

City of Selah
Planning Commission Minutes
of
February 16, 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 and Munson.

Members Absent:

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

Guests:

C. Agenda Changes None.

D. Communications

1. Oral - None
2. Written - None

E. Approval of Minutes

Chairman Munson called for a motion on the minutes of the Planning Commission meeting of January 5, 2010.

Chairman Munson moved to approve the minutes, Commissioner Roberts seconded. Minutes were approved with voice vote 3/0 with one abstention.

Mr. Davison suggested the Planning Commission proceed to G 1a & b as the applicant had not arrived yet at the meeting. He stated that typically if the applicant does not show up their item is usually continued to the next meeting.

G: General Business

1. Old Business -
 - a. Election of Vice Chairman

Chairman Munson stated that he received a letter from the Mayor stating that he was re-appointed as Chairman of the Planning Commission. He then opened the nominations for Vice Chairman.

Commissioner Smith nominated Commissioner Roberts as Vice Chairman, Commissioner Quinnell seconded the nomination.

Chairman Munson called for a vote. Vote 4/0.

b. Appointment of C.O.G. Representative

Chairman Munson opened the nominations for C.O.G. Representative.

Commissioner Smith nominated Mr. Quinnell, Commissioner Roberts 2nd the nomination.

Chairman Munson called for the vote. Vote 4/0

2. New Business - None

Chairman Munson called item C in the Public Hearing 2.c as the applicant was not present at this time.

F. Public Hearing

1. Old Business - None
2. New Business

c. **SELAH MUNICIPAL CODE AMENDMENT (SUBDIVISION ORDINANCE 10.50.041)**

Chairman Munson opened the public hearing.

Mr. Davison presented the staff report. This was the outcome from several meetings with a couple of developers and attorneys that wanted to see a little bit more flexibility in some of the design standards. Staff does not feel that this change gives anything away and hopefully we clarified the existing ordinance to indicate between public and private streets some of the access and design standards. There is an addition that was submitted by the Fire Department in requesting an enlarged radius for cul-de-sacs. This would make it a little easier for our fire trucks to turn around. The suggested changes would comply with the International Fire Code, which the City has previously adopted into our codes. Some of the developers were notified and they did not have any problems with the change. The change takes more land that could be building on.

Commissioner Smith stated that means more right of way for the City.

Mr. Davison stated that yes it does. This all came about when Mr. Torkelson was doing his Planned Development which the Courts overturned stating our codes did not allow for private roads and other standards.

Commissioner Smith stated a private road would allow for narrower streets.

M. Davison stated that was correct.

Commissioner Smith stated he thought that they were required to maintain standard streets with a Planned Development.

Mr. Davison stated that developers were allowed to have a narrower street in a Planned Development.

Chairman Munson went through each change starting with b) with the addition of "unless doing so is impractical for reasons of property size or topography" and asked if the Commission agreed with the change.

Mr. Davison stated that came about because of the property on North Ninth Street at the end of the street is nearly 90° and the street would be impossible to continue up the hill.

The Commissioners were in agreement with the addition.

Chairman Munson noted he was in agreement with the addition of public streets in c).1 and c).2 for clarification and also no. 6. Item 12 is changes from "places of access" to point of connection with the public street system".

Commissioner Smith questioned changing the terms.

Commissioner Quinnell stated that just clarifies the connection.

Commissioner Smith stated that does not tell you the access.

Mr. Davison stated that the Attorney suggested the change in terms.

Commissioner Roberts stated the addition of public street system is the key.

Chairman Munson asked if the Commissioner's were good with that. All were in agreement. Item d) is added "except in the event a subdivision is combined with a planned development zone proposal, in which case the following standards may be modified for good cause shown and where appropriate to provide for the type of development and land use contemplated as a planned development". Chairman stated that just gives the flexibility to development.

Mr. Davison stated nothing is changed until you get to No. 4 in which is added "provided, that private access streets may be authorized where there will be no adverse effect on future traffic circulation of neighboring parcels." This allows for private access streets.

Chairman Munson stated he was ok with that.

Commissioner Quinnell asked that is only in a Planned Development?

Mr. Davison stated yes.

Chairman Munson read e) addition "except in the event a subdivision is combined with a planned development zone proposal, in which case the following standards may be modified for good cause shown and where appropriate to provide for the type of development and land use contemplated as a planned development".

Mr. Davison stated that this is just in case a developer states the development standards are too much of a burden for them. This change gives them an opening to convince the Commission and Council to allow the flexibility.

Chairman Munson read the Fire Department's recommended amendment. Item No. 8 Cul-de-sacs changing "from the beginning of the intersection to the end of the cul-de-sac" to read measured from the center of the turnaround to the nearest street intersection." Adding "street" and "cul-de-sac" and changing "forty five feet" to "fifty-two and one-half feet" to the next sentence. This gives more turnaround for the street or not.

Mr. Davison explained of how that would be done which gives them less space to have to backup to turn around.

Discussion ensued on the code changes.

Commissioner Roberts questioned the wording nearest street intersection. He felt that adding "nearest connecting street intersection" would clarify which intersection they would measure from.

Mr. Davison stated that could be added to the text.

Mr. Davison read the Findings and Decision:

This matter having come on for public hearing before the City of Selah Planning Commission on February 16, 2010, for the purpose of considering amendment of Selah Municipal Code Title 10, Chapter 10.50 (Platting and Subdivision Regulations.)

The members of the Commission present were Munson, Smith, Roberts & Quinnell.

Legal notification pursuant to Selah Municipal Code was given on the 7th day of October 2009. All persons present were given the opportunity to speak for or against the proposed text amendment.

COMPREHENSIVE PLAN FINDINGS

Comprehensive Plan Goals and Policies

1. The proposed subdivision ordinance text amendment will or will not, as indicated below, further the following goals and their underlying policies of the 2005 City of Selah Urban Growth Area Comprehensive Plan.

GOAL	WILL FURTHER	WILL NOT FURTHER	N/A
a. Promote orderly growth	XX		
b. Avoid incompatible land uses			XX
c. Encourage the provision of housing to meet the needs of all segments of the community	XX		
d. Preserve natural resources			XX
e. Protect against flooding and drainage problems			XX
f. Maintain and improve air and water quality			XX
g. Maintain an efficient transportation system	XX		
h. Provide efficient and effective public services			

at the lowest possible
cost

XX

COMPREHENSIVE PLAN CONCLUSIONS

2. Based upon consideration of the above factors and balancing any conflicting goals and policies of the comprehensive plan, the proposed zoning ordinance text amendment is consistent with the goals and policies of the comprehensive plan.

CHANGED CIRCUMSTANCES

3. The Planning Commission finds the following changes in circumstances, which justifies the proposed subdivision ordinance text amendments:

Recent amendments made to Selah Municipal Code Title 10, Chapter 10.24 (Planned Development Zone) provides for expanded creativity, innovative design and flexibility of development. The proposed subdivision amendments accommodates the revised Planned Development Zone by providing for private streets, a clear distinction between public and private streets and providing for two points of connection to a public street. The Commission finds that with continued population growth and geographic expansion of the municipal boundary there is a need to provide for greater flexibility when developing property. Said text amendment is in furtherance of the public health, safety and general welfare of the people within the City of Selah.

NEED FOR THE PROPOSED TEXT AMENDMENT

4. The Planning Commission finds that within the City of Selah and within Selah Municipal Code Title 10, Chapter 10.50 there is a demonstrated and/or recognized need to revise existing Design Standards and Specifications.

PUBLIC OPINION

5. No public testimony was offered was in support of / in opposition to the proposed text amendments.

ENVIRONMENTAL REVIEW

6. The Planning Commission finds that environmental review has been completed on the proposal and further finds that such environmental review was adequate.

CONTROLLING FACTORS

The Planning Commission determines that findings numbered 1-6 to be the controlling factors in its deliberations on the proposed zoning ordinance text amendment.

DECISION

The Planning Commission, based upon the aforementioned findings and controlling factors, finds that the proposed zoning ordinance text amendment is in furtherance of the public health, safety

and general welfare of the people; therefore, the proposed zoning ordinance text amendment should be approved.

Motion to approve by Chairman Munson with the addition of the word connecting in the fire code as discussed, seconded by Commissioner Quinnell. Vote 4-0.

a. **FRIENDS 1ST VARIANCE (FILE #915.79.10-01)**

Chairman Munson stated that the Commission set president with Mr. Garner's application and this is similar to that one and he felt that the applicant did not need to be present. He asked the other Commissioners if they wanted the applicant to be present?

Commissioner Smith asked what application was he talking about?

Chairman Munson stated Dan Garner presented an application for property on Southern Ave.

Mr. Davison stated the reason for the application was financial. If the lot remained as one lot the financing would be commercial and if he could split the lot and have each building be on their own parcel it would be residential which is cheaper.

Commissioner Smith asked about the private sewer system for Mr. Garner? He stated code required each parcel to have separate water and sewer lines.

Mr. Davison stated that the system is already in the ground. It comes down the easement connects in a 4" line to a tee.

Commissioner Smith stated he did not have any problems with the variance as that is for the lot.

Discussion ensued on the sewer lines.

Commissioner Quinnell stated the Commission is approving/denying the splitting of the lot not on construction of the building.

Mr. Davison stated the Commissioner is not to consider the structures or how it is to be served with water or sewer. This application is a variance that allows him to have a lot 123' back from the road that does not have direct abutting access.

Commissioner Quinnell stated the Commission does not need to worry if there is water/sewer on the lot at present (he assumes there is as the house would have it), but that is not the concern until the permits are applied for the construction of the buildings.

Mr. Davison stated that is correct.

Commissioner Quinnell asked if we could approve this application.

Mr. Davison stated this is just like the one that has already been approved.

Commissioner Roberts asked if there were more lots like this one.

Mr. Davison stated there are several in this part of town. They are called Victory Lots.

Commissioner Quinnell stated this one is different than Mr. Garner's proposal as there are no structures on the proposed back lot. This is going to be added onto and it should have to adhere to all the access codes such as fire and such.

Mr. Davison stated that yes it should.

Commissioner Quinnell asked if the units across the street are considered single or two story?

Mr. Davison stated he thought they are considered single by the fire dept.

Mr. Davison stated that he could continue until Chief Davis comes to the meeting or staff could send them a copy of the code.

Chairman Munson stated that it a valid point that the last one was existing structures, but he did not have a problem with this request as long as the developer complies with code.

Commissioner Quinnell stated he did not have a problem with the variance as long as it meets of the criteria, but you can not give it the short plat unless it meets all the criteria.

Mr. Davison stated that if you approve the variance to create the lot he meets the criteria for the short plat.

Commissioner Quinnell asked for a clarification on the two story issue before making a decision.

Chairman Munson agreed with Commissioner Quinnell made a motion to continue the discussion on the hearing until March 2.

b. FRIENDS 1ST SHORT PLAT (FILE #913.79.10-01)

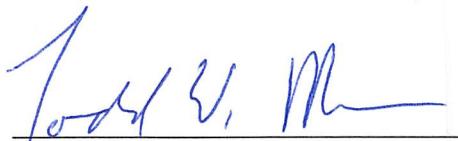
Continued to the next meeting March 2, 2010.

H. Reports/Announcements

1. Chairman - None
2. Commissioners - None
3. Staff - None

I. Adjournment

Chairman Munson moved to adjourn the meeting, Commissioner Roberts seconded the motion. The meeting was adjourned the meeting at 7:45 pm.


Chairman