

City of Selah
Planning Commission Minutes
of
June 2, 2009

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

A. Call to Order

The meeting was called to order to by Vice Chairman Smith at 6:11 p.m.

B. Roll Call:

Members Present: Commissioners Quinnell, Roberts and Smith.

Members Absent: Chairman Munson and Commissioner Eagles.

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

Guests: Carl Torkelson, Chuck Johnson and Bill Hordan

C. Agenda Changes None

D. Communications

1. Oral - None
2. Written - None

E. Approval of Minutes

Commissioner Smith called for a vote on the minutes of May 5, 2009. Minutes were approved with voice vote 3/0.

F. Public Hearing

1. Old Business - None
2. New Business None

G: General Business

1. Old Business - None
2. New Business -
Selah Municipal Code update study session

Commissioner Smith opened the study session and asked Mr. Davison to explain the code update.

Mr. Davison stated the first update talks about Planned Development Zone. For years everybody has assumed that once you got a Planned Development you could subdivide it as long as you were subdividing it in the fashion that was shown in the Planned Development you could go

ahead and do it. Some of the attorneys say that even though you have a zoning adopted for a Planned Development which could be used for mixed use or even commercial you want to divide it the City subdivision ordinance still applies. You have to have certain width of streets, certain types of curbs and gutters, sidewalks water lines. We tried to craft this document before the Commission to recognize once you get a Planned Development you can develop it in a way that it is shown with narrow streets and such that is approved by Council. It could be narrow streets or small lot sizes in the R-1, R-2 and R-3 zones. If you get your Planned Development approved by Council then you can develop it and subdivide it the way the Planned Development identifies it. A Planned Development gives you flexibility. In the back of the report there is the design standards and specifications.

Commissioner Roberts asked who maintains private roads and such?

Mr. Davison stated it would be a home owners association. The design standards and specifications basically makes the subdivision ordinance more flexible to accommodate a Planned Development.

Commissioner Smith asked who provided the changes to the code?

Mr. Davison stated it was Mr. Torkelson's attorney.

Chuck Johnson stated that the changes do not effect other zoning and opens the opportunity for something different. You will have all the information about the Planned Development up front. It just allows more flexibility. The City has final say in the plan.

Carl Torkelson stated the City has the ability to know about the full project. You will know all the streets and park areas every detail pertaining to the project. This allows for ownership and takes away from the large apartment buildings.

Mr. Johnson stated this proposed code change would allow for a project with less houses and on small lots. On a Planned Development you have more control over what is developed.

Mr. Torkelson stated what is proposed gives the ability to have different standards than the subdivision standards.

Commissioner Quinnell asked if the criteria being proposed was based on another city?

Mr. Torkelson stated they looked at several cities.

Commissioner Quinnell asked if the Commissioners could look this information up?

Commissioner Smith stated yes.

Mr. Johnson stated that the Planned Development would bind the site plan. You could create the lots as needed and they could be different sizes.

Bill Hordan stated the binding site plan was created for commercial to begin with.

Mr. Davison stated he did not know if it was done for residential but it was for commercial.

Mr. Johnson stated with the proposal code change the development could be done in phases as needed.

Mr. Hordan stated you would have to record a series of plats with phases. What about the water and sewer that would be needed for the development.

Mr. Johnson stated that could be done in phases also.

Mr. Hordan stated he would have to look at that scenario.

Mr. Johnson stated that would be a great tool for the developer to use. This way you could develop the land for only that phase. You do not know what the demand will be calling for.

Commissioner Quinnell stated you would come in with a general overall plan and adjust for market changes.

Mr. Johnson stated it could take several years to complete a project.

Mr. Hordan stated there was a project done in the lower valley with a master plan and then it was completed in phases.

Mr. Johnson stated that in his project there would be a reduction in the number of dwellings if this code was changed.

Mr. Hordan stated there were 3 types of Planned Developments. The first one is one single large project with one owner. The second kind you generally have is condo type where you only own the inside of the building not the land. The grounds and roads are taken care by the association. The third one is individual units on individual lots. There will be some common areas that will be taken care of by the association but lots themselves are maintained by the home owner.

Mr. Davison stated the Council will have the control of what the developer will be able to do.

Commissioner Quinnell stated that fire and other departments need to have access to all parts of the development and he would like a letter in so stating from each dept.

Mr. Torkelson stated that would be taken care of when the city hears the proposal.

Mr. Davison stated the city will maintain the water, sewer and fire hydrants and will need an easement through the development for such.

Mr. Torkelson asked about the definitions of multi-family dwelling.

Mr. Davison stated the last page of the report shows a definition for multi-family dwelling that could be used.

Mr. Torkelson asked if there could be a clause in there that reflects that the buildings do not need to be connected.

Mr. Davison stated the definition still has a glitch and he could change it.

Discussion ensued on the definition and the code change.

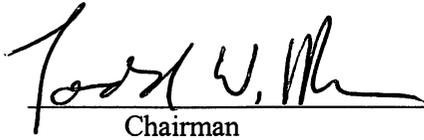
Mr. Davison indicated new draft definitions and the Planned Development Chapter will be reviewed by the Commission again prior to a public hearing.

H. Reports/Announcements

1. Chairman - None
2. Commissioners - None
3. Staff - Mr. Davison reminded the Commissioners that June 16, 2009 they will be hearing Matson proposal again.

I. Adjournment

Commissioner Smith called for a motion to adjourn the meeting. Commissioner Quinnell moved to adjourn, seconded by Commissioner Roberts. The meeting was adjourned the meeting at 7:42 pm.


Chairman