

City of Selah
Planning Commission Minutes
of
March 19, 2013

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

A. Call to Order

The meeting was called to order by Chairman Roberts at 6:10 p.m.

B. Roll Call:

Members Present: Commissioners Roberts, Smith, Quinnell.
Members Absent: Commissioner Pendleton
Staff Present: Dennis Davison, Community Planner; Diana Turner, Secretary
Guests: Carl & Candi Torkelson, Airel & Dusty Bailey, Shirley Gunner.

C. Agenda Change New Business Item 2.a City of Selah Palm Park Short Plat withdrawn

D. Communications

1. Oral -None.

2. Written – City of Selah Park application is withdrawn

E. Approval of Minutes

Chairman Roberts called for a motion on the minutes of the Planning Commission meeting of December 4, 2012.

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

F. Public Hearing

1. Old Business None

2. New Business

- a. **CITY OF SELAH PALM PARK SHORT PLAT 913.79.13-01 WITHDRAWN**
- b. **TORKELSON CONSTRUCTION SHORT PLAT 913.80.13-02**

Chairman Roberts opened the public hearing and asked staff to present their report.

Mr. Davison presented the staff report.

FILE NO: 913.80.13-02 Short Plat Application

The proponent is Carl Torkelson and the location is 500 Terrace Drive (Parcel Number: 181302-42005).

Request is for approval of a short plat dividing one parcel, (28,366± sq. ft.), into three (3) separate lots in the One Family Residential (R-1) zoning district.

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 for final disposition.

The existing parcel contains a single family residence and is zoned One-Family Residential (R-1).

Surrounding Land Use: NORTH: Single family residences
 SOUTH: Single family residences
 EAST: Single family residences
 WEST: Single family residences

Properties to the North, South, East and West are zoned One-Family Residential (R-1)

The 'future land use map' contained in the 2005 City of Selah Urban Growth Area Comprehensive Plan designates the site and surrounding properties "Low Density Residential" providing for a maximum density of five (5) dwelling units per acre.

The City of Selah, as the lead agency for this proposal under the State Environmental Policy Act (SEPA) determined that this proposal is categorically exempt from SEPA per WAC 197-11-800(6)(a).

Utilities: Basic public utilities are available to serve the site. Eight (8") inch sewer lines in Terrace Drive and So. 5th Street adjacent to the proposed short plat. Six (6") inch water lines in Terrace Drive and So. 5th Street adjacent to the proposed short plat.

Transportation: Abutting "local access" streets (Terrace Drive and So. 5th Street) have two travel lanes, 50' of right-of-way width with no street illumination, no curb or gutter and no sidewalks.

Other Findings:

- (1) As proposed each lot will front a public street and each will be connected to public utilities.
- (2) Division of the property into three separate lots could contribute an additional twenty (20) vehicle trips per day onto the adjacent public streets.

Conclusion: The site is designated for Low Density Residential development, the site is zoned One-Family Residential (R-1), each lot would be served by municipal services and this site is an appropriate location for infill development.

Recommendation: 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 short plat recommended by the Planning Commission.
2. The following note must be placed on the short plat map:

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

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

Chairman Roberts called for questions from the Commissioners.

Commissioner Quinnell asked if there were any sidewalks in the area at all.

Mr. Davison stated not in that area, but if you look at the vicinity map you will notice there are sidewalks in the Vista View Subdivision. That subdivision was done in the early 1990's and the City started requiring sidewalks.

Commissioner Smith asked if the developer would be required to put in sidewalks.

Mr. Davison stated that Public Works would prefer they did not want them put in. Public Works would wait for a LID to be done for the sidewalks.

Chairman Roberts called for comments from the applicant.

Carl Torkelson stated the short plat was pretty simple. They were planning to split the big lot into 3 and build two new houses and remodel the existing house.

Members of the Commission present were Quinnell, Roberts, and Smith.

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

STREETS, ROADS, ALLEYS, AND OTHER PUBLIC WAYS.

Factual Findings: The proposed short plat abuts adjacent "local access" streets. No near-term improvements are scheduled to any of the abutting streets. The proposed short plat, dividing the property into three parcels, will potentially generate twenty (20) additional vehicle trips onto abutting streets.

Conclusions: The existing street network is sufficient to accommodate vehicular traffic from the proposed short plat.

SIDEWALKS.

Factual Findings: No sidewalk exists in the immediate vicinity.

Conclusions: Inadequate pedestrian access is provided near the location of the proposed short plat.

DRAINAGE.

Factual Findings: Storm water will continue to drain via its natural and historical course. Existing drainage will be required to remain on site and be privately maintained.

Conclusions: This proposal will not alter historical drainage patterns. Street drainage will not increase.

POTABLE WATER SUPPLIES.

Factual Findings: Municipal water service lines located adjacent to the proposed parcels.

Conclusions: Adequate municipal water is available to serve any future development.

5. SANITARY WASTES.

Factual Findings: Municipal sewage collection facilities abut the proposed parcels

Conclusions: Adequate municipal sewage collection facilities are available to serve any future development.

6. OPEN SPACES.

Factual Findings: City owned and managed Wixson Park and Playland Park are located within ¼ mile of the proposed short plat.

Conclusions: Adequate "open space" Wixson and Playland Park and school grounds exists nearby to serve the proposed short plat.

7. PARKS AND RECREATION AND PLAYGROUNDS.

Factual Findings: Wixson and Playland Park and school grounds (both open spaces) exists nearby to serve the proposed short plat

Conclusions: Adequate "park and recreation facilities" and school grounds exists nearby to serve the proposed short plat.

8. SCHOOLS AND SCHOOL GROUNDS.

Factual Findings: Public school found throughout the community. The proposed short plat will potentially generate additional students.

Conclusions: The proposed short plat may generate a demand for school facilities.

9. PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

Factual Findings: Municipal water and sewerage facilities and the municipal street system all serve the site.

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 Low Density Residential allowing for continued residential development. The City in support of that comprehensive plan has adopted a zoning ordinance and zoned the property One Family Residential (R-1).

Conclusions: The proposal results in the creation to two additional (new) lots containing the minimum required lot size of 8,000 sq. ft. in the One Family Residential (R-1) zone. The proposal is compliant with the City's comprehensive plan designation and is in furtherance of the City's zoning ordinance and is not detrimental to the neighborhood.

OTHER FACTORS THAT MAY BE RELEVANT FOR CONSIDERATION:

11. ADJACENT LAND USE

Factual Findings: Single family residential uses to the North, South, East and West.

Conclusions: Land use is compatible with surrounding uses.

12. ZONING.

Factual Findings: Adjacent properties are zoned One Family Residential (R-1).

Conclusions: Adjacent property is zoned for low density residential use. 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 Low Density Residential.

Conclusions: The proposed development is consistent with the comprehensive land use designation.

14. ENVIRONMENTAL IMPACTS.

Factual Findings: Categorically exempt from environmental review.

Conclusions: Environmental review not required.

15. TOPOGRAPHY AND NATURAL FEATURES.

Factual Findings: The property is relatively level.

Conclusions: The proposed short plat is suitable for additional infill development.

REASONS FOR APPROVAL: Based on these findings the short plat is approved with conditions.

Motion to approve short plat by Quinnell seconded by Smith. VOTE: 3 to 0

RECOMMENDED CONDITIONS OF APPROVAL SHORT PLAT: # 913.80.13-02:

1. Final lot dimensions and lot area must substantially conform to the proposed short plat recommended by the Planning Commission.

2. The following notes must be placed on the final plat map:

"The owners, their grantees and assignees in interest, hereby covenant and agree to retain all surface water generated within the short plat on-site."

3. The short plat is to be recorded within five (5) years of approval or such approval expires.

G: General Business

1. Old Business - None

2. New Business – None

H. Reports/Announcements

1. Chairman - None

2. Commissioners – None

3. Staff –Mr. Davison .stated the critical areas ordinance is coming. The Commission will hear two items at the meeting on April 16. One is a variance for Jerry Moss and the other is the Junior High School Class 3 review.

I. Adjournment

Chairman Roberts called for a motion to adjourn. Commissioner Smith moved to adjourn and Commissioner Quinnell seconded the motion. The meeting was adjourned at 6:30 pm.



Chairman