

RESOLUTION NO. 3225

RESOLUTION APPROVING REZONE APPLICATION FOR A MAJOR REZONE OF PARCEL YAKIMA COUNTY ASSESSOR'S PARCEL NUMBER 181302-14552, CONSISTING OF BOTH A LEGISLATIVE AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN LAND USE DESIGNATION MAP FOR SUCH PARCEL FROM MODERATE DENSITY RESIDENTIAL TO COMMERCIAL, AND ALSO A REZONE OF SUCH PARCEL FROM RESIDENTIAL TWO FAMILY (R-2) TO GENERAL BUSINESS (B-2)

WHEREAS, the City received a Rezone Application pertaining to a specific lot within the City, which lot is specifically identified as Yakima County Assessor's Parcel Number 181302-14552; and

WHEREAS, such Rezone Application was comprised of two parts. The first component requested a legislative amendment to the City's Comprehensive Plan Land Use Designation Map for the subject lot, so as to change the lot's designation from Moderate Density Residential to a new designation of Commercial. The second component requested the actual rezoning of the lot, from Residential Two Family (R-2) to General Business (B-2); and

WHEREAS, on July 8, 2025, the City Council conducted an open-record public hearing concerning the legislative request component of the Rezone Application, pursuant to Selah Municipal Code section 10.40.040 and other applicable law; and

WHEREAS, the City Council reviewed the existing record and received testimony, and then, after concluding the open-record public hearing, the City Council affirmatively voted to approve the legislative request; and

WHEREAS, also on July 8, 2025, the City Council conducted – after having voted on the legislative request – a closed-record quasi-judicial public hearing concerning the actual rezone component of the Rezone Application, pursuant to applicable law; and

WHEREAS, the City Council reviewed the existing record and received testimony, and then, after concluding the closed-record public hearing, the City Council affirmatively voted to approve the rezone request; and


WHEREAS, the City Council considered all relevant materials and testimony, and also the elements of public use and interest and whether those would or would not be served by the proposed major rezone application the application; and

WHEREAS, the City Council found and concluded on July 8th, and now formally memorializes its decisions, that good cause exists to grant both components of the Rezone Application;

///
///

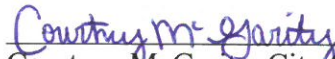
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the City Council: (1) does hereby approve the legislative amendment component of the Rezone Application, and thus does hereby formally change the designation for Yakima County Assessor's Parcel Number 181302-14552 on the City's Comprehensive Plan Land Use Designation Map from Moderate Density Residential to the new designation of Commercial; (2) does hereby approve the actual rezone component of the Rezone Application, thus does hereby formally change the zoning for Yakima County Assessor's Parcel Number 181302-14552 from Residential Two Family (R-2) to the zoning of General Business (B-2); and (3) does hereby adopt the "City Council Findings" set forth within "Attachment A" to the instant Resolution, which Attachment A is hereby incorporated within the instant Resolution.

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



Roger Bell, Mayor

ATTEST:



Courtney McGarity, City Clerk

APPROVED AS TO FORM:



Rob Case, City Attorney

Resolution No. 3225

Page 2 of 2 (however, a multi-page "Attachment A" also exists)

City Council Findings

Primrose Phase III Major Rezone

File No. CPA-2025-001 / RZ-2025-001

July 15, 2025

This matter having come before the Selah City Council on July 8, 2025, for the purpose of an application by BBS Selah LLC (Applicant) for a Major Rezone of a designated lot, which lot is specifically identified as Yakima County Assessor's Parcel Number 181302-14552. The Major Rezone is comprised of both a legislative request for a land use designation change from Moderate Density Residential to Commercial, and also a quasi-judicial request for a zoning change from Residential Two Family (R-2) to General Business (B-2).

1. The proposed site is currently vacant.
2. All members of the City Council were present on July 8th, an open-record public hearing regarding the legislative request and also for the closed-record quasi-judicial hearing regarding the request for a rezone.
3. The City Council reviewed the Planning Commission's recommendation and findings, and also comment letters and all documents contained within the Planning Commission's hearing packet. Those materials included a Mitigated Determination of Non-Significance (MDNS) issued on February 7, 2025, for the rezone and the project.
4. Written comments and/or submissions were received from:
 - Washington State Department of Ecology;
 - Washington State Department of Transportation;
 - Eric Skiles;
 - Amber McManus;
 - Allison Larson;
 - Emiliy Hurley;
 - Brady Beck;
 - Carol Holden;
 - Bill Harris; and
 - Don Poston.

5. The following persons testified in person before the City Council on July 8th:
 - Allison Larson;
 - Emiliy Hurley;
 - Dan Posten; and
 - Bill Harris.
6. Some of those who testified on July 8th were adjacent property owners and tenant-residents. They testified that the proposed major rezone would impact their quality of life. Concerns focused on the potential for increased traffic, the proximity of the commercial building to existing residential units, the obstruction of views, and light and noise.
7. Others who testified on July 8th were proponents of the Rezone Application. They testified that the proposed major rezone would allow for the construction of a new building that would generate approximately 45 new jobs and increased sales tax revenue for the City government. Additional testimony highlighted the mitigation measures imposed by the City that would address and mitigate the impacts of lighting, signage, traffic, and noise.
8. Coincidentally, there were no objections to a separate, but related, Rezone Application that sought to likewise change the zoning for the nearby lot that is Yakima County Assessor's Parcel Number 181302-14418. That application is "related" to the instant application in that the Applicant and/or Owner of the lots intends to utilize both for a portion of the forthcoming Primrose III commercial project.
9. Previously, the City's Planning Commission conducted a public hearing on this matter on June 17, 2025 at 5:30 p.m. That public hearing was continued to and resumed on July 1, 2025 at 5:30 p.m.
10. Legal notifications, for the Planning Commission hearing dates and the July 8th hearing date before the City Council, were dissiminated and published by City staff in accordance with Selah Municipal Code and state law.

///
///
///
///
///
///
///

11. The City Council hereby adopts the findings of City staff, as set forth in the staff report, regarding the existing use, zoning and future land use designation of the subject and adjacent properties.
12. The City Council finds that the proposed major rezone complies with application process contained in Selah Municipal Code sections 10.40.040 and 10.40.050.
13. The Council finds that Rezone Application meets the approval criteria contained within Selah Municipal Code section 10.40.050, specifically:
 - The land use designation change is consistent with historic trends of commercial growth;
 - The land use designation change is consistent with the commercial designation of lots lying to the east of the subject location;
 - The lack of available commercial land creates a public need; and
 - Mitigation measures contained within the MDNS are adequate to protect surrounding residential uses.
14. The City Council finds that this project complies with the Selah Comprehensive Plan, specifically:
 - Goal 5.2; and
 - Objective 2.2.1, Policy 2, 3, and 4.