

City of Selah
Planning Commission Minutes
of
October 4, 2011

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 Munson, Roberts, Quinnell and Torkelson.
Members Absent: Commissioner Smith
Staff Present: Dennis Davison, Community Planner; Diana Turner, Secretary
Guests: Don Skone

C. Agenda Change None

D. Communications

1. Oral -None.
2. Written - Guide to Public Officials 2011 was handed out.

E. Approval of Minutes

Chairman Munson called for a motion on the minutes of the Planning Commission meeting of January 4, 2011.

Commissioner Quinnell moved to approve the minutes, Commissioner Roberts seconded. Minutes were approved with voice vote 4/0.

F. Public Hearing

1. Old Business None
2. New Business
 - a. **SKONE SHORT PLAT (FILE 913.64.11-01)**

Vice Chairman Roberts opened the Public Hearing for the short plat and asked staff to present their report.

Mr. Davison presented staff's report.

File No. 913.64.11-01 Short Plat Application

The proponent is Donald Skone. The location is 99 Hillcrest Drive. The site is located directly west of Lince Elementary School (Parcel Number: 181435-43400).

The request is for approval of a short plat dividing one parcel, (25,265± sq. ft.), into two (2) 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.

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

SURROUNDING LAND USE:

North: Veteran's Park and Single Family Residences
South: Single Family Residences
East: 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 the site, and properties to the North, West and South as "Low Density Residential" providing for a maximum density of five (5) dwelling units per acre. Property to the East is designated "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).

Basic public utilities are available to serve the site. 8" and 12" sewer and water lines serve the site. The property is not served by Naches-Selah Irrigation water.

Hillcrest Drive is designated "local access" with two travel lanes (34 foot pavement width), variable right-of-way width with curb/gutter, sidewalks and street illumination on both sides.

OTHER FINDINGS:

- (1) One single family residence occupies the site.
- (2) As proposed each lot will front Hillcrest Drive and each will be connected to public utilities.
- (3) Division of the property into two separate lots could contribute an additional ten (10) vehicle trips per day onto Hillcrest Drive.

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, all street infrastructure improvements have been previously completed and this site is an appropriate location for infill development.

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 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.

Access to Lot 2 shall be limited to the Northwest thirty (30) feet of Lot 2.

Mr. Davison stated that Mr. Skone and requested a change is the wording of condition 2 part 2 "Access to new development on Lot 2 shall be limited to the Northwest thirty (30) feet of Lot 2 or to any new adjacent street. Staff does not have any problems with the change so when you make your recommendation you may include that as condition 2 part 2.

Commissioner Roberts asked if that would be included as part of this short plat?

Mr. Davison stated the applicant would be given a right of use permit to use that section.

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

Chairman Munson called for questions from the Commissioners. Hearing none he then called for comments from the applicant.

Mr. Don Skone stated that Mr. Davison had present the application as he sees it. He just added that he had been thinking about this for about the last 22 years. There are some plans for a house he has looked at that have you driving into the garage on the upper level with the main floor and you would go down to a set of bedrooms. You could go down with a third level as this lot would lend itself.

Chairman Munson called for questions from the Commissioners of Mr. Skone. He asked Mr. Davison if there would be any restrictions for building on that lot with regard to the slope?

Mr. Davison stated that the lot does meet the code requirements for lots with steep slopes. There is an area with a flat spot, but it is not large enough to build a rambler. The ideas that Mr. Skone proposed reportedly he will not be tied to it.

Chairman Munson asked Mr. Skone if the divider line he proposed was where his shrubs are?

Mr. Skone stated he was thinking of moving it back a little to his house and putting in a retaining wall making the new lot a little bigger for parking space up above.

Chairman Munson stated the proposal looks like it meets the guidelines for the City codes.

Mr. Davison suggested someone make a motion, which should include Mr. Skone's recommended condition.

Commissioner Roberts moved to approve the short plat with the conditions. Chairman Munson second the motion to include the short plat review and added the condition Mr. Skone proposed.

Chairman Munson called for a vote. Voice vote 4/0 approved.

SHORT PLAT REVIEW

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 Hillcrest Drive (designated a minor arterial) with a pavement width of 34 feet, curb/gutter and sidewalk and street illumination on both sides. The proposed short plat, containing an existing residence currently generates approximately ten (10) vehicle trips per day on Hillcrest Drive. An additional residence will generate an approximate ten (10) vehicle trips per day on Hillcrest Drive.

Conclusions: Potential maximum build-out (comprehensive plan designation permits 5 dwelling units per acre) will permit two (2) dwelling units on separate lots generating approximately twenty (20) vehicle trips per day. The existing street network is sufficient to accommodate existing and potential future traffic.

2. SIDEWALKS.

Factual Findings: Sidewalk adjacent to the short plat.

Conclusions: Adequate pedestrian access is provided at the location of the proposed short plat.

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 existing and 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 existing and potential future residences.

6. OPEN SPACES.

Factual Findings: No specific "open space" within the short plat but numerous 'open spaces' near the short plat (i.e.) Lince Elementary and Veteran's Park.

Conclusions: "Open space" available at Selah Lince Elementary and Veteran's Park to serve the proposed short plat.

7. PARKS AND RECREATION AND PLAYGROUNDS.

Factual Findings: Lince Elementary School and Veteran's Park are both adjacent to the short plat.

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

8. SCHOOLS AND SCHOOL GROUNDS.

Factual Findings: Lince Elementary School is adjacent to the short plat. Projected student generation from the proposed short plat, at build-out, is 1.9 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 250 feet.

Conclusions: Adequate provisions for public health and welfare. Pedestrian access appears adequate.

10. WILL THE PUBLIC INTEREST BE SERVED?

Factual Findings: The City has adopted a comprehensive plan that designates the property Low Density Residential allowing a development density of five dwellings per acre. 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 is compliant with the City's comprehensive plan, the existing and proposed development is compatible with adjacent uses, and the proposal is in furtherance of the City's zoning ordinance, provides for infill development and is not detrimental to the neighborhood.

OTHER FACTORS THAT MAY BE RELEVANT FOR CONSIDERATION:

11. ADJACENT LAND USE

Factual Findings:

North: Veteran's Park and Single Family Residences

South: Single Family Residences

East: School

West: Single Family Residences

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

12. ZONING.

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

Conclusions: Zoning of the project site is compatible with abutting zoning.

13. COMPREHENSIVE PLAN

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

Conclusions: Single family residential use 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 steep.

Conclusions: On the property is an area available for development.

16. IRRIGATION AVAILABILITY:

Factual Findings: The property is not served by Naches-Selah Irrigation water.

Conclusions: Irrigation water is not available.

Reasons for approval are based on these findings the short plat should be approved.

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

Recommended conditions of approval: Three (3) 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 short plat recommended by the Planning Commission.

2. The following two notes shall 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.

Access to new development on Lot 2 shall be limited to the Northwest thirty (30) feet of Lot 2 or to any new adjacent street.

3. 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
3. New Business - None

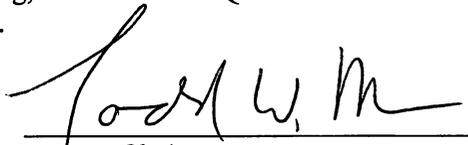
Chairman Munson called for report and announcements. He stated that he did not have any.

H. Reports/Announcements

1. Chairman - None
2. Commissioners - None
4. Staff --
 - a. Smith/James annexation is finalized
 - b. A public hearing has been set for an appeal of the Dog Grooming on Goodlander Dr.
 - c. There is a Daycare being proposed on South Third that is going through a Class I review
 - d. There is a Dog Kennel on Goodlander Circle, which is going to Hearings Examiner.
 - e. Public Works is building their new facility on S Rushmore Rd.

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