

City of Selah
Planning Commission Minutes
of
April 6, 2010

Selah Council Chambers
115 W. Naches Ave.
Selah, Washington 98942

A. Call to Order

The meeting was called to order to by Chairman Munson at 6:00 p.m.

B. Roll Call:

Members Present: Commissioners Quinnell, Roberts, Smith, Torkelson and Munson.

Members Absent: None

Staff Present: Dennis Davison, Community Planner, Diana Turner, Secretary.

Guests:

C. Agenda Changes None.

D. Communications

1. Oral - None

2. Written -

a. V.C.O.G. Newsletter

b. Development Project List March 31, 2010

E. Approval of Minutes

Chairman Munson called for a motion on the minutes of the Planning Commission meeting of March 2, 2010.

Commissioner Quinnell moved to approve the minutes, Commissioner Roberts seconded. Minutes were approved with voice vote 3/0.

F. Public Hearing

1. Old Business None

2. New Business

a. **TORKELSON SHORT PLAT (FILE #913.63.10-06)**

Chairman Munson opened the public hearing for the short plat and asked staff to read the report.

Mr. Davison presented the staff report and suggested Mr. Torkelson to state that he is here as a private individual and not as a Commissioner.

Mr. Torkelson stated that as he is the applicant for the project and could not participate in the decision of the proposal as a Commissioner.

The proponent is Carl and Candi Torkelson and the location is 207 North Tenth Street (Parcel Number: 181435-31057).

The request is for approval of a short plat dividing a 20,723 square foot parcel into two (2) small lots (#1-11,720) (#2-9,003) in the Two Family Residential (R-2) zoning district. Average parcel size will be 10,361 s. f.

Selah Municipal Code, Chapter 10.50.016 provides that the Planning Commission shall review the proposal for compliance with the subdivision ordinance, consider public input and recommend approval, approval with conditions or denial. The Commission shall forward its recommendation to the City Supervisor.

The existing parcel contains a single residence and detached garage.

The surrounding land use - the North, South, East and West are found single family residences

The surrounding zoning - properties to the North, South, and West are zoned Two-Family Residential (R-2) similar to the subject property. Easterly is zoned One-Family Residential (R-1).

The 'future land use map' contained within the 2005 City of Selah Urban Growth Area Comprehensive Plan designates the site, and properties to the North, South and West, as "Moderate Density Residential" providing for a maximum density of five (5) dwelling units per acre.

The proposal is exempt from environmental review.

Basic public utilities are available to serve the site. Six (6) inch water line located in No. 10th Street and a eight (8) inch sewer line located parallel to the south property line.

TRANSPORTATION: North 10th Street Designated "local access streets" with two travel lanes 40 to 50 foot wide right-of-way with no curb/gutter and sidewalk.

OTHER FINDINGS:

- (1) The site contains a single residence and detached garage.
- (2) As proposed both lots will be connected to public utilities.
- (3) Fire hydrant within two hundred (200) feet.
- (4) The proposed lots are compliant with the lot size requirement (9,000 s.f.) in the Two-Family Residential (R-2) zone.
- (5) Division of the property into two separate lots will potentially contribute twenty (20) additional vehicular trips per day onto No. 10th Street.

CONCLUSION: The site is designated for moderate density residential development and each lot would be served by municipal services.

The recommendation is for approval of the short plat application subject to the following:

1. Final lot dimensions, lot area and improvements indicated on the proposed short plat map must substantially conform to the proposed short plat recommended by the Planning Commission.
2. Install a barrier curb, with a residential curb cut for each lot, at the property line.
Saw cut existing pavement one foot west of existing pavement edge.
Pave area between the saw cut and new curbing to City street standards.
3. The following note must be placed on the short plat map:

The owner shown hereon, or any grantees and assignees in interest, hereby covenant and agree to retain all surface water generated within the short plat on-site.

4. Install street illumination on North 10th Street to City standards at location(s) determined by the Director of Public Works..
5. The short plat is to be recorded within five (5) years of the City's approval or such approval expires.

Chairman Munson opened the public hearing to the audience and asked for comments from the applicant.

Mr. Torkelson stated that Lot one (1) would have a 70' street frontage and not what was presented on the map. The other thing that he has concern about is the curb and would like to bond until such time as 10th Street was redone.

Commissioner Smith stated that there was not an established grade there.

Mr. Torkelson stated that was correct.

Commissioner Smith stated that the same thing could be done with the lighting. Just bond it as well.

Mr. Torkelson stated that is correct but there is a street light that is near and it would not be needed.

Chairman Munson called for questions from the Commissioners. Hearing none he made for a motion to approve the short plat with the conditions as written with the addition of adding that there could be a financial commitment for the curbing. Seconded by Commissioner Roberts. The Findings and Decision were accepted as written. Voice vote 5/0.

The proponent is Carl and Candi Torkelson.

Factors to Be Considered (Indicate N/A if not applicable) (Pursuant to Selah Code and RCW 58.17.110)

1. STREETS, ROADS, ALLEYS, AND OTHER PUBLIC WAYS.

Factual Findings: The short plat will abut North 10th Street designated a local access street with a pavement width of 22 feet with no curb, gutter and sidewalks. The proposed short plat will generates potentially twenty (20) additional vehicle trips per day onto North 10th Street.

Conclusions: Potential maximum build-out is four (4) residences. The existing street network is sufficient to accommodate existing and potential future traffic.

2. SIDEWALKS.

Factual Findings: No sidewalk north of West Fremont Avenue.

Conclusions: Pedestrian access appears to be unimpeded on North 10th Street but would be enhanced with a sidewalk.

3. DRAINAGE.

Factual Findings: Storm water will continue to drain via its natural and historical course.

Conclusions: This proposal will not hinder historical drainage patterns.

4. POTABLE WATER SUPPLIES.

Factual Findings: Municipal water is available in the vicinity.

Conclusions: Adequate municipal water to serve the potential future residences.

5. SANITARY WASTES.

Factual Findings: Municipal sewage collection facilities are available in the vicinity.

Conclusions: Adequate municipal sewage collection facilities to serve the potential future residences.

6. OPEN SPACES.

Factual Findings: No specific "open space" designated within the short plat but open space areas are available at nearby parks and schools..

Conclusions: "Open space" available at Selah Intermediate School to serve the proposed short plat.

7. PARKS AND RECREATION AND PLAYGROUNDS.

Factual Findings: Selah Intermediate School playground within ¼ mile.

Conclusions: Adequate recreational facilities in the community to serve the proposed short plat.

8. SCHOOLS AND SCHOOL GROUNDS.

Factual Findings: Selah Intermediate School within ¼ mile of the site. Projected student generation from the proposed short plat, at build-out, is 2.5 students.

Conclusions: Schools and school facilities are adequate to serve the proposed short plat.

9. PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

Factual Findings: Municipal water and sewerage facilities available, transportation system adequate and a fire hydrant located within 200 feet at West Fremont and No. 10th Street.

Conclusions: Adequate provisions for public health and welfare.

10. WILL THE PUBLIC INTEREST BE SERVED?

Factual Findings: The City has adopted a comprehensive plan that designates the property Moderate Density Residential allowing a development density of twelve dwellings per acre. The City in support of that comprehensive plan has adopted a zoning ordinance and zoned the property Two-Family Residential (R-2).

Conclusions: The proposal is compliant with the City's comprehensive plan and zoning ordinance, the proposed development is compatible with adjacent uses, and the proposal is in furtherance of the City's comprehensive plan, zoning ordinance and is not detrimental to the neighborhood.

OTHER FACTORS THAT MAY BE RELEVANT FOR CONSIDERATION:

11. ADJACENT LAND USE

Factual Findings: North, South, East and West is single family residences

Conclusions: Proposed future land use is compatible with adjacent uses.

12. ZONING.

Factual Findings: The subject property and properties to the North, South, and West are zoned Two-Family Residential (R-2). Properties to the East are zoned One-Family Residential (R-1).

Conclusions: Adjacent property to the North, South, and West are zoned for moderate density residential use and the proposed short plat is compatible with adjacent zoning.

13. COMPREHENSIVE PLAN

Factual Findings: The City of Selah Urban Growth Area Comprehensive Plan (2005) designates the property Moderate Density Residential.

Conclusions: Single family residences and duplex are consistent with the comprehensive land use designation.

14. ENVIRONMENTAL IMPACTS.

Factual Findings: Exempt from environmental review.

Conclusions: NA.

15. TOPOGRAPHY AND NATURAL FEATURES.

Factual Findings: The property is basically flat.

Conclusions: The property is suitable for development.

16. IRRIGATION AVAILABILITY:

Factual Findings: Naches-Selah Irrigation District water is not available to this property.

Conclusions: Irrigation water not available.

Based on these findings the short plat should be approved.

Motion to adopt findings of fact and recommend approval of the short plat by Munson , seconded by Roberts vote: 4 to 0

RECOMMENDED CONDITIONS OF APPROVAL: Five (5) conditions of approval recommended by the Commission:

1. Final lot dimensions, lot area and improvements indicated on the proposed short plat map must substantially conform to the proposed short plat recommended by the Planning Commission.

2. Install a barrier curb, or submit a financial commitment, with a residential curb cut for each lot, at the property line.
Saw cut existing pavement one foot west of existing pavement edge.
Pave area between the saw cut and new curbing to City street standards.

3. The following note must be placed on the short plat map:

The owner shown hereon, or any grantees and assignees in interest, hereby covenant and agree to retain all surface water generated within the short plat on-site.

4. Install street illumination on North 10th Street to City standards at location(s) determined by the Director of Public Works..

5. The short plat is to be recorded within five (5) years of the City's approval or such approval expires.

G: General Business

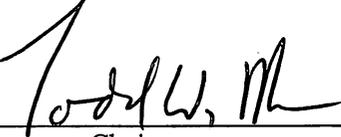
1. Old Business - None
2. New Business - None

H. Reports/Announcements

1. Chairman - None
2. Commissioners - Commissioner Quinnell stated the C.O.G. meeting was on the funding for the communications project (computer software) that would tie all the police, fire and emergency facilities together.
3. Staff - Mr. Davison stated the State has returned the Shorelines Master Plan to the City and the Council needs to make a decision on whether returning them to the Commissioners or send a letter adopting the recommended changes to the State.

I. Adjournment

Chairman Munson moved to adjourn the meeting, Commissioner Quinnell seconded the motion. The meeting was adjourned the meeting at 6:40 pm.



Chairman