

City of Selah  
**Planning Commission Minutes**  
of  
November 6, 2012

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

A. Call to Order

The meeting was called to order by Chairman Roberts at 6:04 p.m.

B. Roll Call:

Members Present: Commissioners Roberts, Smith, and Quinnell.  
Members Absent: Commissioner Torkelson and Pendleton  
Staff Present: Dennis Davison, Community Planner; Diana Turner, Secretary  
Guests: Doug Howie, and Jeff Short

C. Agenda Change None

D. Communications

1. Oral -None.

2. Written - None

E. Approval of Minutes

Chairman Roberts called for a motion on the minutes of the Planning Commission meeting of August 21, 2012.

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

F. Public Hearing

1. Old Business None

2. New Business

a. **HOWIE SHORT PLAT (FILE 913.80.12-02)**

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

Mr. Davison explained the process for the short plat. . He then presented the staff report.

FILE NO: 913.61.12-02 Short Plat Application

PROPONENT: Douglas Howie

LOCATION: 403 North 4<sup>th</sup> Street----(Parcel Number: 181435-14036).

REQUEST: Short plat one parcel (1.25 acres) in area into two (2) separate lots, one ½ acre in area and one ¾ acre in area, 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 Administrative Official for final disposition.

LAND USE AND ZONING: The existing parcel contains a single family residence..

**SURROUNDING LAND USE:**

- North: Single Family Residences
- South: Single Family Residences
- East: John Campbell Elementary School
- West: Single Family Residences

The subject property and surrounding properties are all zoned One-Family Residential (R-1).

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

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).

The existing parcel is served with City domestic water service and sewage collection. Basic public utilities are available to serve the proposed new parcel. A 6" water line abuts the proposed new parcel on the west side. Two alternative sewer connections points are located to the south and east.

North 4<sup>th</sup> Street, designated a "local access" street with two travel lanes (20-21 foot pavement width), 40 foot right-of-way width. There is no curb/gutter or sidewalk.

**OTHER FINDINGS:**

- (1) One single family residence occupies the existing lot.
- (2) As two lots will have access to North 4<sup>th</sup> Street.
- (3) Division of the property into two separate lots could contribute an additional ten (10) vehicle trips per day onto North 4<sup>th</sup> Street.

CONCLUSION: The site is designated for Low Density Residential development, the site is zoned One-Family Residential (R-1), the proposed new parcel 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 notes 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.
4. The proposed new parcel shall be connected to municipal sewer and water systems

Mr. Henne, Public Works Director, suggested today an additional condition of the applicant dedicate 5' of additional right-of-way for future road improvements. There is no proposed street improvements at this time.

There is the letter from Peggy Underwood which was handed out to the Commission at the beginning of the meeting regarding her concerns.

Chairman Roberts called for comments from the applicant.

Mr. Howie stated he had bought the house 23 years ago and purchased the lot/house next door to prevent and development in the area and for an area his kids could play on. His situation has changed as his kids have grown. His daughter has bought a house in Moxee and would like to move back into the area. He would also like to have his grandkids living next door to him. The Comp Plan allows 5 lots per area and this application complies with code and the lots would still be larger than any of the other lots on the street.

Commissioner Smith asked if Mr. Howie had house plans ready for the lot.

Mr. Howie stated no. His son in law has to sell their house in Moxee first before they can start building.

Commissioner Smith asked if the house would be two story?

Mr. Howie stated it would be and stated that several houses in the area are also two story.

Discussion ensued on the placement of the new house.

SHORT PLAT: # 913.61.12-02  
ENVIRONMENTAL REVIEW: NA

PROPONENT: Doug Howie

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 proposed short plat abuts North 4<sup>th</sup> Street which is designated a "local access street". No near-term improvements are scheduled to North 4<sup>th</sup> Street. The proposed short plat, dividing the property into two parcels, will potentially generate 10 additional vehicle trips on North 4<sup>th</sup> Street.

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

**2. SIDEWALKS.**

Factual Findings: No sidewalk exists on North 4<sup>th</sup> Street.

Conclusions: Improved pedestrian access is absent near the location of the proposed short plat.

**3. DRAINAGE.**

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

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

**4. POTABLE WATER SUPPLIES.**

Factual Findings: Municipal water currently serves the two proposed parcels.

Conclusions: Adequate municipal water is available to serve the existing facilities and any future development.

**5. SANITARY WASTES.**

Factual Findings: Municipal sewage collection facilities are available to serve the proposed parcels

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

#### 6. OPEN SPACES.

Factual Findings: No specific "open space" designated within the short plat.

Conclusions: Adequate "open space" (J. Campbell School) school grounds exists nearby to serve the proposed short plat.

#### 7. PARKS AND RECREATION AND PLAYGROUNDS.

Factual Findings: The adjacent school grounds will serve the proposed short plat

Conclusions: Adequate "open space" 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 minimal 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). Both parcels exceed the minimum lot size requirement.

Conclusions: Each parcel contains an area larger than the minimum size required in the One Family Residential (R-1) zone. The proposal is compliant with the City's comprehensive plan 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, West and South. To the East is John Campbell School.

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 contains a flat spot to the North and a relatively steep slope to the East.

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 Roberts seconded by Smith.

Vote: 3 to 0

RECOMMENDED CONDITIONS OF APPROVAL:

1. Require any future residential structure erected on Lot 2 to connect to municipal sewer and water.
2. Final lot dimensions and lot area must substantially conform to the proposed short plat recommended by the Planning Commission.
3. 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."

4. The short plat is to be recorded within five (5) years of approval or such approval expires.
5. Require the dedication of five (5) feet of street right-of-way along the west short plat boundary

- 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 there will be a chiropractic clinic on the corner of Valleyview and North First Street. There will be a right hand turn in and a right hand turn out going South. They will have access to Valleyview. Sweet Beez's has moved and they are having some issues with parking between them and Tree Top. The School District is still trying to resolve their issues with sewage. Mr. Garner is starting a 10 unit apartment house on South 5<sup>th</sup> Street. Mr. Torkelson is starting a subdivision in the County.

I. Adjournment

Chairman Roberts called for a motion to adjourn. Commissioner Smith moved to adjourn the meeting, Commissioner Quinnell seconded the motion. The meeting was adjourned at 6:40 pm.

  
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Chairman