objectives, and policies of the comprehensive plan and Title 10 SMC.* The staff report identifies following Comprehensive Plan goals, objectives and policies are or may be relevant to this proposal:
 - i. Policy 5: Encourage commercial, office, and mixed-use development within the CBD.
 - ii. Objective 2.2.1: Encourage economic growth while maintaining quality development and controlling the costs of public improvements in Selah's UGA.

There is no evidence that the proposed daycare is inconsistent with these provisions.

IV. CONCLUSIONS:

From the preceding findings, the Hearing Examiner makes the following conclusions. Any findings more properly characterized as conclusions are deemed to be so.

- 1. Compatibility of the proposed use with neighboring uses is the fundamental consideration for Class (3) Review. No substantial evidence of incompatibility of the proposed use with neighboring uses has been presented.
- 2. Based on review of the submitted site plan and evidence presented at the hearing, all City development standards may generally be met; where the compliance with standards cannot be determined definitively, the Recommendation can be conditioned to assure compliance as stated in III.5 of this Recommendation. Any development standards that could not be determined compliant during this review has been conditioned such that the applicant will be required to submit compliant plans prior to operation of the subject business.

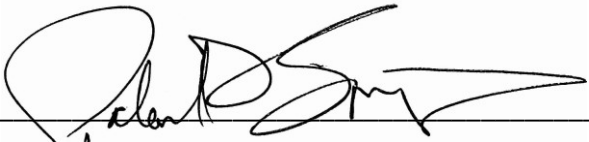
3. The proposed development is consistent with the goals and policies of the Comprehensive Plan.
4. The intent of Title 10 SMC is to grant broad authority to impose special conditions and safeguards to achieve and further the objectives addressed in III.5 of this Recommendation. Therefore, as noted, and in addition to staff recommendations on conditions of approval, the following conditions are appropriate.
 - a. Building plans and permits will be required for all remodeling or interior modifications to the existing building.
 - b. Exterior lighting requirements are provided in SMC 10.08.150, and lighting required to be directed downward and otherwise arranged, shaded, screened, shielded, or of a design that results in light being directed away from nearby residential uses. If exterior lighting is added to light the back-play area then such lighting shall meet these requirements.
 - c. The daycare owners or operators shall maintain necessary certification of the daycare by the State of Washington.

V. RECOMMENDATION OF THE HEARING EXAMINER

Inasmuch as the proposed Class (3) Review request is compliant with the provisions of the Class (3) Review process, City of Selah Development Regulations, Comprehensive Plan, and is compatible with surrounding uses, businesses, and residential neighborhood to the north, the Hearing Examiner recommends APPROVAL of the proposed use SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant shall operate the use in compliance with the site plan and other application material, except as modified through the open record meeting process and this Recommendation.
2. The developer shall submit building plans for review and approval to the City of Selah Building Department for any internal or external alteration to the subject building. Building plans and permits will be required for all remodeling or interior modifications to the existing building.
3. Student and staff occupancy shall be limited to a maximum of 25 person at any given time as part of daycare operations. This limitation may be subject to review upon an application for an administrative adjustment or variance to off-street parking requirements pursuant to Chapter 10.30 SMC.
4. Exterior lighting requirements are provided in SMC 10.08.150, and lighting required to be directed downward and otherwise arranged, shaded, screened, shielded, or of a design that results in light being directed away from nearby residential uses. If exterior lighting is added to light the back-play area then such lighting shall meet these requirements.
5. The daycare owners or operators shall maintain necessary certification of the daycare by the State of Washington, which include assurance of student safety at the facility itself.
6. The project shall be completed within one year of the final decision. An extension may be requested as authorized by the zoning ordinance but must be in writing and made prior to the completion date.

DATED THIS 7TH DAY OF JULY 2025



PATRICK D. SPURGIN
HEARING EXAMINER



CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372

STAFF REPORT

Little Steps Daycare II
Class III Review

June 11, 2025

Lead agency: City of Selah
Steve Zetz
Community Development Supervisor
222 South Rushmore Road
Selah, WA 98942
509-698-7365
Stephen.zetz@selahwa.gov

File Numbers: CL3-2025-001

Project Description: Applicant is proposing to convert an empty building formerly used as a nursing home facility to a child daycare center.

Project Location: Project is generally located west of 1st Street and east of 3rd Street and North of West Naches Ave. The common address is 203 West Naches Avenue.





CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372

Tax Parcel Numbers: 18143541530 and 18143541408

Project Applicant: Angel Soler
135 E Naches
Selah WA 98942

Property Owner: Selah Liberty Buildings LLC
1770 E Pomona RD
Yakima, WA 98901

Project Actions: Class III Review. SMC 10.06.060

Land Use Designations

Land Use Designation:

Parcel # 18143541530 Commercial

Parcel # 18143541408 Commercial

Zoning:

Parcel # 18143541530 Business General (B2)

Parcel # 18143541408 Business General (B2)

Comprehensive Plan:

This project complies with the Selah Comprehensive Plan;

- Goal 5.2
- Objective 2.2.1 Policy 2, 3, and 4

Environmental Review:

There is no environmental review for this project.

Public Notification:

- Notice of Application mailed June 6, 2025
- Published in paper of record June 7, 2025
- Property posted June 12, 2025 (Not required)
- Notice of Hearings Examiner Public Hearing Mailed and Published June 7, 2025

Conditions of Approval:

Parcels shall be consolidated.



CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

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Applicable Municipal Code:

- SMC 10.40.040
- SMC 10.40.050
- SMC 10.06.020(3)
- SMC 21.03.050

10.06.020(3) Class 3 conditional uses are not appropriate generally throughout the zoning district but may be permitted at a particular location where it can be conditioned in such a way to ensure compatibility and compliance with the provisions of the zoning district and the goals, objectives and policies of the comprehensive plan. If a Class 3 application cannot be adequately conditioned, it shall be denied. Class 3 conditional use permit applications are reviewed by the hearing examiner at a public hearing review and a recommendation is forwarded to the legislative body recommending disposition of the application. A conditional use permit may not be granted for a use in a district from which it is specifically prohibited. Specific Class 3 conditional uses are listed in Chapter 10.28, Table 10.28A.

In granting any Class 2 and Class 3 application the administrative official may impose conditions to:

(1) Comply with any development standard or criteria for approval set forth in this title or other relevant provisions of the Selah Municipal Code;

(2) Mitigate material impacts of the development, whether environmental or otherwise;

(3) Ensure compatibility of the development with existing neighboring land uses; assure consistency with the intent and character of the zoning district involved;

(4) Ensure that the structures and areas proposed are surfaced, arranged and screened in such a manner that they are compatible with and not detrimental to existing or reasonable expected future development of the neighborhood, or resource uses, consistent with the comprehensive plan;

(5) Achieve and further the intent, goals, objectives, and policies of the comprehensive plan and this title.

(b) It is the intent of this title to grant broad authority to impose special conditions and safeguards to achieve and further the objectives listed above. These conditions and safeguards may include, but are not limited to, the following:

(1) Increasing the required lot size, setback or yard dimensions;

(2) Limiting the height of buildings or structures;

(3) Controlling the number and location of vehicular access points;



CITY OF SELAH

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- (4) Requiring the dedication of additional rights-of-way for future public street improvements identified in an adopted transportation plan;*
 - (5) Requiring the designation of public use easements or drainage easements and their recording;*
 - (6) Increasing the number of required off-street parking and/or loading spaces as well as designating the location, screening, drainage, surfacing or other improvement of a parking area;*
 - (7) Limiting the number, size, height, shape, location and lighting of signs;*
 - (8) Requiring view-obscuring fencing, landscaping or other facilities to protect adjacent or nearby properties;*
 - (9) Designating sites and/or the size of sites for open space or recreational areas;*
 - (10) Requiring site reclamation upon discontinuance of use and/or expiration or revocation of the project permit;*
 - (11) Limiting hours and size of operation;*
 - (12) Controlling the siting of the use and/or structures on the property;*
 - (13) Requiring that public facilities are adequate to serve the proposed use;*
 - (14) Requiring improvements to public or private roads, drainage ways, water systems or sewage systems;*
 - (15) Requiring mitigation measures to effectively reduce the potential for land use conflicts between the proposed use and active agriculture, or mineral operations, such as: landscape buffers; special setbacks; screening; site design using physical features such as rock outcrops, ravines, roads, irrigation canals or critical areas.*
- (c) The administrative official shall prescribe a time limit within which the action authorized shall be commenced, completed, or both. Failure to meet the time limit set shall void the approval; except that the administrative official may authorize a one-time extension of either or both dates upon request, provided such extension request is filed in writing prior to the required commencement or completion date. Such extension request shall detail unique and special circumstances that prohibited the commencement or completion, or both, of the use authorized. The length of such time extension, if authorized, shall not exceed eighteen additional months from the date the extension decision becomes final.*



CITY OF SELAH

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(d) Violation of such conditions and safeguards, when made part of the terms under which the project permit is granted, shall be considered a violation of this title and subject to the remedies set forth in Title 21. (Ord. 2172, § 9, 2022; Ord. 1634, § 24, 2004.)

Findings:

The proposed location is served by a public street (W Naches Ave). Adequate parking exists on site using both parcels as identified in the application. The amount of traffic generated by this proposal does not alter the LOS of the abutting public streets. The proposed daycare use is similar to the proposed locations previous use, which was a nursing home / assisted living facility. While a Daycare is listed as a conditional use in commercial zones it should be noted that the use itself has a significantly lower impact than other uses outright allowed in a commercial zones requiring only an administrative review. Examples include kennels, laundrymats, hotels, night clubs, lumber yards, and RV and auto sales.

Public Comments:

- None as of June 13, 2025

Recommendation:

Staff recommends approval of the Classs III review to allow for the development of a commercial daycare at 203 West Naches Ave conditioned upon the consolidation of the two parcels proposed for use.

Signature

Steve Zetz
Selah Planning Department,
222 So. Rushmore Road, Selah, WA 98942,
Stephen.zetz@selahwa.gov .

**CLASS 3 APPLICATION****Filing Fee \$550**

City of Selah Planning Department 222 S Rushmore Road, Selah WA 98942 Phone: (509)

698-7365 Email: jeff.peters@selahwa.gov

INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART V – CERTIFICATION are on this page. PART II, III, and IV contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Angel Soler						
	Mailing Address:	2 S 32 nd Ave						
	City:	Yakima	St:	WA	Zip:	98902	Phone:	(509) 731-5954
	E-Mail:	a.dawsey@gmail.com						
2. Applicant's Interest in Property:	Check One:	☐ Owner	☐ Agent	☐ Purchaser	☒ Other	Renter		
3. Property Owner's Information (If other than Applicant):	Name:	David & Lisa Gordon Sekel Liberty Building LLC						
	Mailing Address:	1770 EAST Pomona Road						
	City:	Yakima	St:	WA	Zip:	98901	Phone:	(509) 930-3127
	E-Mail:	4Cconst@gmail.com						

4. Subject Property's Assessor's Parcel Number(s):

18143541530

5. Property Address:

203 W Naches Ave

6. Property's Existing Zoning: (Circle all that apply)

LDSF R-1 R-2 R-3 B-1 B-2 M-1 M-2

7. Type Of Application: (Check All That Apply)

☒ Class (3) Review	☐ Administrative Adjustment	☐ Other: _____
☐ Transportation Concurrence	☐ State Environmental Policy Act Review (SEPA)	☐ Other: _____
☐		

8. PART II – LAND USE DESIGNATION (See attached page)

PART III – NARRATIVE – PROPOSED PROJECT DESCRIPTION (See attached page)

PART IV – SITE PLAN CHECKLIST (See attached page)

PART V – CERTIFICATION

9. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Lisa Gordon
Property Owner's Signature

[Signature]
Applicant's Signature

6-2-25
Date

5-30-25
Date

FILE/APPLICATION(S)#

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:
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Supplemental Application For:

CLASS (3) REVIEW

PART II - LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on SMC § 10.25.020, Table 10.25A:

child care center

PART III - ATTACHMENTS INFORMATION

2. SITE PLAN REQUIRED: (Please use the City of Selah Site Plan Checklist, attached)

3. TRAFFIC CONCURRENCY: (if required)

4. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions.
Use a separate sheet of paper, if necessary.

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

Childcare 6:30 am - 5:30pm. There are 25 parking spaces Monday-friday.

B. How is the proposal compatible to neighboring properties?

The early learning center and public Library are within the neighborhood. Also parks and public pool.

C. What mitigation measures are proposed to promote compatibility?

I believe there will be no issues with compatibility since the surrounding business are community related

D. How is your proposal consistent with current zoning of your property?

I believe so as it is a business zone.

E. How is your proposal consistent with uses and zoning of neighboring properties?

They are within the same style of business. Community and family related.

F. How is your proposal in the best interest of the community?

By allowing us to open the center we will be able to provider for families that may be forced to go to Yakima for childcare needs.

Note: if you have any questions about this process, please contact us City of Selah Planning Division - 222 S Rushmore Road, Selah WA 98942 (509) 698-7365

PART III - NARRATIVE

1. Description of proposed action:

We are proposing use the site to open a childcare center that offers supports for families with child from 0-11. families in Selah are in need of centers that offer care for younger students.

PART IV - SITE PLAN CHECKLIST

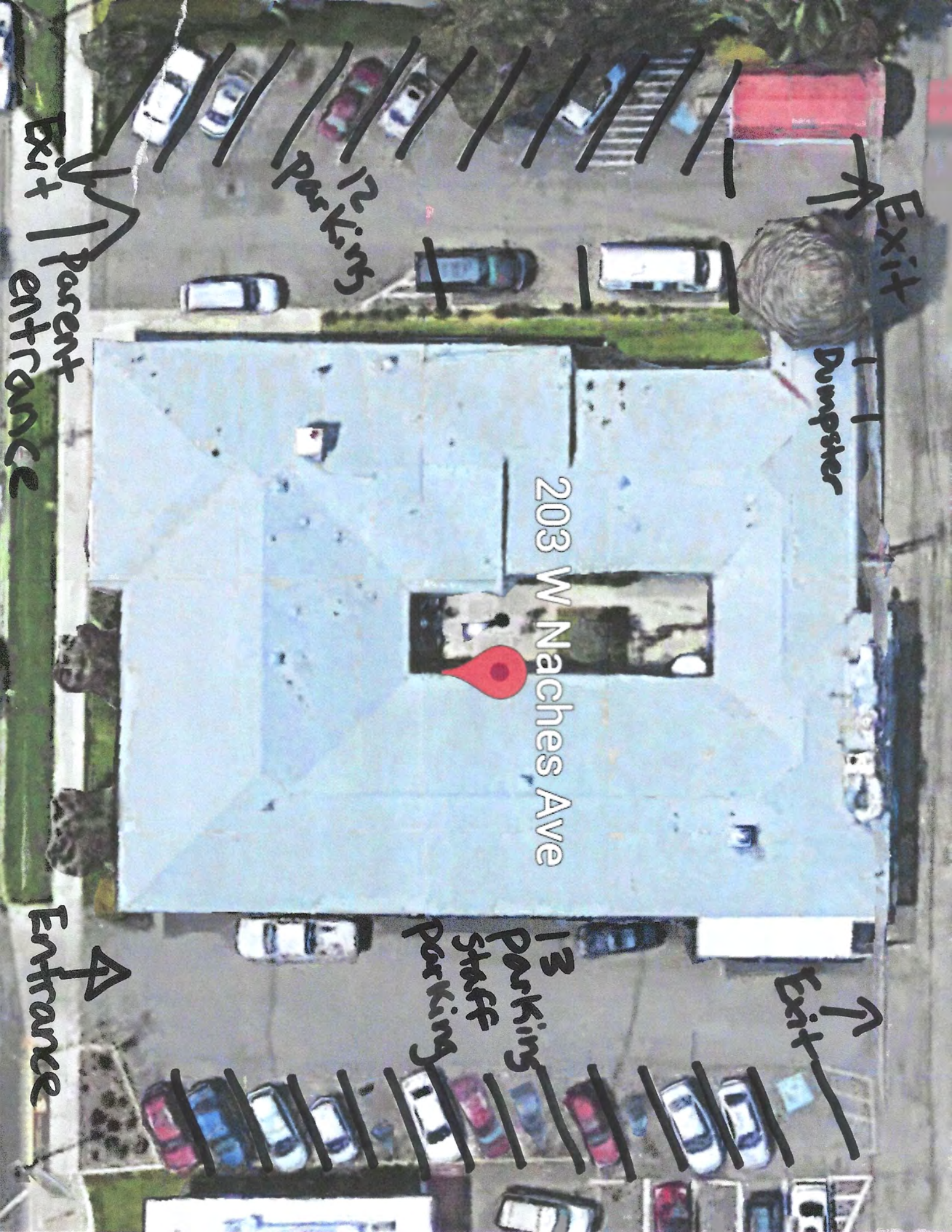
All general site plans shall be drawn to scale and be legibly drawn, prepared, or printed on eight and one-half inches by eleven inches, unless otherwise requested. The scale of the drawing shall be a standard engineering scale and shall reasonably utilize the paper's size.

General Site Plan Checklist

- ☐ Property Address
- ☐ Legal Description
- ☐ North Arrow
- ☐ Scale
- ☐ Applicant Name
- ☐ Project Name
- ☐ Property Dimensions and Shape of Lot
- ☐ Size and Location of Existing Structures
- ☐ Size and Location of Proposed Structures
- ☐ Distance(s) of Structures to Property Line and Centerline of Right-of-Way (SMC § Ch. 10.38 Table 8-3)
- ☐ Location of Existing and Proposed Signage (SMC § Ch. 10.38)
- ☐ Size and Location of Utilities
- ☐ Parking Circulation Plan (SMC § Ch. 10.34.050)
- ☐ Proposed Landscaping (SMC § Ch. 10.34.080 & 10.08.040)
- ☐ Location of Ingress and Egress Points
- ☐ Adjacent Rights-of-Way and Existing Frontage Improvements
- ☐ Lot Coverage Calculation (SMC § Ch. 10.08.040, Table 8-1)
- ☐ Clearview Triangle – (SMC § Ch. 10.08.030 – Vision Clearance)
- ☐ Dumpster and Screening Location
- ☐ Misc

The site plan shall also include any other information required by the Department or Administrative Official to clarify the proposal, assess its impacts, or determine compliance with this Title.

Note: If you have any questions about this process, please contact City of Selah Planning Division – 222 S Rushmore Road, Selah, WA 98942 Phone: (509) 698-7365



Exit

Dumpster

203 W Naches Ave

Exit

13 parking staff parking

Exit

parent entrance

12 kids parking



CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372

STAFF REPORT

Little Steps Daycare II
Class III Review

June 11, 2025

Lead agency: City of Selah
Steve Zetz
Community Development Supervisor
222 South Rushmore Road
Selah, WA 98942
509-698-7365
Stephen.zetz@selahwa.gov

File Numbers: CL3-2025-001

Project Description: Applicant is proposing to convert an empty building formerly used as a nursing home facility to a child daycare center.

Project Location: Project is generally located west of 1st Street and east of 3rd Street and North of West Naches Ave. The common address is 203 West Naches Avenue.





CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372

Tax Parcel Numbers: 18143541530 and 18143541408

Project Applicant: Angel Soler
135 E Naches
Selah WA 98942

Property Owner: Selah Liberty Buildings LLC
1770 E Pomona RD
Yakima, WA 98901

Project Actions: Class III Review. SMC 10.06.060

Land Use Designations

Land Use Designation:

Parcel # 18143541530 Commercial

Parcel # 18143541408 Commercial

Zoning:

Parcel # 18143541530 Business General (B2)

Parcel # 18143541408 Business General (B2)

Comprehensive Plan:

This project complies with the Selah Comprehensive Plan;

- Goal 5.2
- Objective 2.2.1 Policy 2, 3, and 4

Environmental Review:

There is no environmental review for this project.

Public Notification:

- Notice of Application mailed June 6, 2025
- Published in paper of record June 7, 2025
- Property posted June 11, 2025 (Not required)
- Notice of Hearings Examiner Public Hearing Mailed and Published June 7, 2025

Conditions of Approval:

Parcels shall be consolidated.



CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372

Applicable Municipal Code:

- SMC 10.40.040
- SMC 10.40.050
- SMC 10.06.020(3)
- SMC 21.03.050

10.06.020(3) Class 3 conditional uses are not appropriate generally throughout the zoning district but may be permitted at a particular location where it can be conditioned in such a way to ensure compatibility and compliance with the provisions of the zoning district and the goals, objectives and policies of the comprehensive plan. If a Class 3 application cannot be adequately conditioned, it shall be denied. Class 3 conditional use permit applications are reviewed by the hearing examiner at a public hearing review and a recommendation is forwarded to the legislative body recommending disposition of the application. A conditional use permit may not be granted for a use in a district from which it is specifically prohibited. Specific Class 3 conditional uses are listed in Chapter 10.28, Table 10.28A.

Findings:

The proposed location is served by a public street (W Naches Ave). Adequate parking exists on site using both parcels as identified in the application. The amount of traffic generated by this proposal does not alter the LOS of the abutting public streets. The proposed daycare use is similar to the proposed locations previous use, which was a nursing home / assisted living facility.

Public Comments:

- None as of June 11, 2025



CITY OF SELAH

*Community Department
222 S. Rushmore Road
Selah, WA 98942*

P: 509-698-7365

F: 509-698-7372

Recommendation:

Staff recommends approval of the Classs III review to allow for the development of a commercial daycare at 203 West Naches Ave.

Signature

Steve Zetz
Selah Planning Department,
222 So. Rushmore Road, Selah, WA 98942,
Stephen.zetz@selahwa.gov .



CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372

City of Selah NOTICE OF COMPLETE APPLICATION, & NOTICE OF PUBLIC HEARING

DATE: June 5, 2025
TO: Applicant, Adjoining Property Owners, and SEPA Agencies
FROM: Steve Zetz, Community Development Supervisor

SUBJECT: Notice of Application and Notice of Public Hearing for a Class III review for a daycare at 203 West Naches Ave.

APPLICATION INFORMATION

File Numbers: CL3-2025-001

Project Description: Applicant is proposing to convert an empty building formerly used as a nursing home facility to a child daycare center.





CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372

Project Location: Project is generally located west of 1st Street and east of 3rd Street.



Tax Parcel Numbers: 18143541530 and 18143541408

Project Applicant: Angel Soler
135 E Naches
Selah WA 98942

Property Owner: SELAH LIBERTY BUILDING LLC
1770 E POMONA RD
YAKIMA, WA 98901

Determination of Complete Application: This application was determined complete for processing on June 5, 2025. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

Approvals, Actions, and Required Studies: Class III review

Request for Written Comments on the Proposal: Written comments concerning the proposed Class III review will be accepted until the close of the public hearing. You may mail your comments to Selah Planning Department, 222 S. Rushmore Road, Selah, WA 98942, send them by fax to (509) 698-7372 or by e-mail to Stephen.Zetz@selahwa.gov.





CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372

Notice of Open Record Public Hearing: These applications require that the City of Selah Hearings Examiner conduct an open record public hearing regarding the applicant's request for a Class III review. This public hearing has been scheduled for **June 20, 2025**, beginning at **10:00 AM** in the Council Chambers, City Hall, 115 W. Naches Ave. Any person desiring to express their views on this matter are invited to attend the public hearing or to submit their written comments to the above address. All interested persons may appear and provide testimony on the application. SMC 10.06.040, 10.06.060, are pertinent to the hearing procedure. At the conclusion of the public hearing, the Hearings Examiner will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the Class III review.

Dated February June 5, 2025

Publication Date: June 7, 2025 Yakima Herald Republic

Steve Zetz, Community Development Supervisor





CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

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Affidavit of Mailing

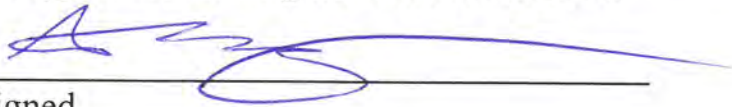
Application No: CL3-2025-001

Project Name: **Class III review Daycare**

I, Steve Zetz, Community Development Supervisor for the City of Selah, being first duly sworn on oath dispose and says:

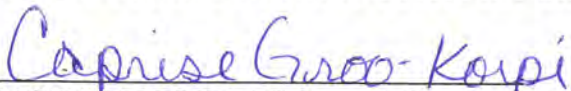
I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on June 6, 2025, caused to be mailed, 43 envelopes, 3 pages each, containing a true and correct copy of the Notices and Documents attached which are notifying the public of a request for a Class III Review with the correct first-class postage and addressed to applicable agencies

A copy of the mailing list is herin attached.



Signed

Subscribed and sworn to before me this 6th day of June, 2025



NOTARY PUBLIC in and for the State of
Washington:

June 1, 2029
My Commission expires on:





CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372

City of Selah NOTICE OF COMPLETE APPLICATION, & NOTICE OF PUBLIC HEARING

DATE: June 5, 2025
TO: Applicant, Adjoining Property Owners, and SEPA Agencies
FROM: Steve Zetz, Community Development Supervisor

SUBJECT: Notice of Application and Notice of Public Hearing for a Class III review for a daycare at 203 West Naches Ave.

APPLICATION INFORMATION

File Numbers: CL3-2025-001

Project Description: Applicant is proposing to convert an empty building formerly used as a nursing home facility to a child daycare center.





CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
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Project Location: Project is generally located west of 1st Street and east of 3rd Street.



Tax Parcel Numbers: 18143541530 and 18143541408

Project Applicant: Angel Soler
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Selah WA 98942

Property Owner: SELAH LIBERTY BUILDING LLC
1770 E POMONA RD
YAKIMA, WA 98901

Determination of Complete Application: This application was determined complete for processing on June 5, 2025. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

Approvals, Actions, and Required Studies: Class III review

Request for Written Comments on the Proposal: Written comments concerning the proposed Class III review will be accepted until the close of the public hearing. You may mail your comments to Selah Planning Department, 222 S. Rushmore Road, Selah, WA 98942, send them by fax to (509) 698-7372 or by e-mail to Stephen.Zetz@selahwa.gov.





CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

Notice of Open Record Public Hearing: These applications require that the City of Selah Hearings Examiner conduct an open record public hearing regarding the applicant's request for a Class III review. This public hearing has been scheduled for **June 20, 2025**, beginning at **10:00 AM** in the Council Chambers, City Hall, 115 W. Naches Ave. Any person desiring to express their views on this matter are invited to attend the public hearing or to submit their written comments to the above address. All interested persons may appear and provide testimony on the application. SMC 10.06.040, 10.06.060, are pertinent to the hearing procedure. At the conclusion of the public hearing, the Hearings Examiner will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the Class III review.

Dated February June 5, 2025

Publication Date: June 7, 2025 Yakima Herald Republic

Steve Zetz, Community Development Supervisor



18143541415
TROY & JOANNE HELMS
151 TWIN PEAKS RD
SELAH, WA 98942

18143541430
MIGUEL A MUNIZ SILVA
209 W ORCHARD AVE
SELAH, WA 98942

18143541441
PHILIP RYAN & KERRA CALISSA YOUNG
4 N 3RD ST
SELAH, WA 98942

18143541409
SELAH RENTALS LLC
211 W NACHES AVE
SELAH, WA 98942

18143541418
BRADLEY HELMS
599 HARRISON RD
SELAH, WA 98942

18143541427
DUNCAN STOLTENOW
203 W ORCHARD AVE
SELAH, WA 98942

18143541404
SELAH CITY
115 W NACHES AVE
SELAH, WA 98942

18143541444
ALEXA B & JULIAN RAY BATTEN
10 N 3RD ST
SELAH, WA 98942

18143541412
HOYDAR BUCK CORP
PO BOX 1081
SELAH, WA 98942

18143544489
ROSA C OLATUNJI
206 1/2 W NACHES AVE
SELAH, WA 98942

18143541422
XIAO FANG ZHAO
106 N 1ST ST
SELAH, WA 98942

18143544448
PINGREY MOTOR COMPANY
102 W NACHES AVE
SELAH, WA 98942

18143541428
BRAD & LINDA JESPERSON
205 W ORCHARD AVE
SELAH, WA 98942

18143544459
SELAH CREEK HOLDINGS LLC
202 W NACHES AVE
SELAH, WA 98942

18143544473
CHEYENNE LERAE DEWITT
107 S 3RD ST
SELAH, WA 98942

18143632400
CHRISTINE SAMPLE
3809 HAVSTAD ST
PASCO, WA 99301

18143541405
SELAH CITY
115 W NACHES AVE
SELAH, WA 98942

18143541431
YAKIMA COUNTY FIRE PROTECTION DISTRICT NO 2
206 W FREMONT AVE
SELAH, WA 98942

18143541530
SELAH LIBERTY BUILDING LLC
1770 E POMONA RD
YAKIMA, WA 98901

18143541413
SELAH RENTALS LLC
211 W NACHES AVE
SELAH, WA 98942

18143544453
CCAB INDUSTRIAL EQUIPMENT LLC
PO BOX 850
SELAH, WA 98942

18143541425
CRAIG R & TRACY L SANISLO
280 PLEASANT VALLEY RD
YAKIMA, WA 98908

18143541442
JOEL W WHITE & GINA M ANGELELLA
6 N 3RD ST
SELAH, WA 98942

18143541410
THOMAS M & LINDA L BEKSINSKI
211 W NACHES AVE
SELAH, WA 98942

18143541402
TODD L WIDNER
109 W NACHES AVE
SELAH, WA 98942

18143544485
MERRY JAY ENTERPRISES LLC
PO BOX 387
SELAH, WA 98942

18143544455
CCAB INDUSTRIAL EQUIPMENT LLC
137 E NACHES AVE
SELAH, WA 98942

18143632409
ROGER L & LINDA B URBANIAK
4112 78TH AVE SE
MERCER ISLAND, WA 98040

18143541426
ANDREW R FLEMING
201 W ORCHARD AVE
SELAH, WA 98942

18143541445
MIKE S & KIM D EMERSON
102 N 3RD ST
SELAH, WA 98942

18143541403
ATRIEM INVESTMENTS LLC
1821 NAGLER RD
SELAH, WA 98942

18143544490
JASON CARLTON
211 LOOKOUT POINT DR
SELAH, WA 98942

18143544449
MERRY JAY ENTERPRISES LLC
PO BOX 387
SELAH, WA 98942

18143544482
PINGREY MOTOR COMPANY
PO BOX 370
SELAH, WA 98942

18143541416
TROY & JOANNE HELMS
151 TWIN PEAKS RD
SELAH, WA 98942

18143541429
JON DEVERLY & MELANE LEE
207 W ORCHARD AVE
SELAH, WA 98942

18143544462
DLH INVESTMENTS LLC
112 S 2ND ST
SELAH, WA 98942

18143541423
BONA TERRA 16 LLC
105 W ORCHARD AVE
SELAH, WA 98942

18143541408
SELAH LIBERTY BUILDING LLC
1770 E POMONA RD
YAKIMA, WA 98901

18143541531
RCDC PROPERTIES LLC
12 N 1ST ST
SELAH, WA 98942

18143541400
LIBERTY BUILDING ADDITION LLC
6 S 2ND ST STE 1116
YAKIMA, WA 98901

18143544491
YAKIMA VALLEY LIBRARIES
115 W NACHES AVE
SELAH, WA 98942

18143544450
CCAB INDUSTRIAL EQUIPMENT LLC
PO BOX 850
SELAH, WA 98942

18143541417
TROY HELMS
475 N WENAS RD
SELAH, WA 98942

18143541424
BONA TERRA 16 LLC
105 W ORCHARD AVE
SELAH, WA 98942

18143541443
LEANNE G KREIN
8 N 3RD ST
SELAH, WA 98942

18143541411
ANTONIO OCHOA JR
9 N 3RD ST
SELAH, WA 98942

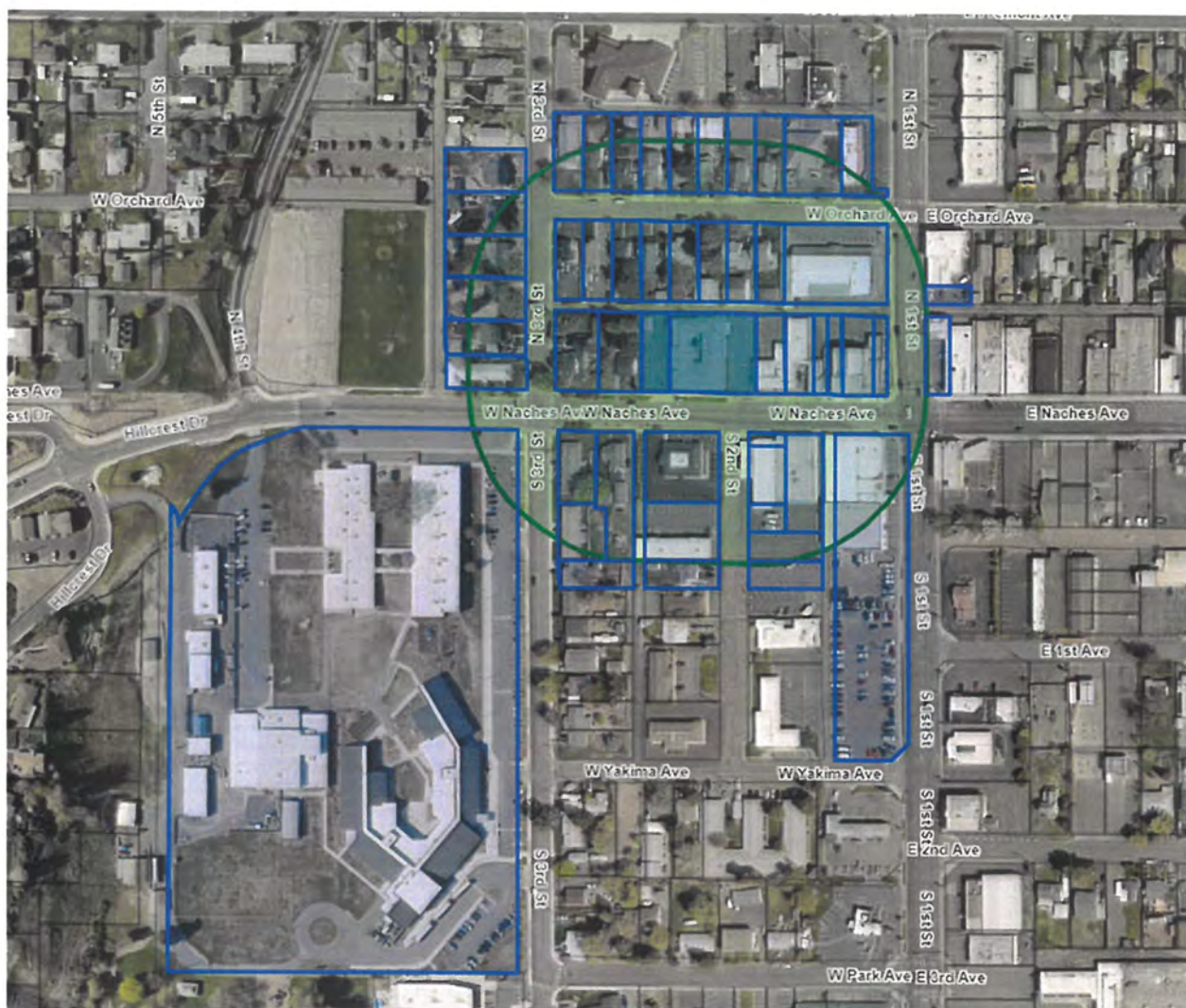
18143541401
SELAH LIBERTY BUILDING LLC
1770 E POMONA RD
YAKIMA, WA 98901

18143544488
TRENT & SARAH THOMPSON
200 SWALLOW LN
SELAH, WA 98942

18143544456
SELAH SCHOOL # 119
105 W BARTLETT AVE
SELAH, WA 98942

18143541414
TROY & JOANNE HELMS
151 TWIN PEAKS RD
SELAH, WA 98942

18143541440
D OWENS ENTERPRISES LLC
PO BOX 129
SELAH, WA 98942





Selah City Council

Regular Meeting

AGENDA ITEM SUMMARY

Meeting Date: 7/22/2025

Agenda Number: 13A

Action Item

Title: Resolution Approving a Use Application to Locate a Daycare Business in the General Business (B-2) Zoning District

From: Steve Zetz, Community Development Supervisor

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission/Committee/Hearing Officer Recommendation: Approval (recommended by the City's Hearing Examiner)

Fiscal Impact: N/A

Funding Source: N/A

Background/Findings/Facts: The instant AIS and its accompanying proposed Resolution are the second step in the two-step process for the City Council to act upon the Use Application whereby an Applicant is seeking approval to locate a daycare business in the General Business (B-2) zoning district. The first step in the process was the closed-record quasi-judicial public hearing, which the City Council will have conducted immediately prior to undertaking this second step in the process.

As explained in the preceding separate AIS, the Hearing Examiner issued a seven-page "Recommendation of Hearing Examiner" on July 7, 2025. As a proposed condition, the Hearing Examiner believes that the combined student-and-staff occupancy at the business should be limited to 25 persons at any given time. *See* Recommendation of Hearing Examiner, p.6, #3. By contrast, City staff believes that the combined occupancy should not be capped at 25 and that Occupancy should be established based on the actual use, square footage, and fire-life-safety inspection

With regard to occupancy and parking, the City Council essentially has three options (if the City Council is otherwise inclined to approve the Use Application). One, the City Council could adopt the Hearing Examiner's Conclusions and conditions without any change, thereby capping occupancy at 25. Two, the City Council could negate the Hearing Examiner's maximum-of-25-occupancy condition, allow staff to determine occupancy upon completion of a fire inspection and review of the used square footage actually being used, and immediately grant a parking variance that would allow the existing 25 spaces to satisfy the parking requirements of the existing building for use as a daycare. (The City Council has the power to grant a parking variance because the City Council is, for this sort of matter, the City's highest-ranking decisionmaker.) Three, the City Council could negate the Hearing Examiner's maximum-of-25-occupancy condition,

authorize City staff to issue an administrative variance that establishes the occupancy (of whatever specific number) and that allows both onsite and nearby offsite parking to be used to support the occupancy. (Again, these three options are only relevant if the City Council is otherwise inclined to approve the Use Application. If, instead, the City Council is generally inclined to deny the Use Application, then these three options would become moot because only an approval can be conditioned – there are no “conditions” when a denial occurs.)

Staff recommends Option 2 which allows the Council to grant a variance for parking to allow the daycare to utilize the 25 existing spaces and allows staff to determine occupancy upon completion of a fire-life-safety inspection, a required State inspection, and a review of the actual square footage used.

Suggested Motion: I move to approve the Resolution in the form presented.

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date:	Action Taken:
06-20-2025	Hearing Examiner’s Open-Record Public Hearing
07-07-2025	Hearing Examiner’s Issuance of Seven-Page “Recommendation of Hearing Examiner”
07-22-2025	(Immediately prior to the City Council’s consideration of the instant AIS and proposed Resolution) Closed-Record Quasi-Judicial Public Hearing by City Council

RESOLUTION NO. 3223

RESOLUTION APPROVING A USE APPLICATION TO LOCATE A DAYCARE BUSINESS
IN THE GENERAL BUSINESS (B-2) DISTRICT

WHEREAS, on July 22, 2025, the City Council conducted – immediately prior to voting on the instant Resolution – a closed-record quasi-judicial hearing regarding the recommendation of the City’s Hearing Examiner regarding a Use Application to locate a daycare business in the General Business (B-2) zoning district; and

WHEREAS, such closed-record quasi-judicial public hearing was conducted by the City Council after the Hearing Examiner had issued a seven-page “Recommendation of Hearing Examiner” on July 7, 2025, which itself was issued after the Hearing Examiner had previously conducted an open-record public hearing on the matter on June 20, 2025; and

WHEREAS, during the closed-record quasi-judicial hearing and also during its deliberations relative to the instant Resolution, the City Council was able to consider the elements of public use and interest and how those might or might not be served if the Use Application is approved or approved subject to conditions; and

WHEREAS, the City Council was further able to consider the elements of public health, safety, and general welfare, and how those might or might not be served, if the Use Application is approved or approved subject to conditions; and

WHEREAS, the City Council reviewed and considered the established record, and also specifically assessed what total occupancy limit should be established if approval is granted and whether a parking variance should be granted to the Applicant so that both onsite and nearby offsite parking can be used to support the occupancy; and

WHEREAS, the City Council finds that good cause exists to adopt the Hearing Examiner’s written Findings, Conclusions and conditions, except the proposed condition set forth at page 6, #3 of the Recommendation of Hearing Officer is specifically not adopted by the City Council, and, further, that the City Council chooses to slightly reword the adopted conditions as set forth below in the instant Resolution; and

WHEREAS, the City Council further finds that good cause exists to approve the Use Application subject to the adopted conditions and allow staff to determine maximum total occupancy; and

WHEREAS, the City Council further finds that good cause exists to grant a parking variance to the Applicant, so that the Applicant may utilize both onsite parking and nearby offsite parking to supposed the maximum occupancy at the subject location;

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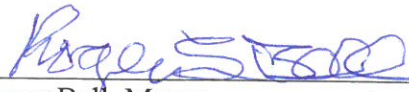
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON: (1) that the Use Application by Angel Soler (matter number CL3-2025-001) is hereby approved; (2) that the Findings, Conclusions and conditions set forth within the seven-page "Recommendation of Hearing Officer" issued on July 7, 2025, are each and all hereby adopted by the City Council as its own, except that the proposed condition set forth at page 6, #3 is not adopted by the City Council, and, further, that the City Council chooses to slightly reword the adopted conditions as set forth below in the instant Resolution; and (3) that a parking variance is hereby granted to the Applicant, that the 25 existing parking spaces are adequate to serve the parking needs of a child daycare at the location, and that the maximum occupancy at the subject location shall be determined by the Building Official and the Fire Code Official prior to the issuance of a Certificate of Occupancy;

AND FURTHER, that the adopted-and-slightly-reworded conditions are set forth below for ease of reference by City staff, the Applicant and persons who might review the procedure and outcome of this matter at a later date:

CONDITIONS OF APPROVAL

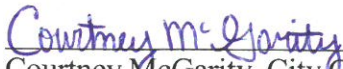
1. The Applicant shall operate the use in compliance with the site plan and other information set forth within or in support of the Use Application, except to the extent, if any, that either or both were modified during the open-record public hearing stage of this process.
2. If any internal or external alteration will be made to the subject building, building plans shall be submitted to the City's Building Department for review and approval or denial, and no physical work shall begin unless and until a building permit is issued. Similarly, building plans and permits will also be required for all interior remodeling or modifications.
3. Combined student-and-staff occupancy shall be determined upon completion of a fire-life-safety inspection and review of the floorplan prior to the issuance of a Certificate of Occupancy.
4. Exterior lighting requirements are provided in SMC 10.08.150, and lighting is required to be directed downward and otherwise arranged, shaded, screened, shielded, or of a design that results in light being directed away from nearby residential uses. If exterior lighting is added to light the back-play area, then such lighting shall meet these requirements.
5. The daycare owners or operators shall maintain necessary certification of the daycare by the State of Washington, which include assurance of student safety at the facility itself.
6. The project shall be completed within one year of the final decision. An extension may be requested as authorized by the zoning ordinance but must be in writing and made prior to the completion date.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH,
WASHINGTON this 22nd day of July, 2025.



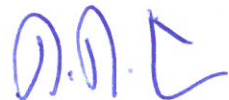
Roger Bell, Mayor

ATTEST:



Courtney McGarity, City Clerk

APPROVED AS TO FORM:



Rob Case, City Attorney



Selah City Council

Regular Meeting

AGENDA ITEM SUMMARY

Meeting Date: 7/22/2025

Agenda Number: 14A

Action Item

Title: Closed-Record Quasi-Judicial Hearing Regarding Rezone Application for a Minor Rezone of Yakima County Assessor's Parcel Number 181302-14418 from Residential Two Family (R-2) to General Business (B-2)

From: Steve Zetz, Community Development Supervisor

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission/Committee/Hearing Officer Recommendation: Approval (recommended by the City's Hearing Examiner)

Fiscal Impact: N/A

Funding Source: N/A

Background/Findings/Facts: In June 2025, the City received a Rezone Application pertaining to one specific lot that is located north of Pleasant Avenue and west of South First Street. More specifically, the Rezone Application pertains to Yakima County Assessor's Parcel Number 181302-14418, and it seeks a minor rezone of such lot from its the Residential Two Family (R-2) zoning district to the General Business (B-2) zoning district.

City staff reviewed the Rezone Application, prepared a staff report, published required notices, and forwarded the appropriate materials to the Hearing Examiner (Patrick D. Spurgin).

Per the municipal code, a quasi-judicial hearing is necessary in order for a minor rezone to be (potentially) approved. *See* Selah Municipal Code (SMC) 10.40.070(a).

The City's Hearing Examiner conducted an open-record public hearing on this matter on June 20, 2025. He received oral testimony and also reviewed written submissions. Notably, no testimony or written materials were offered in opposition to the Rezone Application.

On July 7, 2025, the Hearing Examiner issued a three-page "Hearing Examiner Recommendation", which includes Findings of Fact, analyzes the applicable legal standards, and an ultimate recommendation that approval should be granted without any imposed conditions. A copy of the Recommendation of Hearing Examiner is submitted with the instant AIS.

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Suggested Language/Process, for Use by Mayor, the City Attorney and/or Mr. Zetz:

1. (Read aloud the following Quasi-Judicial Hearing *Ex Parte* Contact, Open-Mind and Conflict of Interest Preamble and Questions)

A closed-record quasi-judicial hearing will occur on this matter. Under the law, every quasi-judicial hearing must be fair, and, also, must appear to be fair. The decision must be based on proper evidence and any Councilmember who has any disqualifying circumstance is supposed to recuse himself/herself. If any Councilmember has had *ex parte* contact with the Applicant or anyone, other than City staff, regarding this matter, the Councilmember should confirm that an *ex parte* contact occurred and disclose the nature and/or substance of that contact. In addition, if any Councilmember has already made up his/her mind regarding this matter, either in full or in part, the Councilmember should disclose that reality and specify the extent to which the Councilmember has already made up his/her mind. Finally, if any Councilmember has or would have a personal, familial or business interest in the outcome of this matter, the Councilmember should disclose that reality and explain it.

Q: Does any Councilmember have an *ex parte* contact to disclose? Does any Councilmember or person in attendance have reason to believe that one or more Councilmembers have had an *ex parte* contact regarding this matter?

Q: Has any Councilmember already made up his/her mind about this matter in any regard? Does any Councilmember or person in attendance have reason to believe that one or more Councilmembers have already made up their minds regarding this matter?

Q: Does any Councilmember have an interest in the outcome of this matter? Does any Councilmember or person in attendance have reason to believe that any Councilmember has an interest in the outcome of this matter?

(If it proves necessary for the Mayor to cast a tie-breaking vote, then prior to the Mayor doing so, the above-recited three questions should be reworded as appropriate and posed to the Mayor.)

2. We will now commence the closed-record quasi-judicial hearing. Is there anyone present today who offered testimony when this matter was pending before the Hearing Officer who desires to also offer testimony today about this matter? If so, please come forward to the podium one by one. Courtney, did we receive any written comments or documents pertaining to this matter from anyone who previously submitted written comments or documents when this matter was pending before the Hearing Examiner? If so, please provide copies to myself. (If she is uncertain as to whether someone who desires to offer written comments or documents today had been a participant when this matter was pending before the Hearing Officer, Mr. Zetz can resolve the confusion by examining the previously-existing record.)
3. We will now conclude the public hearing.

4. (Finally, the City Council will consider whether to approve or deny the Rezone Application, including whether to modify any of the Hearing Examiner's Conclusions and/or conditions. A separate AIS will be included within the Agenda Packet along with a proposed Resolution.)

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date:	Action Taken:
06/20/2025	Hearings Examiner's Open-Record Public Hearing

**City of Selah
Office of the Hearing Examiner**

In the Matter of the Application for the Rezoning of Assessor's Parcel # 18130214418 from R-2 to B- 2	)))))	File Number: RZ-2025-001. HEARING EXAMINER RECOMMENDATION
Submitted by Night Owl Development LLC		

I. INTRODUCTION.

The City of Selah received an application to rezone property on Pleasant Avenue in June 2025. The rezone application is associated with a potential commercial development that also seeks a comprehensive plan amendment and various boundary line adjustments. However, the subject application does not depend on the plan amendment or boundary line adjustments, all of which are subject to separate administrative and legislative processes. City staff prepared a Staff Report that addressed both the subject application and the other administrative and legislative actions. The other actions are outside the scope of this rezone proceeding and are not addressed in this Recommendation.

An open record hearing was conducted for the subject rezone application on June 20, 2025. Neither the applicant nor any members of the public attended the hearing. The Hearing Examiner viewed the site prior to the hearing. This Recommendation is being issued within 10 working days of the closing of the hearing.

II. FINDINGS

1. Application: The applicant is seeking approval of a rezone of parcel # 18130214418 from R2 to B2. Rezone applications that are not dependent upon a comprehensive plan amendment are considered "Minor Rezones" as provided in SMC 10.40.70(a). The proposed rezone does not require an amendment to the current Selah Comprehensive Plan Land Use Designation or other provisions of the plan and therefore constitutes an application for a Minor Rezone.

2. Parcel Location: The subject property is generally located north of Pleasant Ave and west of S 1st Street.

3. Project Applicant/Owner: Night Owl Development LLC
10702 Estes Rd
Yakima, WA 98908

OWNER: BBS SELAH LLC
7601 Wyss Lane
Yakima, WA 98901

4. Selah Comprehensive Plan Land Use Designation: Parcel # 18130214418 is designated Commercial in the Selah Comprehensive Plan.

5. Current Zoning: Two Family Residential (R2)

6. Environmental Review: The City of Selah SEPA Administrator has issued a Mitigated Determination of Non-Significance (MDNS) for the proposed development on June 2, 2025.

7. Public Notification:

- Notice of Application mailed May 16, 2025
- Published in paper of record May 15, 2025, and June 3, 2025
- Property posted May 21, 2025
- Notice of Hearings Examiner Public Hearing Mailed and Published June 3, 2025

8. Rezone Review: Per SMC 10.40.070(a) minor rezones are quasi-judicial actions that may be processed at any time. The review criteria for minor rezones shall be the same as those listed in Chapter 10.40.050(c). SMC 10.40.050(c) provides that a rezone recommendation shall include the following considerations:

(1) The extent to which the proposed amendment... is consistent with and/or deviates from the goals, objectives, mapping criteria and policies adopted in the comprehensive plan and the intent of [Title 10 SMC]:

The request to rezone Parcel # 18130214418 to B-2 is consistent with the City of Selah Comprehensive Plan Commercial Land Use Designation for the property. It is more consistent than the current R-2 zoning for the property. No evidence has been presented of any conflict with the intent of the zoning ordinance.

(2) The adequacy of public facilities, such as roads, sewer, water and other public services required to meet urban or rural needs:

The subject parcel is immediately adjacent to commercially zoned property that is served with such public facilities. Any actual new development of the property will be required to comply with city development standards set forth in the zoning ordinance. The MDNS issued for the overall project conditions further development on infrastructure improvements.

(3) The public need for the proposed change. Public need shall mean that a valid public purpose, for which the comprehensive plan and this title have been adopted, is served by the proposed application. Findings that address public need shall, at a minimum, document:

(A) Whether additional land for a particular purpose is required in consideration of the amount already provided by the plan map designation or current zoning district within the area as appropriate; and

(B) Whether the timing is appropriate to provide additional land for a particular use.

Per the Staff Report, Selah lacks sufficient commercial space to accommodate necessary commercial growth. One reasonable response to this shortage is the expansion of existing commercial districts in the absence of alternate commercial lands. Goal 2.1 of the Comprehensive Plan encourages expansion of Commercial Districts and Economic Development. A rezone to Commercial would allow for expansion of Commercial businesses which in turn generates jobs.

(4) Whether substantial changes in circumstances exist to warrant an amendment to the current designation or zone:

The parcel is already designated for commercial development and the rezone would fulfill that designation more effectively than the existing R-2 zoning.

- (5) *The testimony at the public hearing;* No public comments were offered at the hearing.
- (6) *The compatibility of the proposed zone change and associated uses with neighboring land uses:*

Parcels to the west, south, and north are generally a mix of single family and multi-family dwelling units. Parcels to the east are Commercial. No evidence has been presented that would indicate that the potential commercial uses of the property would be incompatible with neighboring uses or that development could not be made harmonious with neighboring uses. Potential manufacturing uses in the district are largely subject to compatibility reviews before any authorization.

- (7) *The suitability of the property in question for uses permitted under the proposed zoning:*

The property presents no special conditions that would make it unsuitable for uses permitted in the proposed zoning.

III. RECOMMENDATION:

Based on the application of the review criteria in SMC 10.40.050(c), the application for the rezoning of Parcel # 18130214418 from R2 to B2 should be approved.

DATED THIS 7TH DAY OF JULY 2025.

A handwritten signature in black ink, appearing to read 'Patrick D. Spurgin', is written over a horizontal line. The signature is stylized with a large initial 'P' and a long, sweeping horizontal stroke at the end.

PATRICK D. SPURGIN
HEARING EXAMINER



CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

STAFF REPORT

Primrose Phase III
Minor Rezone & Major Rezone

June 3, 2025

Lead agency: City of Selah

Steve Zetz
Community Development Supervisor
222 South Rushmore Road
Selah, WA 98942
509-698-7365
Stephen.zetz@selahwa.gov

File Numbers: SEPA-2025-004 and RZ-2025-001 and CPA-2025-001

Project Description: The developer is proposing to construct approximately 30,000 square feet of new buildings and 145 additional parking spaces. In addition the proposed project requires a rezone of parcel # 18130214418 from R2 to B2 consistent with the Land Use Designation, and a land use designation change, boundary line adjustment, and rezone for a portion of parcel # 18130214552 from R2 to B2 and a designation change from Moderate Density Residential to Commercial. The boundary line adjustments and consolidations have been approved. The Land Use Designation request will follow the standard process for designation changes.

Project Location: Project is generally located north of Pleasant Ave and west of S 1st Street.
The east portion of Parcel # 18130214552
Parcel # 18130214548 and 18130214418

Project Applicant: Night Owl Development LLC
10702 ESTES RD
YAKIMA, WA 98908

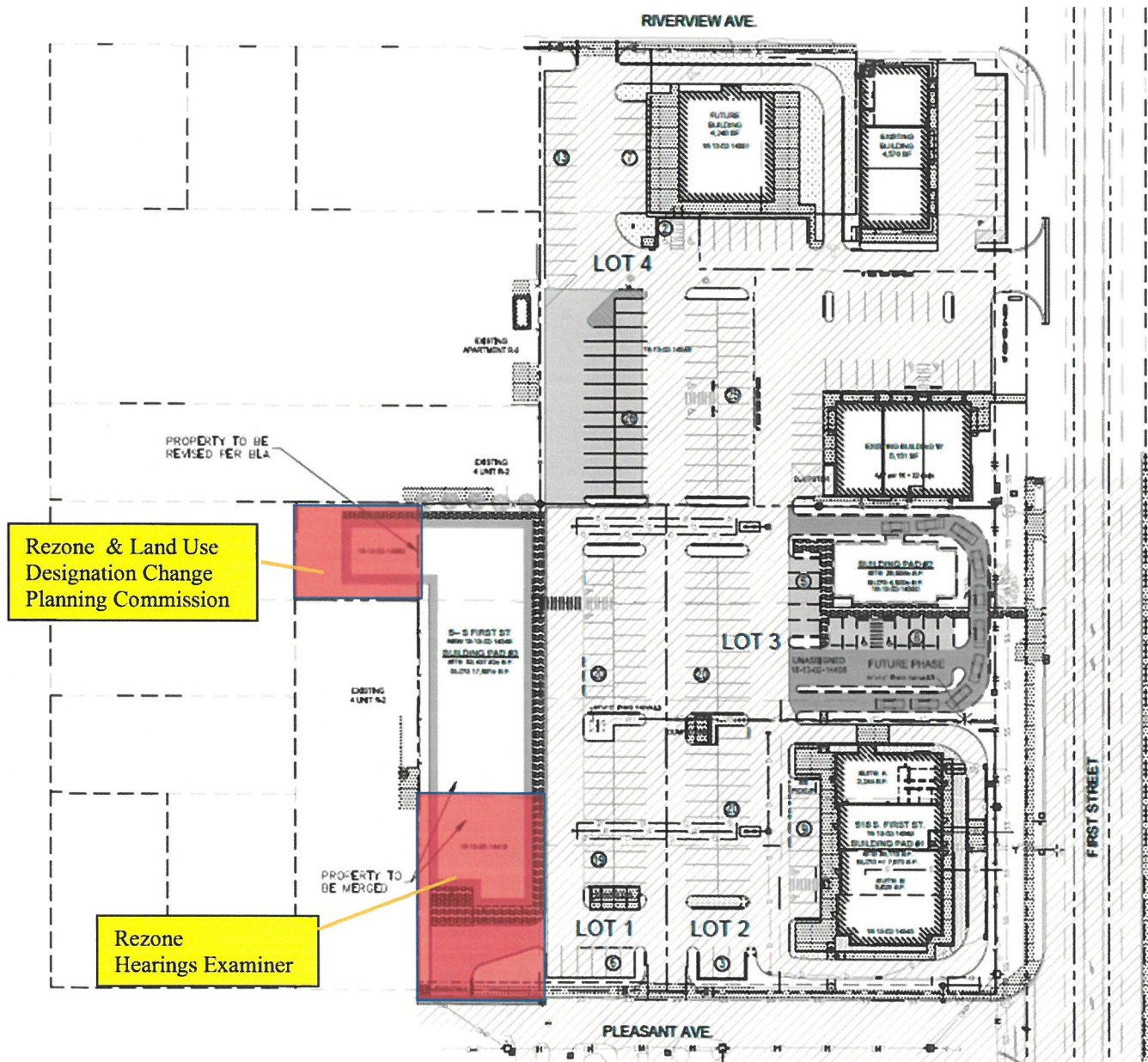
BBS SELAH LLC
7601 WYSS LANE
YAKIMA, WA 98901



CITY OF SELAH

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222 S. Rushmore Road
Selah, WA 98942

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CITY OF SELAH

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F: 509-698-7372

Project Actions:

Minor Rezone of Parcel # 18130214418 from R2 to B2 consistent with the Land Use Designation. Hearing before the Hearings Examiner June 20, 2025. Council hearing July 8, 2025.

This is a Quasi Judicial Hearing conducted by the Hearings Examiner making recommendation to the City Council.

Major Rezone of a portion of Parcel # 18130214552. Land Use Designation change from Moderate Density Residential to Commercial, and subsequently a rezone from R2 to B2 is the designation change is approved. Hearing before the Planning Commission on June 17, 2025.

The request for a land use designation change is a Legislative Action conducted by the Planning Commission making recommendation to the City Council.

The request for a Rezone is Quasi-Judicial conducted by the Planning Commission making recommendation to the City Council.

Hearing Type: Quasi-Judicial

Statement: This is a quasi-judicial hearing. This means that the hearing must not only be fair but appear to be fair. If you have had any ex parte contact with the applicant or anyone, other than City Staff, then you must disclose that contact and the nature of that contact. In the event that you have already made up your mind regarding the subject of this hearing and cannot rely on the evidence presented to make that decision, then you must disclose that fact. In the event that conflicts would prevent a quorum from making a decision in this matter, then, under the doctrine of necessity, you would be able to hear this matter notwithstanding any conflicts.

Process:





CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372



Land Use Designations

Land Use Designation:

Parcel # 18130214552 Moderate Density Residential

Parcel # 18130214418 Commercial

Zoning:

Parcel # 18130214552 Two Family Residential (R2) *Parcel may have been consolidated

Parcel # 18130214418 Two Family Residential (R2)

Parcel # 18130214548 General Business (B2)



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Comprehensive Plan:

This project complies with the Selah Comprehensive Plan;

- Goal 5.2
- Objective 2.2.1 Policy 2, 3, and 4

Environmental Review:

The City of Selah SEPA Administrator has issued a Mitigated Determination of Non-Significance (MDNS) on June 2, 2025

Public Notification:

- Notice of Application mailed May 16, 2025
- Published in paper of record May 15, 2025 and June 3, 2025
- Property posted May 21, 2025
- Notice of Hearings Examiner Public Hearing Mailed and Published June 3, 2025

Conditions of Approval:

No conditions of approval are recommended for the land use designation change or rezone. Mitigation measures for the proposed project are contained within the MDNS.

Applicable Municipal Code:

- SMC 10.40.040
- SMC 10.40.050

Public Comments:

- Washington State Department of Ecology
- Washington State Department of Transportation
- Eric Skiles
- Amber McManus
- Allison Larson
- Emily Hurley
- Brady Beck



CITY OF SELAH

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222 S. Rushmore Road
Selah, WA 98942

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Rezone Review:

In accordance with the provisions of the City of Selah Municipal Code (SMC) §§10.40.050 and 10.40.070, Minor Rezone Applications are reviewed under the following criteria:

Test within the approval criteria that are not italicized are based on the application materials. Text that is italicized and is preceded with the words "Staff Response:" indicate that City staff is either adding additional information to the applicant's narrative response/discussion, opposing the narrative, or supporting the narrative.

[10.40.070 (a)] Rezone applications that are not dependent upon a comprehensive plan amendment shall be considered minor rezones. These quasi-judicial actions may be processed at any time. The review criteria for minor rezones shall be the same as those listed in Chapter 10.40.050(c).

Applicant Narrative: *The proposed Primrose Place Phase III property that is being requested for rezoning consists of a portion of parcel 181302-14552, that will become part of parcel 181302-14548 through a Boundary Line Adjustment. The existing parcel is approximately 0.33-acres located at located at 511 S. 3rd Street, Selah, WA and is currently zoned R-2, Two-Family Residential. The proposal is to Rezone a 0.12 acre portion of parcel 181302-14552 to B-2 General Business. The eastern 0.12-acres of the parcel will be moved to parcel 181302-14548 through a Boundary Line Adjustment. The rezone of a portion of the property to B-2 and relocate it to the adjacent parcel is to accommodate future commercial redevelopment. The commercial development will consist of commercial buildings, and the associated parking lots.*

Staff Response: *The rezone of parcel 18130214418 is a minor rezone action.*

10.40.050(c)The recommendation shall include the following considerations:

(1) The extent to which the proposed amendment/major rezone is consistent with and/or deviates from the goals, objectives, mapping criteria and policies adopted in the comprehensive plan and the intent of this title;

Applicant Narrative: *None*

Staff Response: *The request to rezone Parcel # 18130214418 is consistent with the City of Selah Comprehensive Plan and Land Use Designation of Commercial. The request to change the Comprehensive Plan Land Use Designation for parcel # 18130214552 from Moderate Density Residential to Commercial and the subsequent request for a rezone from Residential Two Family (R2) to Business General (B2) is consistent with the following Comprehensive Policies; **Objective 2.2.1 Policy 2, 3 and 4***

(2) The adequacy of public facilities, such as roads, sewer, water and other public services required to meet



CITY OF SELAH

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Selah, WA 98942

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urban or rural needs;

Applicant Narrative: None

Staff Response: *Half Street improvements are required along Pleasant Ave abutting the applicants property. Improvements include but are not limited to road widening, curb, gutter, sidewalk, street lighting, and storm water retention. Water and Sewer are available and there is available capacity for this project. Streets are adequate to accommodate the additional traffic provided that the applicant complies with all mitigation measures under SEPA.*

(3) The public need for the proposed change. Public need shall mean that a valid public purpose, for which the comprehensive plan and this title have been adopted, is served by the proposed application. Findings that address public need shall, at a minimum, document:

(A) Whether additional land for a particular purpose is required in consideration of the amount already provided by the plan map designation or current zoning district within the area as appropriate; and

(B) Whether the timing is appropriate to provide additional land for a particular use.

Applicant Narrative: None

Staff Response: *Goal 2.1 of the Comprehensive Plan encourages expansion of Commercial Districts and Economic Development. A rezone to Commercial would allow for expansion of Commercial businesses which in turn generates jobs and economic growth.*

(4) Whether substantial changes in circumstances exist to warrant an amendment to the current designation or zone;

Applicant Narrative: None

Staff Response: *Selah lacks sufficient commercial space to accommodate necessary commercial growth. There are approximately 10.11 Acres of undeveloped land with a zone of Business General (B2) which is insufficient. The Comprehensive Plan 2-23 states that an additional 20.6 acres of Commercial land is needed by 2037 in order to maintain the current ratio of commercial development. It is a natural expectation that existing commercial districts will look at expansion in the absence of alternate commercial lands. Multi-family dwellings are an ideal transition to Commercial uses provided that adequate buffering is provided. Under SEPA the Developer is required to provide buffering between the commercial use and adjacent residential uses.*

(6) The compatibility of the proposed zone change and associated uses with neighboring land uses;

Applicant Narrative: None



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Staff Response: Parcels to the west, south, and north are generally a mix of single family and multi-family dwelling units. Parcels to the east are Commercial. Compatibility is subjective however there are transitional zoning designations and mitigation of conflicting uses relies on physical buffering. Under SEPA staff has required a landscaping buffer and applied restrictions on lighting and signage for fascades abutting residential uses.

(7) The suitability of the property in question for uses permitted under the proposed zoning;

Applicant Narrative: None

Staff Response: *The proposed parcels are currently undeveloped. The proposed uses would be compatible with the adjacent commercial uses to the east.*

Recommendation:

Staff recommends approval of the Rezone for Parcel # 18130214418 from R2 to B2 consistent with the Land Use Designation of Commercial.

Staff has no recommendation* for Parcel # 18130214552. Because the land is undeveloped the goals and policies contained within the housing element are generally not applicable as they reference preservation of existing residential uses. A Boundary Line Adjustment (BLA) was approved and currently the resultant parcel has two different zones and two different land use designations. Decision makers should weigh the impacts of the proposal while also recognizing that locating higher densities near commercial is an appropriate method of planning for transitions between commercial uses and residential uses. The residential uses abutting this property are considered high density. Decision makers should also consider both the lack of available commercial lands and the challenges that long narrow residential lots have when trying to maximize land use efficiency. The Land Use Designation Change is a legislative request. Staff has proposed mitigation measures that mitigate noise, light scatter, and traffic, under SEPA authority.

*Should the deciding body approve the Land Use Designation Change to Commercial then staff recommends approval of the subsequent rezone consistent with the new land use designation.

Signature

Steve Zetz
Selah Planning Department,
222 So. Rushmore Road, Selah, WA 98942,
Stephen.zetz@selahwa.gov .



LAND USE APPLICATION

Filing Fee \$350.00

City of Selah Planning Department 222 S Rushmore Road, Selah WA 98942

Phone: (509) 698-7365 Email: permits@selahwa.gov

Portal Submittal: <https://ci-selah-wa.smartgovcommunity.com/Public/Home>

INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with the planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are **not refundable**. This application consists of four parts. PART I - GENERAL INFORMATION AND PART V - CERTIFICATION are on this page. PART II, III, and IV contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Eric Herzog, PLS, HLA Engineering and Land Surveying, Inc.						
	Mailing Address:	2803 River Road						
	City:	Yakima	St:	WA	Zip:	98902	Phone:	(509) 966-7000
	E-Mail:	ehertzog@hlacivil.com						
2. Applicant's Interest in Property:	Check One:	☐ Owner	☐ Agent	☐ Purchaser	☒ Other <u>Surveyor</u>			
3. Property Owner's Information (If other than Applicant):	Name:	Night Owl Development LLC						
	Mailing Address:	10702 Estes Rd.						
	City:	Yakima	St:	WA	Zip:	98908	Phone:	()
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): <u>Portion of, 18130214552 (BLA)</u>								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) <u>See attached</u>								
6. Property Address: <u>506 S 1st Street</u>								
7. Property's Existing Zoning: LDSF R-1 ☒ R-2 R-3 B-1 B-2 M-1 M-2								
8. Type Of Application: (Check All That Apply) ☒ Rezone \$350.00 Filing Fee ☒ Comprehensive Plan Text or Map Amendment ☐ Other: _____ ☐ Transportation Concurrency ☐ Environmental Checklist (SEPA Review) ☐ Other: _____ ☐ Master Application (select if submitting two or more applications under Title 15)								

PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE

9. SEE ATTACHED SHEETS

PART V – CERTIFICATION

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Property Owner's Signature

Date

Applicant's Signature

Date

DATE FEE PAID:

RECEIVED BY:

AMOUNT PAID:

RECEIPT NO:



Supplemental Application For:

REZONES

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

LDSF R-1 ☒ R-2 R-3 B-1 B-2 M-1 M-2

2. DESIRED ZONING OF SUBJECT PROPERTY:

LDSF R-1 R-2 R-3 B-1 ☒ B-2 M-1 M-2

3. ZONING OF ADJOINING PROPERTY (check all that apply):

LDSF R-1 ☒ R-2 R-3 B-1 ☒ B-2 M-1 M-2

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential **Moderate Density Residential** High Density Residential

Commercial Industrial

5. PROPOSED FUTURE LAND USE DESIGNATION:

Is there a proposed change to the Future Land Use Map? Yes

If so what is the proposed future land use designation?

Low Density Residential Moderate Density Residential High Density Residential

Commercial Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

☒ Transportation ☒ Rights-Of-Way ☒ Police And Fire Protection ☒ Parks And Trails ☒ Schools
☒ Water ☒ Sewer ☒ Storm Drainage ☒ Electricity ☒ Natural Gas ☒ Telephone ☒ Cable TV

PART III - REQUIRED ATTACHMENTS

7. WRITTEN NARRATIVE (required): (stating the reason for the request for the rezone, explaining how the proposed amendment meets the proposed rezone request)

8. ENVIRONMENTAL CHECKLIST (required):

9. TRAFFIC CONCURRENCY (may be required):

10. SITE PLAN (required if the rezone is associated with land use development):

11. AUTHORIZATION:

I hereby authorize the submittal of this Rezone or Text Amendment Application to the City of Selah for review.

Property Owner Signature (required)

Date

Note: If you have any questions about the application process, please contact the City of Selah, Planning Department,
Phone: (509) 698-7365



Supplemental Application For:

REZONES

PART IV - NARRATIVE

A. How is the subject property suitable for uses permitted under the proposed zoning?

The rezone of a portion of the property to B-2 is to accommodate future commercial redevelopment. The commercial development will consist of commercial buildings, and the associated parking lots.

What is the status of existing land use?

The existing land use is R-2.

B. How is the rezone request in compliance with and/or how does the request deviate from the Yakima Urban Area Comprehensive Plan?

The rezone to B-2 deviates from the Comprehensive Plan's current Moderate Density Residential designation but aligns with the area's evolving character and supports future commercial redevelopment. While not consistent with the Future Land Use Map, the request promotes economic development and complements nearby commercial uses. A future map amendment may be appropriate to reflect this change.

C. Are there adequate public facilities, such as traffic capacity, sewer services, potable water, stormwater drainage, schools, fire and police services, and other public services and infrastructure existing on and around the subject property?

Yes, adequate public facilities and services—including traffic capacity, sewer, water, stormwater, schools, fire, police, and other infrastructure—are available on and around the subject property to support the proposed rezone.

Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?

Yes, existing public facilities are capable of supporting the most intensive uses allowed under the requested B-2 zoning. No mitigation measures are necessary at this time.

D. How is the proposed zone change compatible with the existing neighboring uses?

The proposed B-2 zone is compatible with the surrounding mix of commercial and residential uses. It supports a logical transition between zones and reflects existing development patterns in the area.

What mitigating measures are planned to address incompatibility, such as sitescreeening, buffering building design, open space traffic flow alteration, etc.?

Any potential incompatibilities will be addressed through site-specific measures at the time of development, including site screening, landscaping, buffering, and compliance with building and design standards. Traffic impacts will be evaluated through the permitting process to ensure safe and efficient circulation.

E. What is the public need for the proposed change?

The proposed zone change meets a public need by supporting future commercial development, expanding local business and employment opportunities, and providing services to a growing community in a location already transitioning to mixed-use.

Note: The Planning Department or reviewing official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the SMC and other laws and regulations.



CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

NOTICE OF COMPLETE APPLICATION
&
STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE

&
NOTICE OF PUBLIC HEARING

**Primrose Development Phase III 30,000 sqft New Buildings, Rezone, and Comprehensive
Plan Land Use Map Designation Change**

May 9, 2025

Lead agency: City of Selah
Steve Zetz
Community Development Supervisor
222 South Rushmore Road
Selah, WA 98942
509-698-7365
Stephen.zetz@selahwa.gov

File Numbers: SEPA-2025-004 and RZ-2025-001

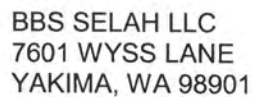
Project Description: The developer is proposing to construct approximately 30,000 square feet of new buildings and 145 additional parking spaces. In addition the proposed project requires a rezone of parcel # 18130214418 from R2 to B2 consistent with the Land Use Designation, and a land use designation change, boundary line adjustment, and rezone for a portion of parcel # 18130214552 from R2 to B2 and a designation change from Moderate Density Residential to Commercial. The boundary line adjustments and consolidations have been approved. The Land Use Designation request will follow the standard process for designation changes.

Project Location: Project is generally located north of Pleasant Ave and west of S 1st Street.
The east portion of Parcel # 18130214552
Parcel # 18130214548 and 18130214418





P: 509-698-7365
F: 509-698-7372





CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
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Determination of Complete Application: This application was determined complete for processing on May 9, 2025. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

Approvals, Actions, and Required Studies: SEPA Checklist, Rezone, Land Use Designation Change

Environmental Review: 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 is expecting to issue a Mitigated Determination of Nonsignificance (MDNS). The process in WAC 197-11-350 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. After all comments have been received and considered, a threshold determination will be made without an additional comment period. The comment period shall begin **May 15, 2025** and comments must be received by **5:00 PM May 30th, 2025**. A copy of the determination will be sent to those who comment or may be obtained upon request. The determination will have specific appeal information and may be appealed within five business days of issuance.

Request for Written Comments on the Proposal: Written comments concerning the proposed Development, Rezone, And land Use designation Change will be accepted until the close of the public hearing. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax to (509) 698-7372 or by e-mail to Stephen.zetz@selahwa.gov.

Notice of Open Record Public Hearing: These applications require that the City of Selah Planning Commission conduct an open record public hearing regarding the applicant's proposed project. This public hearing has been scheduled for **June 17, 2025**, beginning at **5:30 PM**, in the Council Chambers, City Hall, 115 W. Naches Ave. Any person desiring to express their views on this matter are invited to attend the public hearing or to submit their written comments to the above address. All interested persons may appear and provide testimony on the application. At the conclusion of the public hearing, the Planning Commission will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the proposed development project, rezone, and land use designation change.

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. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

☒ **Mitigated Determination Of Non-Significance (MDNS)**

The City of Selah has determined that this proposal will not have a probable significant adverse impact on the environment provided that the mitigation measures listed below are completed. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the following findings and conclusions:





CITY OF SELAH

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The proposed site abuts a commercial use to the east. Multi Family residential is located to the west and north of the proposed development. A rezone and land use designation change is appropriate for these parcels consistent with the best practices of locating high density residential close to commercial uses which creates a transition between commercial and lower density residential uses while locating higher densities closer to commercial uses. Adequate buffering, setbacks, mitigation measures, and site screening are sufficient to mitigate impacts.

The following Mitigation Measures are required.

Mitigation Measures

1. Developer shall make half street improvements to include curb, gutter, sidewalk, storm drainage, and lighting (if required during civil review) on Pleasant Ave for the abutting frontage along parcel # 18130214418
2. Should a Local Improvement District (LID) form to address improvements to the intersection of Pleasant Avenue and South 1st Street, developer agrees to not protest its formation. A "No Protest LID Agreement shall be recorded
3. No delivery trucks that exceed the off street space provided in the loading dock area shall be used or allowed to block or otherwise encumber traffic on Pleasant Ave. No truck shall be allowed to use Pleasant Avenue to back into the loading dock.
4. All lighting abutting any residential use shall be shrouded and or directed in such a manner as to prevent light scatter onto adjacent residential uses.
5. In order to protect the residential uses adjacent to this project all signs mounted on the structures or freestanding shall be reviewed for compliance with these measures prior to the issuance of a permit. No internally illuminated signage or electronic message signs shall face abutting residential uses to the west, north, and south.
6. All retention ponds shall be fenced
7. All proposed locations for dumpsters and garbage collection shall be reviewed and approved by the servicing agency. All site screening shall comply with SMC 10.08.170

Signature

Steve Zetz
Selah Planning Department,
Stephen.zetz@selahwa.gov.





CITY OF SELAH

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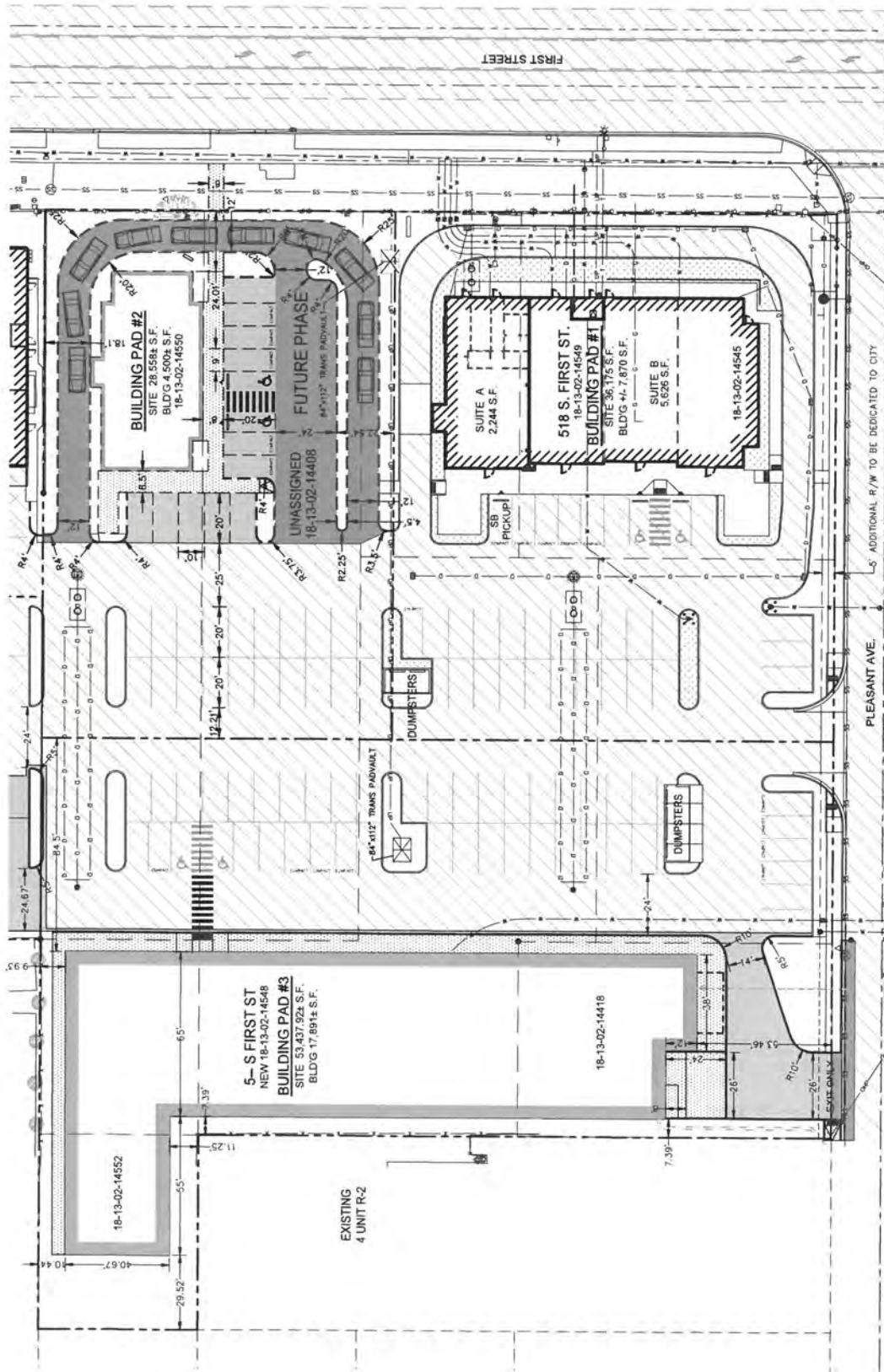
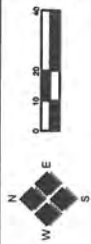
Appeal Process

SMC 11.40.425 Judicial appeals.

☒ Those aggrieved by the decision under the procedures of Section 11.40.420 may appeal such decision to the Yakima County superior court, state of Washington. (Ord. 2032, § 1 (Exh. A), 2017; Ord. 1392, § 19, 1998.)

Note: As provided in RCW 36.70C.040, appeals under LUPA (Land Use Petition Act) must be filed within 21 days of the date on which the challenged decision is issued.





NOTE:
ALL DIMENSIONS ARE IN FEET AND INCHES.
SITE AREA NOT INDICATED FOR CLARITY.

		BBS SELAH, LLC 506 S. 1st STREET - RETAIL COMPLEX SITE DESIGN		SHEET 3 OF 4
2803 River Road Yakima, WA 98902 509.946.7000 Fax 509.946.3800 www.hla-civil.com		JOB NUMBER: 25057 DATE: 4-23-25 FILE NAME: 22106.dwg DRAWING: 22106.dwg		
DESIGNED BY: MRH ENTERED BY: MDH		AMENDED SITE PLAN		
REVISION DATE		ADDITIONAL R/W TO BE DEDICATED TO CITY		

May 19, 2025

HLA Project 25057

BBS Selah, LLC.

Comp-Plan Amendment Rezone

LEGAL DESCRIPTION

PORTION OF PARCEL 181302-14552

The South Half of Lot 8, Block 5, South Selah Acre Tracts, according to the official plat thereof recorded in Volume "I" of Plats, Page 2, records of Yakima County, Washington.

Except that portion thereof described as follows:

Beginning at the Southeast corner of said Lot 8;

Thence North $89^{\circ}42'07''$ West along the South line thereof 77.14 feet to the Point of Beginning;

Thence Continuing North $89^{\circ}41'56''$ West 77.13 feet;

Thence North $0^{\circ}02'22''$ East 62.04 feet to the North line of said South Half of Lot 8;

Thence South $89^{\circ}41'56''$ East along said North line 77.16 feet;

Thence Southerly to the Point of Beginning.

Situate in Yakima County, Washington.

**BBS Selah, LLC
Selah, Washington**

**Primrose Place Phase III
Parcel 181302-14418, -14546, -14548, -
14549, -14550, -14552
Rezone / Type (1) Review**

STATE ENVIRONMENTAL POLICY ACT

ENVIRONMENTAL CHECKLIST

Prepared by



**HLA Project No. 25057
April 2025**

STATE ENVIRONMENTAL POLICY ACT
ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. *Name of Proposal, if Applicable:* Primrose Place Phase III
Parcel 181302-14418, -14548, -14552
Rezone / Type (1) Review

2. *Name of Proponent:* BBS Selah, LLC

Phone Number:
Address of Proponent: 7601 Wyss Lane
Yakima, WA 98901

3. *Person Completing Form:* Eric T. Herzog, PLS
Phone Number: (509) 966-7000
Address: HLA Engineering and Land Surveying, Inc. (HLA)
2803 River Road
Yakima, WA 98902

4. *Date Checklist Prepared:* April 17, 2025

5. *Agency Requesting Checklist:* City of Selah

6. *Proposed timing or schedule (including phasing, if applicable):*

The SEPA is for a Rezone request, and a project specific Type (1) Review. The development is anticipated to begin in the spring of 2025.

7. *Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.*

This SEPA is in conjunction with a City of Selah Rezone of a portion of the property, Boundary Line Adjustment Application, and construction of the proposed commercial building. The property will be fully developed upon completion of this project.

8. *List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.*

There is no known previous environmental information associated with this property, however there should be environmental information available from adjacent projects. Any environmental information prepared would be available at the City of Selah Planning Department.

9. *Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.*

There are no pending approvals

10. *List any governmental approvals or permits that will be needed for your proposal, if known.*

City of Selah - SEPA Determination.

City of Selah - Rezone Approval.

City of Selah - Boundary Line Adjustment Approval.

City of Selah - Type (1) Approval.

City of Selah - Stormwater Approval.

City of Selah - Building Permit Approval.

City of Selah - Plan review and approval, and construction approval for municipal facilities constructed by private parties.

11. *Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.*

The proposed Primrose Place Phase III property that is being requested for rezoning consists of a portion of parcel 181302-14552, that will become part of parcel 181302-14548 through a Boundary Line Adjustment. The existing parcel is approximately 0.33-acres located at 511 S. 3rd Street, Selah, WA and is currently zoned R-2, Two-Family Residential. The proposal is to Rezone a 0.12 acre portion of parcel 181302-14552 to B-2 General Business. The eastern 0.12-acres of the parcel will be moved to parcel 181302-14548 through a Boundary Line Adjustment. The rezone of a portion of the property to B-2 and relocate it to the adjacent parcel is to accommodate future commercial redevelopment. The commercial development will consist of commercial buildings, and the associated parking lots.

The Primrose Place Phase III property has connections to S. 1st Street, a 5-lane arterial, and Pleasant Avenue. Internal private access aisles system would be constructed as part of the commercial development. Surplus capacity exists along S. 1st Street, which was designed to accommodate traffic associated with commercial average daily trip density.

City of Selah water and sewer currently serve the site and would be extended through the site as part of any proposed development. The water and sewer systems both have the necessary capacity to service the proposed additional B-2 zoned land. All other utilities such as telephone, cable, natural gas, and electricity are located on or near the property, and can be easily extended to the property. School, police, and fire services are available and already service the property.

The proposed project will consist of Boundary Line Adjustment, relocating the eastern 0.12-acres of parcel 181302-14552 to parcel 181302-14548, and merging parcel 181302-14418 into parcel 181302-14548. The rezone of a portion of the property to B-2 and Boundary Line Adjustments are to accommodate future commercial redevelopment. All lots will have connections to public roadways through the access easements or frontage. Primrose Place Phase III has existing road connections to S. 1st Street through prior approved phases of Primrose Plaza Phases I and II and a connection to Pleasant Avenue

will be created for this development. S. 1st Street, is already improved to a five-lane arterial and will not need to be improved as part of this project. Frontage improvements along Pleasant Avenue will need to be constructed as part of this project.

The Primrose Place Phase III project proposal is to create a multi-use retail or commercial center comprising four parcels, a combined total of 30,261 square feet of new building, and 148 shared parking spaces. The development will bring new retail establishments to the City of Selah. The multi-use center will have a shared access and reciprocal parking agreement recorded upon approval of the site plan, and have accesses on to S. 1st Street, Pleasant Avenue, and Riverview Avenue. The 7,870 square foot building and associated parking as shown on Lot 2 of the attached site plan was constructed in 2023. The prior SEPA application for the project was approved under City of Selah application SEPA-2022-002.

The property is proposed to be landscaped with normal commercial type landscaping. Lot coverage has been calculated at approximately 85 percent of the total parcels. The height of the new structures will be approximately 25 feet and is likely to be constructed of glass and wood. The maximum building height in the B-2 zoning district is unlimited.

All storm water is proposed to be retained on-site in a combination of drainage swales and underground infiltration trenches. The drainage structures shown represent the anticipated structures. Drainage calculations and storm water run-off areas will be finalized and appropriately placed on the property during the building permit process.

12. *Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.*

The proposed Primrose Place Phase III property is on four parcels (following completion of the boundary line adjustment and merger) totaling 3.43-acres located at 113 Pleasant Ave., Selah, Washington. Parcel numbers 181302-14418, -14546, -14548, -14549, -14550, -14552, Section 02, Township 13 North, Range 18 East, W.M. Please refer to the attached map for additional information.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. *General description of the site (underline one): Flat, rolling, hilly, steep slopes, mountainous, other (Gently Sloping).*
- b. *What is the steepest slope on the site (approximate percent slope)?*

The site gently slopes from the north to the south at approximately 1.0 percent.

- c. *What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.*

National Resources Conservation Service Soil Mapping was consulted regarding the on-site soils at the project site. The USDA Soil Conservation Service (SCS) indicated the soil is a primarily a Esquatzel Silt Loam in the area of concentration, which is a ML, or A-4 soil type. The soil mapping indicates: 0-17 inches Silt Loam, 17-60 inches Silt loam, and 60-64 inches Stratified Fine Sandy Loam to Silt Loam. Permeability of the Esquatzel Silt Loam soil type is high, the runoff is slight, and the water erosion hazard is moderate to high. The Esquatzel Silt Loam is considered prime farmland if irrigated.

The proposal does not require removing any soils and the project will balance any required earthwork.

- d. *Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.*

There are no known indications of unstable soils on site or in the immediate vicinity.

- e. *Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.*

The project consists of usual and normal embankment construction for new parking lots, access roads, and building lots. As it applies to the entire development, there is no significant grading proposed for parking lots, access roads, or building lot development expected. No net increase or decrease in quantity of material is anticipated. Earthwork quantities will be determined during the design phase of the development but are expected to be minimal. Source of fill will be from on-site excavations or from approved/permited borrow site.

- f. *Could erosion occur as a result of clearing, construction, or use? If so, generally describe.*

It is possible erosion could occur during the construction phase of the development, but it is not expected. After construction is completed, each individual residential lot will be landscaped, and long-term erosion is unlikely to occur.

- g. *About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or building)?*

Approximately 85-percent of the site will be covered with impervious surfacing. The lot coverage maximum in the B-2 zone is 100-percent.

- h. *Proposed measures to reduce or control erosion, or other impacts to the earth, if any:*

During the site development and construction activities, the contractor will be required to utilize appropriate erosion control Best Management Practices, and regulatory erosion

control stormwater management plans will be implemented. Silt fencing and dust control measures will be implemented. Storm drainage improvements will be constructed to comply with City of Selah standards. The site will be permanently stabilized post-construction by sodding and landscaping.

2. AIR

- a. *What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.*

Typical emissions of dust and automobile odors will be generated during construction. Dust control procedures will be in place during construction to limit the dust to the maximum extent practicable. Construction activity will be limited to the area immediately adjacent to the construction area. Dust is not expected after construction as the site will be fully landscaped and irrigated, or will be covered with asphalt concrete pavement. After project completion, there will be no adverse effects on the air, the emissions will be from automobiles belonging to local residents and staff. Minimal emissions from commercial heating devices may occur after project completion. Approximate quantities are not known.

- b. *Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.*

None are known to exist.

- c. *Proposed measures to reduce or control emissions or other impacts to air, if any:*

The contractor shall comply with Yakima Regional Clean Air Agency regulatory requirements. The contractor may be required to use dust control measures such as watering of the construction area to eliminate wind-borne erosion if a problem arises. The contractor will also be required to clean mud and dust from public roadways as necessary. In addition, construction equipment will be well maintained to prevent excessive exhaust emissions.

3. WATER

- a. *Surface Water:*

1. *Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.*

There are no existing surface bodies of water, streams, or wetlands within the development.

2. *Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.*

There will be no work over, in, or adjacent to any bodies of water.

3. *Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.*

No fill or dredge material will be placed or removed from any surface water or wetlands.

4. *Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.*

The proposal will not require any surface water withdrawals or diversions.

5. *Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.*

According to FIRM mapping, the site does not lie within the 100-year floodplain.

6. *Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.*

No, the proposal does not discharge any waste material to surface waters.

b. *Ground Water:*

1. *Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.*

The proposal will not withdraw or discharge to ground water. Domestic water supply is proposed from the City of Selah, which has deep source water wells. Ground water is not anticipated to be withdrawn for construction dewatering.

2. *Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage, industrial, containing the following chemicals...; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.*

Waste materials will not be discharged from any source into the ground. The project will be connected to City of Selah public sanitary sewer.

c. *Water Runoff (including storm water):*

1. *Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will the water flow? Will this water flow into other waters? If so, describe.*

The sources of water runoff will be primarily from rainfall and snowmelt. The runoff is proposed to be collected and managed on-site via surface retention and infiltration facilities or underground infiltration facilities. Stormwater treatment and disposal facilities will be designed and sized in accordance with the Eastern Washington Storm Water Manual and City of Selah standards. This project will not result in the discharge of storm water into a surface water body.

2. *Could waste materials enter ground or surface waters? If so, generally describe.*

No waste materials are anticipated to enter ground or surface waters as part of this proposal.

3. *Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.*

No drainage patterns are anticipated to be altered.

4. *Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:*

Stormwater runoff from the development will be retained, treated, and disposed of on-site via surface retention and infiltration facilities, or underground infiltration facilities. Stormwater from apartments will be directed onto landscaped areas on each lot. Accepted BMP engineering practices for stormwater drainage systems will be implemented to collect and manage the surface and runoff water impacts.

4. PLANTS

- a. *Check or underline type of vegetation found on the site:*

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops
☐ wet soil plants; cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. *What kind and amount of vegetation will be removed or altered?*

The development will be cleared of existing naturally occurring grasses, lawn, trees and weeds for the construction of the parking lot, utility improvements, and building construction.

- c. *List threatened or endangered species known to be on or near the site.*

There are no listed endangered or threatened plants on the project site or within the general project vicinity.

- d. *Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:*

The completed commercial development will be landscaped with typical commercial landscaping trees, flowers, and shrubs as required per City of Selah code.

- e. *List all noxious weeds and invasive species known to be on or near the site.*

There are none known to exist.

5. ANIMALS

- a. *List any birds and other animals which have been observed on or near the site or are known to be on or near the site. (Underline all that apply) Examples include:*

Bird: hawk, heron, eagle, songbird, other

Mammals: deer, bear, elk, beaver, other

Fish: bass, salmon, trout, herring, shellfish, other

- b. *List any threatened or endangered species known to be on or near the site.*

There are no known endangered or threatened animals that occur within the general project vicinity.

- c. *Is this site part of a migration route? If so, explain.*

Most of Washington State is part of the Pacific Flyway migratory route for birds.

- d. *Proposed measures to preserve or enhance wildlife, if any:*

None.

- e. *List any invasive animal species known to be on or near the site.*

None.

6. ENERGY AND NATURAL RESOURCES

- a. *What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.*

It is anticipated that electricity and/or natural gas will be the primary sources of cooling and heating the buildings. Electricity will also be used for normal commercial demands of lighting, etc. During construction: equipment fuel.

- b. *Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.*

The project would not affect the potential use of solar energy by adjacent properties.

- c. *What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.*

New construction will be built to Washington State Energy Codes and as required by the International Building Code.

7. ENVIRONMENTAL HEALTH

- a. *Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.*

There are no known environmental health hazards that could occur as a result of this proposal. A fuel spill may occur because of construction activities as a result of this proposal.

1. *Describe special emergency services that might be required.*

There are no known emergency services that would be needed as a result of this new building. Emergency medical aid may be required should an injury occur during or after construction. Emergency fire services may be required should an injury or fire occur during or after construction.

2. *Proposed measures to reduce or control environmental health hazards, if any.*

There are no known environmental health hazards associated with this proposal, therefore there are no proposed measures.

- b. *Noise*

1. *What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?*

Traffic noise from adjacent public streets but will not affect the project.

2. *What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.*

Short-term noise consists of construction activities associated with commercial construction. Construction noise can be expected from approximately 7:00 a.m. to 7:00 p.m.

Long-term noise is expected from the typical residential maintenance equipment, i.e. lawn mowers, leaf blowers, power trimmers, snow blowers, etc. during daylight hours.

3. *Proposed measures to reduce or control noise impacts, if any:*

No adverse noise impacts are anticipated.

8. LAND AND SHORELINE USE

- a. *What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.*

The project area primarily consists of open commercial gravel lot that was previously used for RV showroom and storage. There is commercial land located immediately to the north, south and east of the subject parcel, and residential homes located to the west of the subject property.

- b. *Has the site been used for agriculture? If so, describe.*

It is not known if the site has been used agriculturally.

- c. *Describe any structures on the site.*

There are currently two commercial structures on the site.

- d. *Will any structures be demolished? If so, what?*

No structures will be demolished.

- e. *What is the current zoning classification of the site?*

The current zoning of the site is B-2 and the small portion of R-2 that is requested to be rezoned.

- f. *What is the current comprehensive plan designation of the site?*

The project lies within the City of Selah and the current comprehensive plan designation of the site is Commercial.

- g. *If applicable, what is the current shoreline master program designation of the site?*

Not applicable.

- h. *Has any part of the site been classified as an "environmentally sensitive" area? If so specify.*

No part of the site has been classified as an "environmentally sensitive" area.

- i. *Approximately how many people would reside or work in the completed project?*

No one would reside in the completed project, but it will have approximately 50 FTE employees and 80 PTE employees would work on-site.

- j. *Approximately how many people would the completed project displace?*

The project will not displace any people.

- k. *Proposed measures to avoid or reduce displacement impacts, if any:*

Not applicable.

- l. *Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:*

The proposal is to amend the City of Selah zoning to designate the property as Commercial B-2.

- m. *Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:*

The current zoning for this property is B-2 and the proposal determined that the property is suitable for uses permitted in the proposed B-2 zoning district. This proposal complies with the goals and policies of the City of Selah Comprehensive Plan because it forecasts the need for additional residential housing at a density consistent with urban development. The rezone would allow for additional commercial retail in an area that is already zoned and used as commercial.

9. HOUSING

- a. *Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.*

No residential dwelling units will be created.

- b. *Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.*

No residential units will be removed.

- c. *Proposed measures to reduce or control housing impacts, if any:*

None proposed.

10. AESTHETICS

- a. *What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?*

The units will be less than 35 feet in max height. Principal building materials will consist of stone, brick, stucco, and wood as applicable.

- b. *What views in the immediate vicinity would be altered or obstructed?*

No known views would be altered or obstructed, as the current zone allows unlimited building height.

- c. *Proposed measures to reduce or control aesthetic impacts, if any:*

The proposed buildings will be similar in appearance as neighboring commercial buildings to further control aesthetic impacts. Compliance with zoning and building code regulations regarding building height, lot coverage and setbacks will also be in effect.

11. LIGHT AND GLARE

- a. *What type of light or glare will the proposal produce? What time of day would it mainly occur?*

Typical and normal commercial security night lighting from dusk until dawn.

- b. *Could light or glare from the finished project be a safety hazard or interfere with views?*

The light or glare is not expected to pose any safety hazards or interfere with any views.

- c. *What existing off-site sources of light or glare may affect your proposal?*

There are no existing off-site sources that are expected to affect our proposal.

- d. *Proposed measures to reduce or control light and glare impacts, if any:*

Proposed parking lot lighting, security lighting, and possible accent lighting will be directed toward the interior of the development. We will encourage the use of lowest necessary wattages and to direct lights inward and downward.

12. RECREATION

- a. *What designated and informal recreational opportunities are in the immediate vicinity?*

Riverside Playland Park lies 3,500 feet to the southeast of the subject property and recreational activities take place at the park. River Ridge golf course is immediately adjacent to the park and recreational activities take place at the golf course. Other known recreational activities in the general area consist of fishing, biking, and walking/jogging.

- b. *Would the proposed project displace any existing recreational uses? If so, describe.*

The proposal will not displace any existing recreational areas.

- c. *Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:*

None needed.

13. HISTORIC AND CULTURAL PRESERVATION

- a. *Area there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.*

According to the Department of Archaeology & Historic Preservation's (DAHP) Washington Information System for Architectural and Archeological Records Data (WISAARD), there are no registered properties within or adjacent to the project limits.

- b. *Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.*

There are no known landmarks or evidence of historic, archaeological, scientific, or other cultural significance located on or near the site.

- c. *Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.*

WISAARD, EZ-1 Form

- d. *Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.*

There are no known impacts, therefore no measures are proposed. If, during construction, artifacts are found, then work within the area will cease and the proper authority will be notified.

14. TRANSPORTATION

- a. *Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.*

The Primrose Place Phase III property has connections to Pleasant Ave., and Riverview Ave. There is also a connection to S. 1st Street through the Phase I parking lot.

- b. *Is the site or affected geographic area currently served by public transit? If so, general describe. If not, what is the approximate distance to the nearest transit stop?*

Yes. The nearest transit stop is to the north along S. 1st Street.

- c. *How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?*

The completed project will provide 183 parking spaces. No parking spaces will be eliminated.

- d. *Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).*

The proposed development will need to improve a public road connection and road frontage improvements to Pleasant Ave. as part of this project.

See attached preliminary plat drawings.

- e. *Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.*

The proposal will not use water, rail, or air transportation.

- f. *How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?*

A Traffic Impact Analysis (TIA) was prepared in association with this development based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. Please see the TIA for anticipated traffic volumes.

- g. *Proposed measures to reduce or control transportation impacts, if any:*

No measures are planned. S. 1st Street was designed to accommodate commercial traffic loads from within the development, which exceed the proposed traffic loads.

15. PUBLIC SERVICES

- a. *Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other?) If so, generally describe.*

The project will have probable incremental increased demand for fire and police protection. Increase public safety services could be anticipated, relative to the potential commercial building increases.

- b. *Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.*

Water and Sewer from the City of Selah are available to serve the property and would be extended to serve new buildings as applicable.

16. UTILITIES

- a. *Underline the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, irrigation, cable TV, drains, other.*

- b. *Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.*

Domestic Water: City of Selah
Sanitary Sewer: City of Selah
Refuse: A private company
Power: Pacific Power
Telephone: Lumen or Charter
Natural Gas: Cascade Natural Gas Company

General construction activities will consist of trenching associated with placement of underground utility services from their present location to the project building site.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.


Eric T. Herzog, PLS.
HLA Engineering and Land Surveying, Inc.


Date

April 17, 2025

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTION

1. *How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?*

This proposal will not increase discharges to water, emissions to air; produce or release of toxic or hazardous substances; or increase noise pollution.

Proposed measures to avoid or reduce such increases are:

No measures are proposed.

2. *How would the proposal be likely to affect plants, animals, fish, or marine life?*

The proposal will not create any adverse impacts on plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

No measures are proposed.

3. *How would the proposal be likely to deplete energy or natural resources?*

The proposal will not deplete energy or natural resources other than through normal building operations of commercial businesses.

Proposed measures to protect or conserve energy and natural resources are:

Energy efficient measures will be installed wherever practicable; for instance, water efficient fixtures and non-incandescent light bulbs will be used.

4. *How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?*

The proposal will not affect any sensitive areas or areas designated for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No measures are proposed.

5. *How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?*

The proposal will not affect land or shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No measures are proposed.

6. *How would the proposal be likely to increase demands on transportation or public services and utilities?*

This proposal will have a slight increase of daily trips above the existing site, however the increase can be accommodated by the existing surface streets which were constructed to accommodate heavy traffic from surrounding land uses.

Proposed measures to reduce or respond to such demand(s) are:

No measures are proposed.

7. *Identify, if possible whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.*

The proposal is not known to conflict with local, state, or federal laws protecting the environment.

Zetz, Stephen

From: Brady Beck <bradybeck77@gmail.com>
Sent: Monday, May 26, 2025 1:10 PM
To: Zetz, Stephen
Subject: Opposition to Rezoning Residential Area to a Commercial Zone

Dear City of Selah Community Development Supervisor,

I am writing to you as a father and a husband who lives at 201 Pleasant Ave, here in Selah which is currently being affected by the proposed zoning change from residential to commercial (Parcel Zone number 18130214552) . With three young children (Ages 2, 4, and 7) and a wife who stays home with our children, I am deeply troubled by the idea of commercial development encroaching on our family-oriented community.

Our neighborhood has always been a safe haven where kids can play outside without fear, where neighbors know each other, and where families can raise their children in peace. Introducing commercial business into this space risks disrupting the calm environment and increasing hazards such as heavy traffic and noise pollution.

As a parent, my foremost concern is the safety of my children. More vehicles, delivery trucks, and commercial foot traffic near homes would create unsafe conditions on our streets and sidewalks. limiting our children's freedom to play and explore safely. This change could also alter the close community feel that makes this neighborhood special.

I urge you to carefully consider the impact that rezoning would have on families like mine who cherish the residential nature of this area. Protecting our neighborhood from commercial development is essential to maintaining the safety and quality of life that all residents deserve.

Sincerely,
Brady Beck

Zetz, Stephen

From: Emily Hurley <ehurley1998@outlook.com>
Sent: Monday, May 26, 2025 12:53 PM
To: Zetz, Stephen
Subject: Opposition to Rezoning Residential Area to a Commercial Zone

Dear City of Selah Community Development Supervisor,

My name is Emily and I currently reside at 201 Pleasant Ave Unit B here in Selah. I am writing to express my strong concerns regarding the proposed change of zoning in our neighborhood (specifically parcel number 18130214552) from residential to commercial. As a stay-at-home mother of three young children, ages 2, 4, and 7, the safety and well-being of my family is my highest priority, and this proposed change strongly worries me.

Our residential neighborhood is a close-knit, peaceful community where children play freely, families walk safely, and neighbors look out for one another. Introducing commercial businesses into this space threatens to disrupt the quiet, safe environment that we have worked hard to cultivate. Increased traffic, noise, and potentially unsafe conditions from commercial vehicles and patrons would place my children and others at significant risk. With that being said for an example, the newest addition to the Primrose Plaza (Starbucks) has not only added to traffic congestions but also noise pollution as they often get nightly deliveries anywhere from 11pm to 3am in the morning. This alone affections Selah Public disturbance noises (6.60.030) specifically section 3 as the drivers of these delivery vehicles often is shouting over the noise of their delivery vehicles. Section 3 also states "between the hours of eleven p.m. and seven a.m. or at any other time and place which unreasonably disturbs or interferes with the peace, comfort and repose of another" which this certainly does. I also walk my oldest son to his bus stop at the corner of third street and Pleasant Ave on the mornings of Monday, Tuesday, Thursday, and Friday at 8 am, Wednesdays at 9am and the traffic caused by Starbucks has increased dramatically and most do not follow the marked speed limit of 25 mph.

With the development of parcel number 18130214552 I am not only concerned about the construction that will happen so close my home but the long-term effects of a commercial business being there. A commercial zone being so close to a residential zone would drastically harm property values in the area. A concern of mine about the commercial zone of discussion is how will the city of Selah ensure that no one trespasses on our property. We have already had one incident of a large SUV parking at the end of our driveway and blocking not only myself but neighbors in as well. This is a huge concern because what if myself, neighbors, or children had an emergency and needed to leave the premises immediately? What if there was a fire and as residents we could not evacuate or clear the premises in a timely manner? Another one of my concerns is the building already approved to be built right in front of my home. I strongly urge you to consider to change the property setback from 10 feet to 20 feet because according to Selah Municiple Code it clearly states that a "R2" zone must provide a 20 feet front yard setback. I believe this and a newer taller privacy fence is the least that could be provided.

Furthermore, the presence of commercial activity near homes often leads to issues such as litter, inadequate parking, and decreased air quality, all of which are concerning for families with young children. As a mother, I fear for my children's ability to play outside safely, walk to nearby parks or schools, and enjoy our neighborhood without constant worry. My children often play both in our backyard and in our front yard

(which will be right next to the new building already approved to be built) and having our home surrounded from the front and around the north side of the property would create the issues of concern previously listed.

In conclusion I strongly believe the permitting of Residential zone 18130214552 to become a commercial zone with greatly impact our neighborhood negatively due to increased noise pollution and safety concerns.

I respectfully urge the city to reconsider this zoning change (Parcel number 18130214552) and to prioritize the safety, health, and quality of life of the families who call Selah home. Preserving our residential zones is crucial for maintaining the character and safety of our community. I will see you at the public hearing on June 17, 2025 at 5:30pm.

Sincerely,
Emily Hurley

Emily Hurley
ehurley1998@outlook.com
(509) 580-9259

Allison Larson
103 N 5th Street
Selah WA 98942
1-509-307-4904

May 24, 2025

Planning Commission
City of Selah Planning Department
Selah, WA

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed rezoning of parcel 181302-14552 from Residential Two (R2) to Business Commercial Two (B2).

As the owner of the adjacent property, parcel 181302-14419, located at 201 Pleasant Ave., Units A thru D, I am directly impacted by this proposal. If approved, the change would result in my residential property being surrounded on three sides by commercial zoning. This would significantly disrupt the residential character of the neighborhood and negatively affect the well-being of my tenants, many of whom are long-term residents raising families in what has been a stable and community-oriented environment.

For more than a decade my triplex and house has provided quality housing for families who choose this area specifically because of its residential feel. The proposed zoning change and the previously rezoned parcel (181302-14418) would permit commercial structures up to 35 feet in height with only a 10 foot setback from the property line. This minimal buffer does not allow adequate space for sound mitigation, greenery or visual softening thru trees and other substantial landscape. It would result in an overbearing and intrusive presence, diminishing the residential quality of life for the surrounding homes.

It is important to note that my property is not an isolated residential parcel – there are many other triplexes and single family residences in the area. Maintaining parcel 181302-14552 as R2 zoning is far more appropriate and consistent with the existing neighborhood fabric. The current R2 zoning supports the area's character and ensures cohesive and compatible land use pattern. Rezoning it to B2 would represent an encroachment of commercial activity into a well-

established block, which is both unnecessary and detrimental. This proposed B2 area would be surrounded on three sides by R2 making is an odd configuration.

While I understand that there is commercial zoning nearby, this particular parcel acts as an area where logical expansion of multi family duplex units could be built in the future. Having this area become even more commercial property would disrupt the neighborhood's residential continuity and compromise its livability.

I respectfully urge the Planning Commission to reject the proposed zoning change and preserve the R2 designation for parcel 181302-14552. Doing so will help protect the integrity of this residential community and the families that call it home.

Thank you for your time and consideration.

Sincerely,

Allison Larson

103 N 5th Street

Selah, WA 98942

Owner of 201 Pleasant Ave. Units A-D

Parcel 181302-14419

Phone 1-509-307-4904

Zetz, Stephen

From: amberlmcmanus <amberlmcmanus@aol.com>
Sent: Wednesday, May 28, 2025 8:15 PM
To: Zetz, Stephen
Subject: Parcel number 18130214552

Importance: High

To Whom It May Concern,

I am writing as a tenant and resident of 201 Pleasant Ave Triplex. I've lived here for 7 years. Recently, I have learned of proposals to expand commercial development in and around our neighborhood, and I want to respectfully share my concerns about the impact this could have on the quality of life for residents like myself.

Our neighborhood is built on a sense of community, safety, and residential peace. The introduction—or expansion—of commercial businesses around us threatens to undermine that balance. We've already encountered very many disturbances with traffic, loud noises and disruptiveness at night in the parking lot with no regard to the families who live here, some of which have small children.

These developments can also lead to increased rents and property values, potentially displacing long-term tenants and families who have made this community their home.

While I understand the value of economic growth and the role of business in a thriving city, I urge you to consider the voices of the residents who will be most directly affected. I believe there is a way to balance progress with preservation—prioritizing community input, setting clear zoning boundaries, and ensuring that residential areas are shielded from over-commercialization.

Please take into account the impact behind these decisions. We are not just residents—we are families, workers, students, and who care about where we live. I ask that you protect the character and livability of our neighborhood by maintaining its residential integrity.

Thank you for your time and consideration.

Sincerely,
Amber McManus
Tenant, 201 Pleasant Ave.
Selah WA 98942

Sent from my Verizon, Samsung Galaxy smartphone

Zetz, Stephen

From: amberlmcmanus <amberlmcmanus@aol.com>
Sent: Wednesday, May 28, 2025 8:15 PM
To: Zetz, Stephen
Subject: Parcel Number 18130214552

Importance: High

To Whom It May Concern,

I am writing as a tenant and resident of the triplex on Pleasant Ave, right behind the new Starbucks and Gym. This has been my home for 7 years. Recently, I have learned of proposals to expand commercial development in and around our neighborhood, and I want to respectfully share my concerns about the impact this could have on the quality of life for residents like myself.

Our neighborhood is built on a sense of community, safety, and residential peace. The introduction—or expansion—of commercial businesses around us threatens to undermine that balance. Increased traffic, noise, pollution, and late-night activity are just some of the changes we may face. Some of which have already started happening since the gym and Starbucks was put in.

These developments can also lead to increased rents and property values, potentially displacing long-term tenants and families who have made this community their home.

While I understand the value of economic growth and the role of business in a thriving city, I urge you to consider the voices of the residents who will be most directly affected. I believe there is a way to balance progress with preservation—prioritizing community input, setting clear zoning boundaries, and ensuring that residential areas are shielded from over-commercialization.

Please take into account the impact behind these decisions. We are not just residents—we are families, workers, and students who care deeply about where we live. I ask that you protect the character and livability of our neighborhood by maintaining its residential integrity.

Thank you for your time and consideration.

Sincerely,
Amber McManus
201 Pleasant Ave.
Selah, WA 98942

Sent from my Verizon, Samsung Galaxy smartphone



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

May 28, 2025

Steve Zetz
City of Selah Planning Department
222 S. Rushmore Road
Selah, WA 98942

RE: SEPA 202502046; SEPA-2025-004

Dear Steve Zetz:

Thank you for the opportunity to comment on the Mitigated Determination of Non-Significance for Primrose Phase III. We have reviewed the documents and have the following comments.

Water Quality Program

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on [Ecology's stormwater](#) website. Please submit an application or contact **Lloyd Stevens Jr.** at the Dept. of Ecology, (509)571-3866, with questions about this permit

City of Selah Planning Department

May 28, 2025

Page 2 of 2

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,



Amber Johnson

SEPA Coordinator

Central Region Office

509-723-5677

crosepa@ecy.wa.gov

Zetz, Stephen

From: Eric Skiles <skilese@yahoo.com>
Sent: Friday, May 30, 2025 2:10 PM
To: Zetz, Stephen
Subject: Comment on RZ-2025-001 and SEPA-2025-004

Good afternoon,

I am writing in regards to RZ-2025-001 and SEPA-2025-004, the rezone of a parcel from residential to commercial, in particular, the rectangular piece at the back of the property being rezoned. I oppose this rezone the transition from residential to commercial zoning. I live at the house at 201 Pleasant and my living conditions have deteriorated as the commercial development next door continues to grow. The amount of noise and light pollution has increased dramatically since the removal of the home. The increase in both foot and auto traffic is also a concern as there is now a steady flow of people walking to Starbucks and the gym all day and evening. Since we don't have sidewalks on Pleasant this has caused more people to use the area between the street and my front yard as their walking path...so they are using the property I live on as their sidewalk and then cutting across the driveway into the commercial property since there are no fences or barriers. This drives my dogs absolutely crazy which just adds to the extra noise. Keeping the zoning residential will help those that live in the triplex behind me maintain a bit more privacy and peace vs having their homes surrounded by commercial on 3 sides. The lack of fencing or barriers between the commercial and residential zones is problem as well. We don't need our front yards completely exposed...the reduction in privacy is felt and those living in the triplex are now totally exposed.

One of the worst feelings in the world is having your home feel less like home or less desirable to be at. Being surrounded by businesses is not what we signed up for and has already had negative affects on my living environment...so whatever we can do to reduce that for others as well as trying to keep a buffer zone for my own world has value.

Thank you for your time and consideration.

Eric Skiles



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

May 29, 2025

City of Selah
222 S Rushmore Rd
Selah, WA 98942

Attn: Steve Zetz, Community Development Supervisor

RE: 2025 SEPA Notification, Primrose Ph 3
SR 823 milepost 0.82 to 0.94 Lt.

We have reviewed the proposed project and have the following comment.

The subject property is adjacent to State Route 823 (SR 823), a managed access class 5 highway within the corporate limits of the City of Selah. Access control for this portion of SR 823 is the authority of the city, in accordance with RCW 47.24.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Stephen P. (Phil) Nugent
Region Planning Manager

SPN: jjp/akh

cc: File, #2025_001

YAKIMA COUNTY WASHINGTON

506 S. 1st STREET - RETAIL COMPLEX SITE DESIGN

CITY OF SELAH, WA. PARCEL # 181302-14418, 14546, 14548, 14549,
14550, 14552

APRIL 2025



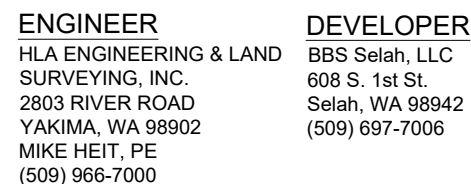
NOTE: Impervious surfaces include all structures, paving, cement or asphalt patios and walkways, driveways, paved parking and all other impervious surfaces.

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PARKING				
LOT	USE	SF	PARKING REQ.	PARKING PROV.
1	MULTI-USE	17,891 S.F.	45 SPACES	45 W/ 2 HANDICAP
2	MULTI-USE	7,570 S.F.	40 SPACES	32 W/ 2 HANDICAP
3	RESTAURANT	4,500 S.F.	53 SPACES	33 W/ 2 HANDICAP
4	PARKING	0 S.F.	0 SPACES	73 W/ 4 HANDICAP
TOTAL			143 SPACES	183 W/ 10 HANDICAP



UTILITY NOTE

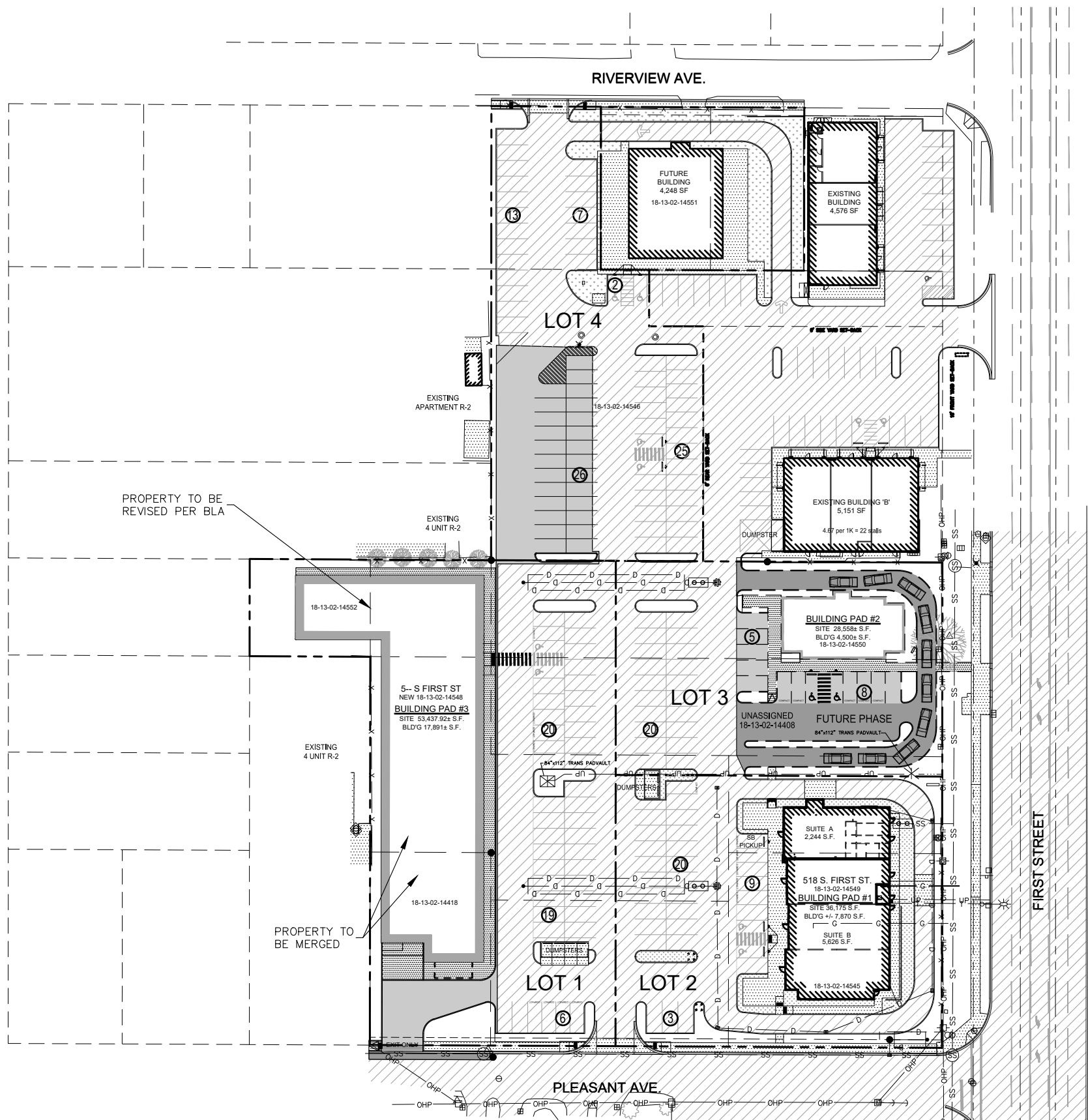
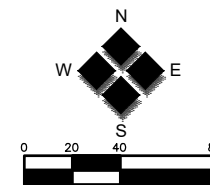
LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES. ALL CONTRACTORS SHOULD CALL 509-248-0202 OR 1-800- 424-5555 PRIOR TO ANY EXCAVATION WORK.



2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com



		JOB NUMBER: 25057	DATE: 4-23-25	BBS SELAH, LLC 506 S. 1st STREET - RETAIL COMPLEX SITE DESIGN	SHEET 1 OF 4
		FILE NAMES: DRAWING: 22106.dwg			
REVISION	DATE	DESIGNED BY: MRH ENTERED BY: MDH	AMENDED SEPA		



NOTE
EXISTING BUILDING AND STRUCTURES ON
SITE ARE NOT SHOWN HEREON FOR CLARITY.



2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

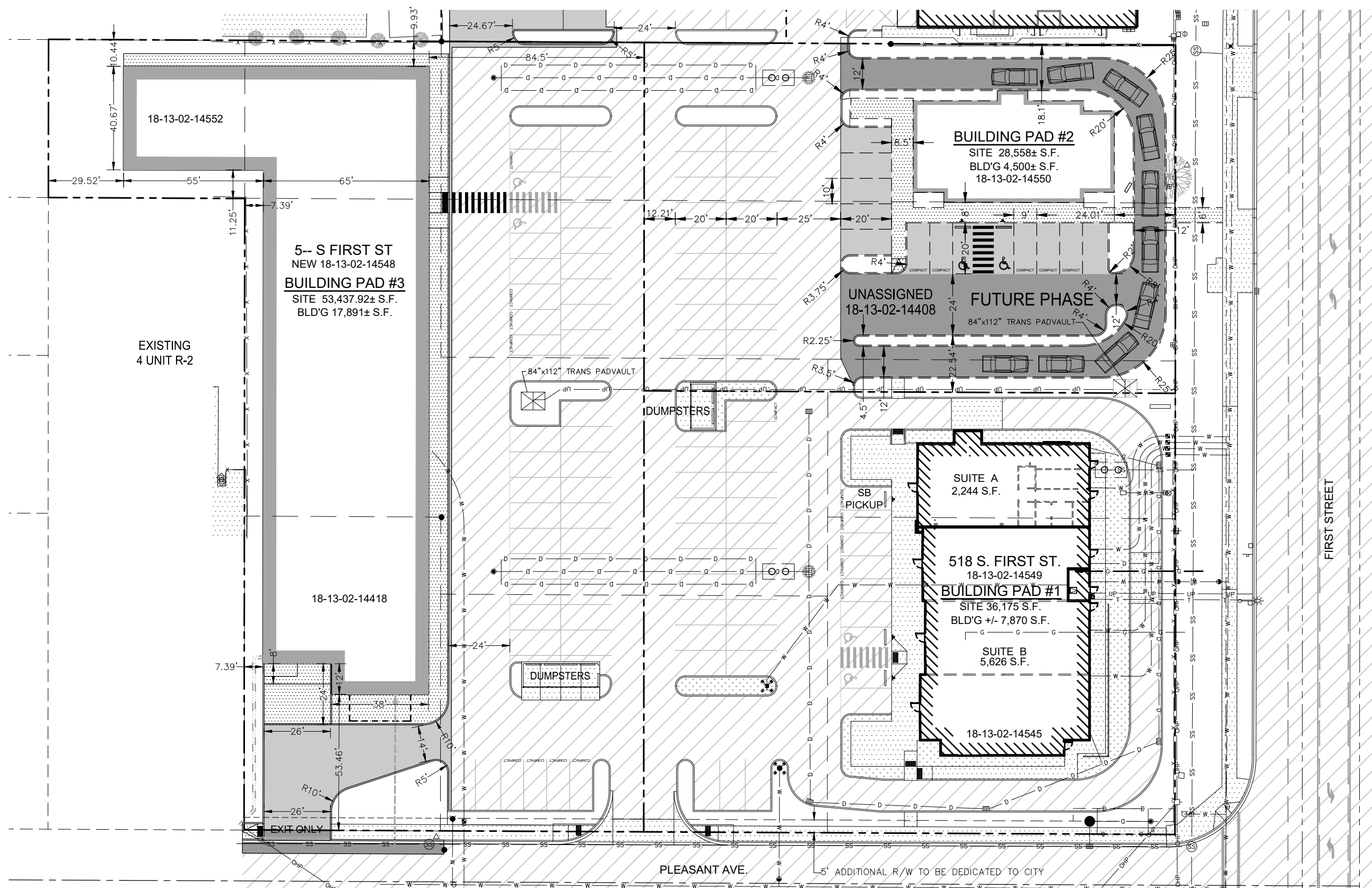
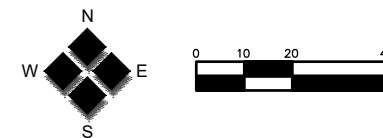


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		FILE NAMES: DRAWING: 22106.dwg	
		DESIGNED BY: ENTERED BY:	MRH MDH
REVISION	DATE		

BBS SELAH, LLC
506 S. 1st STREET - RETAIL COMPLEX
SITE DESIGN

AMENDED OVERALL PLAN

SHEET
2
OF
4



NOTE
EXISTING BUILDING AND STRUCTURES ON
SITE ARE NOT SHOWN HEREON FOR CLARITY.



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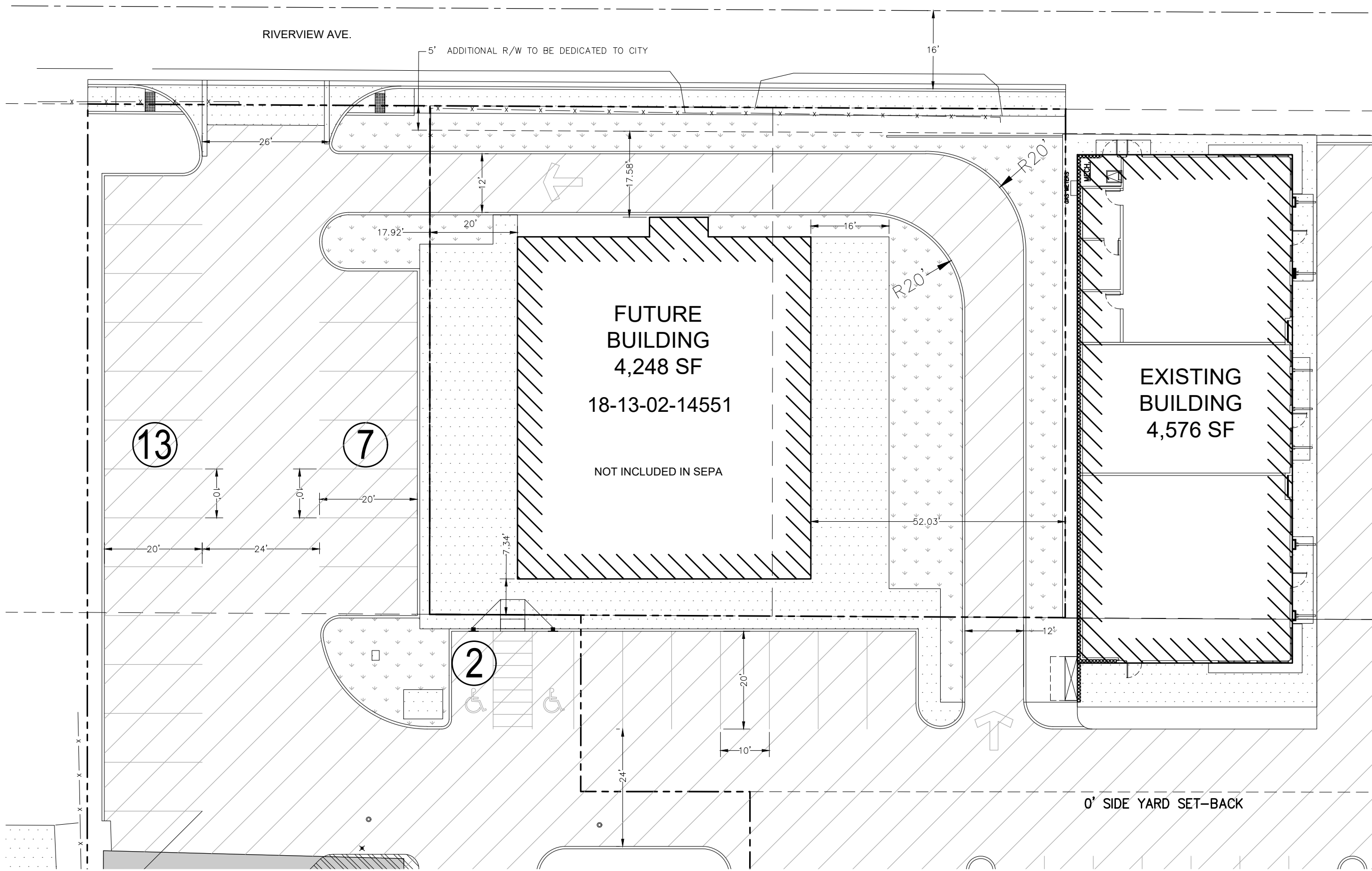
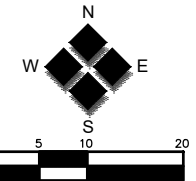


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		ENTERED BY:	MDH

BBS SELAH, LLC
506 S. 1st STREET - RETAIL COMPLEX
SITE DESIGN

AMENDED SITE PLAN

SHEET
3
OF
4



NOTE
EXISTING BUILDING AND STRUCTURES ON
SITE ARE NOT SHOWN HEREON FOR CLARITY.



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Yakima, WA 98902
509.966.7000
Fax 509.965.3800
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		DESIGNED BY: ENTERED BY:	MRH MDH
REVISION	DATE		

BBS SELAH, LLC
506 S. 1st STREET - RETAIL COMPLEX
SITE DESIGN
AMENDED SITE PLAN

SHEET
4
OF
4

Traffic Calculations

Building #1		
Assumptions:	4 suite commercial building - total 8,552 sqft; 3 suites would be specialty retail center	One suite would be a fast-food restaurant with drive through window
	retail code: 814 specialty retail center	services code: 934 Fast-food restaurant with drive through window
	weekday trip generation per 1,000 sqft = 44.32; and PMPKHR trip generation is 2.71 per 1,000 sqft	weekday trip generation per 1,000 sqft = 496.12; and PMPKHR trip generation is 34.64 per 1,000 sqft
	5.99 x 44.32 = 265 trips per day; 5.99 x 2.71 = 16 trips in the PMPKHR	2.56 x 496.12 = 1,270 trips per day; 2.56 x 34.64 = 89 trips in the PMPKHR
Total Bldg #1 trips = 1,535 per weekday and 105 trips in the PMPKHR		
SB traffic leaving Bldg #1 can turn right from Pleasant Avenue onto 1st Street.		
NB traffic leaving Bldg #1 will likely need to turn north onto 3rd Street to Valleyview Avenue to use the traffic light to turn north on 1st Street.		
There is no EB through traffic option.		
There are no issues WB on Pleasant Avenue.		

Building #2		
Assumptions:	3,064 sqft commercial building for fast food restaurant with drive through	
	services code: 934 Fast-food restaurant with drive through window	
	weekday trip generation per 1,000 sqft = 496.12; and PMPKHR trip generation is 34.64 per 1,000 sqft	
	3.06 x 496.12 = 1,518 trips per day; 3.06 x 34.64 = 106 trips in the PMPKHR	
SB traffic leaving Bldg #2 can turn right from Pleasant Avenue onto 1st Street.		
NB traffic leaving Bldg #2 will likely need to turn north onto 3rd Street to Valleyview Avenue to use the traffic light to turn north on 1st Street.		
There is no EB through traffic option.		
There are no issues WB on Pleasant Avenue.		

Building #3		
Assumptions:	3 suite commercial building - total 4,464 sqft with a drive through for one business (i.e. coffee stand)	
	retail code: 820 shopping center	
	weekday trip generation per 1,000 sqft = 42.94; and PMPKHR trip generation is 3.75 per 1,000 sqft	
	4.46 x 42.94 = 192 trips per day; 4.46 x 3.75 = 17 trips in the PMPKHR	
SB traffic leaving Bldg #3 can turn right from Pleasant Avenue onto 1st Street.		
NB traffic leaving Bldg #3 will likely need to turn north onto 3rd Street to Valleyview to use the traffic light to turn north on 1st Street.		
There is no EB through traffic option.		
There are no issues WB on Pleasant Avenue.		

Building #5		
Assumptions:	4,248 sqft commercial building for restaurant with a drive through and patio seating	
	services code: 932 High-turnover (sit down) restaurant	
	weekday trip generation per 1,000 sqft = 540.39; and PMPKHR trip generation is 10.92 per 1,000 sqft	
	4.25 x 127.15 = 192 trips per day; 4.25 x 10.92 = 46 trips in the PMPKHR	
SB traffic leaving Bldg #5 can turn right from Riverview Avenue onto 1st Street.		
NB traffic leaving Bldg #5 will likely need to turn north onto 3rd Street to Valleyview Avenue to use the traffic light to turn north on 1st Street.		
There is an EB through traffic option into another parking lot, but the likelihood of crossing all SB and NB lanes should be discouraged.		
There are no issues WB on Pleasant Avenue.		

Accumalitve effects:

Traffic from building #s 1,2,3, and 5 are additive to 3rd Street NB to Valleyview Avenue which means adding some portion of
Traffic from building #5 is additive to 1st Street SB at Riverview Avenue which means adding some portion of
Traffic from building #s 1,2,and 3 are additive to 1st Street SB at Valleyview Avenue which means adding some portion of

3,437	daily trips and
192	daily trips and
3,245	daily trips and

274	PMPKHR trips onto 3rd Street.
46	PMPKHR trips onto 1st Street at Riverview Avenue.
228	PMPKHR trips onto 1st Street just above Southern Avenue.

Existing Traffic Volumes		
1st Street n/o Valleyview Ave		
	NB	SB
Daily	8,237	8,803
Addl	1,623	0
Total	9,860	8,803
20%		
PMPKHR	1,334	514
Addl	137	0
Total	1,471	514
10%		

1st Street s/o Valleyview Ave		
	NB	SB
Daily	15,165	14,734
Addl	0	1,623
Total	15,165	16,357
11%		
PMPKHR	1,211	1,003
Addl	0	114
Total	1,211	1,117
11%		

1st Street n/o Southern Ave		
	NB	SB
Daily	16,420	18,000
Addl	0	1,815
Total	16,420	19,815
10%		
PMPKHR	1,863	1,159
Addl	0	160
Total	1,863	1,319
14%		

Valleyview w/o 1st Street		
	EB	WB
Daily	1,080	985
Addl	1,623	0
Total	2,703	985
150%		
PMPKHR	221	264
Addl	114	0
Total	335	264
52%		

3rd Street s/o Valleyview Ave		
	NB	SB
Daily		
Addl		
Total		
PMPKHR		
Addl		
Total		



CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

STATE ENVIRONMENTAL POLICY ACT MITIGATED DETERMINATION OF NONSIGNIFICANCE FINAL

June 3, 2025

Lead agency: City of Selah
Steve Zetz
Community Development Supervisor
222 South Rushmore Road
Selah, WA 98942
509-698-7365
Stephen.zetz@selahwa.gov

File Numbers: SEPA -2025-004, RZ-2025-001

Project Description: The developer is proposing to construct approximately 30,000 square feet of new buildings and 145 additional parking spaces. In addition the proposed project requires a rezone of parcel # 18130214418 from R2 to B2 consistent with the Land Use Designation, and a land use designation change, boundary line adjustment, and rezone for a portion of parcel # 18130214552 from R2 to B2 and a designation change from Moderate Density Residential to Commercial. The boundary line adjustments and consolidations have been approved. The Land Use Designation request will follow the standard process for designation changes.

Project Location: Project is generally located north of Pleasant Ave and west of S 1st Street.
The east portion of Parcel # 18130214552
Parcel # 18130214548 and 18130214418

Project Applicant: Night Owl Development LLC
10702 ESTES RD
YAKIMA, WA 98908

BBS SELAH LLC
7601 WYSS LANE
YAKIMA, WA 98901



CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

☒ Mitigated Determination Of Non-Significance (MDNS)

The City of Selah has determined that this proposal will not have a probable significant adverse impact on the environment provided that the mitigation measures listed below are completed. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the following findings and conclusions:

The following Mitigation Measures are required.

Mitigation Measures

1. Developer shall make half street improvements to include curb, gutter, sidewalk, storm drainage, and lighting (if required during civil review) on Pleasant Ave for the abutting frontage along parcel # 18130214418
2. Should a Local Improvement District (LID) form to address improvements to the intersection of Pleasant Avenue and South 1st Street, developer agrees to not protest its formation. A "No Protest LID Agreement shall be recorded
3. No delivery trucks that exceed the off street space provided in the loading dock area shall be used or allowed to block or otherwise encumber traffic on Pleasant Ave. No truck shall be allowed to use Pleasant Avenue to back into the loading dock.
4. All lighting abutting any residential use shall be shrouded and or directed in such a manner as to prevent light scatter onto adjacent residential uses.
5. In order to protect the residential uses adjacent to this project all signs mounted on the structures or freestanding shall be reviewed for compliance with these measures prior to the issuance of a permit. No internally illuminated signage or electronic message signs shall face abutting residential uses to the west, north, and south.
6. All proposed locations for dumpsters and garbage collection shall be reviewed and approved by the servicing agency. All site screening shall comply with SMC 10.08.170
7. Developer shall construct a fence separating the commercial uses from adjacent residential uses or residentially zoned parcels that abut the project site.
8. A landscaping buffer shall be constructed to provide site screening between adjacent existing residential uses and the proposed commercial uses.
9. HVAC Systems, compressors, or other mechanical systems which generate noise shall be located in such a way as to reduce noise impacts on surrounding residential units. Sound absorbing/deflecting panels may be required in order to direct sound east, away from residential uses.



CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372


Signature

Steve Zetz
Selah Planning Department,
Stephen.zetz@selahwa.gov.

Date June 3, 2025

Appeal Process

SMC 11.40.425 Judicial appeals.

☒ Those aggrieved by the decision under the procedures of Section 11.40.420 may appeal such decision to the Yakima County superior court, state of Washington. (Ord. 2032, § 1 (Exh. A), 2017; Ord. 1392, § 19, 1998.)

Note: As provided in RCW 36.70C.040, appeals under LUPA (Land Use Petition Act) must be filed within 21 days of the date on which the challenged decision is issued.



CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

Affidavit of Mailing

Application No: SEPA-2025-004

Project Name: **Primrose Phase III**

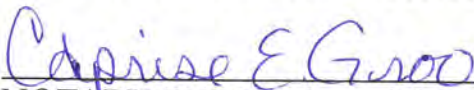
I, Steve Zetz, Community Development Supervisor for the City of Selah, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on May 16, 2025, caused to be mailed, 105 envelopes, 5 pages each, containing a true and correct copy of the Notices and Documents attached which are notifying the public of a new commercial construction project, rezone, Land Use designation change, and Environmental Review with the correct first-class postage and addressed to applicable agencies

A copy of the mailing list is herin attached.


Signed _____

Subscribed and sworn to before me this 16 day of may, 2025



NOTARY PUBLIC in and for the State of
Washington:

June 1, 2025
My Commission expires on:





P: 509-698-7365
F: 509-698-7372





CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

NOTICE OF COMPLETE APPLICATION
&
STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE
&

NOTICE OF PUBLIC HEARING

**Primrose Development Phase III 30,000 sqft New Buildings, Rezone, and Comprehensive
Plan Land Use Map Designation Change**

May 9, 2025

Lead agency: City of Selah
Steve Zetz
Community Development Supervisor
222 South Rushmore Road
Selah, WA 98942
509-698-7365
Stephen.zetz@selahwa.gov

File Numbers: SEPA-2025-004 and RZ-2025-001

Project Description: The developer is proposing to construct approximately 30,000 square feet of new buildings and 145 additional parking spaces. In addition the proposed project requires a rezone of parcel # 18130214418 from R2 to B2 consistent with the Land Use Designation, and a land use designation change, boundary line adjustment, and rezone for a portion of parcel # 18130214552 from R2 to B2 and a designation change from Moderate Density Residential to Commercial. The boundary line adjustments and consolidations have been approved. The Land Use Designation request will follow the standard process for designation changes.

Project Location: Project is generally located north of Pleasant Ave and west of S 1st Street.
The east portion of Parcel # 18130214552
Parcel # 18130214548 and 18130214418





CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

Determination of Complete Application: This application was determined complete for processing on May 9, 2025. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

Approvals, Actions, and Required Studies: SEPA Checklist, Rezone, Land Use Designation Change

Environmental Review: 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 is expecting to issue a Mitigated Determination of Nonsignificance (MDNS). The process in WAC 197-11-350 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. After all comments have been received and considered, a threshold determination will be made without an additional comment period. The comment period shall begin **May 15, 2025** and comments must be received by **5:00 PM May 30th, 2025**. A copy of the determination will be sent to those who comment or may be obtained upon request. The determination will have specific appeal information and may be appealed within five business days of issuance.

Request for Written Comments on the Proposal: Written comments concerning the proposed Development, Rezone, And land Use designation Change will be accepted until the close of the public hearing. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax to (509) 698-7372 or by e-mail to Stephen.zetz@selahwa.gov.

Notice of Open Record Public Hearing: These applications require that the City of Selah Planning Commission conduct an open record public hearing regarding the applicant's Preliminary Long Plat. This public hearing has been scheduled for **June 17, 2025**, beginning at **5:30 PM** in the Council Chambers, City Hall, 115 W. Naches Ave. Any person desiring to express their views on this matter are invited to attend the public hearing or to submit their written comments to the above address. All interested persons may appear and provide testimony on the application. At the conclusion of the public hearing, the Planning Commission will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the proposed development project, rezone, and land use designation change.

Application information including the adopted 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. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

☒ **Mitigated Determination Of Non-Significance (MDNS)**

The City of Selah has determined that this proposal will not have a probable significant adverse impact on the environment provided that the mitigation measures listed below are completed. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the following findings and conclusions:





CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372

Appeal Process

SMC 11.40.425 Judicial appeals.

☒ Those aggrieved by the decision under the procedures of Section 11.40.420 may appeal such decision to the Yakima County superior court, state of Washington. (Ord. 2032, § 1 (Exh. A), 2017; Ord. 1392, § 19, 1998.)

Note: As provided in RCW 36.70C.040, appeals under LUPA (Land Use Petition Act) must be filed within 21 days of the date on which the challenged decision is issued.





CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372

NOTICE

If you would like to view the associated SEPA Checklist or other project related documents you may do so by visiting the City of Selah website at <https://selahwa.gov/planning/public-notices/>

Or

You may contact;

Steve Zetz
Community Development Supervisor
Stephen.zetz@selahwa.gov
509-698-7367



DEPARTMENT OF CORRECTIONS
PO BOX 41112
OLYMPIA, WA 98504-1112

US FISH & WILDLIFE
911 NE 11TH AVE
PORTLAND, OR 97232-4181

US FOREST SERVICE
10237 US HIGHWAY 12
NACHES, WA 98937

YAKIMA COUNTY HEALTH DIST.
1210 ANTANUM RIDGE DR
UNION GAP, WA 98903

YAKIMA COUNTY PUBLIC WORKS
128 N. 2ND ST, 4TH FLOOR
YAKIMA, WA 98901

YAKIMA COUNTY PLANNING
128 N 2nd ST, 4TH FLOOR
YAKIMA, WA 98901

PACIFIC POWER
500 N KEYS RD
YAKIMA, WA 98901

LIGHTCURVE
PO BOX 639
EATONVILLE, WA 98328

YAKIMA REGIONAL CLEAN AIR
186 IRON HOUSE COURT, STE 101
YAKIMA, WA 98901

SELAH SCHOOL DISTRICT
316 W. NACHES AVE
SELAH, WA 98942

DEPARTMENT OF AGRICULTURE
KELLY MCLAIN
PO BOX 42560
OLYMPIA, WA 98504-2560

DEPARTMENT OF FISH & WILDLIFE
PO BOX 43200
OLYMPIA, WA 98504-7703

YAKIMA TRANSIT
2301 FRUITVALE BLVD
YAKIMA, WA 98902

NATURAL RESOURCES
CONSERVATION SERVICE
1606 PERRY ST, SUITE F
YAKIMA, WA 98902

WA STATE DEPARTMENT OF FISH &
WILDLIFE
YAKIMA REGION
1701 S 24TH AVE
YAKIMA, WA 98902

TAYLOR DITCH CO., INC.
C/O ZIRKLE FRUIT
P O BOX 1315
SELAH, WA 98942

WA STATE DEPT. OF HEALTH
EASTERN REGIONAL OFFICE
16201 EAST INDIANA AVE, STE 1500
SPOKANE, WA 99216

YAKIMA COUNTY AGRI-EXT
2403 S 18TH STREET, STE 100
UNION GAP, WA 98903

YAKIMA COUNTY FIRE MARSHALL
128 N 2ND ST
YAKIMA, WA 98901

YAKIMA COUNTY ASSESSOR
128 N. 2ND ST, 1ST FLOOR
YAKIMA, WA 98901

Y.V.C.O.G.
311 N 4TH ST, STE 204
YAKIMA, WA 98901

DEPT. NATURAL RESOURCES
713 E BOWER RD.
ELLENSBURG, WA 98926

DEPT. OF NATURAL RESOURCES
SEPA CENTER
PO BOX 47015
OLYMPIA, WA 98504-7015

DEPT OF SOCIAL & HEALTH SERVICES
OFFICE OF CAPITAL PROGRAMS
PO BOX 45848
OLYMPIA, WA 98504-5848

US BUREAU OF RECLAMATION
1917 MARSH RD
YAKIMA, WA 98901-2058

FIRING CENTER
970 FIRING CENTER RD
YAKIMA, WA 98901

PARKS & RECREATION COMMISSION
PO BOX 42650
OLYMPIA, WA 98504-2650

BUREAU OF INDIAN AFFAIRS
YAKAMA AGENCY
PO BOX 632
TOPPENISH, WA 98948

YAKIMA COUNTY ROADS
128 N SECOND STREET 4TH FLOOR
YAKIMA, WA 98901

ENERGY FACILITY SITE EVALUATION
COUNCIL (EFSEC)
1300 S EVERGREEN PARK DR
OLYMPIA, WA 98504-3172

18130214452
B&L SELAH LLC
1402 BRADER AVE
SELAH, WA 98942

18130211521
NIGHT OWL HOLDINGS LLC
255 BECKON RIDGE RD
SELAH, WA 98942

18130214462
GLORIA GILL & AMAN SINGH
4107 DONALD DR
YAKIMA, WA 98908

18130214424
MARIA PEREZ
117 W GRANDVIEW AVE
SUNNYSIDE, WA 98944

18130214483
BENJAMIN & ALLISON M ARNOLD
306 PLEASANT AVE
SELAH, WA 98942

18130214550
BBS SELAH LLC
7601 WYSS LANE
YAKIMA, WA 98901

18130122425
OWENS FAMILY LIMITED PARTNERSHIP
PO BOX 129
SELAH, WA 98942

18130214442
JAMES E & EUNICE G PATRICK
PO BOX 35
SELAH, WA 98942

18130214439
GREG & TERESA MAY FRECHIN
301 PLEASANT AVE
SELAH, WA 98942

18130211476
NIGHT OWL HOLDINGS LLC
255 BECKON RIDGE RD
SELAH, WA 98942

18130214544
BBS SELAH LLC
1402 BRADER AVE
SELAH, WA 98942

18130214545
BBS SELAH LLC
1402 BRADER AVE
SELAH, WA 98942

18130214547
B&L SELAH LLC
608 S 1ST ST
SELAH, WA 98942

18130214421
STEVEN L & JOAN R HATHAWAY
515 S 3RD ST
SELAH, WA 98942

18130214478
DANIEL L SUTTON
304 PLEASANT AVE
SELAH, WA 98942

18130211552
CARL L & CANDI R TORKELSON
PO BOX 292
SELAH, WA 98942

18130123402
TOMAS & JUDY AGANDA
609 S 1ST ST
SELAH, WA 98942

18130211497
JOSEPH C & TRISHA N RIEF
303 RIVERVIEW AVE
SELAH, WA 98942

18130214465
DAMON G & CHRISTINA NITSCHKE
206 PLEASANT AVE
SELAH, WA 98942

18130123002
STEVE & JANET OWENS
PO BOX 794
SELAH, WA 98942

18130214415
GRAF INVESTMENTS, INC
410 S 1ST ST
SELAH, WA 98942

18130214472
GRAF INVESTMENTS INC
410 S 1ST ST
SELAH, WA 98942

18130214414
DONALD H & BONNIE B KUEHNERT
206 RIVERVIEW AVE
SELAH, WA 98942

18130214470
ROBERT L. BUCHANAN
609 S 3RD ST
SELAH, WA 98942

18130211485
KGG INVESTMENTS
410 S FIRST ST
SELAH, WA 98942

18130214468
STUART U HENDERSON
PO BOX 394
TIETON, WA 98947

18130214537
JOSHUA & AMY ICE
163 SUNSET VISTA LN
SELAH, WA 98942

18130214435
AUBREY PATRICK
PO BOX 155
PACIFIC BEACH, WA 98571

18130211479
STEVE L OWENS
PO BOX 794
SELAH, WA 98942

18130214431
RIVERVIEW MANOR LLC
PO BOX 879
SELAH, WA 98942

18130214474
GRAF INVESTMENTS INC
410 S 1ST ST
SELAH, WA 98942

18130214426
AUBREY PATRICK
PO BOX 155
PACIFIC BEACH, WA 98571

18130214536
GERALD W & ALICIA LOPEZ MOSS
PO BOX 147
SELAH, WA 98942

18130214420
JAMES & DONNA GARNER
PO BOX 879
SELAH, WA 98942

18130214445
DEBORAH S & JACKIE R MCLAIN
509 W NACHES AVE
SELAH, WA 98942

18130123011
RONIMO LLC
622 S 1ST ST
SELAH, WA 98942

18130214480
BRADLEY & TERRA RUDICK
1590 SPEYERS RD
SELAH, WA 98942

18130214416
RICHARD & DARLA GOODALL
509 S 3RD ST
SELAH, WA 98942

18130211520
NIGHT OWL HOLDINGS LLC
255 BECKON RIDGE RD
SELAH, WA 98942

18130214467
ISAAC G RAYMOND
112 PLEASANT AVE
SELAH, WA 98942

18130211551
CARL L & CANDI R TORKELSON
PO BOX 292
SELAH, WA 98942

18130299989

18130214549
BBS SELAH LLC
7601 WYSS LANE
YAKIMA, WA 98901

18130211435
BONA TERRA 16 LLC
105 W ORCHARD AVE
SELAH, WA 98942

18130214429
RTR PROPERTY INVESTMENTS 2 LLC
298 JOHNSON RD
LYLE, WA 98635

18130214526
RICHARD J. MAYGRA
507 S 4TH ST
SELAH, WA 98942

18130214451
SHERRY L RAYMOND REVOCABLE LIVING TRUST
110 PLEASANT AVE
SELAH, WA 98942

18130214552
NIGHT OWL DEVELOPMENT LLC
10702 ESTES RD
YAKIMA, WA 98908

18130123401
RONIMO LLC
622 S 1ST ST
SELAH, WA 98942

18130214423
ALBERT HENSEL
513 S 3RD ST
SELAH, WA 98942

18130214454
B&L SELAH LLC
1402 BRADER AVE
SELAH, WA 98942

18130123001
OWENS FAMILY LIMITED PARTNERSHIP
PO BOX 129
SELAH, WA 98942

18130211496
ROBERT L & JOLENE R BURKE
416 S 3RD ST
SELAH, WA 98942

18130214441
LESLEY R STUTHEIT
514 S 3RD ST
SELAH, WA 98942

18130214541
BIGHORN INVESTMENTS LLC
170 GAYLA DR
SELAH, WA 98942

18130211463
RAYMOND F & KAY E SHEMANSKI
414 S 1ST ST
SELAH, WA 98942

18130214418
BBS SELAH LLC
7601 WYSS LN
YAKIMA, WA 98901

18130214459
STEVE & JANET OWENS
PO BOX 794
SELAH, WA 98942

18130214471
DEAN A & JEANNIE WALDBAUER
1820 NW 43RD AVE
CAMAS, WA 98607

18130211464
RAYMOND F & KAY E SHEMANSKI
414 S 1ST ST
SELAH, WA 98942

18130214457
CITY OF SELAH A MUNICIPALITY
115 W NACHES AVE
SELAH, WA 98942

18130214466
OLIVIA Y VARGAS
204 PLEASANT AVE
SELAH, WA 98942

18130214535
GERALD W & ALICIA J LOPEZ MOSS
PO BOX 147
SELAH, WA 98942

18130214481
ROBERT & TINA GARNER
PO BOX 2095
SELAH, WA 98942

18130214460
STEVE & JANET OWENS
PO BOX 794
SELAH, WA 98942

18130211495
KEITH S & JAMIE R BEAMAN
50 SAGE TRAIL RD
YAKIMA, WA 98901

18130214551
BBS SELAH LLC
7601 WYSS LANE
YAKIMA, WA 98901

18130214427
IRMA VALENCIA
508 S 3RD ST
SELAH, WA 98942

18130214413
CAROL A HOLDEN
208 RIVERVIEW AVE
SELAH, WA 98942

18130214440
DOUGLAS & SHIRLEY FALKENHAGEN
518 S 3RD ST
SELAH, WA 98942

18130214484
JEFFREY B GIRARD
308 PLEASANT AVE
SELAH, WA 98942

18130211478
DEBORAH STIGALL
405 COLLINS RD
SELAH, WA 98942

18130214419
ALLISON K LARSON
103 N 5TH ST
SELAH, WA 98942

18130214444
DEBORAH S & JACKIE R MCLAIN
509 W NACHES AVE
SELAH, WA 98942

18130299989

18130122902
OWENS FAMILY LIMITED PARTNERSHIP
PO BOX 129
SELAH, WA 98942

18130214543
JOSHUA B ROBINS
310 RIVERVIEW AVE UNIT C
SELAH, WA 98942

18130214485
GRAF INVESTMENTS INC
410 S 1ST ST
SELAH, WA 98942

18130214542
RAYMOND R MACDONALD
310 RIVERVIEW AVE UNT B
SELAH, WA 98942

18130214505
OSCAR MARTINEZ
906 MADISON AVE
TOPPENISH, WA 98948

18130214461
RONIMO LLC
622 S 1ST ST
SELAH, WA 98942

18130214412
SERGIO VALENCIA MEDINA
204 RIVERVIEW AVE
SELAH, WA 98942

18130214422
STEPHEN M & LAURIE A CROWE
709 S 7TH ST
SELAH, WA 98942

18130123403
TOMAS & JUDY AGANDA
609 S 1ST ST
SELAH, WA 98942

18130211477
JACKIE R & DEBORAH MC LAIN
509 W NACHES AVE
SELAH, WA 98942

18130214450
B&L SELAH LLC
608 S 1ST ST
SELAH, WA 98942

18130214428
JOSE C & ROGELIA MARISCAL
512 S 3RD ST
SELAH, WA 98942

18130214548
BBS SELAH LLC
7601 WYSS LANE
YAKIMA, WA 98901

18130211462
GRAF INVESTMENTS INC
PO BOX 100
SELAH, WA 98942

18130122423
BUD OWENS FAMILY LIMITED PARTNERSHIP
PO BOX 129
SELAH, WA 98942

18130214546
BBS SELAH LLC
1402 BRADER AVE
SELAH, WA 98942

18130211466
KYLE KELLY JACOBS
1760 SAINT HILAIRE RD
YAKIMA, WA 98901

18130214479
JOHNNY E. MILLS
604 S 3RD ST
SELAH, WA 98942

18130214453
SHERRY L RAYMOND REVOCABLE LIVING TRUST
110 PLEASANT AVE
SELAH, WA 98942

18130214525
VICENTE & ESPERANZA PIMENTEL
308 RIVERVIEW AVE
SELAH, WA 98942

18130211474
COPPERLINE, LLC
255 BECKON RIDGE RD
SELAH, WA 98942

18130214434
BLAKE MCKINNEY
505 S 4TH ST
SELAH, WA 98942

18130214458
JAMES & DONNA GARNER
PO BOX 879
SELAH, WA 98942

18130214482
HERBIE AGANDA
609 S 1ST ST
SELAH, WA 98942

18130214425
MARIA A BORGES LUGO
506 S 3RD ST
SELAH, WA 98942



CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

Affidavit of Posting



Application No: SEPA-2025-004 Project Name: Primrose Phase III Rezone, Comp Plan Change

I, Bill Harris, representative for the above-referenced project, do hereby verify that on May 21, 2025, I posted a sign at Primrose Phase 3, relating to the above-referenced project at the site in a location that complies with the City of Selah requirements.

Representative Name: Bill Harris

Representative Signature: Bill Harris (sign in front of notary)

Subscribed and sworn to before me this 21 day of May, 2025

Caprise E. Groo

NOTARY PUBLIC in and for the State of Washington.

June 1, 2025
My Commission expires on:



AFFIDAVIT OF PUBLICATION

Steve Zetz
City Of Selah
115 W Naches Avenue
Selah WA 98942

STATE OF WASHINGTON, COUNTIES OF YAKIMA

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

05/15/2025

Agent Debbie Collantes Signature Debbie Collantes

Subscribed and sworn to before me on 5/15/2025
Monica Fritcher Monica Fritcher
(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$714.00
Order No: 97423
Customer No: 23209
PO #:



Publication Cost: \$714.00
Order No: 97423
Customer No: 23209
PO #:

NOTICE OF COMPLETE APPLICATION
&
STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE

NOTICE OF PUBLIC HEARING
Primrose Development Phase III 30,000 sqft New Buildings, Rezone, and Comprehensive
Plan Land Use Map Designation Change

May 9, 2025

Lead agency:
City of Selah
Steve Zatz
Community Development Supervisor
222 South Rushmore Road
Selah, WA 98542
509-698-7365
Stephen.zatz@selahwa.gov

File Numbers: SEPA-2025-004 and RZ-2025-001

Project Description: The developer is proposing to construct approximately 30,000 square feet of new buildings and 145 additional parking spaces. In addition the proposed project requires a rezone of parcel # 1813021441B from R2 to B2 consistent with the Land Use Designation, and a land use designation change, boundary line adjustment, and rezoning for a portion of parcel # 18130214552 from R2 to B2 and a designation change from Moderate Density Residential to Commercial. The boundary line adjustments and consolidations have been approved. The Land Use Designation request will follow the standard process for designation changes.

Project Location:
Project is generally located north of Pleasant Ave and west of S 1st Street.
The east portion of Parcel # 18130214552
Parcel # 1813021454B and 1813021441B

Project Applicant:
Night Owl Development LLC
10702 ESTES RD
YAKIMA, WA 98908

BBS SELAH LLC
7801 WYSS LANE
YAKIMA, WA 98901

Determination of Complete Application: This application was determined complete for processing on May 9, 2025. The decision on this application will be made within one hundred twenty days of the determination of complete application.

Approvals, Actions, and Required Studies: SEPA Checklist, Rezone, Land Use Designation Change

Environmental Review: 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 is expecting to submit a Mitigated Determination of Nonsignificance (MDNS). The process in WAC 167-11-350 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. After all comments have been received and considered, a threshold determination will be made ~~within~~ an additional comment period. The comment period shall begin May 15, 2025 and comments must be received by 5:00 PM May 30th, 2025. A copy of the determination will be sent to those who comment or may be obtained upon request. The determination will have specific appeal information and may be appealed within five business days of issuance.

Request for Written Comments on the Proposal: Written comments concerning the proposed Development, Rezone, and Land Use Designation Change will be accepted until the close of the public hearing. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98542, send them by fax to (509) 698-7372 or by e-mail to Stephen.zatz@selahwa.gov.

Notice of Open Record Public Hearing: These applications require that the City of Selah Planning Commission conduct an open record public hearing regarding the applicant's Preliminary Long Plat. This public hearing has been scheduled for June 17, 2025, beginning at 9:30 PM, in the Council Chambers, City Hall, 115 W. Naches Ave. Any person desiring to express their views on this matter are invited to attend the public hearing or to submit their written comments to the above address. All interested persons may appear and provide testimony on the application. At the conclusion of the public hearing, the Planning Commission will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the proposed development project, rezone, and land use designation change.

Application information including the adopted 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 98542. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

(X) Mitigated Determination of Non-Significance (MDNS)

The City of Selah has determined that this proposal will not have a probable significant adverse impact on the environment provided that the mitigation measures listed below are completed. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the following findings and conclusions:

The proposed site abuts a commercial use to the east. Multi-Family residential is located to the west and north of the proposed development. A rezone and land use designation change is appropriate for these parcels consistent with the best practices of locating high density residential close to commercial uses which creates a transition between commercial and lower density residential uses while locating higher densities closer to commercial uses. Adequate buffering, setbacks, mitigation measures, and site screening are sufficient to mitigate impacts.

The following Mitigation Measures are required:

Mitigation Measures

1. Developer shall make half street improvements to include curb, gutter, sidewalk, storm drainage, and lighting (if required during civil review) on Pleasant Ave for the abutting frontage along parcel # 1813021441B
2. Should a Local Improvement District (LID) form to address improvements to the intersection of Pleasant Avenue and South 1st Street, developer agrees to not protest its formation. A "No Protest" LID Agreement shall be recorded.
3. No delivery trucks that exceed the off-street space provided in the loading dock area shall be used or allowed to block or otherwise encumber traffic on Pleasant Ave. No truck shall be allowed to use Pleasant Avenue to back into the loading dock.
4. All lighting abutting any residential use shall be shielded and/or directed in such a manner as to prevent light scatter onto adjacent residential uses.
5. In order to protect the residential uses adjacent to this project all signs mounted on the structures or freestanding shall be reviewed for compliance with these measures prior to the issuance of a permit. No internally illuminated signage or electronic message signs shall face abutting residential uses to the west, north, and south.
6. All retention ponds shall be fenced
7. All proposed locations for dumpsters and garbage collection shall be reviewed and approved by the servicing agency. All site screening shall comply with SMC 19.06.170

Signature

Steve Zatz
Selah Planning Department,
Stephen.zatz@selahwa.gov

Appeal Process

SMC 11.40.425 Judicial appeals.

(X) Those aggrieved by the decision under the procedures of Section 11.40.420 may appeal such decision to the Yakima County superior court, state of Washington (Ord. 2032 § 1 (Ex) A), 2017, Ord. 1292, § 16, 1699.)

Note: As provided in RCW 36.70C.040, appeals under LUPA (Land Use Petition Act) must be filed within 21 days of the date on which the challenged decision is issued.

(97423) May 15, 2025

AFFIDAVIT OF PUBLICATION

Steve Zetz
City Of Selah
115 W Naches Avenue
Selah WA 98942

STATE OF WASHINGTON, COUNTIES OF YAKIMA

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

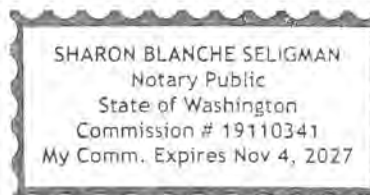
06/03/2025

Agent Debbie Collantes Signature Debbie Collantes

Subscribed and sworn to before me on JUNE 3, 2025

Sharon Seligman Sharon Seligman
(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$241.50
Order No: 98245
Customer No: 23209
PO #:



Publication Cost: \$241.50
Order No: 98245
Customer No: 23209
PO #:

NOTICE OF PUBLIC HEARING
**Primrose Development Phase III Rezone Parcel #
18130214418**

May 29, 2025

Lead agency: City of Selah
Steve Zetz
Community Development Supervisor
222 South Rushmore Road
Selah, WA 98942
509-698-7365
Stephen.zetz@selahwa.gov

File Numbers: SEPA-2025-004 and RZ-2025-001

Project Description: The developer is proposing to construct approximately 30,000 square feet of new buildings and 145 additional parking spaces. In addition the proposed project requires a rezone of parcel # 18130214418 from R2 to B2 consistent with the Land Use Designation, and a land use designation change, boundary line adjustment, and rezone for a portion of parcel # 18130214552 from R2 to B2 and a designation change from Moderate Density Residential to Commercial. The boundary line adjustments and consolidations have been approved. The Land Use Designation request will follow the standard process for designation changes. **The hearing is for the rezone of parcel # 18130214418 only.** Other rezone and land use designation changes will be heard before the Planning Commission. This rezone is consistent with the City of Selah land use designation.

Project Location: Project is generally located north of Pleasant Ave and west of S 1st Street.
The east portion of Parcel # 18130214552
Parcel # 18130214548 and 18130214418

Project Applicant: Night Owl Development LLC
10702 ESTES RD
YAKIMA, WA 98908

BBS SELAH LLC
7601 WYSS LANE
YAKIMA, WA 98901

Notice of Open Record Public Hearing: The Hearings Examiner will conduct a hearing on June 20, 2025 at 10:00 AM at Selah City Hall located at 115 West Naches Avenue in Selah WA. The purpose of the public hearing is to take testimony regarding a rezone request from Residential (R2) zoning to General Business (B2) zone consistent with the commercial designation contained within the adopted Comprehensive Plan. Persons interested in participating may do so in person, or by submitting comment letters to the City of Selah Community Development Supervisor.

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. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

Signature

Steve Zetz
Selah Planning Department,
Stephen.zetz@selahwa.gov

(98245) June 3, 2025



CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

Affidavit of Mailing

Application No: RZ-2025-001

Project Name: **Primrose Phase III Rezone**

I, Steve Zetz, Community Development Supervisor for the City of Selah, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on June 3, 2025, caused to be mailed, 52 envelopes, 3 pages each, containing a true and correct copy of the Notices and Documents attached which are notifying the public of a request for a rezone with the correct first-class postage and addressed to applicable agencies

A copy of the mailing list is herin attached.

Signed

Subscribed and sworn to before me this 3rd day of June, 2025

NOTARY PUBLIC in and for the State of
Washington:

June 1, 2029

My Commission expires on:





CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

NOTICE OF PUBLIC HEARING Primrose Development Phase III Rezone Parcel # 18130214418

May 29, 2025

Lead agency: City of Selah
Steve Zetz
Community Development Supervisor
222 South Rushmore Road
Selah, WA 98942
509-698-7365
Stephen.zetz@selahwa.gov

File Numbers: SEPA-2025-004 and RZ-2025-001

Project Description: The developer is proposing to construct approximately 30,000 square feet of new buildings and 145 additional parking spaces. In addition the proposed project requires a rezone of parcel # 18130214418 from R2 to B2 consistent with the Land Use Designation, and a land use designation change, boundary line adjustment, and rezone for a portion of parcel # 18130214552 from R2 to B2 and a designation change from Moderate Density Residential to Commercial. The boundary line adjustments and consolidations have been approved. The Land Use Designation request will follow the standard process for designation changes. **The hearing is for the rezone of parcel # 18130214418 only.** Other rezone and land use designation changes will be heard before the Planning Commission. This rezone is consistent with the City of Selah land use designation.

Project Location: Project is generally located north of Pleasant Ave and west of S 1st Street.
The east portion of Parcel # 18130214552
Parcel # 18130214548 and 18130214418

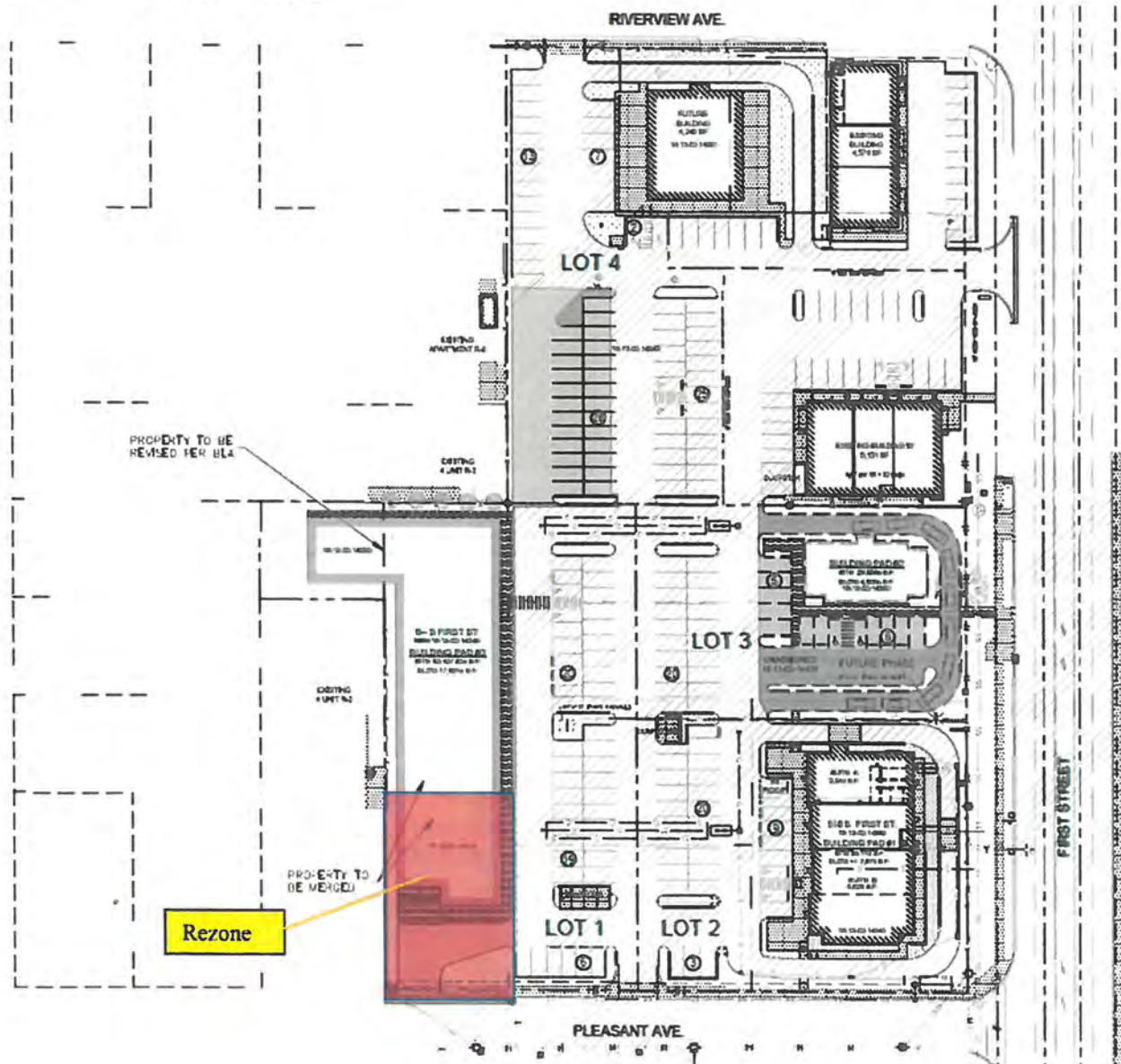




CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372



Project Applicant: Night Owl Development LLC
10702 ESTES RD
YAKIMA, WA 98908

BBS SELAH LLC
7601 WYSS LANE
YAKIMA, WA 98901





CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

Notice of Open Record Public Hearing: The Hearings Examiner will conduct a hearing on June 20, 2025 at 10:00 AM at Selah City Hall located at 115 West Naches Avenue in Selah WA. The purpose of the public hearing is to take testimony regarding a rezone request from Residential (R2) zoning to General Business (B2) zone consistent with the commercial designation contained within the adopted Comprehensive Plan. Persons interested in participating may do so in person, or by submitting comment letters to the City of Selah Community Development Supervisor.

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. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

Signature

Steve Zetz
Selah Planning Department,
Stephen.zetz@selahwa.gov.



18130214545
BBS SELAH LLC
1402 BRADER AVE
SELAH, WA 98942

18130214470
ROBERT L. BUCHANAN
609 S 3RD ST
SELAH, WA 98942

18130214440
DOUGLAS & SHIRLEY FALKENHAGEN
518 S 3RD ST
SELAH, WA 98942

18130214457
CITY OF SELAH A MUNICIPALITY
115 W NACHES AVE
SELAH, WA 98942

18130214419
ALLISON K LARSON
103 N 5TH ST
SELAH, WA 98942

18130214548
BBS SELAH LLC
7601 WYSS LANE
YAKIMA, WA 98901

18130214415
GRAF INVESTMENTS, INC
410 S 1ST ST
SELAH, WA 98942

18130214466
OLIVIA Y VARGAS
204 PLEASANT AVE
SELAH, WA 98942

18130214452
B&L SELAH LLC
1402 BRADER AVE
SELAH, WA 98942

18130214422
STEPHEN M & LAURIE A CROWE
709 S 7TH ST
SELAH, WA 98942

18130214505
OSCAR MARTINEZ
906 MADISON AVE
TOPPENISH, WA 98948

18130214453
SHERRY L RAYMOND REVOCABLE LIVING TRUST
110 PLEASANT AVE
SELAH, WA 98942

18130214546
BBS SELAH LLC
1402 BRADER AVE
SELAH, WA 98942

18130214535
GERALD W & ALICIA J LOPEZ MOSS
PO BOX 147
SELAH, WA 98942

18130214450
B&L SELAH LLC
608 S 1ST ST
SELAH, WA 98942

18130214420
JAMES & DONNA GARNER
PO BOX 879
SELAH, WA 98942

18130214549
BBS SELAH LLC
7601 WYSS LANE
YAKIMA, WA 98901

18130214416
RICHARD & DARLA GOODALL
509 S 3RD ST
SELAH, WA 98942

18130214536
GERALD W & ALICIA LOPEZ MOSS
PO BOX 147
SELAH, WA 98942

18130214467
ISAAC G RAYMOND
112 PLEASANT AVE
SELAH, WA 98942

18130214451
SHERRY L RAYMOND REVOCABLE LIVING TRUST
110 PLEASANT AVE
SELAH, WA 98942

18130214552
NIGHT OWL DEVELOPMENT LLC
10702 ESTES RD
YAKIMA, WA 98908

18130214423
ALBERT HENSEL
513 S 3RD ST
SELAH, WA 98942

18130214441
RALPH L FLUE
514 S 3RD ST
SELAH, WA 98942

18130214454
B&L SELAH LLC
1402 BRADER AVE
SELAH, WA 98942

18130214547
B&L SELAH LLC
608 S 1ST ST
SELAH, WA 98942

18130214465
DAMON G & CHRISTINA NITSCHKE
206 PLEASANT AVE
SELAH, WA 98942

18130214550
BBS SELAH LLC
7601 WYSS LANE
YAKIMA, WA 98901

18130214421
STEVEN L & JOAN R HATHAWAY
515 S 3RD ST
SELAH, WA 98942

18130214418
BBS SELAH LLC
7601 WYSS LN
YAKIMA, WA 98901

18130214468
STUART U HENDERSON
PO BOX 394
TIETON, WA 98947

18130214439
RAMONA & ROGER LEISCHNER
301 PLEASANT AVE
SELAH, WA 98942

DEPARTMENT OF CORRECTIONS
PO BOX 41112
OLYMPIA, WA 98504-1112

US FISH & WILDLIFE
911 NE 11TH AVE
PORTLAND, OR 97232-4181

US FOREST SERVICE
10237 US HIGHWAY 12
NACHES, WA 98937

YAKIMA COUNTY HEALTH DIST.
1210 ANTANUM RIDGE DR.
UNION GAP, WA 98903

YAKIMA COUNTY PUBLIC WORKS
128 N. 2ND ST, 4TH FLOOR
YAKIMA, WA 98901

YAKIMA COUNTY PLANNING
128 N 2nd ST, 4TH FLOOR
YAKIMA, WA 98901

PACIFIC POWER
500 N KEYS RD
YAKIMA, WA 98901

LIGHTCURVE
PO BOX 639
EATONVILLE, WA 98328

YAKIMA REGIONAL CLEAN AIR
186 IRON HOUSE COURT, STE 101
YAKIMA, WA 98901

SELAH SCHOOL DISTRICT
316 W. NACHES AVE
SELAH, WA 98942

DEPARTMENT OF AGRICULTURE
KELLY MCLAIN
PO BOX 42560
OLYMPIA, WA 98504-2560

DEPARTMENT OF FISH & WILDLIFE
PO BOX 43200
OLYMPIA, WA 98504-7703

YAKIMA TRANSIT
2301 FRUITVALE BLVD
YAKIMA, WA 98902

NATURAL RESOURCES
CONSERVATION SERVICE
1606 PERRY ST, SUITE F
YAKIMA, WA 98902

WA STATE DEPARTMENT OF FISH &
WILDLIFE
YAKIMA REGION
1701 S 24TH AVE
YAKIMA, WA 98902

TAYLOR DITCH CO., INC.
C/O ZIRKLE FRUIT
P O BOX 1315
SELAH, WA 98942

WA STATE DEPT. OF HEALTH
EASTERN REGIONAL OFFICE
16201 EAST INDIANA AVE, STE 1500
SPOKANE, WA 99216

YAKIMA COUNTY AGRI-EXT
2403 S 18TH STREET, STE 100
UNION GAP, WA 98903

YAKIMA COUNTY FIRE MARSHALL
128 N 2ND ST
YAKIMA, WA 98901

YAKIMA COUNTY ASSESSOR
128 N. 2ND ST, 1ST FLOOR
YAKIMA, WA 98901

Y.V.C.O.G.
311 N 4TH ST, STE 204
YAKIMA, WA 98901

DEPT. NATURAL RESOURCES
713 E BOWER RD.
ELLENSBURG, WA 98926

DEPT. OF NATURAL RESOURCES
SEPA CENTER
PO BOX 47015
OLYMPIA, WA 98504-7015

DEPT OF SOCIAL & HEALTH SERVICES
OFFICE OF CAPITAL PROGRAMS
PO BOX 45848
OLYMPIA, WA 98504-5848

US BUREAU OF RECLAMATION
1917 MARSH RD
YAKIMA, WA 98901-2058

FIRING CENTER
970 FIRING CENTER RD
YAKIMA, WA 98901

PARKS & RECREATION COMMISSION
PO BOX 42650
OLYMPIA, WA 98504-2650

BUREAU OF INDIAN AFFAIRS
YAKAMA AGENCY
PO BOX 632
TOPPENISH, WA 98948

YAKIMA COUNTY ROADS
128 N SECOND STREET 4TH FLOOR
YAKIMA, WA 98901

ENERGY FACILITY SITE EVALUATION
COUNCIL (EFSEC)
1300 S EVERGREEN PARK DR
OLYMPIA, WA 98504-3172



CITY OF SELAH

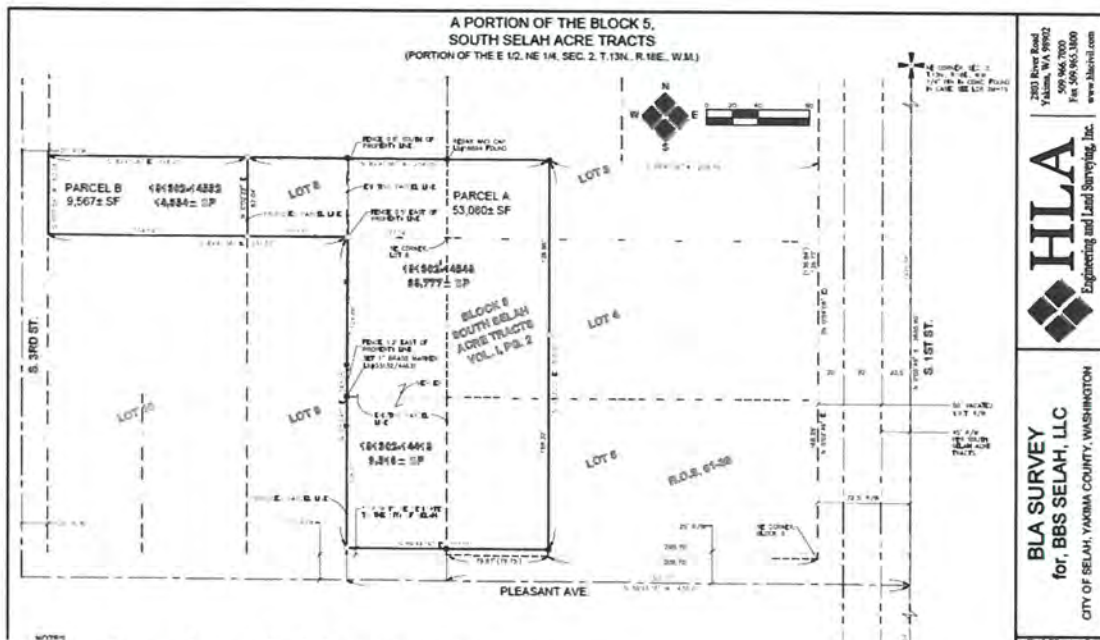
Community Development
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365
F: 509-698-7372

LOT LINE ADJUSTMENT

May 7, 2025

The City of Selah has reviewed the request for a Boundary Line Adjustment between BBS Selah LLC and Night Owl Development LLC covering a portion of **parcel 18130214552** and **parcel 18130214548** and the consolidation of **parcel # 18130214418 with parcel # 18130214548**. The City approves the Boundary Line Adjustment /Consolidation and legal descriptions provided. Applicant shall submit deeds to Yakima County for recording the Boundary Line Adjustment.



If you have any questions please feel free to contact me
Thank You

Steve Zetz

Community Development Supervisor
222 S. Rushmore Rd | Selah WA 98942
☎ 509.698.7367 📠 509.698.7372
✉ stephen.zetz@selahwa.gov



CITY of SELAH
SERVICE | PRIDE | DEDICATION



February 19, 2025
HLA Project 25057
BBS Selah, LLC.

EXISTING LEGAL DESCRIPTIONS

PARCEL 181302-14548

That portion of Block 5, South Selah Acre Tracts, according to the plat thereof recorded in volume "I" of Plats, page 2, records of Yakima County, Washington described as follows:

Commencing at the Southeast corner of Lot 5 of said Block 5;

Thence North 89°42'57" West along the South line thereof 208.70 feet to the Point of Beginning;

Thence North 0°02'22" East 310.18 feet to the North line of the South Half of Lot 3 of said Block 5;

Thence North 89°41'56" West 156.90 feet;

Thence South 00°03'41" West 186.92 feet;

Thence South 89°42'57" East 77.14 feet;

Thence South 0°03'41" West 123.30 feet to the South line of said Block 5;

Thence South 89°42'57" East 79.75 feet to the Point of Beginning.

Situate in Yakima County, Washington.

PARCEL 181302-14552

The South Half of Lot 8, Block 5, South Selah Acre Tracts, according to the official plat thereof recorded in Volume "I" of Plats, Page 2, records of Yakima County, Washington.

Except that portion thereof described as follows:

Beginning at the Southeast corner of said Lot 8;

Thence North 89°42'07" West along the South line thereof 77.14 feet;

Thence North 0°03'41" East 62.04 feet to the North line of said South Half of Lot 8;

Thence South 89°41'56" East 77.14 feet to the Northeast corner of said South Half of Lot 8;

Thence South 0°03'41" West 62.04 feet to the Point of Beginning.

Situate in Yakima County, Washington.

PARCEL 181302-14418

The South 123.30 Feet of the East half of Lot 9, Block 5, South Selah Acre Tracts, according to the Plat thereof, recorded in Volume I of Plats, Page 2, records of Yakima County, Washington.

PROPOSED LEGAL DESCRIPTIONS

PARCEL A

That portion of Block 5, South Selah Acre Tracts, according to the plat thereof recorded in volume "I" of Plats, page 2, records of Yakima County, Washington described as follows:

Commencing at the Southeast corner of Lot 5 of said Block 5;

Thence North 89°44'16" West along the South line thereof 208.70 feet to the Point of Beginning;

Thence North 0°02'22" East 310.20 feet to the North line of the South Half of Lot 3 of said Block 5;

Thence North 89°41'56" West 234.05 feet;

Thence South 00°02'22" West 62.04 feet;

Thence South 89°41'56" East 77.13 feet;

Thence South 0°03'41" West 248.25 feet to the South line of said Block 5;

Thence South 89°44'16" East 157.01 feet to the Point of Beginning.

Except the South 5.00 feet for road Right of Way.

Situate in Yakima County, Washington.

PARCEL B

The South Half of Lot 8, Block 5, South Selah Acre Tracts, according to the official plat thereof recorded in Volume "I" of Plats, Page 2, records of Yakima County, Washington.

Except that portion thereof described as follows:

Beginning at the Southeast corner of said Lot 8;

Thence North 89°41'56" West along the South line thereof 154.27 feet;

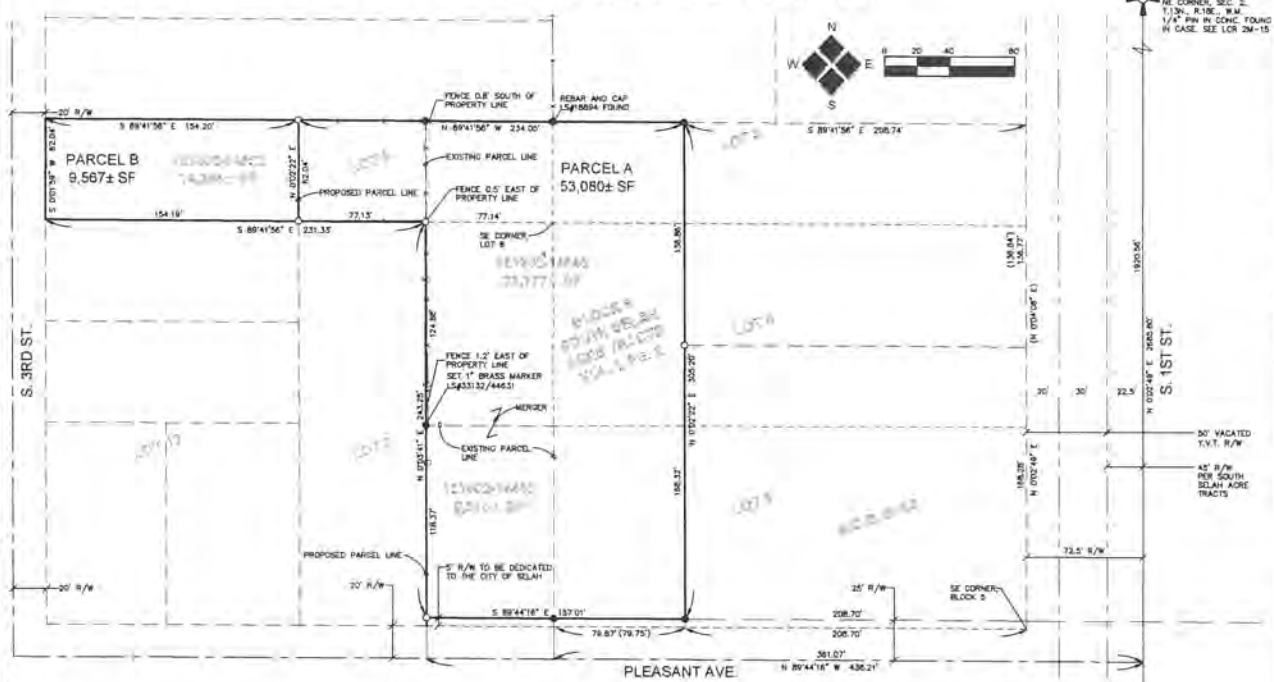
Thence North 0°02'22" East 62.04 feet to the North line of said South Half of Lot 8;

Thence South 89°41'56" East 154.30 feet to the Northeast corner of said South Half of Lot 8;

Thence South 0°02'22" West 62.04 feet to the Point of Beginning.

Situate in Yakima County, Washington.

A PORTION OF THE BLOCK 5,
SOUTH SELAH ACRE TRACTS
(PORTION OF THE E 1/2, NE 1/4, SEC. 2, T.13N., R.18E., W.M.)



NOTES

1. (O) DENOTES 5/8" REBAR WITH YELLOW CAP MARKED HLA LS 33132/ALA LS 44631 SET.
2. (●) DENOTES 5/8" REBAR/CAP MARKED HLA LS 33132/ALA LS 44631 PROPERTY CORNER FOUND UNLESS OTHERWISE NOTED.
3. —X— DENOTES EXISTING FENCE.
4. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, T. 13 N., R. 18 E., W.M. IS ASSUMED TO HAVE A BEARING OF N 9°02'49" E.
5. SURVEY PERFORMED WITH A LEICA 2015 GPS RECEIVER UTILIZING FAST STATIC AND REAL TIME KINEMATIC PROCEDURES.
6. MONUMENTS SHOWN HEREON AS FOUND WERE VISITED IN DECEMBER, 2022.
7. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
8. () DENOTES BEARING AND DISTANCE OF RECORD. ALL OTHER BEARINGS AND DISTANCES ARE AS FIELD MEASURED.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BBS SELAH, LLC IN APRIL, 2023.

CERTIFICATE NO. _____

PRELIMINARY
SUBJECT TO REVISION

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
20____ AT _____ A.M. UNDER AUDITOR'S FILE NUMBER _____
RECORDS OF YAKIMA COUNTY,
WASHINGTON, AT THE REQUEST OF HLA ENGINEERING AND
LAND SURVEYING, INC.

YAKIMA COUNTY AUDITOR

BY DEPUTY

2803 River Road
Yakima, WA 98902
509.966.7000
FAX 509.963.3800
www.hlaenv.com



BLA SURVEY
for, **BBS SELAH, LLC**
CITY OF SELAH, YAKIMA COUNTY, WASHINGTON

DATE OF FIELD SURVEY: 12-15-22

FIELD BOOK: SELAH02

JOB NO: 25057

FILE NAME: 220505.DWG

DRAWN BY: DLW

DATE: 12-24-22

REVIEWED BY: ETH

DATE: 12-24-22

T.13N., R.18E., WM

SHEET 1 OF 1



Selah City Council

Regular Meeting

AGENDA ITEM SUMMARY

Meeting Date: 7/22/2025

Agenda Number: 15A

Action Item

Title: Resolution Approving Rezone Application for a Minor Rezone of Yakima County Assessor's Parcel Number 181302-14418 from Residential Two Family (R-2) to General Business (B-2)

From: Steve Zetz, Community Development Supervisor

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission/Committee/Hearing Officer Recommendation: Approval (recommended by the City's Hearing Examiner)

Fiscal Impact: N/A

Funding Source: N/A

Background/Findings/Facts: The instant AIS and its accompanying proposed Resolution are the second step in the two-step process for the City Council to act upon the Rezone Application whereby an Applicant is seeking change the zoning of Yakima County Assessor's Parcel Number 181302-14418 from Residential Two Family (R-2) to General Business (B-2). The first step in the process was the closed-record quasi-judicial public hearing, which the City Council will have conducted immediately prior to undertaking this second step in the process.

As explained in the preceding separate AIS, the Hearing Examiner issued a three-page "Hearing Examiner Recommendation" on July 7, 2025. The Hearing Examiner recommended that the Rezone Application be approved and he did not propose any conditions.

City staff also believes that the Rezone Application should be approved and that no conditions are necessary or appropriate.

Recommended Motion: I move to approve the Resolution in the form presented.

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date:	Action Taken:
06/20/2025	Hearings Examiner's Open-Record Public Hearing

07-22-2025	(Immediately prior to the City Council's consideration of the instant AIS and proposed Resolution) Closed-Record Quasi-Judicial Public Hearing by City Council
------------	--

RESOLUTION NO. 3224

RESOLUTION APPROVING REZONE APPLICATION FOR A MINOR REZONE OF
YAKIMA COUNTY ASSESSOR'S PARCEL NUMBER 181302-14418 FROM
RESIDENTIAL TWO FAMILY (R-2) TO GENERAL BUSINESS (B-2)

WHEREAS, on July 22, 2025, the City Council conducted – immediately prior to voting on the instant Resolution – a closed-record quasi-judicial hearing regarding the recommendation of the City's Hearing Examiner regarding a Rezone Application whereby the Applicant (Night Owl Development LLC) and property Owner (BBS Selah LLC) seek to change the zoning of a specific lot within the City – which is specifically identified as Yakima County Assessor's Parcel Number 181302-14418 – from Residential Two Family (R-2) to General Business (B-2); and

WHEREAS, such closed-record quasi-judicial public hearing was conducted by the City Council after the Hearing Examiner had issued a three-page "Hearing Examiner Recommendation" on July 7, 2025, which itself was issued after the Hearing Examiner had previously conducted an open-record public hearing on the matter on June 20, 2025; and

WHEREAS, during the closed-record quasi-judicial hearing and also during its deliberations relative to the instant Resolution, the City Council was able to consider the materials supplied in support of the Rezone Application, the staff report by City staff, and the entire record from the earlier stage of this matter – and, notably, no testimony or written materials were offered in opposition to the Rezone Application when this matter was pending before the Hearing Examiner; and

WHEREAS, also notably, the lot in question is already designated as commercial land within the City's Comprehensive Plan per the Comprehensive Plan Land Use Map; and

WHEREAS, the Hearing Examiner recommended that the Rezone Application be approved and that no conditions be imposed; and

WHEREAS, the City Council finds that good cause exists to approve the Rezone Application;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the lot specifically identified as Yakima County Assessor's Parcel Number 181302-14418 shall be and is hereby rezoned from Two Family Residential (R-2) to Business General (B-2) without any imposed conditions, consistent with such lot's already-existing designation as commercial land use designation within the City's Comprehensive Plan Land Use Map.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 22nd day of July, 2025.

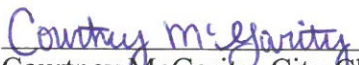


Roger Bell, Mayor

///

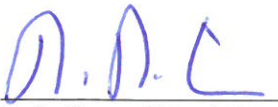
///

ATTEST:



Courtney McGarity, City Clerk

APPROVED AS TO FORM:



Rob Case, City Attorney



Selah City Council

Regular Meeting

AGENDA ITEM SUMMARY

Meeting Date: 7/22/2025

Agenda Number: 15B

Action Item

Title: Resolution Approving Rezone Application for a Major Rezone of Yakima County Assessor's Parcel Number 181302-14552, Consisting of both a Legislative Amendment to the City's Comprehensive Plan Land Use Designation Map for such Parcel from Moderate Density Residential to Commercial, and also a Rezone of such Parcel from Residential Two Family (R-2) to General Business (B-2)

From: Steve Zetz, Community Development Supervisor

Action Requested: Approval

Staff Recommendation Approval

Board/Commission Recommendation: N/A

Fiscal Impact: N/A

Funding Source: N/A

Background/Findings/Facts: The instant AIS and its accompanying proposed Resolution relate back to actions and votes that the City Council undertook during its regular meeting on July 8, 2025. Specifically, the now-presented proposed Resolution will memorialize the outcome of the City Council's actions and votes on July 8th regarding a Rezone Application pertaining to a specific lot within the City, which lot is specifically identified as Yakima County Assessor's Parcel Number 181302-14552. Such Rezone Application was comprised of two parts. The first component requested a legislative amendment to the City's Comprehensive Land Use Designation Map for the subject lot, so as to change the lot's designation from Moderate Density Residential to a new designation of Commercial. The second component requested the actual rezoning of the lot, from Residential Two Family (R-2) to General Business (B-2)

On July 8th, the City Council held an open-record public hearing regarding the legislative request portion of the Rezone Application, which portion sought a land use designation change. Following conclusion of that hearing, the City Council voted affirmatively (via a 4-3 tally) to approve the legislative request.

Next, also on July 8th, the City Council held a closed-record quasi-judicial hearing regarding the actual rezone request portion of the Rezone Application, which portion sought to change the zoning designation for the subject parcel. Following conclusion of that hearing, the City Council voted affirmatively (again, via a 4-3 tally) to approve the rezone.

A proposed Resolution was not presented to the City Council on July 8th. As stated above in this AIS, the proposed Resolution is being presented to the City Council now – as part of the Agenda for the City Council’s July 22nd meeting.

City staff requests that the City Council approve the now-submitted proposed Resolution, including its appended “Attachment A” labeled “City Council Findings” that will be incorporated within the Resolution as an operative part of the Resolution.

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date:	Action Taken:
06/17/2025	Planning Commission’s Hearing (continued to a later date)
07/01/2025	Planning Commission’s Hearing
07/08/2025	City Council Regular Meeting, during which the Council (1) conducted an open-record public hearing regarding the Applicant’s legislative request for a land use designation change, and then affirmatively voted to approve the legislative request; and then (2) conducted a closed-record quasi-judicial hearing regarding the Applicant’s request for a major rezone, and then affirmatively voted to approve the rezone (and now the corresponding Resolution is being presented so that the votes of July 8 th can be memorialized in writing)

RESOLUTION NO. 3225

RESOLUTION APPROVING REZONE APPLICATION FOR A MAJOR REZONE OF PARCEL YAKIMA COUNTY ASSESSOR'S PARCEL NUMBER 181302-14552, CONSISTING OF BOTH A LEGISLATIVE AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN LAND USE DESIGNATION MAP FOR SUCH PARCEL FROM MODERATE DENSITY RESIDENTIAL TO COMMERCIAL, AND ALSO A REZONE OF SUCH PARCEL FROM RESIDENTIAL TWO FAMILY (R-2) TO GENERAL BUSINESS (B-2)

WHEREAS, the City received a Rezone Application pertaining to a specific lot within the City, which lot is specifically identified as Yakima County Assessor's Parcel Number 181302-14552; and

WHEREAS, such Rezone Application was comprised of two parts. The first component requested a legislative amendment to the City's Comprehensive Plan Land Use Designation Map for the subject lot, so as to change the lot's designation from Moderate Density Residential to a new designation of Commercial. The second component requested the actual rezoning of the lot, from Residential Two Family (R-2) to General Business (B-2); and

WHEREAS, on July 8, 2025, the City Council conducted an open-record public hearing concerning the legislative request component of the Rezone Application, pursuant to Selah Municipal Code section 10.40.040 and other applicable law; and

WHEREAS, the City Council reviewed the existing record and received testimony, and then, after concluding the open-record public hearing, the City Council affirmatively voted to approve the legislative request; and

WHEREAS, also on July 8, 2025, the City Council conducted – after having voted on the legislative request – a closed-record quasi-judicial public hearing concerning the actual rezone component of the Rezone Application, pursuant to applicable law; and

WHEREAS, the City Council reviewed the existing record and received testimony, and then, after concluding the closed-record public hearing, the City Council affirmatively voted to approve the rezone request; and

WHEREAS, the City Council considered all relevant materials and testimony, and also the elements of public use and interest and whether those would or would not be served by the proposed major rezone application the application; and

WHEREAS, the City Council found and concluded on July 8th, and now formally memorializes its decisions, that good cause exists to grant both components of the Rezone Application;

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Resolution No. 3225

Page 1 of 2 (however, a multi-page "Attachment A" also exists)

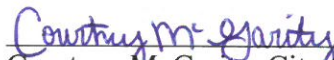
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the City Council: (1) does hereby approve the legislative amendment component of the Rezone Application, and thus does hereby formally change the designation for Yakima County Assessor's Parcel Number 181302-14552 on the City's Comprehensive Plan Land Use Designation Map from Moderate Density Residential to the new designation of Commercial; (2) does hereby approve the actual rezone component of the Rezone Application, thus does hereby formally change the zoning for Yakima County Assessor's Parcel Number 181302-14552 from Residential Two Family (R-2) to the zoning of General Business (B-2); and (3) does hereby adopt the "City Council Findings" set forth within "Attachment A" to the instant Resolution, which Attachment A is hereby incorporated within the instant Resolution.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 22nd day of July 2025.



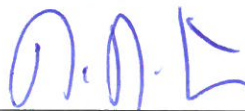
Roger Bell, Mayor

ATTEST:



Courtney McGarity, City Clerk

APPROVED AS TO FORM:



Rob Case, City Attorney

City Council Findings

Primrose Phase III Major Rezone

File No. CPA-2025-001 / RZ-2025-001

July 15, 2025

This matter having come before the Selah City Council on July 8, 2025, for the purpose of an application by BBS Selah LLC (Applicant) for a Major Rezone of a designated lot, which lot is specifically identified as Yakima County Assessor's Parcel Number 181302-14552. The Major Rezone is comprised of both a legislative request for a land use designation change from Moderate Density Residential to Commercial, and also a quasi-judicial request for a zoning change from Residential Two Family (R-2) to General Business (B-2).

1. The proposed site is currently vacant.
2. All members of the City Council were present on July 8th, an open-record public hearing regarding the legislative request and also for the closed-record quasi-judicial hearing regarding the request for a rezone.
3. The City Council reviewed the Planning Commission's recommendation and findings, and also comment letters and all documents contained within the Planning Commission's hearing packet. Those materials included a Mitigated Determination of Non-Significance (MDNS) issued on February 7, 2025, for the rezone and the project.
4. Written comments and/or submissions were received from:
 - Washington State Department of Ecology;
 - Washington State Department of Transportation;
 - Eric Skiles;
 - Amber McManus;
 - Allison Larson;
 - Emily Hurley;
 - Brady Beck;
 - Carol Holden;
 - Bill Harris; and
 - Don Poston.

5. The following persons testified in person before the City Council on July 8th:
 - Allison Larson;
 - Emily Hurley;
 - Dan Posten; and
 - Bill Harris.
6. Some of those who testified on July 8th were adjacent property owners and tenant-residents. They testified that the proposed major rezone would impact their quality of life. Concerns focused on the potential for increased traffic, the proximity of the commercial building to existing residential units, the obstruction of views, and light and noise.
7. Others who testified on July 8th were proponents of the Rezone Application. They testified that the proposed major rezone would allow for the construction of a new building that would generate approximately 45 new jobs and increased sales tax revenue for the City government. Additional testimony highlighted the mitigation measures imposed by the City that would address and mitigate the impacts of lighting, signage, traffic, and noise.
8. Coincidentally, there were no objections to a separate, but related, Rezone Application that sought to likewise change the zoning for the nearby lot that is Yakima County Assessor's Parcel Number 181302-14418. That application is "related" to the instant application in that the Applicant and/or Owner of the lots intends to utilize both for a portion of the forthcoming Primrose III commercial project.
9. Previously, the City's Planning Commission conducted a public hearing on this matter on June 17, 2025 at 5:30 p.m. That public hearing was continued to and resumed on July 1, 2025 at 5:30 p.m.
10. Legal notifications, for the Planning Commission hearing dates and the July 8th hearing date before the City Council, were disseminated and published by City staff in accordance with Selah Municipal Code and state law.

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11. The City Council hereby adopts the findings of City staff, as set forth in the staff report, regarding the existing use, zoning and future land use designation of the subject and adjacent properties.
12. The City Council finds that the proposed major rezone complies with application process contained in Selah Municipal Code sections 10.40.040 and 10.40.050.
13. The Council finds that Rezone Application meets the approval criteria contained within Selah Municipal Code section 10.40.050, specifically:
 - The land use designation change is consistent with historic trends of commercial growth;
 - The land use designation change is consistent with the commercial designation of lots lying to the east of the subject location;
 - The lack of available commercial land creates a public need; and
 - Mitigation measures contained within the MDNS are adequate to protect surrounding residential uses.
14. The City Council finds that this project complies with the Selah Comprehensive Plan, specifically:
 - Goal 5.2; and
 - Objective 2.2.1, Policy 2, 3, and 4.