

CITY OF WHITE SALMON
PLANNING COMMISSION MINUTES

October 11, 2006

Call to Order – Meeting was called to order at 5:33 PM by Vice-Chairman James Kacena.

Roll Call – Present were: Commissioners Smith, Kacena and Spaeth. Comm. Mayo excused due to illness. Staff: Wil Keyser, Director of PW & Planning, Dixie Walker, Associate Planner. Audience: Patrick Sweeney, Suzie Willey and Donna Marx.

Minutes – of September 21, 2006 – *motion by Comm. Smith to approve as previously mailed; seconded by Comm. Spaeth – motion carried 3-0.*

PUBLIC HEARING – WHITE SALMON SHORT PLAT 2006-008. Applicant: Patrick Sweeney. Location: 242 NW Lincoln Street.

Vice-Chair Jim Kacena recited the determination of qualifications of members of the planning commission to assure a fair and impartial hearing, i.e., ex-parte contact needing to be disclosed (none), conflict of interest (none), bias or anyone wishing to abstain as a result of conflict or bias (none). No one in the audience voiced objection to the sitting members.

Public Hearing opened at 5:37 PM.

ORIENTATION & BACKGROUND. The Applicant requests approval of Short Plat WS-SP-2006-008 consisting of two (2) residential building lots located on 13, 428 square feet of real property. This parcel is located north of 242 NW Lincoln Street, within the city limits in the R-2 Two-Family Residential District. Proposed lot sizes are:

- Lot #1 – 6,714 square feet
- Lot #2 – 6,714 square feet

FINDINGS OF FACT

F – 1: The Lots of the proposed Short Plat are of sufficient size to meet the requirements of minimum lot area for two-family residential construction, and to provide for Front, Side and Rear Yard Setbacks as per Municipal Code 17.28.040 – Density Provisions for the R-2 Zone. A formal survey of the proposed lots has been performed by a Washington Licensed Surveyor, Dennis Peoples of D2AB Surveying, Inc.

F – 2: It is determined the proposed Short Plat WS-SP-2006-008 does not require an environmental review as per RCW 43.21.C – State Environmental Policy Act.

F – 3: The identification and recording of all access and utility easements necessary to and identified for the Short Plat shall be the responsibility of the Applicant/Owner.

F – 4: The surface topography slopes of the Lots of the Short Plat are measured at less than 15% and meet the provisions of *the Slope Hazards Element* of the White Salmon Comprehensive Plan.

F – 5: Ground cover of the Short Plat is presently undisturbed with a mixture of grasses, blackberry vines and mature Pine trees. No threatened or endangered vegetative or animal species are known to exist on the properties of the proposed Short Plat.

F – 9: Stormwater generated from the build-out of Lot 1 shall be collected, retained and disposed of on-site and shall be provided a Stormwater Analysis by a qualified Washington licensed Professional Engineer and approved by the Planning Director. Upon development of the lots of this short plat, the lot owner shall be responsible to provide “AS-BUILT” record drawings of stormwater infrastructure, and certification by the engineer that the infrastructure has been constructed as per approved design.

F – 10: Within one year of Preliminary Application approval, the Applicant is required to submit a Final Plat Map prepared by a Washington Registered Land Surveyor to the Planning Department, as per Municipal Code 16.64.100. This task must be approved prior to the Final Plat, and shall be submitted on a Mylar by the Applicant’s Surveyor.

F – 11: Water, Wastewater Collection, Electrical, Natural Gas, Telephone and TV Cable utilities are presumed to be available to serve the development of the lots of this Short Plat. In the R-2 District all new structures shall be serviced by underground utilities and approved by the Director of Public Works or his designee. City Refuse Collection services are available to the lots of the Short Plat.

F – 12: The Applicant(s) have provided evidence of property ownership via an Insurance Guarantee of Title statement from AmeriTitle, (See Exhibit “C” attached.) with title vested in Patrick M. Sweeney, as his separate estate.

F – 13: The property subject to the proposed Short Plat is within the R-2 Zone of the City of White Salmon.

F – 14: Staff is not aware of any existing hazardous environmental conditions, natural or man caused, on the property comprising the proposed Short Plat.

F – 15: The WS-SP-2005-013 as proposed generally meets the provisions of Title 16 .64 Short Subdivisions Requirements and Chapter 17.28 – R-2 District of the Municipal Code, the White Salmon Comprehensive Plan, and does not contravene the intent of State and local Short Plat regulations as presented.

F – 16: The survey by D2AB Surveying defines a 20 foot alley on the east side of Lots 1 and 2, however, the existing undeveloped traveled roadway is on neighboring properties including Lot 1. It is the intent of the Applicant to file for a Vacation of Alley-Way to eliminate traffic flow through and on Lot 1.

F – 17: Access to proposed Lot 1 will be via a 30 foot joint road and utility easement off of NE Lincoln Street where an existing street approach exists to the property. There shall be no parking allowed in the common access road easement. Parking shall be in designated parking areas only as per Municipal Code 17.28.010 (c) – 4.

RADIAL SEARCH PERFORMED

A Radial Search of property owners within a 300 foot radius of the proposed Short Plat has been conducted. Proper notification of the proposed WS-SP-2006-008 and of the public hearing for same before the Planning Commission scheduled for September 27, 2006 have been provided to each property owner, designated by the Radial Search. At the date of this writing, no commentary has been received as a result of this Radial Search, (See Exhibit “E”) – Citizens Commentary Response, attached).

A copy of the Short Plat application and staff report has been provided to ten (10) public and private agencies for their information and opportunity for written response. Staff reserves the right to submit commentary from the Police and Fire Safety agencies up to the date and through the time of the Public Hearing for WS-SP-2006-008.

STAFF RECOMMENDATION

The White Salmon Short Plat WS-SP-2006-008 as submitted appears to be in general agreement with the requirements of **Title 16 – Short Subdivisions** and of ***Chapter 17.28 – R-2 Two- Family Residential District*** of the White Salmon Municipal Code.

Staff recommends Planning Commission approval of the Sweeney WS-SP-2006-008.

Should the Planning Commission elect to approve this Preliminary Short Plat Application, staff would recommend your consideration and approval of the following conditions:

C – 1: No building permit(s) shall be issued until all water and wastewater utility infrastructure have been constructed, and approved by the City Public Works Director, and shall be so noted on the Final Plat. All water and wastewater utility service extensions shall be engineered to City/State design standards and shall be the responsibility of the owner/developer. Until such time as the State Department of Health water moratorium is lifted, no water utility service connection shall be made.

C – 2. The Applicant/Owner shall be responsible for all access and utility easements necessary to serve the Short Plat. All easements shall be designated, surveyed, legally defined and recorded by appropriate legal instrument with the Klickitat County Auditor and shall be shown on the Final Plat. Access to proposed Lot 1 shall be either by a driveway access off the existing 20 foot alley right-of-way bounding the lot on the east, and/or via an easement of 30 foot width as depicted on the Sweeney Short Plat Site Plan Map, subject to recording the access easement by legal instrument and evidenced to the Planning Department. The Applicant/Owner shall be responsible for any and all improvement to said alleyway/street as may effect the access to Lot #1.

C – 3: All residential dwellings of the Short Plat shall have properly placed and appropriately sized (min. 4” high) street address numbers attached to the street frontage side of the dwelling structure, or otherwise suitably placed so as to be readily visible from the street

C – 4: The Owner/Developer shall be responsible to provide for an evaluation by a Washington Licensed and Registered Professional Engineer with qualifying expertise of the potential for stormwater collection and disbursement and show that the generation of stormwater for the built-out conditions of Lot 1 of this Short Plat will not have a deleterious impact of flooding or soils erosion to any of the neighboring properties, public or private. The stormwater analysis shall consider as a minimum a 25 year storm event, fifteen minute duration. A report of the engineer’s findings shall be filed with and approved by the Public Works Director prior to issuing a building permit to the Lots of this Short Plat. Final Stormwater “AS-BUILT” record drawings shall be submitted to the Director of Public Works along with a certification by the engineer that the stormwater infrastructure is built as per approved design.

C – 5: In the R-2 District, at least two (2) permanently maintained off-street parking spaces or private garage shall be on the same Lot as the dwelling, or be attached thereto or made a part of the main building. The size and type of each parking space shall not be less than ten (10’) feet wide and twenty (20’) feet long. The size of the garage shall not exceed the size of the dwelling. Each parking space assigned to the individual lots of the short plat must be signed and designated on-site for each dwelling unit. No parking within the existing driveway access easement will be allowed and shall be appropriately posted on site by the Applicant/Owner.

C – 6: For all structures and appurtenances thereto to be placed and constructed upon the Lots of the Short Plat, the provisions and requirements of both State and Local

Codes shall be met: Uniform Building Code, Plumbing Code, Mechanical Code and Electrical Code.

C – 7: The placement of any structures upon the Lots of the Short Plat shall meet the provisions and requirements of Municipal Code 17.28.040 – Density Provisions of the R-2 District.

C – 8: Within one year of approval of the Preliminary Plat Application, the Applicant/Owner is required to submit a Final Short Plat and Plat Map, prepared by a Washington Registered Land Surveyor, to the Planning Department as per Municipal Code 16.64.100. This task must be approved prior to approval of the Final Plat, and shall be submitted on a Mylar by the Surveyor.

C – 9: The Applicant/Owner shall be responsible to meet all provisions and requirements, intended or inferred, as presented in this Staff Report, in the development of the Short Plat and as approved by action of the City Planning Commission and/or the City Council.

C – 10: This authorization is issued by the City of White Salmon subject to any conditions, covenants, restrictions, easements or other encumbrances which affect the real property of the applicant. This authorization does not condone any act or omission contrary to other restrictions which may affect said property.

C – 11: The Applicant/Owner shall be responsible for the appropriate containment of all construction materials on-site and for the control of all potential debris, and shall maintain the construction site(s) for the development of any/all lots of the short plat in a manner that will not create a deleterious impact to neighboring properties, both public and private.

QUESTIONS BY PC ON STAFF REPORT:

- Dixie Walker commented that the Applicant/Owner does have an existing water utility account with the City even though it is currently dormant. This service account was included when reporting to the Department of Health.
- Comm. Kacena questioned if the 30 foot “joint road and utility easement is recorded”?
- Mr. Sweeney said it was his intent to have access to Lot 1 from the 20 foot alley. He does not think the access easement has been recorded. He will clarify this from the new owner of his two lots to the west. It is more logical to access Lot 1 from the alley way.

APPLICANT’S TESTIMONY:

- Patrick Sweeney said he just sold his two lots west and adjacent to this Short Plat to Tom Anderson. He believes Mr. Anderson also wants to purchase Lot 1 of this Short Plat. Mr. Sweeney said he is in compliance with the laws. Mr. Anderson is a good builder and developer and he will upgrade the area with his development.

- Comm. Kacena said the Staff Report says the easement will serve Lot 1.
- Director Keyser said the 20 foot alley is a designated alley even though it is overgrown with blackberries and the traveled lane is clearly on Lot 1.
- Comm. Kacena asked if a Short Plat can be accessed from only one access. Yes.
- Comm. Spaeth said he thinks of the alley as a driveway. Does it need to be improved or widened? Does it not have to meet public Street Standards?
- Director Keyser said if they are going to use the 30 foot access than they are obligated to have it recorded with the county.
- Mr. Sweeney said he is not opposed to having the 30 foot easement – it is in the interest of Tom Anderson to have access to all three lots. It is more practical and less expensive to use the alley.

ALL THOSE IN FAVOR – Donna Marx said she is neither opposed or in favor, she just has a few questions. Her property is west of the two lots owned by Tom Anderson. She questioned the zoning in that area – it is R-2 Two Family Residential up to the city limits. She said that some maps show the alley to be called Washington Place.

OPPOSED – None

REBUTTAL – None

TESTIMONY – Donna Marx asked if the new owner of Lot 2 will be responsible for the Conditions as outlined in the Staff Report – Yes.

Public Hearing closed at 6:08 PM

Director Wil Keyser read the following as a revision to Condition #2.

- Comm. Kacena said the alley way is still a public right-of-way.
- Director Keyser said many homes in the city limits are accessed off of alley ways. Wil said some maps do show the alley as Washington Place and some show it as a 20 foot alley. Perhaps a surveyor made that entry. The alley will only serve one lot
- Comm. Kacena asked if it is a dedicated alley way or a street. Dedicated alley way.
- Pat Sweeney said virtually few people use the alley.
- Donna Marx commented that is true except for Sundays when the St. Joseph's Catholic church people use it because Washington Street is such a bottle neck.
- Comm. Smith said the tri-plex uses Washington Street.
- Comm. Kacena asked if the 30 foot easement is recorded.
- Pat Sweeney said the easement was drawn up by the surveyor but did not think he could record it until after his Short Plat hearing. He then remembered it is recorded because it was on the deed at sale of the property to Mr. Anderson.
- Comm. Kacena advised Mr. Sweeney to make sure that the 30 foot easement is recorded in case Tom Anderson does not purchase Lot 1 from him.

- Pat Sweeney will pursue making sure the easement is recorded and the vacation of the alley.
- Donna Marx asked if there will be a public hearing and the neighbors notified? Yes.
- Director Keyser said the vacation of the alley is not for this agenda – that will be another meeting at another time.

Motion by Comm. Spaeth to approve White Salmon Short Plat 2006-008 with eleven Conditions as presented by Staff; seconded by Comm. Smith. Motion approved 3-0.

COMMISSION/PUBLIC COMMENT:

- Donna Marx commented that Klickitat County has been making improvements on Lincoln Street. She has concerns regarding the “hot rod” drivers. Can the speed limit be enforced within the city limits?
- Director Keyser said there was a town hall meeting held two years ago with the City, County and neighborhood citizens. Speed bumps were considered but the County chose not to design speed bumps into this widening project. It will be Spring of 2007 before the overlayment project is done. If the Police/Sheriff’s Departments see a need for speed bumps, the County will put that into the overlayment design. In the spring a 3-inch overlayment will be done from Hwy. 141 to Lincoln Street at Garfield. The asphalt will be painted and signs installed. Also scheduled for Spring 2007 is widening Loop Road from Hwy. 141 to Spring Street to 44 feet with concrete sidewalks.

Meeting adjourned at 6:35 PM.

Respectfully submitted by Dixie Walker, Associate Planner

APPROVED AS TO FORM:

James Kacena Vice Chairman

Comm. Craig Spaeth