



SELAH CITY COUNCIL

Regular Meeting

March 25, 2025

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: March 25, 2025
5:30 p.m.: Regular Meeting

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

Roger Bell

Kevin Wickenhagen
Jared Iverson
Elizabeth Marquis
Clifford Peterson
William Longmire
Michael Costello
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 Aaron Crumrine of Selah Covenant Church**
- 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
- 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**

- A. Proclamation by the Mayor of Selah Regarding Selah Youth Services Awareness
- B. Community Pride Awards – Selah High School Boys and Girls Basketball Teams

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 March 11, 2025 Council Meeting
- B. Kimberly Grimm * Approval of Claims & Payroll
- C. Chief Soptich * Resolution Authorizing the Police Department to Purchase Two Vehicles
- D. Chief Lange * Resolution Declaring One 1999 Ford F-350 4x4 Pickup Truck as Surplus, and Authorizing its Disposition and Sale

11) **Public Hearings**

- A. Steve Zetz Closed-Record Public Hearing Regarding Eagle Ridge Preliminary Plat Phase 2a, 2, 3 and 4, and Potential Approval of the Plat Subject to Findings and Conditions

12) **General Business**

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

13) **Resolutions**

- A. Steve Zetz Resolution Approving the Eagle Ridge Preliminary Plat Phase 2a, 2, 3 and 4, and Adopting the Planning Commission’s Findings and Conditions of Approval

14) **Ordinances – None**

15) **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

16) **Closed Session** – None

17) **Executive Session** – None

18) **Adjournment**

Next Regular Meeting: April 8, 2025

Next Study Session: April 8, 2025



Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 3/25/2025

Agenda Number: 10A

Action Item

Title: Approval of Meeting Minutes from March 11, 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
March 11, 2025

Call to Order

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

Roll Call

Councilmembers Present: William Longmire, Jared Iverson, Clifford Peterson, Kevin Wickenhagen, David Monaghan, Elizabeth Marquis

Councilmembers Absent: Michael Costello

Staff Present: Rob Case, City Attorney; Dustin Soptich, Police Chief; Jim Lange, Fire Chief; Rocky Wallace, Public Works Director; Steve Zetz, Community Development Supervisor; Zack Schab, Recreation + Tourism Manager; Kimberly Grimm, Finance Director; Courtney McGarity, City Clerk

Pledge of Allegiance was said by all in attendance

Invocation

Darin Brown of Harvest Community Church provided prayer.

Announcement of Changes

9A will be moved to the next Council Meeting on 3/25; 9B will become 7.

Proclamations/Announcements

- Introduction of New Police Officers by Chief Soptich – Branden Calahan and Brandon Jewett

Pre-Arranged Oral Comments from the Public

- Pattie Graffe – Provided updates from Selah Downtown Association

Oral Comments by People in Attendance

- Kenton Gartrell – Spoke on City of Selah's procedure for staffing changes

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 February 25, 2025 Council Meeting |
| B. | Kimberly Grimm | * Approval of Claims & Payroll |
| C. | Rob Case | * Resolution Approving Lease Between Selah School District and City of Selah |
| D. | Rob Case | * Resolution Approving, and Authorizing the Mayor to Sign, the Agreement for Yakima Valley Office of Emergency Management (YVOEM) and Reaffirming Selah's Participation in YVOEM |
| E. | Rob Case | * Resolution Approving Amendments to City's Purchasing and Contracting Policy |
| F. | Rocky Wallace | * Resolution Authorizing the Mayor to Sign "Task Order No. 2025-02" with HLA Engineering and Land Surveying, Inc., for Professional Services Related to the City's Orchard Avenue Water Main Replacement Phase 1 Project |
| G. | Steve Zetz | * Ordinance Amending Selah Municipal Code Section 11.023.010 to Adopt More Recent International Code Versions |
| H. | Rob Case | * Ordinance Repealing Selah Municipal Code Chapter 4.30 |

Councilmember Wickenhagen requested item 14A be moved to the Consent Agenda. Councilmember Wickenhagen moved to approve the Consent Agenda. Councilmember Monaghan seconded. Mayor Bell asked council for discussion. Hearing none, Mayor Bell requested a voice vote to approve the motion and approve the Consent Agenda. Motion carries by voice vote.

Public Hearings

- | | | |
|----|------------|---|
| A. | Steve Zetz | Closed-Record Public Hearing Re: Selah Vista Plat Phase 2, 3 and 4, and its Potential Approval Subject to Findings and Conditions |
|----|------------|---|

No comments were received.

Resolutions

- | | | |
|----|------------|--|
| A. | Steve Zetz | Resolution Approving the Selah Vista Plat Phase 2, 3 and 4, and Adopting the Planning Commission's Findings and Conditions of Approval |
|----|------------|--|

Councilmember Wickenhagen moved to approve the Resolution. Councilmember Longmire seconded. Following a roll call vote by Courtney McGarity, all are in favor. The motion is passed.

Ordinances

A. Rob Case Ordinance Repealing Selah Municipal Code Chapter 4.30

Staff Reports/Announcements

The following staff members provided a department report:

- Police Chief, Dustin Soptich
- Zack Schab, Recreation + Tourism Manager
- Fire Chief, Jim Lange
- Steve Zetz, Community Development Supervisor
- Rocky Wallace, Public Works Director
- Kimberly Grimm, Finance Director
- Courtney McGarity, City Clerk

Councilmember Reports

- Councilmember Iverson – Attended the Selah Chamber of Commerce meeting
- Councilmember Wickenhagen – Attended the YVCOG meeting; announcement of resignation from Selah City Council to be effective 3/26/2025
- Councilmember Monaghan – Community Days floats are being prepared for upcoming festivities; new flag pole expected to be up at the Selah Civic Center end of March

City Attorney Report

No report.

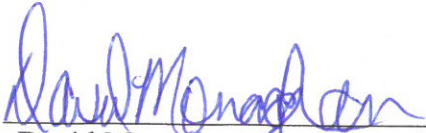
Mayor's Report

City Council Workshop will take place on 3/28 from 9am-4pm; City of Selah is currently exploring options for phone systems at City Hall, Fire, Civic Center and Public Works buildings and updates be brought to City Council on 4/8; Rich Huebner, previous City Administrator, has departed per the terms of his contract.

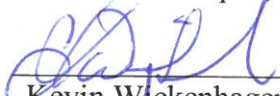
Adjournment

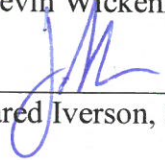
Councilmember Monaghan moved to adjourn the meeting. Councilmember Iverson seconded. Mayor Bell adjourned.

Meeting ended at 6:24 p.m.

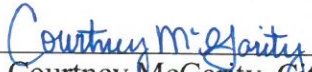

David Monaghan, Councilmember

Elizabeth Marquis, Councilmember

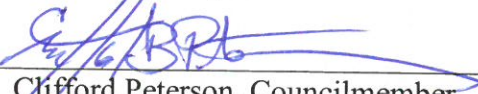

Kevin Wickenhagen, Councilmember


Jared Iverson, Councilmember

ATTEST:

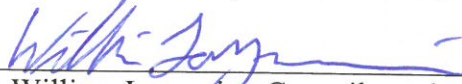

Courtney McGarity, City Clerk


Roger Bell, Mayor


Clifford Peterson, Councilmember

ABSENT

Michael Costello, Councilmember


William Longmire, Councilmember



Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 3/25/2025

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: 09:19:30 Date: 03/21/2025

03/21/2025 To: 03/21/2025

Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
1725	03/21/2025	Payroll	1	EFT		2,113.61	Mar 1-15 2025 Pay Period
1726	03/21/2025	Payroll	1	EFT		1,824.32	Mar 1-15 2025 Pay Period
1727	03/21/2025	Payroll	1	EFT		2,192.69	Mar 1-15 2025 Pay Period
1728	03/21/2025	Payroll	1	EFT		2,148.16	Mar 1-15 2025 Pay Period
1729	03/21/2025	Payroll	1	EFT		2,965.97	Mar 1-15 2025 Pay Period
1730	03/21/2025	Payroll	1	EFT		2,079.17	Mar 1-15 2025 Pay Period
1731	03/21/2025	Payroll	1	EFT		2,111.51	Mar 1-15 2025 Pay Period
1732	03/21/2025	Payroll	1	EFT		2,221.75	Mar 1-15 2025 Pay Period
1733	03/21/2025	Payroll	1	EFT		1,738.30	Mar 1-15 2025 Pay Period
1734	03/21/2025	Payroll	1	EFT		2,196.99	Mar 1-15 2025 Pay Period
1735	03/21/2025	Payroll	1	EFT		4,441.56	Mar 1-15 2025 Pay Period
1736	03/21/2025	Payroll	1	EFT		2,343.05	Mar 1-15 2025 Pay Period
1737	03/21/2025	Payroll	1	EFT		3,089.72	Mar 1-15 2025 Pay Period
1738	03/21/2025	Payroll	1	EFT		2,030.23	Mar 1-15 2025 Pay Period
1739	03/21/2025	Payroll	1	EFT		2,696.27	Mar 1-15 2025 Pay Period
1740	03/21/2025	Payroll	1	EFT		2,082.20	Mar 1-15 2025 Pay Period
1741	03/21/2025	Payroll	1	EFT		1,952.39	Mar 1-15 2025 Pay Period
1742	03/21/2025	Payroll	1	EFT		893.62	Mar 1-15 2025 Pay Period
1743	03/21/2025	Payroll	1	EFT		2,459.24	Mar 1-15 2025 Pay Period
1744	03/21/2025	Payroll	1	EFT		2,269.80	Mar 1-15 2025 Pay Period
1745	03/21/2025	Payroll	1	EFT		2,035.03	Mar 1-15 2025 Pay Period
1746	03/21/2025	Payroll	1	EFT		3,569.26	Mar 1-15 2025 Pay Period
1747	03/21/2025	Payroll	1	EFT		2,417.55	Mar 1-15 2025 Pay Period
1748	03/21/2025	Payroll	1	EFT		2,208.03	Mar 1-15 2025 Pay Period
1749	03/21/2025	Payroll	1	EFT		3,849.99	Mar 1-15 2025 Pay Period
1750	03/21/2025	Payroll	1	EFT		1,950.12	Mar 1-15 2025 Pay Period
1751	03/21/2025	Payroll	1	EFT		1,932.79	Mar 1-15 2025 Pay Period
1752	03/21/2025	Payroll	1	EFT		2,050.57	Mar 1-15 2025 Pay Period
1753	03/21/2025	Payroll	1	EFT		2,235.93	Mar 1-15 2025 Pay Period
1754	03/21/2025	Payroll	1	EFT		2,252.22	Mar 1-15 2025 Pay Period
1755	03/21/2025	Payroll	1	EFT		4,254.70	Mar 1-15 2025 Pay Period
1756	03/21/2025	Payroll	1	EFT		1,930.95	Mar 1-15 2025 Pay Period
1758	03/21/2025	Payroll	1	EFT		2,130.04	Mar 1-15 2025 Pay Period
1759	03/21/2025	Payroll	1	EFT		1,767.92	Mar 1-15 2025 Pay Period
1760	03/21/2025	Payroll	1	EFT		3,442.92	Mar 1-15 2025 Pay Period
1761	03/21/2025	Payroll	1	EFT		2,346.81	Mar 1-15 2025 Pay Period
1762	03/21/2025	Payroll	1	EFT		2,066.23	Mar 1-15 2025 Pay Period
1763	03/21/2025	Payroll	1	EFT		3,887.74	Mar 1-15 2025 Pay Period
1764	03/21/2025	Payroll	1	EFT		2,989.97	Mar 1-15 2025 Pay Period
1765	03/21/2025	Payroll	1	EFT		2,005.51	Mar 1-15 2025 Pay Period
1766	03/21/2025	Payroll	1	EFT		2,005.10	Mar 1-15 2025 Pay Period
1767	03/21/2025	Payroll	1	EFT		2,775.31	Mar 1-15 2025 Pay Period
1768	03/21/2025	Payroll	1	EFT		2,800.72	Mar 1-15 2025 Pay Period
1769	03/21/2025	Payroll	1	EFT		2,778.44	Mar 1-15 2025 Pay Period
1770	03/21/2025	Payroll	1	EFT		2,015.62	Mar 1-15 2025 Pay Period
1771	03/21/2025	Payroll	1	EFT		2,016.01	Mar 1-15 2025 Pay Period
1772	03/21/2025	Payroll	1	EFT		3,213.54	Mar 1-15 2025 Pay Period
1773	03/21/2025	Payroll	1	EFT		3,187.80	Mar 1-15 2025 Pay Period
1774	03/21/2025	Payroll	1	EFT		2,548.57	Mar 1-15 2025 Pay Period
1775	03/21/2025	Payroll	1	EFT		2,436.08	Mar 1-15 2025 Pay Period
1776	03/21/2025	Payroll	1	EFT		2,499.16	Mar 1-15 2025 Pay Period
1777	03/21/2025	Payroll	1	EFT		3,043.35	Mar 1-15 2025 Pay Period
1778	03/21/2025	Payroll	1	EFT		2,037.12	Mar 1-15 2025 Pay Period
1779	03/21/2025	Payroll	1	EFT		2,555.97	Mar 1-15 2025 Pay Period
1780	03/21/2025	Payroll	1	EFT		2,381.77	Mar 1-15 2025 Pay Period
1781	03/21/2025	Payroll	1	EFT		2,639.32	Mar 1-15 2025 Pay Period
1782	03/21/2025	Payroll	1	EFT		2,805.51	Mar 1-15 2025 Pay Period
1783	03/21/2025	Payroll	1	EFT		2,518.82	Mar 1-15 2025 Pay Period
1784	03/21/2025	Payroll	1	EFT		4,223.34	Mar 1-15 2025 Pay Period
1785	03/21/2025	Payroll	1	EFT		2,197.43	Mar 1-15 2025 Pay Period

CHECK REGISTER

City Of Selah

Time: 09:19:30 Date: 03/21/2025

03/21/2025 To: 03/21/2025

Page: 2

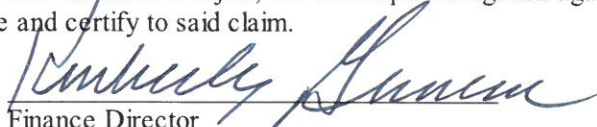
Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
1786	03/21/2025	Payroll	1	EFT		3,099.20	Mar 1-15 2025 Pay Period
1787	03/21/2025	Payroll	1	EFT		2,116.06	Mar 1-15 2025 Pay Period
1788	03/21/2025	Payroll	1	EFT		2,134.48	Mar 1-15 2025 Pay Period
1789	03/21/2025	Payroll	1	EFT		1,974.43	Mar 1-15 2025 Pay Period
1790	03/21/2025	Payroll	1	EFT		988.28	Mar 1-15 2025 Pay Period
1791	03/21/2025	Payroll	1	EFT		3,649.68	Mar 1-15 2025 Pay Period
1792	03/21/2025	Payroll	1	EFT		3,195.89	Mar 1-15 2025 Pay Period
1793	03/21/2025	Payroll	1	EFT		2,865.22	Mar 1-15 2025 Pay Period
1794	03/21/2025	Payroll	1	EFT		3,283.07	Mar 1-15 2025 Pay Period
1795	03/21/2025	Payroll	1	EFT		3,033.52	Mar 1-15 2025 Pay Period

001 General Fund	36,165.07
103 Fire Control	52,759.30
110 City Street	13,955.62
111 Street Improvement	1,063.88
118 Civic Center	3,636.12
119 Transit	3,871.41
121 Tourism	313.00
411 Water	23,151.73
415 Sewer	36,655.50
420 Solid Waste	4,622.01

176,193.64 Payroll: 176,193.64

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.


Payroll Specialist


Finance Director

Subscribed this _____ day of _____, _____

The following voucher/checks are approved for payment:

Voucher/check number _____ through _____ Total \$ _____

ACCOUNTS PAYABLE

City Of Selah

As Of: 05/09/2025

Time: 10:43:41 Date: 03/20/2025

Page: 1

Accts Pay #	Received	Date Due	Vendor	Amount	Memo
3524	03/14/2025	03/25/2025	1606	Abadan	273.85 Invoice #AR309302
3525	03/14/2025	03/25/2025	1607	Abbott's Printing, Inc.	172.20 Invoice #216639
3556	03/19/2025	03/25/2025	3044	All American Propane	93.78 Invoice #1516902577
3557	03/19/2025	03/25/2025	1627	Amazon Capital Services	14.51 Invoice #1FTK-HRDC-CTCF
3558	03/19/2025	03/25/2025	1627	Amazon Capital Services	32.46 Invoice #1GYK-HRCP-4YJG
3559	03/19/2025	03/25/2025	1627	Amazon Capital Services	14.93 Invoice #1J9C-WTJF-9TF7
3560	03/19/2025	03/25/2025	1627	Amazon Capital Services	65.04 Invoice #17H4-N6PY-6FTY
3561	03/19/2025	03/25/2025	1633	Anatek Labs	156.00 Invoice #2504687, 2504829, 2504978, 2505340
3562	03/19/2025	03/25/2025	1633	Anatek Labs	78.00 Invoice #2505483, 2505649
3565	03/19/2025	03/25/2025	1703	CWA Consultants	200.00 Invoice #25-008
3627	03/19/2025	03/25/2025	1706	Card Service Center	321.41 0134 113-9801978-2269806, 113-9015575-3704207, 113-1961936-8473820, 113-0081196-0593027
3533	03/17/2025	03/25/2025	1710	Cascade Natural Gas Corp	729.36 Invoice #561 222 0000 1 325
3534	03/18/2025	03/25/2025	1710	Cascade Natural Gas Corp	1,097.78 Invoice #828 222 0000 0 325
3554	03/19/2025	03/25/2025	1710	Cascade Natural Gas Corp	1,244.05 Invoice #144 776 0307 1 325
3564	03/19/2025	03/25/2025	1710	Cascade Natural Gas Corp	7,653.09 Invoice #130 812 0000 1, 221 957 6433 1, 600 812 0000 2
3574	03/19/2025	03/25/2025	1710	Cascade Natural Gas Corp	827.47 6602220000 1 Cascade Natural Gas March 25
3563	03/19/2025	03/25/2025	1714	Caton Landfill	745.92 Invoice #38949
3553	03/19/2025	03/25/2025	1738	Cintas	65.45 Invoice #4224184861
3528	03/14/2025	03/25/2025	1833	Engravings Unlimited	44.40 Invoice #25080
3535	03/18/2025	03/25/2025	1852	First National Bank Omaha	1,613.57 Invoice #4496, 5498
3546	03/18/2025	03/25/2025	1852	First National Bank Omaha	1,100.80 Invoice #2614
3567	03/19/2025	03/25/2025	1852	First National Bank Omaha	1,632.60 Invoice #3419 325
3616	03/19/2025	03/25/2025	1852	First National Bank Omaha	1,588.40 FNBO Cards ending in 1728, 0017, 9950, 0732
3568	03/19/2025	03/25/2025	1883	HD Fowler Company	527.74 Invoice #16915620
3569	03/19/2025	03/25/2025	1883	HD Fowler Company	758.19 Invoice #16946129
3570	03/19/2025	03/25/2025	1883	HD Fowler Company	33.92 Invoice #16950469
3602	03/19/2025	03/25/2025	1886	HLA Engineering & Land Surveying, Inc.	1,947.35 Invoice #22205C-011
3603	03/19/2025	03/25/2025	1886	HLA Engineering & Land Surveying, Inc.	204,256.75 Invoice #23166E-016
3604	03/19/2025	03/25/2025	1886	HLA Engineering & Land Surveying, Inc.	2,290.43 Invoice #24067E-011
3605	03/19/2025	03/25/2025	1886	HLA Engineering & Land Surveying, Inc.	7,296.95 Invoice #24081C-003
3606	03/19/2025	03/25/2025	1886	HLA Engineering & Land Surveying, Inc.	6,875.20 Invoice #24164E-005
3607	03/19/2025	03/25/2025	1886	HLA Engineering & Land Surveying, Inc.	19,339.75 Invoice #24185E-004
3608	03/19/2025	03/25/2025	1886	HLA Engineering & Land Surveying, Inc.	1,992.00 Invoice #24193E-003
3609	03/19/2025	03/25/2025	1886	HLA Engineering & Land Surveying, Inc.	5,395.13 Invoice #25006G-002
3610	03/19/2025	03/25/2025	1886	HLA Engineering & Land Surveying, Inc.	5,332.00 Invoice #25036E-001
3611	03/19/2025	03/25/2025	1886	HLA Engineering & Land Surveying, Inc.	27,993.00 Invoice #25036E-002
3552	03/19/2025	03/25/2025	1370	Halsey, Nathan H	177.00 31825 Nathan Waste Water Certification
3547	03/18/2025	03/25/2025	1895	Helms Hardware Company	36.40 Invoice #843101, 843144, 843153

ACCOUNTS PAYABLE

City Of Selah

As Of: 05/09/2025

Time: 10:43:41 Date: 03/20/2025

Page: 2

Accts Pay #	Received	Date Due	Vendor	Amount	Memo
3571	03/19/2025	03/25/2025 1895	Helms Hardware Company	6.81	Invoice #842765
3572	03/19/2025	03/25/2025 1895	Helms Hardware Company	34.06	Invoice #842819
3578	03/19/2025	03/25/2025 1895	Helms Hardware Company	24.90	Invoice #842881
3579	03/19/2025	03/25/2025 1895	Helms Hardware Company	28.69	Invoice #842890
3581	03/19/2025	03/25/2025 1895	Helms Hardware Company	27.76	Invoice #842892
3584	03/19/2025	03/25/2025 1895	Helms Hardware Company	10.71	Invoice #842914
3585	03/19/2025	03/25/2025 1895	Helms Hardware Company	10.51	Invoice #842928
3587	03/19/2025	03/25/2025 1895	Helms Hardware Company	7.30	Invoice #842992
3588	03/19/2025	03/25/2025 1895	Helms Hardware Company	24.17	Invoice #843098
3589	03/19/2025	03/25/2025 1895	Helms Hardware Company	31.74	Invoice #843122
3590	03/19/2025	03/25/2025 1895	Helms Hardware Company	10.58	Invoice #843124
3591	03/19/2025	03/25/2025 1895	Helms Hardware Company	32.48	Invoice #843179
3592	03/19/2025	03/25/2025 1895	Helms Hardware Company	10.51	Invoice #843352
3593	03/19/2025	03/25/2025 1895	Helms Hardware Company	32.63	Invoice #843559
3594	03/19/2025	03/25/2025 1895	Helms Hardware Company	65.92	Invoice #843561
3595	03/19/2025	03/25/2025 1895	Helms Hardware Company	10.71	Invoice #843571
3596	03/19/2025	03/25/2025 1895	Helms Hardware Company	66.32	Invoice #843577
3597	03/19/2025	03/25/2025 1895	Helms Hardware Company	23.38	Invoice #843592
3598	03/19/2025	03/25/2025 1895	Helms Hardware Company	5.63	Invoice #843648
3599	03/19/2025	03/25/2025 1895	Helms Hardware Company	20.12	Invoice #843660
3600	03/19/2025	03/25/2025 1895	Helms Hardware Company	1.71	Invoice #843675
3601	03/19/2025	03/25/2025 1895	Helms Hardware Company	0.03	Invoice #843687
3612	03/19/2025	03/25/2025 1941	John Deere Financial	238.73	Invoice #E13815/39
3613	03/19/2025	03/25/2025 1941	John Deere Financial	86.62	Invoice #E13863/39
3614	03/19/2025	03/25/2025 1971	Kubwater Resources, Inc.	12,168.26	Invoice #12995
3536	03/18/2025	03/25/2025 2639	Lightcurve	401.70	Invoice #100237838, 100237839, 100237840
3549	03/19/2025	03/25/2025 2639	Lightcurve	435.07	Invoice #100237844 325
3615	03/19/2025	03/25/2025 2639	Lightcurve	531.98	Invoice #100237852 325
3617	03/19/2025	03/25/2025 2639	Lightcurve	163.61	Invoice #100237841, 100237842, 100237843
3576	03/19/2025	03/25/2025 1992	Lightning Graphics, Inc.	211.19	13598 PD Business Cards
3537	03/18/2025	03/25/2025 3100	MH Electric, Inc.	1,554.47	Invoice #11883, 11888
3550	03/19/2025	03/25/2025 2017	Medstar Cabulance, Inc.	12,958.13	Invoice #ST 01-05 Mar 2025
3618	03/19/2025	03/25/2025 2027	Minert & Associates	86.00	Invoice #339542
3619	03/19/2025	03/25/2025 2053	O'Reilly Automotive Inc	35.18	Invoice #5631-477442
3620	03/19/2025	03/25/2025 2053	O'Reilly Automotive Inc	156.74	Invoice #5631-477540
3621	03/19/2025	03/25/2025 2053	O'Reilly Automotive Inc	-23.83	Invoice #5631-477588
3622	03/19/2025	03/25/2025 2053	O'Reilly Automotive Inc	125.03	Invoice #5631-478026
3623	03/19/2025	03/25/2025 2053	O'Reilly Automotive Inc	13.58	Invoice #5631-478056
3624	03/19/2025	03/25/2025 2053	O'Reilly Automotive Inc	-10.83	Invoice #5631-478057
3658	03/20/2025	03/25/2025 2053	O'Reilly Automotive Inc	52.14	Invoice #5631-477539

ACCOUNTS PAYABLE

City Of Selah

As Of: 05/09/2025

Time: 10:43:41 Date: 03/20/2025

Page: 3

Accts Pay #	Received	Date Due	Vendor	Amount	Memo
3538	03/18/2025	03/25/2025 2055	ODP Business Solutions, LLC	165.93	Invoice #414782359001
3625	03/19/2025	03/25/2025 2064	Owen Equipment Company	2,437.98	Invoice #00131015
3629	03/19/2025	03/25/2025 2068	PFMA	150.00	Invoice #1154
3531	03/17/2025	03/25/2025 2075	Pacific Power	520.89	Invoice #48687101-029-5 325
3532	03/17/2025	03/25/2025 2075	Pacific Power	24.50	Invoice #49799191-007 4 325
3539	03/18/2025	03/25/2025 2075	Pacific Power	1,719.51	Invoice #48687101-025 3
3540	03/18/2025	03/25/2025 2075	Pacific Power	416.18	Invoice #21009236-001 0
3548	03/18/2025	03/25/2025 2075	Pacific Power	1,254.53	Invoice #49954801-001 0
3575	03/19/2025	03/25/2025 2075	Pacific Power	455.60	49798701-003 8 Pacific Power PD March
3659	03/20/2025	03/25/2025 2075	Pacific Power	50,285.35	PW Utilities
3626	03/19/2025	03/25/2025 2080	Pape Machinery	112.30	Invoice #15937630
3635	03/19/2025	03/25/2025 2841	Peacock, P.E., William R	550.00	Invoice #202510Selah3
3573	03/19/2025	03/25/2025 2101	Pointe Pest Control	216.60	3053632 Quarterly Pest Control
3544	03/18/2025	03/25/2025 2125	Regence Blue Shield	181.00	Invoice #150092464 325
3545	03/18/2025	03/25/2025 2138	Robert R. Northcott	300.00	Invoice #31825
3541	03/18/2025	03/25/2025 2181	Senske Services, LB 1246	69.85	Invoice #15979314
3630	03/19/2025	03/25/2025 2194	Six Robblees' Inc.	62.38	Invoice #03P69471
3529	03/14/2025	03/25/2025 2210	State Auditor's Office	1,530.10	Invoice #L166963
3631	03/19/2025	03/25/2025 2227	Taylor Ditch Company	483.74	Invoice #2025 Special Assess
3551	03/19/2025	03/25/2025 1282	Taylor, Matthew D	144.00	Invoice #325
3530	03/14/2025	03/25/2025 2235	Thomson Reuters - West	244.16	Invoice #851604766
3632	03/19/2025	03/25/2025 3073	Tri-Ply Construction, LLC	60,486.79	Invoice #24081C-PE 022
3633	03/19/2025	03/25/2025 2264	Valley Athletics	7,440.21	Invoice #60592
3582	03/19/2025	03/25/2025 2269	Valvoline Instant Oil Change	42.88	39486 Valvoline Oil Changes
3542	03/18/2025	03/25/2025 2271	Verizon Wireless	208.97	Invoice #6107824319
3555	03/19/2025	03/25/2025 2271	Verizon Wireless	126.72	Invoice #6107824320
3566	03/19/2025	03/25/2025 2301	WA St Dept of Ecology Cashiering Unit	2,656.67	Invoice #2025-BA0021032
3580	03/19/2025	03/25/2025 2286	Wash Central	25.77	27739 PD Vehicle Wash
3634	03/19/2025	03/25/2025 2286	Wash Central	9.75	Invoice #27703
3543	03/18/2025	03/25/2025 2339	Yakima Cooperative Association	1,718.00	Invoice #0000157630 325
3583	03/19/2025	03/25/2025 2339	Yakima Cooperative Association	4,504.27	0000157729 PD Fuel February
3577	03/19/2025	03/25/2025 2344	Yakima County Department Of Corrections	1,817.76	February Yakima County Jail DOC Inmate Housing
3637	03/19/2025	03/25/2025 2353	Yakima County GIS	190.00	Invoice #YCGIS Storm, YCGIS Planning
3636	03/19/2025	03/25/2025 3148	Yakima County Water	2,400.00	Invoice #Yaki-25-01-02-03
3638	03/19/2025	03/25/2025 2360	Yakima Herald Republic	746.65	Invoice #68896

Report Total: 477,386.36

ACCOUNTS PAYABLE

City Of Selah

As Of: 05/09/2025

Time: 10:43:41 Date: 03/20/2025

Page: 4

Accts	Pay #	Received	Date Due	Vendor	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.


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: 3/25/2025

Agenda Number: 10C

Action Item

Title: Resolution Authorizing the Police Department to Purchase Two Vehicles

From: Dustin Soptich, Police Chief

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission Recommendation: Approval

Fiscal Impact: \$113,500.00

Funding Source: Fund 170, CE Equipment Reserve

Background/Findings/Facts: When the 2025 budget was approved (Resolution No.2237), a portion of Police Department Reserve funds was specified to be used to purchase two new patrol vehicles.

Consistent with the City's contracting and purchasing policy, the Police Department utilized a comparable price quote/bid process to find the best cost for the vehicles. The amount listed on the instant AIS is the total price, inclusive of acquiring the vehicles (two 2025 Ford Explorers) and all shipping, tax, and licensing. Once obtained, the new vehicles will replace two current patrol vehicles that have reached their operational age limit. The to-be-replaced vehicles will be disposed of through the City's surplus process.

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. 3194

RESOLUTION AUTHORIZING THE POLICE DEPARTMENT TO PURCHASE TWO
VEHICLES

WHEREAS, the 2025 budget, as adopted via No. Ordinance 2237, includes a specific line item allocation of \$185,000.00 for the purchase and outfitting of two (2) police vehicles (as replacements for to-be-surplused existing older vehicles); and

WHEREAS, price quotations were sought and received by the Police Department; and

WHEREAS, PFVT MOTORS, LLC's cumulative quote, plus tax and licensing, equates to \$113,500.00, which is an amount that is acceptable to City staff; and

WHEREAS, the City Council finds that good cause exists to authorize the Police Department to make this purchase;

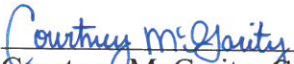
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, that the Police Department be and is authorized to purchase two (two) police vehicles at the cumulative price of \$113,500.00 (or a lesser amount, if that somehow proves possible).

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 25th day of March, 2025.



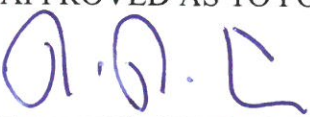
Roger Bell, Mayor

ATTEST:



Courtney McGarity, City Clerk

APPROVED AS TO FORM:



Rob Case, City Attorney

PFVT MOTORS, LLC.

9130 W Bell Rd
Peoria AZ 85382
CLIFF KUJALA
Government Account Team
Direct: 623-239-0340



QUOTE

Date	3/12/2025
Valid Until	3/28/2025
Contract	CTR059322-1 Phase 1
PO	
Lead Time	60+ days

Customer:
City of Selah
115 W Naches Ave
Selah WA 98942
Cory Worrell
509-406-5010

Invoice Address:
Same

Delivery Address:
Systems for Public Safety
Lakewood WA

Description	Line Total
2025 FORD EXPLORER POLICE INTERCEPTOR K8A0 AWD STERLING GREY METALLIC - ONYX CLOTH BUCKETS / VINYL REAR SEATS 3.0L ECOBOOST V6 ENGINE - 10 SPEED ELECTRONIC TRANSMISSION 119" WHEELBASE - EQUIPMENT GROUP 500A - 50 STATE EMISSIONS	\$ 49,515.00
EXTERIOR 18" H.D.STEEL WHEELS 255/60R18 A/S BSW POLICE TIRES CLASS III HITCH RECEIVER DUAL EXHAUST SYSTEM DUAL POWER MIRRORS FULL SIZE 18" SPARE W/TPMS HEADLAMPS - AUTO, LED LOW/HIGH INCLUDES FRONT HOUSING (W/ LED WIG-WAG) KEY LOCKS (DR/PASS/LFTGT) PRIVACY GLASS 2ND/3RD ROW FUNCTIONAL AM/FM/MP3/BLUETOOTH & USB COLUMN MOUNTED SHIFTER ENGINE OIL COOLER FULL-TIME ALL WHEEL DRIVE SYSTEM HEAVY DUTY SUSPENSION HEAVY-DUTY 80-AMP BATTERY INTERIOR TRUNK/LIFTGATE RELEASE POLICE BRAKES: 4 WHL DISC W/ ABS & TRACTION CONTROL POWER STEERING W/EPAS REAR VIEW CAMERA TRANSMISSION OIL COOLER TRANSMISSION-10-SPEED AUTO SAFETY/SECURITY 75 MPH REAR-CRASH TESTED ADVANCETRAC™ WITH RSC® AIRBAGS - FRONT AND SIDE AIRBAGS - SAFETY CANOPY SOS POST CRASH ALERT SYS TIRE PRESSURE MONITOR SYS WARRANTY 3 YR/36K MILE BUMPER-TO-BUMPER WARRANTY 5 YR/100K MILE POWERTRAIN CARE EXTENDED SERVICE PLAN (ZERO DEDUCTIBLE)	3.0L ECOBOOST ENGINE \$ 950.00 HID PLUNG W/R HNDL INOPERABLE \$ 160.00 REAR AUXILIARY LIFTGATE LIGHTS \$ 400.00 DRIVER SIDE LED SPOT LAMP \$ 400.00 SIDE MARKER LIGHTS SKULL CAPS \$ 340.00 REAR DR HNDL AND LOCKS INOPR \$ - DEFLECTOR PLATE \$ 340.00 REAR CONSOLE MOUNTING PLATE \$ 60.00 LH FRONT BALLISTIC DR PNL III \$ 1,590.00
FORD DESTINATION AND DELIVERY	\$ 1,595.00
ORDERED UNIT DISCOUNT	\$ (3,131.00)

Special Notes and Instructions
Customer responsible for registration and sales tax in home state.
Customer to pickup the vehicles at SPS.

GVWR 0001-8000

Subtotal	\$ 52,219.00
MSO / ODO	\$ -
Trade In	\$ -
Extended Warranty	\$ -
Freight	\$ -
Flooring	\$ -
Sales Tax 0.00%	\$ -
Tire Tax 5	\$ 5.00
Total Per Unit less Trade-In	\$ 52,224.00
Quantity of Units	2
Sale Total	\$ 104,448.00

Above information is not an invoice and only an estimate of services/goods described above. Quote subject to change.

Please confirm your acceptance of this quote by signing this document, and returning your Signature
PO. Print Name
Date

PL515

If you have any questions concerning this quote, contact Cliff Kujala

Thank you for your business!

9130 W Bell Road, Peoria AZ 85382
623-239-0340 - cliff.kujala@governmentautosales.com



Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 3/25/2025

Agenda Number: 10D

Action Item

Title: Resolution Declaring One 1999 Ford F-350 4x4 Pickup Truck as Surplus, and Authorizing its Disposition and Sale

From: James Lange, Fire Chief

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission Recommendation: Approval

Fiscal Impact: No financial outlay; anticipated receipt of less than \$20,000.00

Funding Source: N/A

Background/Findings/Facts: The Fire Department desires to surplus a 1999 Ford F-350 4x4 pickup truck, because it is outdated and no longer needed for department operations. All firefighting equipment from to-be-surplused vehicle will be remounted onto a replacement vehicle, and the Fire Department will have the use of a newer 2011 Ford F-350 4x4 pickup truck in place of the to-be-surplused vehicle.

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. 3195

RESOLUTION DECLARING ONE 1999 FORD F-350 4X4 PICKUP TRUCK AS SURPLUS,
AND AUTHORIZING ITS DISPOSITION AND SALE

WHEREAS, the Fire Department owns a 1999 Ford F-350 4x4 pickup truck (VIN: 1FDWX37F7XEC97360) that is outdated and is no longer needed for department operations; and

WHEREAS, in its present condition, the vehicle is likely worth no more than twenty thousand dollars (\$20,000.00); and

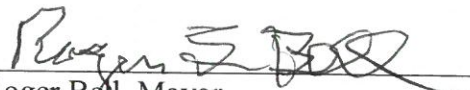
WHEREAS, Fire Department management desires to have the vehicle declared to be surplus by the City Council consistent with the City Council's general powers under RCW 35A.11.010 and other applicable law, and further desires to receive authorization to dispose and sell the vehicle as Fire Department management sees fit; and

WHEREAS, other smaller fire departments may be interested in purchasing the vehicle, and various other parties might also be interested in purchasing the vehicle; and

WHEREAS, the City Council finds that good cause exists for declaring this vehicle to be surplus, and for granting Fire Department management the approval to sell and dispose of the vehicle;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, that the City Council does hereby declare the above-specified vehicle to be surplus, and also hereby authorizes Fire Department management to dispose of and sell such vehicle without further approval or action by the City Council – with such sale being made either to another area fire department directly or a private party via a surplus website for whatever maximum price can be obtained. Finally, any net sale proceeds shall be deposited into the Fire Reserve Fund No. 150.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 25th day of March, 2025.



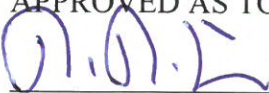
Roger Bell, Mayor

ATTEST:



Courtney McGarity, City Clerk

APPROVED AS TO FORM:



Rob Case, City Attorney



Selah City Council

Regular Meeting

AGENDA ITEM SUMMARY

Meeting Date: 3/25/2025

Agenda Number: 11A

Action Item

Title: Closed-Record Public Hearing Regarding Eagle Ridge Preliminary Plat Phase 2a, 2, 3 and 4, and Potential Approval of the Plat Subject to Findings and Conditions

From: Steve Zetz, Community Development

Staff Recommendation: Hold a closed-record public hearing (and, thereafter, approve the associated proposed Resolution).

Board/Commission Recommendation: Planning Commission recommends approval with conditions.

Fiscal Impact: N/A

Funding Source: N/A

Background/Findings/Facts: (See appended Staff Report and Planning Commission Findings)

Recommended Language for Use by Mayor/Presiding Officer:

1. We will now open the closed-record public hearing. This is a quasi-judicial hearing. This means that the hearing must not only be fair but it also must appear to be fair. Accordingly, if any Councilmember has had any *ex parte* contact with the applicant or any other interested person or party (other than City Staff), that must be disclosed and stated on the record. Further, if any Councilmember has already made up his/her mind regarding the subject of this hearing prior to the hearing occurring, that also must be disclosed and stated on the record. Finally, if one or more factors would have the effect of negating a quorum, the doctrine of necessity would be triggered and a quorum would be reestablished so that a decision can be made.

For the record, I will now pose the following introductory questions:

Q: Does any Councilmember have any conflicts or *ex parte* communication to disclose?

Q: Does any Councilmember believe that he/she, or that any other Councilmember, has a conflict or has had *ex parte* communications?

2. Courtney, did the City receive any written comments pertaining to this hearing? If so, please provide copies to myself.

3. Does anyone in attendance today desire to present testimony? Please be advised, that because this is a closed-record public hearing, only persons who offered testimony or presented documents

during the Planning Commission stage of this matter are legally allowed to offer testimony during today's City Council-level stage of this matter.

4. We will now conclude the public hearing.

5. Next, the City Council will consider whether to approve the associated 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:



Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 3/25/2025

Agenda Number: 13A

Action Item

Title: Resolution Approving the Eagle Ridge Preliminary Plat Phase 2a, 2, 3 and 4, and Adopting the Planning Commission's Findings and Conditions of Approval

From: Steve Zetz, Community Development

Staff Recommendation: Approval

Board/Commission Recommendation: Planning Commission recommends approval with conditions.

Fiscal Impact: N/A

Funding Source: N/A

Background/Findings/Facts: (See appended Staff Report and Planning Commission Findings)

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. 3196

RESOLUTION APPROVING THE EAGLE RIDGE PRELIMINARY PLAT PHASE 2a, 2, 3
AND 4, AND ADOPTING THE PLANNING COMMISSION'S FINDINGS AND
CONDITIONS OF APPROVAL

WHEREAS, the City received an application for preliminary plat on December 31, 2024, submitted by Carl Torkelson on behalf of the applicant; and

WHEREAS, the City determined that the application was complete on February 12, 2025; and

WHEREAS, the City provided notice to all the owners of each real estate parcel and lot situated within 300 feet of the subject location, and also posted notice upon the subject property and published notice in the City's official newspaper; and

WHEREAS, the City issued a Mitigated Determination of Non-Significance on March 5, 2025; and

WHEREAS, the City's Planning Commission held an open-record public hearing on March 18, 2025; and

WHEREAS, the Planning Commission recommended that the preliminary plat be approved subject to certain conditions, and, further, adopted findings in support of such recommendation; and

WHEREAS, the City Council held a closed-record public hearing on March 25, 2025, prior to then assessing whether to formally approve the plat; and

WHEREAS, the City Council finds that good cause exists to approve the Eagle Ridge Preliminary Plat Phase 2a, 2, 3, and 4, and, further, to adopt the conditions and findings;

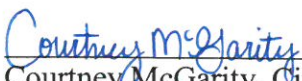
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the City Council adopts the findings of the Planning Commission and approves the Eagle Ridge Preliminary Plat Phase 2a, 2, 3, and 4 with the conditions established in the Planning Commission's findings.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 25th day of March, 2025.



Roger Bell, Mayor

ATTEST:



Courtney McGarity, City Clerk

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read 'R. Case', written over a horizontal line.

Rob Case, City Attorney



CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

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

Planning Commission Findings

Eagle Ridge Preliminary Plat

File No. PLP-2025-001

March 18, 2025
Adjourned to March 19, 2025

This matter having come before the Selah Planning Commission on March 19, 2025, for the purpose of an application by Carl Torkelson for a multi phase preliminary plat for a residential subdivision known as Eagle Ridge Phase 2A, 2, 3, and 4.

Findings

1. All members of the Planning Commission were present at the public hearing.
2. Carl Torkelson testified in favor of the proposed Preliminary Plat
3. Legal notification was provided in accordance with Selah Municipal Code and State regulations.
4. The Commission adopts the staff findings and report as to the existing use, zoning and future land use designation of the subject and adjacent properties.
5. The proposed preliminary plat complies with Selah Municipal Code Chapter 10.50
6. The proposed site is currently vacant with the exception of some minor grading, roads, sidewalks, and curbing.
7. Three comment letters were received from David Husted -Email, Nancy Condie -Letter, Charlena Houck-Email
8. The Commission finds that the future development or use of the area in compliance with the Comprehensive Plan;
9. Environmental Review: A Determination of Non-Significance (DNS) was issued on March 7th, 2025.
10. The Commission finds that the applicant's application meets the conditions of approval of SMC 10.50.016J;

Public health, safety, and general welfare;

- a. Open spaces are adequately addressed





CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

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

- b. Drainage ways are adequately addressed
- c. Streets or roads, alleys, and other public ways are sufficient to accommodate the new traffic generated by the project. Off site impacts are addressed in the conditions of approval.
- d. Transit stops are not identified in the project however no route currently exists within the development.
- e. Potable water supplies, irrigation and other water suppliers will meet all requirements of occupancy and fire flow.
- f. Sanitary waste disposal is proposed on site. Civil rdesign has been completed.
- g. Playgrounds are not specifically addressed in these phases.
- h. Schools and school grounds are adequate to accommodate the potential for new students.
- i. Sidewalks are included in the preliminary plat
- j. Other planning features that assure safe walking conditions for students who walk to and from school are addressed within the project site. No basis for offsite improvements was established during the comment period.

Decision

The Commission, based on these findings, conclusions and controlling factors finds that the Preliminary Plat should be approved with the following conditions:

1. Applicant shall submit final plat for approval prior to the expiration of the preliminary plat.
2. Applicant shall include an expiration date on the face of the preliminary plat which shall be 5 years from the date of approval.
3. Applicant shall use the best available practices during construction to minimize impacts to existing neighborhoods, streets, utilities, and resources.
4. Roads and addressing shall follow the best practices of neighborhood development and consider emergency services during the naming process. Themed road names are required in multi -street developments.
5. Developer must include defensible spaces on any created parcels abutting unimproved lands in their natural vegetative state in accordance with the Washington State Wildlands Urban Interface. This requires a 30 foot buffer consistent with Chapter 6 of the Wildland Urban Interface Code. Upon





CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

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

development or the creation of a fire break on any abutting unimproved property then this condition is no longer required.

6. Fences constructed abutting unimproved wildlands must be made of metal or other non non-combustible materials. Wood and Vinyl fences are not allowed along, or within, any buffers. This mitigation measure does not apply if there is already a buffer in place on the abutting property.
7. Developer shall agree to a No Protest LID agreement ensuring participation in the formation of an LID (Local Improvement District) to address traffic impacts to the intersection of First Street (SR 823 WSDOT) and Southern Avenue at a future date. The cost for fair share improvements will be determined if an LID is formed. This agreement will be good for 10 years.
8. Developer may opt out of Condition 7 if Developer conducts a traffic study for the intersection of First Street (SR 823 WSDOT) and Southern Avenue to determine the developments fair share impact to the intersection. Submission of the traffic study must be done prior to the issuance of a certificate of occupancy.
9. Conditions 5 and 6 must be recorded on the face of Final Plat and shall contain a sunset clause that terminates the measure upon development of abutting wildlands.

These findings are adopted by the Selah Planning Commission on March 19, 2025 and a recommendation of approval shall be sent to the Selah City Council for review at a Closed Record Hearing

Chair of the Planning Commission Lisa Smith

Date

3.19.25





City of Selah

Preliminary Long Plat Application Packet

**City of Selah, Planning Division
222 S Rushmore Road Selah, WA 98942
Phone#: (509) 698-7365 Email: brandy.atkins@selahwa.gov**



Preliminary Long Plat Application

FILING FEE \$400 Plus \$40 Per lot if more than one parcel

City of Selah Planning Department

222 S Rushmore Road Selah, WA 98942

Phone: 509-698-7365 Email: brandy.tucker@selahwa.gov

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

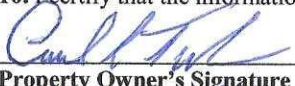
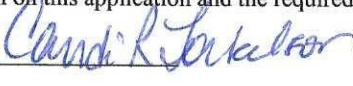
1. Applicant's Information:	Name:	Torkelson Construction, Inc.						
	Mailing Address:	PO Box 292						
	City:	Selah	St:	WA	Zip:	98942	Phone:	(509) 945-0133
	E-Mail:	torkelson@fairpoint.net						
2. Applicant's Interest in Property:	Check One:	☒ Owner	☐ Agent	☐ Purchaser	☐ Other _____			
3. Property Owner's Information (If other than Applicant):	Name:	Carl & Candi Torkelson						
	Mailing Address:	PO Box 292						
	City:	Selah	St:	WA	Zip:	98942	Phone:	(509) 945-0133
	E-Mail:	torkelson@fairpoint.net						
4. Subject Property's Assessor's Parcel Number(s): old parcel #181302-42483 new parcel #181302-42490								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) see attached								
6. Property Address: 704 Lacey Avenue, Selah, WA 98942								
7. Property's Existing Zoning: (Circle all that apply) LDSF ☒ R-1 R-2 R-3 B-1 B-2 M-1 M-2								
8. Type Of Application: (Check All That Apply)								
☒ Preliminary Long Plat		☒ Environmental Checklist (SEPA Review)		☐ Other: _____				
☐ Other: _____		☐ Other: _____		☐ Other: _____				

PART II – SUPPLEMENTAL APPLICATION & PART III – REQUIRED ATTACHMENTS

9. SEE ATTACHED SHEETS

PART IV – 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

FILE/APPLICATION(S)#

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:
----------------	--------------	--------------	-------------



Supplemental Application For:
PRELIMINARY LONG PLAT

PART II - APPLICATION INFORMATION

1. PROPERTY OWNERS (attach if long): List all parties and financial institutions having an interest in the property.
Carl & Candi Torkelson (sole interest)

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:
PLSA Jeff Peters 509-575-6990

3. NAME OF SUBDIVISION: Eagle Ridge Phases 2, 3 & 4

4. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: 34 Lots, 8024 sq ft - 78,821 sq ft

5. SITE FEATURES:

A. General Description: ☐ Flat ☒ Gentle Slopes ☐ Steepened Slopes

B. Describe any indication of hazards associated with unstable soils in the area, i.e. slides or slipping?
None

C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Yakima Municipal Code? No

6. UTILITY AND SERVICES: (Check all that are available)

☒ Electricity ☒ Telephone ☒ Natural Gas ☒ Sewer ☒ Cable TV ☒ Water City of Selah ☐ Irrigation _____

7. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: Closest lot to a Fire Hydrant is approximately 200 ft.

B. Distance to Nearest School (and name of school): 2 miles to Robert Lince Elementary

C. Distance to Nearest Park (and name of park): 1 mile to Wixon Park

D. Method of Handling Stormwater Drainage: Runoff will flow to approved City Retention Systems

E. Type of Potential Uses: (check all that apply)

☒ Single-Family Dwellings ☒ Two-Family Dwellings ☐ Multi-Family Dwellings ☐ Commercial ☐ Industrial

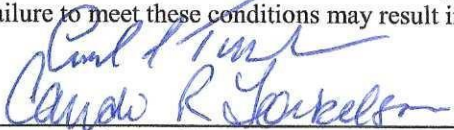
PART III - REQUIRED ATTACHMENTS

1. PRELIMINARY PLAT REQUIRED: (Please use the attached City of Selah Preliminary Plat Checklist)

2. TRAFFIC CONCURRENCY

3 ENVIRONMENTAL CHECKLIST (required):

I hereby authorize the submittal of the preliminary plat application to the City of Yakima for review. I understand that conditions of approval such as dedication of right-of-way, easements, restrictions on the type of buildings that may be constructed, and access restrictions from public roads may be imposed as a part of preliminary plat approval and that failure to meet these conditions may result in denial of the final plat.



Property Owner Signature (required)

11/31/2005

Date

PLAT PLAN CHECKLIST & INSTRUCTIONS

In Order For Application To Be Determined Complete, A Plat Plan Must Be Completed And Returned.

A Detailed Plat Plan Is Required: All information that is applicable to your proposal shall be checked off and clearly displayed on the plat plan. It is in the applicant's best interest to provide a carefully drawn and scaled plat plan with all required information. The decision on whether or not to grant approval of your development proposal is largely based on the information you provide. An application cannot be processed until an adequate plat plan is submitted.

Please complete this checklist and include it with your plat plan. The plat plan must contain all pertinent information. Items not applicable to the proposed project shall be noted.

- 1) **Use Ink:** Use blue or black permanent ink. It may be helpful to draft the plat plan in pencil then trace over in ink. Ink is necessary for adequate duplication.
- 2) **Use A Straight Edge:** All lines must be straight and done with the aid of a ruler or other straight edge. Use a compass when delineating circular drawings such as cul-de-sacs. Computer drafted plat plans are acceptable and preferred.
- 3) **Draw To Scale:** Plat plans shall be drawn to scale. The plat plan template has a suggested map scale of one inch equaling twenty feet (1"=20'). Distances on the map must be as representative of reality as possible. For example, if the distance from a structure to a property line is 20 feet, the distance on the plat plan will be 1 inch.
- 4) **Use Plat Plan Checklist:** Use the plat plan checklist and provide all applicable information on the plat plan.
- 5) **Fill In The Following Information On A Plat Plan:**

Note: You may benefit from the aid of a professional in the preparation of a plat plan.

Check all boxes as: ☒ Included or ☐ - Not Applicable

☒	The plat plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8.5" X 11" for Class (1) projects and 11" X 17" for Class (2) and Class (3) projects.
☒	All plat plans shall be drawn to a standard engineering scale and indicated on the plat plan. The scale selected shall best fit the paper. Planning staff recommends 1"=20'.
☒	Site address, parcel number(s) and zoning designation of subject property.
☒	Property and lot boundaries and dimensions.
☒	Names and dimensions of all existing streets bounding the site.
☒	Structure setbacks.
☒	North Arrow.
☒	Location and size of required site drainage facilities including on-site retention.
☒	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.
☒	Location and size of existing and proposed side sewer and water service lines.
☒	Location and size of any easements.
☒	Name, address, phone number, and signature of the owner or person responsible for the property.
☒	Location and size of proposed or existing signs.
☒	Location and size of all parking spaces shown on the plat plan.
☒	Location and dimensions of proposed or existing driveway approaches.
☒	Vision clearance triangles at street intersections and where driveways and curb cuts intersect with streets.
☒	Proposed improvements located within the public right-of-way.
☒	Location and type of existing and proposed landscaping including landscaping within the public right-of-way.
☒	Adjacent land uses and zoning designations.
☒	Location, type, and description of required sitescreening.
☒	Dimensions, location and use of proposed and existing structures including loading docks.
☒	Lot coverage with calculations shown on plat plan.

Note: Planning Division 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.



Yakima County WA, Property Record Card

Yakima County WA, Property Record Card

181302-42490

Un-Assigned

Owners: Carl L & Candi R Torkelson

Assessed Value

\$102,800

PROPERTY DETAILS

Parcel Number	181302-42490
Situs Address	Un-Assigned
Property Use	91 Undeveloped Land
Tax Code Area	400
Property Size	13.46
Neighborhood	SI
Owners	Carl L & Candi R Torkelson
Legal Description	Section 02 Township 13 Range 18: Tract 3A of the Plat of Eagle Ridge-Phase 3A, recorded under Auditor's File No. 8075711, records of Yakima County, Washington; EXCEPT that portion of said Tract 3A described as follows: Beginning at the Southwest corner of Lot 3-6 of said Plat of Eagle Ridge-Phase 3A; thence North 33°07'19" West, along the Westerly line of said Lot 3-6, a distance of 43.06 feet; thence South 0°37'08" West 35.81 feet to a point bearing North 89°22'52" West from the Southwest corner of said Lot 3-A; thence South 89°22'52" East 23.92 feet to the Point of Beginning; AND EXCEPT that portion of said Tract 3A, described as follows: Beginning at the Northwest corner of Lot 8, Plat of Eagle Ridge-Phase 1, recorded under Auditor's File No. 7349195, records of Yakima County, Washington; thence South 0°54'32" West along the West line thereof and said line extended, a distance of 172.81 feet to the True Point of Beginning; thence North 0°54'32" East 54.81 feet; thence North 89°22'52" West 237.40 feet; thence South 29°28'47" West 106.61 feet; thence South 0°37'08" West 152.07 feet; thence North 89°22'52" West 35.05 feet; thence South 0°37'08" West 72.50 feet; thence South 89°22'52" East 182.84 feet; thence North 0°37'08" East 72.50 feet; thence South 89°22'52" East 64.14 feet; thence North 0°37'08" East 20.00 feet; thence South 89°22'52" East 125.61 feet; thence North 20°50'42" East 21.31 feet; thence North 89°22'52" West 132.98 feet; thence North 0°37'08" East 122.04 feet; thence South 89°22'52" East 66.03 feet to a point bearing South 21°00'18" West from the True Point of Beginning; thence North 21°00'18" East 30.50 feet to the True Point of Beginning. TOGETHER WITH that portion of said Lot 3-6 of said Plat of Eagle Ridge-Phase 3A lying West of the following described line: Beginning at the Southwest corner of said Lot 3-6; thence North 33°07'19" west, along the Westerly line of said lot 3-6, 43.06 feet to the True Point of Beginning of the herein described line; thence North 0°37'08" East 77.84 feet to the North line of said Lot 3-6 and the terminus point of the herein described line.
Fire District	-
School District	Selah School District #119
Total Bldg SQFT	-

UTILITY INFORMATION

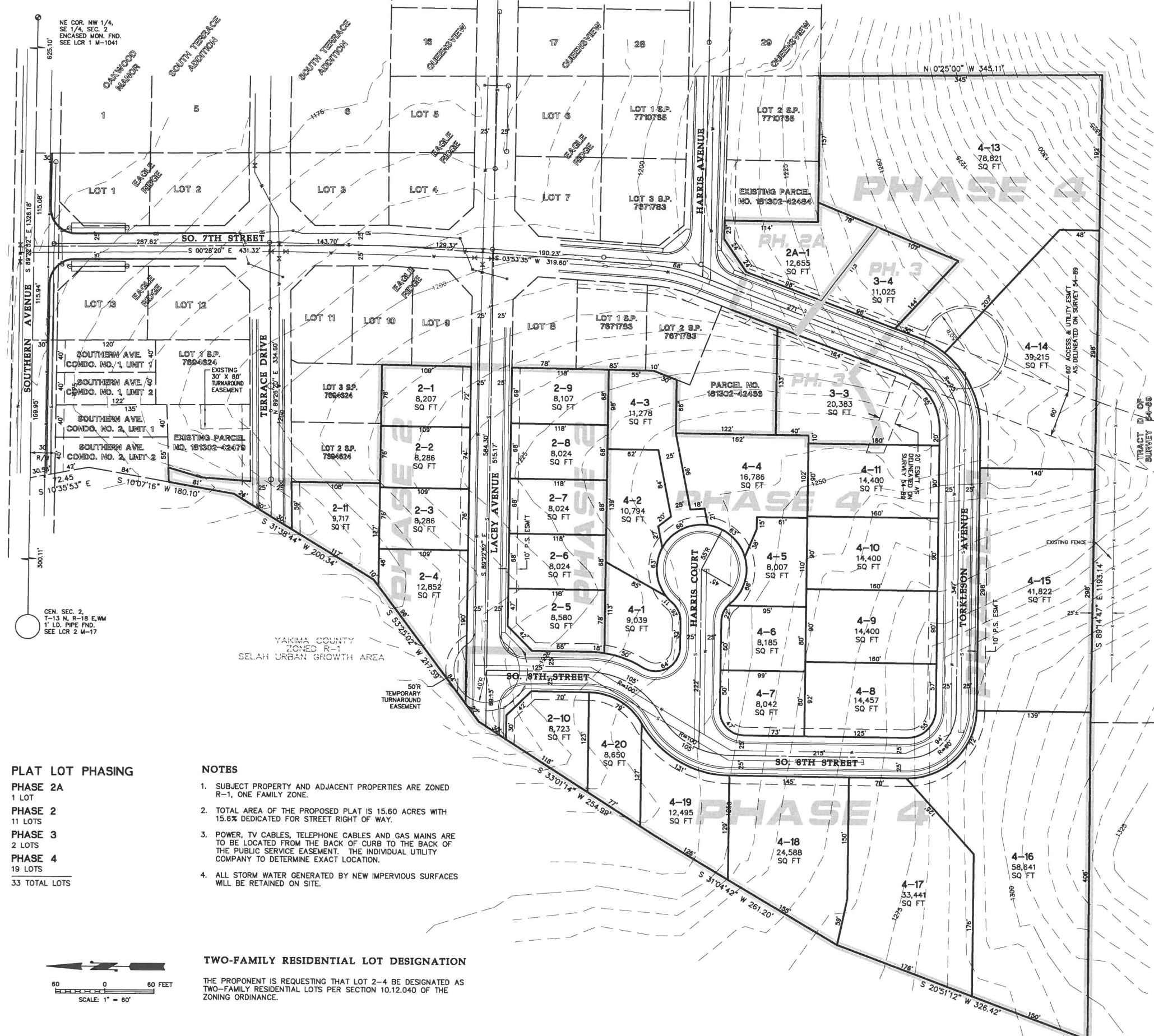
Gas	No	Electricity	Yes	Water	-
Sewer / Septic	-				

SITE INFORMATION

Property Type	Residential	Zoning	R1	Street Type	Dead-End
Street Finish	Paved/Asphalt	Traffic	Light	Side Walk	No
Curbs	No		Location	Interior	

LAND

PRELIMINARY PLAT OF EAGLE RIDGE, PHASES 2A, 2, 3 & 4
IN THE NW 1/4, SE 1/4 SECTION 2, T-13 N, R-18 E.W.M.



PLAT LOT PHASING
PHASE 2A
1 LOT
PHASE 2
11 LOTS
PHASE 3
2 LOTS
PHASE 4
19 LOTS
33 TOTAL LOTS

- NOTES**
- SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED R-1, ONE FAMILY ZONE.
 - TOTAL AREA OF THE PROPOSED PLAT IS 15.60 ACRES WITH 15.6% DEDICATED FOR STREET RIGHT OF WAY.
 - POWER, TV CABLES, TELEPHONE CABLES AND GAS MAINS ARE TO BE LOCATED FROM THE BACK OF CURB TO THE BACK OF THE PUBLIC SERVICE EASEMENT. THE INDIVIDUAL UTILITY COMPANY TO DETERMINE EXACT LOCATION.
 - ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES WILL BE RETAINED ON SITE.

TWO-FAMILY RESIDENTIAL LOT DESIGNATION
THE PROPONENT IS REQUESTING THAT LOT 2-4 BE DESIGNATED AS TWO-FAMILY RESIDENTIAL LOTS PER SECTION 10.12.040 OF THE ZONING ORDINANCE.

LEGAL DESCRIPTION

THAT PORTION OF TRACT 3A OF THE PLAT OF EAGLE RIDGE-PHASE 3A, RECORDED UNDER AUDITOR'S FILE NO. 8075711, RECORDS OF YAKIMA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 8, PLAT OF EAGLE RIDGE-PHASE 1, RECORDED UNDER AUDITOR'S FILE NO. 7349195, RECORDS OF YAKIMA COUNTY, WASHINGTON; THENCE SOUTH 0°54'32" WEST ALONG THE WEST LINE THEREOF AND SAID LINE EXTENDED, A DISTANCE OF 172.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°54'32" EAST 54.81 FEET; THENCE NORTH 89°22'52" WEST 237.40 FEET; THENCE SOUTH 29°28'47" WEST 106.61 FEET; THENCE SOUTH 0°37'08" WEST 152.07 FEET; THENCE NORTH 89°22'52" WEST 35.05 FEET; THENCE SOUTH 0°37'08" WEST 72.50 FEET; THENCE SOUTH 89°22'52" EAST 182.84 FEET; THENCE NORTH 0°37'08" EAST 72.50 FEET; THENCE SOUTH 89°22'52" EAST 64.14 FEET; THENCE NORTH 0°37'08" EAST 20.00 FEET; THENCE SOUTH 89°22'52" EAST 125.61 FEET; THENCE NORTH 20°50'42" EAST 21.31 FEET; THENCE NORTH 89°22'52" WEST 132.98 FEET; THENCE NORTH 0°37'08" EAST 122.04 FEET; THENCE SOUTH 89°22'52" EAST 66.03 FEET TO A POINT BEARING SOUTH 21°00'18" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 21°00'18" EAST 30.50 FEET TO THE TRUE POINT OF BEGINNING.

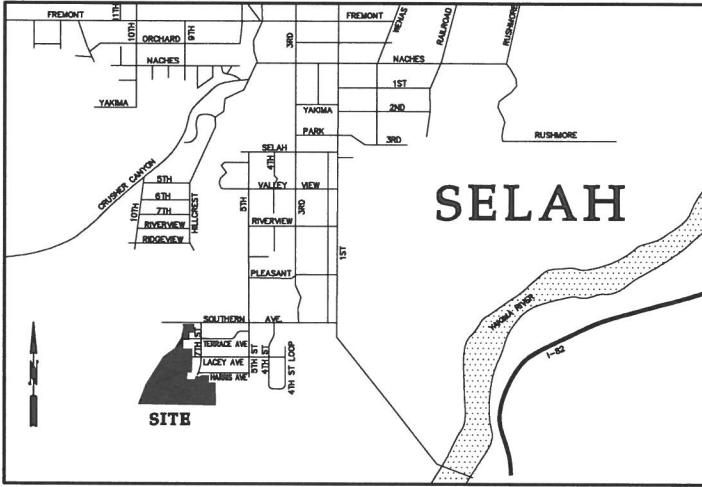
AND

TRACT 3A OF THE PLAT OF EAGLE RIDGE-PHASE 3A, RECORDED UNDER AUDITOR'S FILE NO. 8075711, RECORDS OF YAKIMA COUNTY, WASHINGTON;

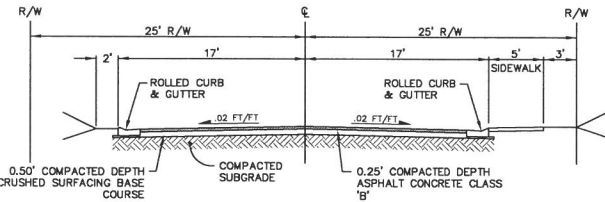
EXCEPT THAT PORTION OF SAID TRACT 3A DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 3-6 OF SAID PLAT OF EAGLE RIDGE-PHASE 3A; THENCE NORTH 33°07'19" WEST, ALONG THE WESTERLY LINE OF SAID LOT 3-6, A DISTANCE OF 43.06 FEET; THENCE SOUTH 0°37'08" WEST 35.81 FEET TO A POINT BEARING NORTH 89°22'52" WEST FROM THE SOUTHWEST CORNER OF SAID LOT 3-A; THENCE SOUTH 89°22'52" EAST 23.92 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF SAID TRACT 3A, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 8, PLAT OF EAGLE RIDGE-PHASE 1, RECORDED UNDER AUDITOR'S FILE NO. 7349195, RECORDS OF YAKIMA COUNTY, WASHINGTON; THENCE SOUTH 0°54'32" WEST ALONG THE WEST LINE THEREOF AND SAID LINE EXTENDED, A DISTANCE OF 172.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°54'32" EAST 54.81 FEET; THENCE NORTH 89°22'52" WEST 237.40 FEET; THENCE SOUTH 29°28'47" WEST 106.61 FEET; THENCE SOUTH 0°37'08" WEST 152.07 FEET; THENCE NORTH 89°22'52" WEST 35.05 FEET; THENCE SOUTH 0°37'08" WEST 72.50 FEET; THENCE SOUTH 89°22'52" EAST 182.84 FEET; THENCE NORTH 0°37'08" EAST 72.50 FEET; THENCE SOUTH 89°22'52" EAST 64.14 FEET; THENCE NORTH 0°37'08" EAST 20.00 FEET; THENCE SOUTH 89°22'52" EAST 125.61 FEET; THENCE NORTH 20°50'42" EAST 21.31 FEET; THENCE NORTH 89°22'52" WEST 132.98 FEET; THENCE NORTH 0°37'08" EAST 122.04 FEET; THENCE SOUTH 89°22'52" EAST 66.03 FEET TO A POINT BEARING SOUTH 21°00'18" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 21°00'18" EAST 30.50 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID LOT 3-6 OF SAID PLAT OF EAGLE RIDGE-PHASE 3A LYING WEST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3-6; THENCE NORTH 33°07'19" WEST, ALONG THE WESTERLY LINE OF SAID LOT 3-6, 43.06 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 0°37'08" EAST 77.84 FEET TO THE NORTH LINE OF SAID LOT 3-6 AND THE TERMINUS POINT OF THE HEREIN DESCRIBED LINE.



VICINITY MAP
NO SCALE



TYPICAL ROADWAY SECTION

SURVEYOR/ENGINEER
JOSEPH W. BAKER, PLS
PLSA ENGINEERING & SURVEYING
521 NORTH 20TH AVE., SUITE 3
YAKIMA, WASHINGTON 98902

OWNER/DEVELOPER
CARL TORKELSON
P.O. BOX 292
SELAH, WASHINGTON 98942



PLSA ENGINEERING-SURVEYING-PLANNING
521 NORTH 20TH AVENUE, SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575-6990

PRELIMINARY PLAT
OF PARCEL NO.'S 181302 - 42489 & 42490
—PREPARED FOR—
TORKELSON CONSTRUCTION
NW 1/4, SE 1/4, SEC. 2, T-13 N, R-18 E.W.M.

DRAWN BY: JOE
DATE: 2/6/2025
JOB NO. 19022
SHEET NO. 1 OF 1

STAFF REPORT

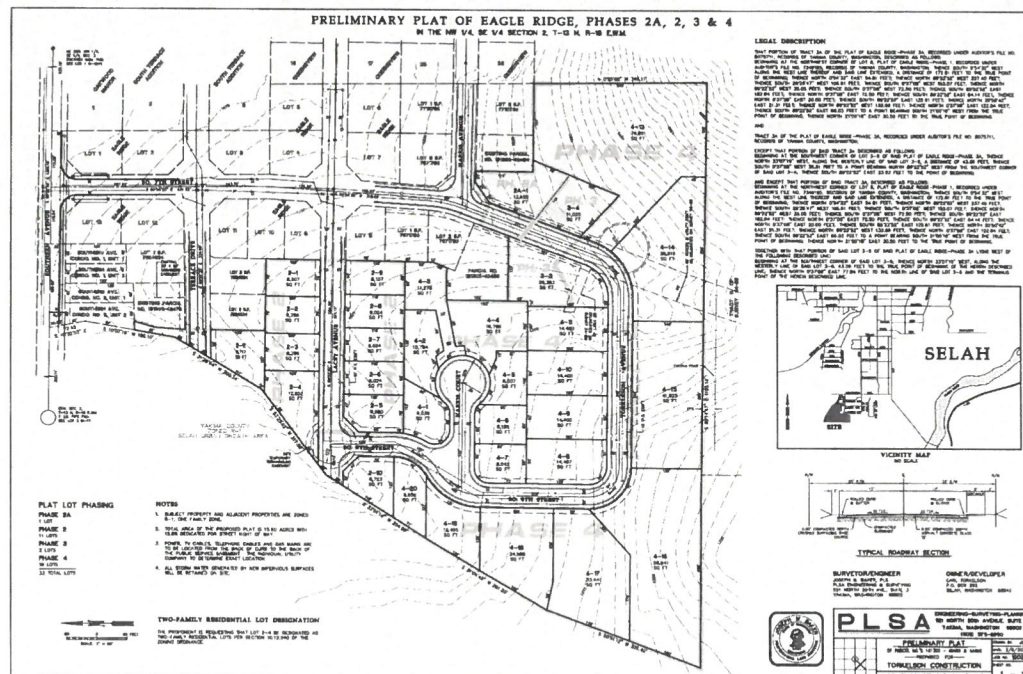
Eagle Ridge Preliminary Plat

March 7, 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

Agency File Number: PLP-2025-001

Project Description: On February January 31, 2025, the City of Selah Planning Department received applications for a Preliminary Long Plat, and a State Environmental Policy Act Checklist. The developer is proposing a 33 lot Preliminary Long Plat which had been previously approved but has since expired. It should be noted that applicant disputes the expiration date but has agreed to proceed with a new application to resume this project. This project covers phase 2a, 2, 3, and 4.





CITY OF SELAH

Community Department
222 S. Rushmore Road
Selah, WA 98942

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

Project Location: Project is generally located south of Sothern Ave, and West of S 5th St.



Tax Parcel Numbers: 18130242489, 18130242490

Project Applicant: Carl Torkelson
PO Box 292
Selah, WA 98942



CITY OF SELAH

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

*P: 509-698-7365
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Zoning



Zoning is R1

Land Use Designation is Low Density Residential

Comprehensive Plan

This project complies with the Selah Comprehensive Plan;

- Goal 5.2
- Objective 5.12.1 Policy 2
- Objective HSG 5.2.2

Environmental Review

The City of Selah SEPA Administrator has issued a Determination of Non-Significance (DNS) issued on March 7, 2025.

Public Notification

- Notices mailed January 23, 2025
- Published in paper of record February 15, 2025
- Property posted February 14, 2025

Conditions of Approval

- 1. Applicant shall submit final plat for approval prior to the expiration of the preliminary plat.**



CITY OF SELAH

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- 2. Applicant shall include an expiration date on the face of the preliminary plat which shall be 5 years from the date of approval.**
- 3. Applicant shall use the best available practices during construction to minimize impacts to existing neighborhoods, streets, utilities, and resources.**
- 4. Roads and addressing shall follow the best practices of neighborhood development and consider emergency services during the naming process. Themed road names are required in multi -street developments.**
- 5. Developer must include defensible spaces on any created parcels abutting unimproved lands in their natural vegetative state in accordance with the Washington State Wildlands Urban Interface. This requires a 30 foot buffer consistent with Chapter 6 of the Wildland Urban Interface Code. Upon development or the creation of a fire break on any abutting unimproved property then this condition is no longer required.**
- 6. Fences constructed abutting unimproved wildlands must be made of metal or other non non-combustible materials. Wood and Vinyl fences are not allowed along, or within, any buffers. This mitigation measure does not apply if there is already a buffer in place on the abutting property.**
- 7. Developer shall agree to a No Protest LID agreement ensuring participation in the formation of an LID (Local Improvement District) to address traffic impacts to the intersection of First Street (SR 823 WSDOT) and Southern Avenue at a future date. The cost for fair share improvements will be determined if an LID is formed. This agreement will be good for 10 years.**
- 8. Developer may opt out of Condition 7 if Developer conducts a traffic study for the intersection of First Street (SR 823 WSDOT) and Southern Avenue to determine the developments fair share impact to the intersection. Submission of the traffic study must be done prior to the issuance of a certificate of occupancy.**
- 9. Conditions 5 and 6 must be recorded on the face of Final Plat and shall contain a sunset clause that terminates the measure upon development of abutting wildlands.**

Comment Letters



CITY OF SELAH

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Selah, WA 98942

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Three comment letters were received and are part of the record.

- David Husted -Email
- Nancy Condie -Letter
- Charlena Houck-Email

Selah Municipal Code

The project complies with Selah Municipal Code;

10.50.016E

Preliminary Plat contents.

The proposed preliminary plat shall be legibly drawn at a scale of one inch equals one hundred feet or larger and shall be at least eighteen inches by twenty-four inches in size. It shall show:

- (1) All existing lots or parcels included in the proposed subdivision.
- (2) The proposed name of the subdivision. This name shall not duplicate any name used on a recorded plat or subdivision in Yakima County, including the municipalities of Yakima County.
- (3) An accurate and complete legal description of the proposed subdivision. **(The subdivision final plat becomes the new legal description at the time of Final Plat)**
- (4) Scale, north arrow, and date.
- (5) Boundary lines based upon a recent land survey of the land proposed to be subdivided and boundary lines of all proposed lots and streets.
- (6) Location and size of water and sewer lines, utility easements, and drainage system proposed to serve the lots within the proposed subdivision and their point(s) of connection with existing services. **(Done at time of civils which have been approved)**
- (7) Location, size, purpose, and nature of existing roads, streets, rights-of-way, and easements adjacent to, or across, the land.
- (8) Location of any streets, rights-of-way, or easements proposed to serve the lots within the proposed subdivision with a clear designation of their size, purpose, and nature.
- (9) Parcels of land intended or required to be dedicated for streets or other public purposes.



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(10) Contour lines at two-foot elevation intervals for slopes less than ten percent and five-foot elevation intervals for slopes more than ten percent. Elevations shall be based upon city of Selah datum if available. (Topographical map in separate document is on file)

Recommendation

Staff recommends approval of the Preliminary Plat for Eagle Ridge Phase 2A, 2, 3, and 4 and has no recommended conditions of approval. The MDNS adequately addresses comments received.

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

**STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE**

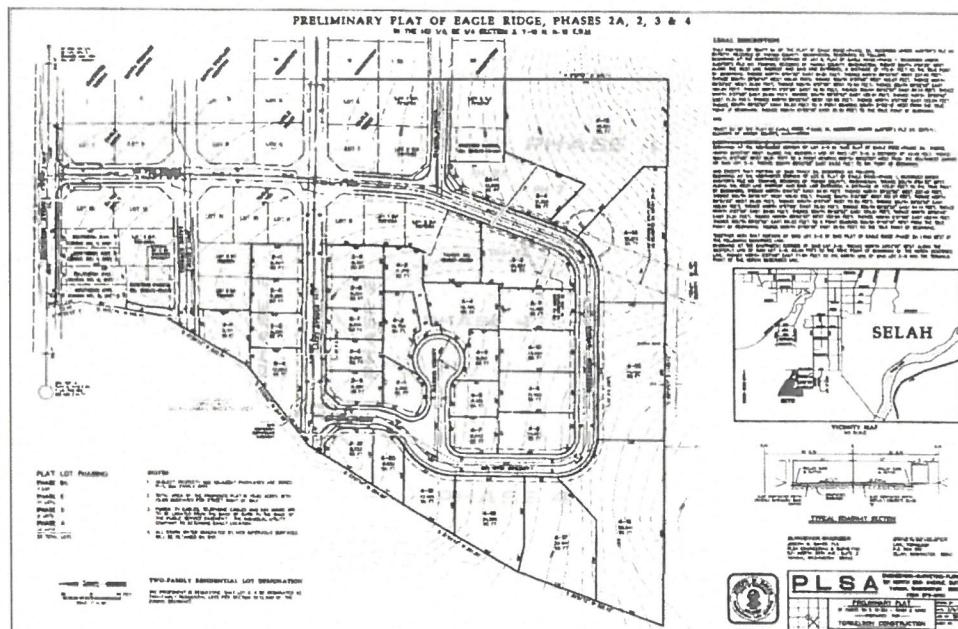
DATE: February 14, 2025
TO: Applicant, Adjoining Property Owners, and SEPA Agencies
FROM: Steve Zetz, Community Development Supervisor

SUBJECT: Determination of Non-Significance

APPLICATION INFORMATION

File Numbers: PLP-2025-001

Project Description: On February January 31, 2025, the City of Selah Planning Department received applications for a Preliminary Long Plat, and a State Environmental Policy Act Checklist. The developer is proposing a 33 lot Preliminary Long Plat which had been previously approved. This project covers phase 2a, 2, 3, and 4.



Project Location: Project is generally located south of Sothern Ave, and West of S 5th St.

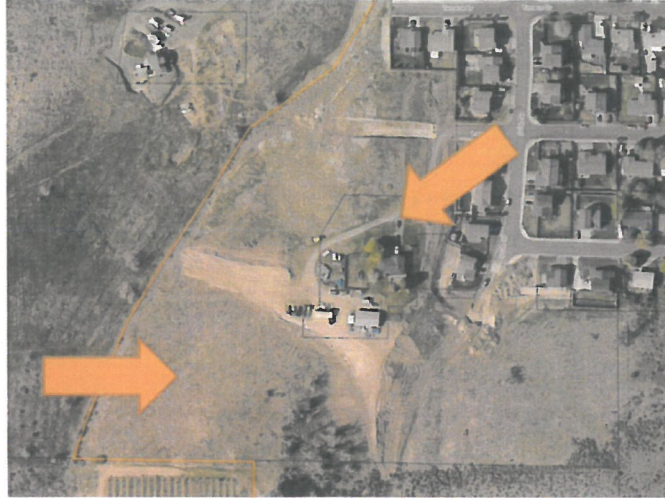


CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

P: 509-698-7365

F: 509-698-7372



Tax Parcel Numbers: 18130242489, 18130242490

Project Applicant: Carl Torkelson
PO Box 292
Selah, WA 98942

☒ **Determination Of Non-Significance (DNS)**

The City of Selah has determined that this proposal will not have a probable significant adverse impact on the environment. 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:

This project has previously been approved as a preliminary plat however the plat has expired. Applicant is proposing the same layout with different phasing to complete the remainder of the subdivision. Provisions for egress between phasing is included in the preliminary plat as temporary surfaced cul-de-sacs. The size of the development does not alter or lower the LOS of adjacent roads.

This DNS is issued under WAC 197-11-340 and the comment period will end on March 3, 2025.



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Agency Contact;

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

Signature

Date February 14, 2025

Appeal process:

☐ **SMC 11.40.420 Administrative appeal.**

(a) The city establishes the following administrative appeal procedures under RCW 43.21C.075 and WAC 197-11-680:

(1) Any agency or person may appeal the city's procedural compliance with Chapter 197-11 WAC for issuance of the following:

(a) A final DNS. Appeal of the DNS must be made to the city council within five business days of the date the DNS is final by filing a written notice of appeal with the responsible official setting forth the principal points on which the appeal is based, together with the filing fee for appeals (See Title 20, Unified Fee Schedule).

☐ **There is no Appeal**

☒ **SMC 11.40.425 Judicial appeals.**

(a) 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.



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

RCW Chapter 43.21C

PURPOSE OF CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. Name Of Proposed Project (If Applicable):

Eagle Ridge Phases 2, 3 & 4

2. Applicant's Name & Phone:

Carl Torkelson 509-945-0133

3. Applicant's Address:

PO Box 292 Selah, WA 98942

4. Contact Person & Phone:

Same as applicant

5. Agency Requesting Checklist: City of Selah

6. Proposed Timing Or Schedule (Including Phasing, If Applicable):

5 year

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

No

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

Environmental Review (Environmental Checklist) 971.02.13-04

A. BACKGROUND INFORMATION (To be completed by the applicant.)

- 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:**
No

- 10. List any government approvals or permits that will be needed for your proposal, if known:**
Permits from City of Selah

- 11. Give a brief, but 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. (Lead agencies may modify this form to include additional specific information on project description.):**
Long Plat Subdivision on 16.46 acres, R-1, consisting of 34 lots to build new homes to sell.

- 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 applications related to this checklist:**
704 Lacey Avenue, Selah, WA 98942
old parcel #181302-42483 new parcel #181302-42490

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**EARTH****1. General description of the site (✓ one):**

☐ flat ☐ rolling ☒ hilly ☐ steep slopes ☐ mountainous ☐ other: _____

2. What is the steepest slope on the site (approximate percent slope)?

20%

3. 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.

Clay & topsoil

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

No

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

None

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

No

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

30%

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

Certified CESCL BMP's

AIR**1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Dust, Automobile emissions

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

No

3. Proposed measures to reduce or control emissions or other impacts to air, if any:

Water truck or fire hose

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

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.

NO

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.

No

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.

N/A

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

No

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

No

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

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.

No

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.

None

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**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 this water flow? Will this water flow into other waters? If so, describe.

Runoff will flow to approved City Retention Systems

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

No

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

No

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

Grade surface of ground to control runoff

PLANTS

1. Check (✓) types of vegetation found on the site:

Deciduous Trees:	Evergreen Trees:	Wet Soil Plants:	Water Plants:	Other:
☐ Alder	☐ Fir	☐ Cattail	☐ Milfoil	☐ Shrubs
☐ Maple	☐ Cedar	☐ Buttercup	☐ Eelgrass	☒ Grass
☐ Aspen	☐ Pine	☐ Bullrush	☐ Water Lily	☒ Pasture
☐ Other	☐ Other	☐ Skunk Cabbage	☐ Other	☐ Crop Or Grain
		☐ Other		☐ Orchards, vineyards, or other permanent crops
				☐ Other types of vegetation

2. What kind and amount of vegetation will be removed or altered?

Grass 30%

3. List threatened or endangered species known to be on or near the site.

None

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

Install yards, grass, bark & plants

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

None known

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

ANIMALS

1. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

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

Small birds, Robins etc.

2. List any threatened or endangered species known to be on or near the site.

None

3. Is the site part of a migration route? If so, explain.

The area is within the Pacific Flyway as per the US Department of Fish & Wildlife, however this project will not impact the Flyway.

4. Proposed measures to preserve or enhance wildlife, if any:

None

5. List any invasive animal species known to be on or near the site.

None

ENERGY AND NATURAL RESOURCES

1. 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.

Electric

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

No

3. 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:

Houses built to Super Good Cents Standards

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

ENVIRONMENTAL HEALTH

1. 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.

None

2. Describe any known or possible contamination at the site from present or past uses.

None

3. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

4. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

5. Describe special emergency services that might be required.

None

6. Proposed measures to reduce or control environmental health hazards, if any:

None

NOISE

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

Normal traffic

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.

Construction noise 7 am to 6 pm

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

None

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

LAND AND SHORELINE USE

1. 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.

R-1 Residential

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

3. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

4. Describe any structures on the site.

None

5. Will any structures be demolished? If so, what?

No

6. What is the current zoning classification of the site?

R-1

7. What is the current comprehensive plan designation of the site?

Low Density Residential

8. If applicable, what is the current shoreline master program designation of the site?

N/A

9. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, the south east portion of the property is steep slope per the SMC and mapping. No part of the project, specifically phase 4 will impact that portion of the parcel. Roads and infrastructure are well outside the identified area of concern.

10. Approximately how many people would reside or work in the completed project?

50 to 100

11. Approximately how many people would the completed project displace?

None

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**LAND AND SHORELINE USE**

12. **Proposed measures to avoid or reduce displacement impacts, if any.**

N/A

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

Same CC&R's & same land use.

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

N/A

HOUSING

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

30 Middle Income Units

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

None

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

None

AESTHETICS

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

35' max per Selah's Code

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

None

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

None

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**LIGHT AND GLARE**

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

None

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

N/A

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

None

4. Proposed measures to reduce or control light and glare impacts, if any:

None needed

RECREATION

1. What designated and informal recreational opportunities are in the immediate vicinity?

Public Parks, Swimming Pool

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

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

None

HISTORIC AND CULTURAL PRESERVATION

1. Are 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.

No

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

HISTORIC AND CULTURAL PRESERVATION

2. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are 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.

No

3. 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.

None

TRANSPORTATION

1. 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.

7th Street, Lacey Avenue

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

No, 1 mile to the East

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

4 per Lot. None would be eliminated

4. 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).

New roads and sidewalks will be installed

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

No

6. 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?

Not known at this time

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

TRANSPORTATION

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:

No

8. Proposed measures to reduce or control transportation impacts, if any:

None

PUBLIC SERVICES

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

Yes, Fire, Police & Schools

2. Proposed measures to reduce or control direct impacts on public services, if any.

None

UTILITIES

1. Check (✓) utilities currently available at the site:

☒ electricity ☒ natural gas ☒ water ☒ refuse service ☒ telephone

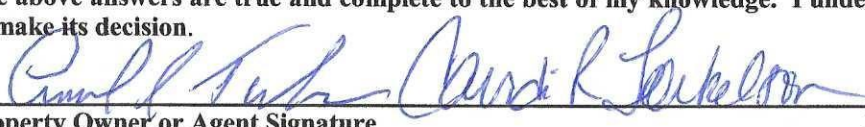
☒ sanitary sewer ☐ septic system ☐ other _____

2. 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, Sewer, Natural Gas, Electric, Cable & Telephone. Must install all to proposed site.

C. SIGNATURE (To be completed by the applicant.)

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.

 1/31/2025
Property Owner or Agent Signature Date Submitted

Name of Signee

Position and Agency/Organization

**PLEASE COMPLETE SECTION "D" ON THE NEXT PAGES
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW**

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 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?**

Normal household use

Proposed measures to avoid or reduce such increases are:

Control water discharge with drywells.

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

Proposal will increase plant life, marine life does not exist

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

Planting yards with grass, shrubs & trees.

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

Normal household use

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

Building houses to energy efficient standards

- 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?**

N/A

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

No threats are anticipated

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

- 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?**

Proposal will be compatible with existing neighborhood

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

None

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

Normal household use

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

Using energy efficient appliances in homes to be built. Building to energy efficient standards

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

Proposal will not conflict with law to protect the environment

CITY OF SELAH

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

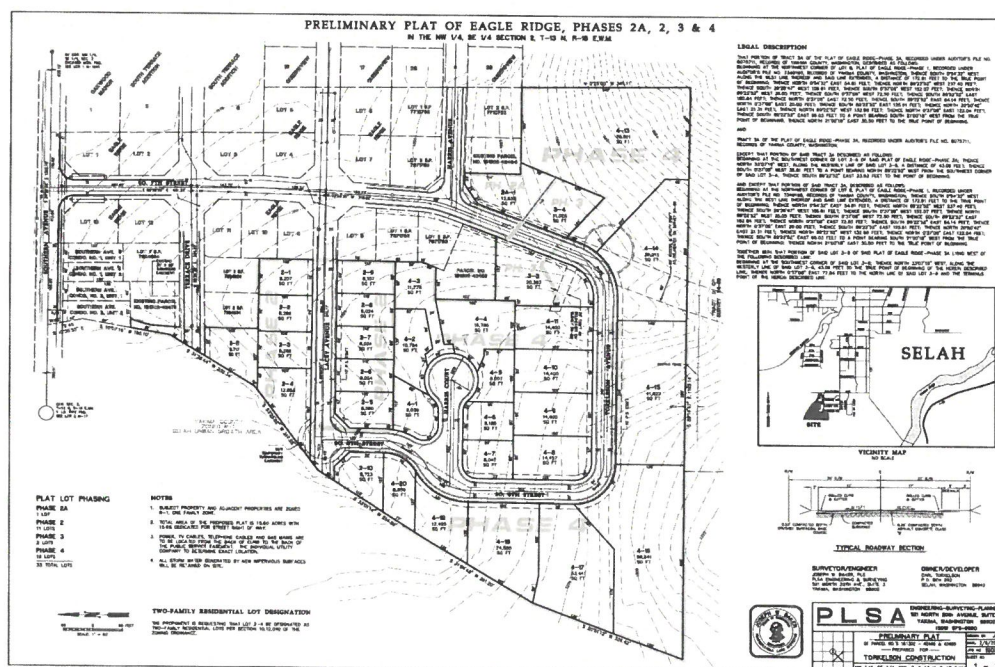
DATE: February 14, 2023
TO: Applicant, Adjoining Property Owners, and SEPA Agencies
FROM: Steve Zetz, Community Development Supervisor

SUBJECT: Notice of Application and State Environmental Policy Act (SEPA) Checklist application for a 33 lot multi-phase subdivision in Selah, WA 98942.

APPLICATION INFORMATION

File Numbers: PLP-2025-001

Project Description: On February January 31, 2025, the City of Selah Planning Department received applications for a Preliminary Long Plat, and a State Environmental Policy Act Checklist. The developer is proposing a 33 lot Preliminary Long Plat which had been previously approved. This project covers phase 2a, 2, 3, and 4.



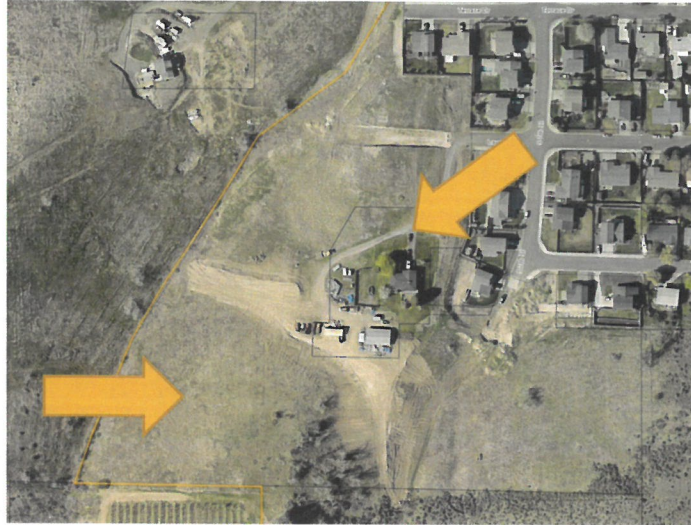


CITY OF SELAH

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Project Location: Project is generally located south of Sothern Ave, and West of S 5th St.



Tax Parcel Numbers: 18130242489, 18130242490

Project Applicant: Carl Torkelson
PO Box 292
Selah, WA 98942

Determination of Complete Application: This application was determined complete for processing on February 12, 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 and Preliminary Plat Map

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 adopting a previous Environmental Review and Determination of Nonsignificance (DNS). The process in WAC 197-11-600 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 **February 15, 2025** and comments must be received by **5:00 PM March 3, 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.





CITY OF SELAH

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Request for Written Comments on the Proposal: Written comments concerning the proposed Preliminary Plat 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 **March 18, 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. SMC 21.09.050, & SMC 10.06.040, are pertinent to the hearing procedure. 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 Preliminary Long Plat.

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.

Dated February 12, 2025

Publication Date: February 15, 2025 Yakima Herald Republic

Steve Zetz, Community Development Supervisor





CITY OF SELAH

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

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Determination of Complete Application: This application was determined complete for processing on February 12, 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 and Preliminary Plat Map

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 adopting a previous Environmental Review and Determination of Nonsignificance (DNS). The process in WAC 197-11-600 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





CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

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

without an additional comment period. The comment period shall begin **February 15, 2025** and comments must be received by **5:00 PM March 3, 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 Preliminary Plat 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 **March 18, 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. SMC 21.09.050, & SMC 10.06.040, are pertinent to the hearing procedure. 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 Preliminary Long Plat.

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.

Dated February 12, 2025

Publication Date: February 15, 2025 Yakima Herald Republic

Steve Zetz, Community Development Supervisor





CITY OF SELAH

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222 S. Rushmore Road
Selah, WA 98942

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Affidavit of Mailing

Application No: **PLP-2025-001**

Project Name: **Eagle Ridge 2a,2,3,4**

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 ~~January 23,~~ ^{Feb 15} 2025, caused to be mailed, 76 envelopes, 3 pages each, containing a true and correct copy of the Notices and Documents attached which are notifying the public of a 33 Lot Preliminary Plat and Environmental Review with the correct first-class postage and addressed to all property owners within a 300-foot radius of the identified project area.

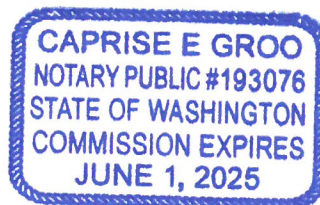
A copy of the mailing list is herin attached.

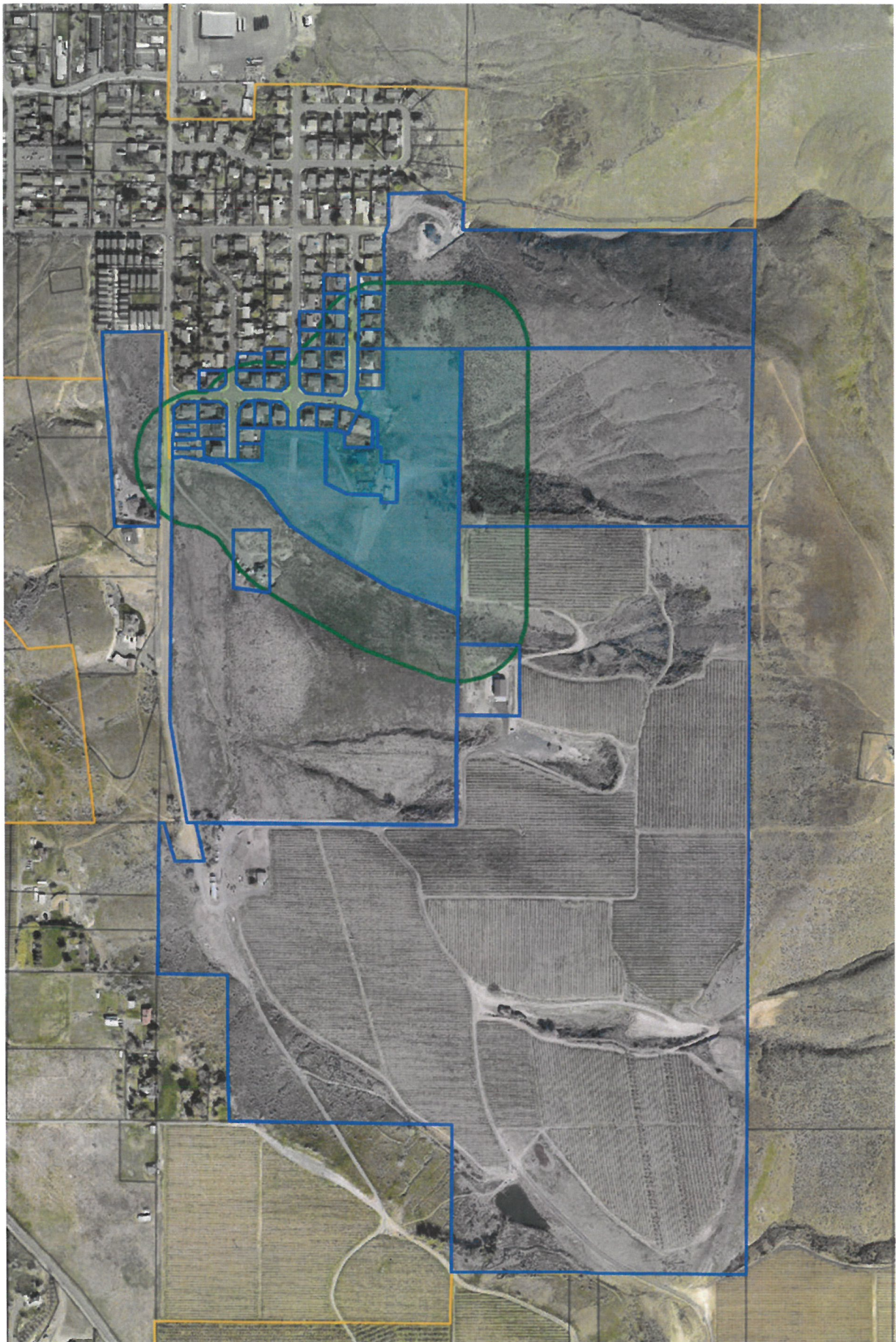

Signed _____

Subscribed and sworn to before me this 18th day of February, 2025

Caprise E. Groo
NOTARY PUBLIC in and for the State of
Washington:

June 1, 2025
My Commission expires on:







CITY OF SELAH

Community Development
222 S. Rushmore Road
Selah, WA 98942

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

Affidavit of Posting

The following MUST be attached to this affidavit:

Photo of the posting on site or map showing location sign was posted.

Application No: PLP-2025-001 Project Name: Eagle Ridge Prelim Plat

I, SCOTT CATRON, representative for the above-referenced project, do hereby verify that on Feb 14, 2025, I posted a sign at EAGLE RIDGE, relating to the above-referenced project at the site in a location that complies with the City of Selah requirements.

Representative Name: SCOTT CATRON

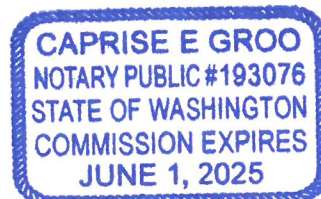
Representative Signature: [Signature] (sign in front of notary)

Subscribed and sworn to before me this 14 day of February, 2025

Caprise E. Groo

NOTARY PUBLIC in and for the State of Washington.

June 1, 2025
My Commission expires on:



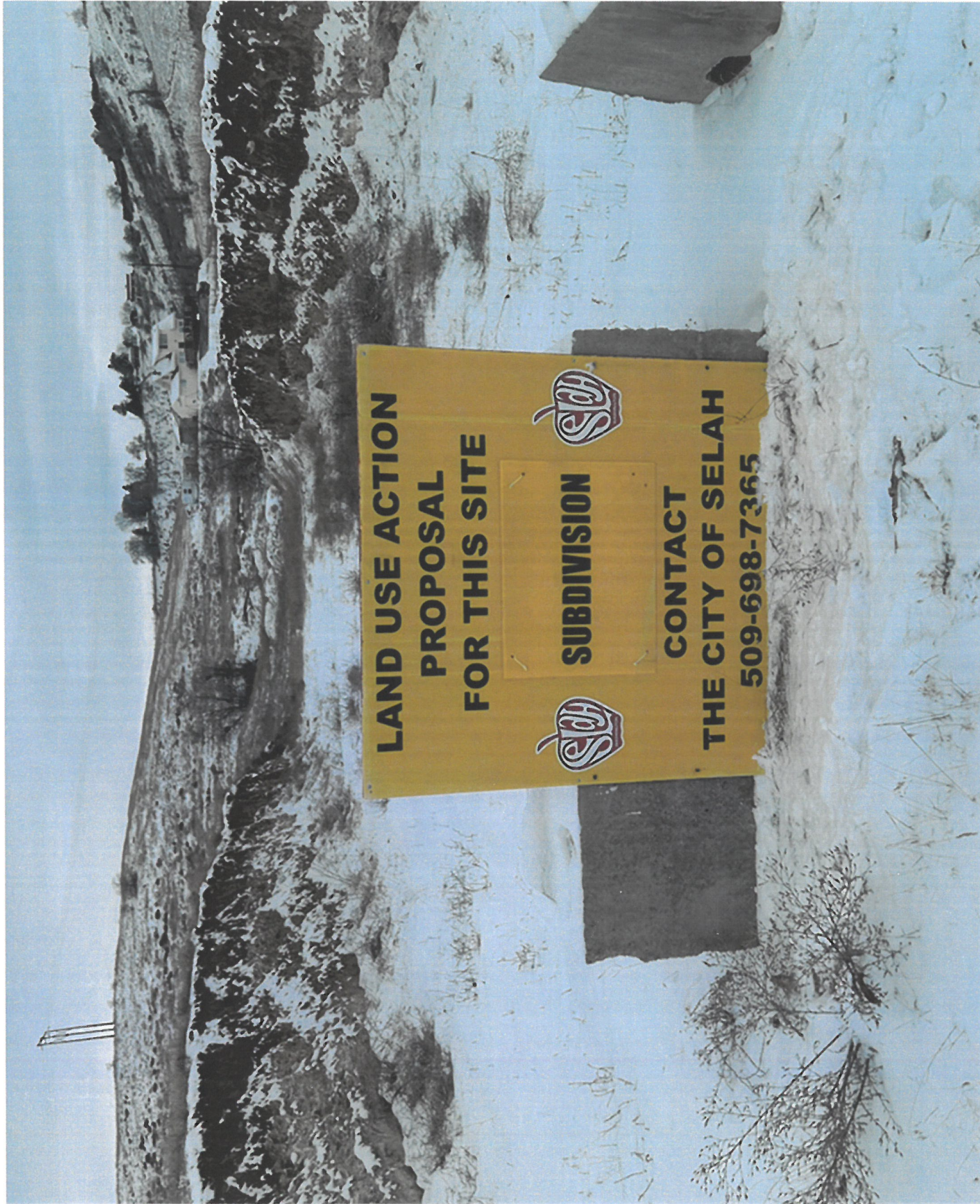
**LAND USE ACTION
PROPOSAL
FOR THIS SITE**



SUBDIVISION



**CONTACT
THE CITY OF SELAH
509-698-7365**



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.

02/15/2025

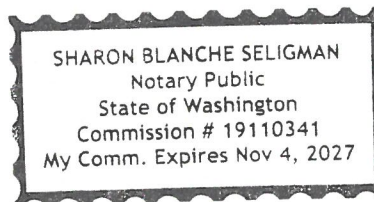
Agent Debbie Collantes Signature Debbie Collantes

Subscribed and sworn to before me on FEB 18, 2025

Sharon Seligman Sharon Seligman

(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$325.50
Order No: 92802
Customer No: 23209
PO #:



Publication Cost: \$325.50
Order No: 92802
Customer No: 23209
PO #:

**City of Selah
NOTICE OF COMPLETE APPLICATION,
ENVIRONMENTAL REVIEW,
& NOTICE OF PUBLIC HEARING**

DATE: February 14, 2023
TO: Applicant, Adjoining Property Owners, and SEPA Agencies
FROM: Steve Zetz, Community Development Supervisor

SUBJECT: Notice of Application and State Environmental Policy Act (SEPA) Checklist application for a 33 lot multi-phase subdivision in Selah, WA 98942.

APPLICATION INFORMATION

File Numbers: PLP-2025-001

Project Description: On February January 31, 2025, the City of Selah Planning Department received applications for a Preliminary Long Plat, and a State Environmental Policy Act Checklist. The developer is proposing a Preliminary Long Plat which had been previously approved. This project covers phase 2a, 2, 3, and 4.
Project Location: Project is generally located south of Sothern Ave, and West of South 5th St.

Tax Parcel Numbers: 18130242489, 18130242490

Project Applicant: Carl Torkelson
PO Box 292
Selah, WA 98942

Determination of Complete Application: This application was determined complete for processing on February 12, 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 and Preliminary Plat Map

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 adopting a previous Environmental Review and Determination of Nonsignificance (DNS). The process in WAC 197-11-600 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 **February 15, 2025** and comments must be received by **5:00 PM March 3, 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.

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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 **March 18, 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. SMC 21.09.050, & SMC 10.06.040, are pertinent to the hearing procedure. 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 Preliminary Long Plat.

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.

Dated February 12, 2025
Publication Date: February 15, 2025 Yakima Herald Republic

Steve Zetz, Community Development Supervisor

(92802) February 15, 2025

Zetz, Stephen

From: David Husted <dhusted@gmcocorp.com>
Sent: Thursday, February 27, 2025 9:09 AM
To: Zetz, Stephen
Subject: Environmental Impact Comment Eagle Ridge File # PLP-2020-001

Good Day,

I live at 801 S. 7th St and would like to comment on this particular project. I understand that new housing will be built around Selah in the years to come, however my concern for this particular project is the access to this location. We, who live in this neighborhood now, already have a very difficult time exiting Southern onto S. 1st St. It's almost impossible in the busy morning and afternoon commutes. It will only get worse with many more houses and people congesting this area. We have multiple bus stops as well that are in play and with more traffic this could get more dangerous. Are new traffic considerations being contemplated? Planned? We need some type of traffic relief in this area. Having to drive down to Wlxon park in order to get to a stop light so us in this neighborhood can get out of town is already a challenge and will only get worse. I would like a stoplight or roundabout or some type of traffic relief-route at Southern and S. 1st.

Sincerely,

David Husted
GMCO Corporation
Territory Account Representative
Central/Western Washington

M: (509) 406 6846
E: dhusted@gmcocorp.com

P.O. Box 1480
Rifle, CO 81650
www.gmcocorp.com

Zetz, Stephen

From: Charlena Houck <johnsdarlin@gmail.com>
Sent: Saturday, March 1, 2025 3:07 PM
To: Zetz, Stephen
Subject: Proposed Land Use

Good afternoon,

I live on Harris Avenue between 5th and 7th streets, and received a letter regarding proposed land use for some property very close to my home.

It looks like 33 lots are being requested, file Number: PLP-2025-001.

I am a retired widowed woman who loves being in this quiet neighborhood. I bought this house in 2013, exactly for it's location with the intent to retire here.

There is nothing on the letter that was sent describing how those lots are proposed to be zoned. Commercial Apartments or single family homes?

Which also then makes me concerned about infrastructure, road conditions, utility access, etc.

I've enjoyed a fairly crime free, quiet area, and adding that much housing makes me concerned.

Thank you for your time,
Charlena Houck
508 Harris Avenue
Selah, WA 98942
509-952-7635

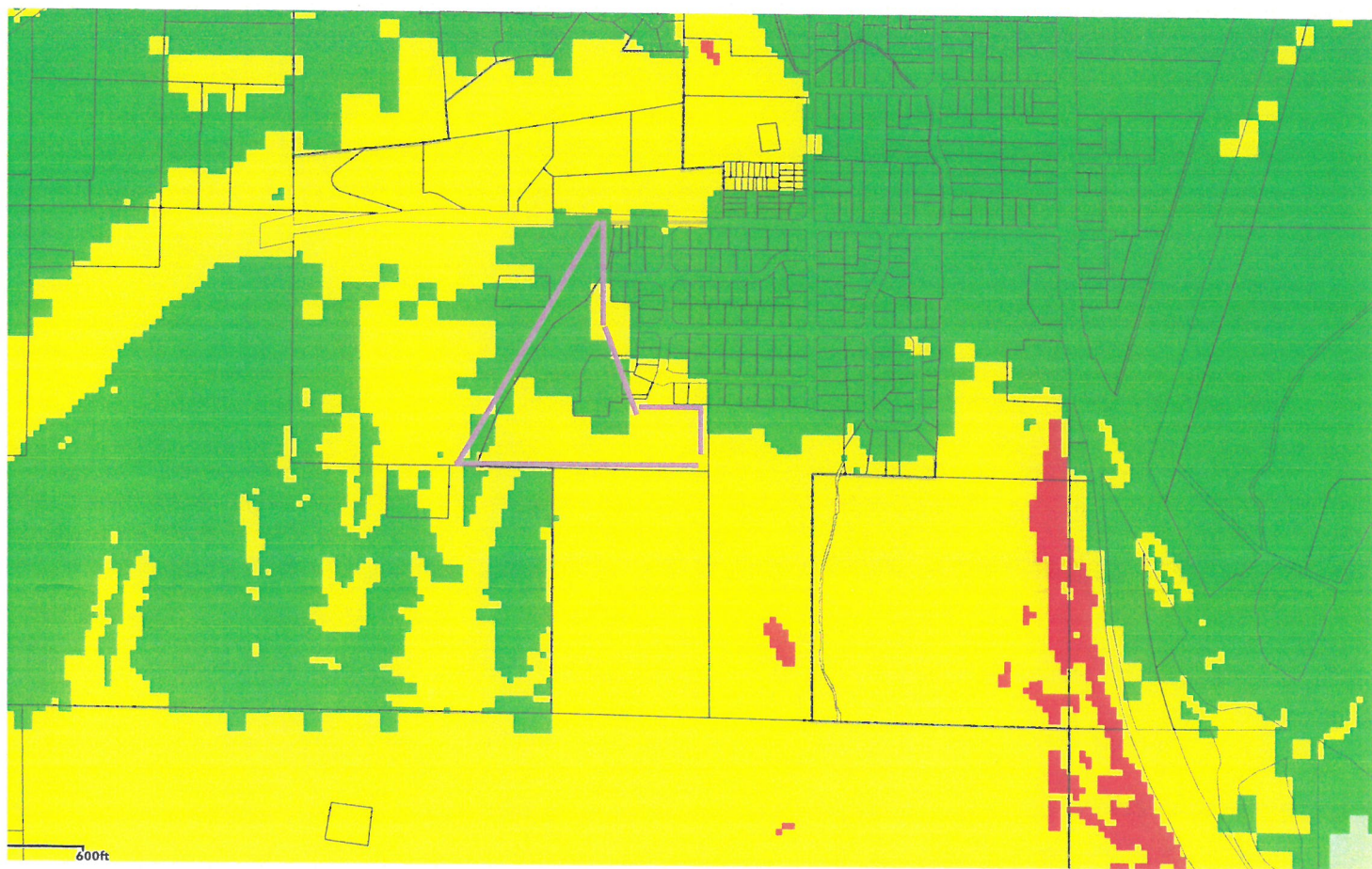
Steve Zetz, Community Development Supervisor
City of Selah Planning Department
222 S. Rushmore Road
Selah, WA. 98942

March 3, 2025

Dear Steve Zetz,

This letter provides my written comments on the Proposed Eagle Ridge Long Plat Housing Development by Carl and Candi Torkelson. I understand that my written comments will be accepted until the close of the public hearing on March 18th, 2025.

My biggest concern is how this proposed housing development will occur in the wildland-urban interface (WUI). As defined by Yakima County Emergency Management, wildland-urban interface are *areas where homes are built near or among lands prone to wildfire*. According to Yakima County Emergency Management, this map shows *Urban Woodland Fire Potential*:



Fire Hazard Risk

IWUIC- Fire Risk

- Low
- Moderate
- High
- Extreme

The area inside the lavender colored lines boundaries is where the proposed Eagle Ridge Development will be located (outline is approximate). This land has a Fire Hazard Risk of both Moderate and High levels. Also, the adjacent wildlands to the South and West have this same fire hazard risk.

On May 8th, 2024, 100 acres burned on the south side of Selah Ridge. This wildfire burned near Lookout Point down to the Naches River and caused power outages in both Selah and Yakima. The proposed Eagle Ridge Development is situated just below the north slopes of Selah Ridge. With climate change being a real, science-based issue, the City of Selah needs to be prepared for potentially more wildfires in the wildland-urban interface.

I read the *City of Selah Preliminary Long Plat, Application Packet* for the proposed Eagle Ridge Development. I could find no mention of how the developer would protect these properties from wildfire. The Yakima County Emergency Management recommends that a *30 foot defensible space around buildings, structures, decks, etc. to act as a fire break*. They also state that *studies show that as many as 80 percent of homes lost to wildfire may have been saved if brush around the homes were cleared and defensible space created around structures*.

The Washington Department of Natural Resources publishes online guides for landscaping with fire resistant plants. This guide cautions against homeowners using decorative bark mulch. Dry bark mulch can be ignited in a wildfire which can threaten a home. Under the heading PLANTS, point 4. *Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:* Carl and Candi Torkelson's answer: *Install yards, grass, bark & plants*

I hope that the City of Selah will reevaluate the Torkelson's Eagle Ridge housing development plans. Here are the main fire safety points to reconsider:

- Require houses built abutting the wildland have a 30 foot defensible space at the back of the lot. Noncombustible landscaping materials like black basalt chips or river rock could cover the ground.
- Prohibit the use of organic mulches like bark or wood chips. Instead suggest the use of a thick layer of organic garden soil for landscaping.
- Use fire-resistant, water-wise and especially native plants for landscaping.
- I recommend that the City of Selah install fire hydrants in this planned neighborhood. The Torkelsons under *Part II Application Information, Point 7. Other Information A:* answer that the *Distance to the Closest Fire Hydrant is- Closest lot to a Fire Hydrant is approximately 200 ft.*

This proposed housing development is 16.46 acres in size. The International Fire Code (IFC) recommends that in residential neighborhoods fire hydrants should be no more than 600 feet apart and at least one fire hydrant within 600 feet of each house.

One item under the heading *Animals*, the Torkelsons grossly underestimated birds or other animals at this site saying *small birds, Robins, etc.* In my own backyard near this site, I have counted 20 bird species. Along my street, I have observed 5 species of hawk-like birds, yellow-bellied marmot, Columbian ground squirrels, American white pelicans & snow geese flying, Great Basin gopher snakes, skunk, and coyotes. A neighbor told me about raccoons, opossums, and mule deer that live here. I have not walked the proposed site to look for native plants. But, Selah Ridge hosts native wildflowers like yarrow, Hooker's onion, and Sagebrush Mariposa lily. The City of Selah needs to consider what will be displaced and lost with this housing development, too.

Sincerely

Nancy Condie

Nancy Condie
704 Southern Ave
Selah, WA 98942-1905

References:

Yakima County Emergency Management wildland-urban interface <https://www.yakimacounty.us/396/Wildfires>

Yakima County Emergency Management map shows Urban Woodland Fire Potential <https://yakimacounty.maps.arcgis.com/apps/webappviewer/index.html?id=f6f0ce82fc694df19a02b4877e60baf9>

Wildfire Season Arrives Early As Selah Douses 100 Acre Brush Fire <https://gorgenewscenter.com/2024/05/10/wildfire-season-arrives-early-as-selah-douses-100-acre-brush-fire/>

City of Selah: Preliminary Long Plat Application Packet <https://selahwa.gov/planning/wp-content/uploads/sites/10/2025/02/Eagle-Ridge-Preliminary-Long-Plat-Application-Title-Report-Plat-Map-SEPA-Checklist-and-Narrative.pdf>

The Washington Department of Natural Resources online guides:

Fire-Resistant Plants for Home Landscapes: Selecting plants that may reduce your risk from wildfire (https://www.dnr.wa.gov/publications/rp_fire_resistantplants_in_nw.pdf?obhkmd).

Fire-Resistant Plants for Eastern Washington: A Step-by-Step Guide for Choosing the Right Plant for the Right Place https://www.dnr.wa.gov/publications/rp_fire_resistant_plants_guide_easternwa.pdf

International Fire Code (IFC) *Google AI Overview*