

MEMORANDUM

TO: Pullman Planning Commission  
FROM: Pete Dickinson, Planning Director  
FOR: Meeting of June 28, 2006  
SUBJECT: Big Sky Subdivision Preliminary Plat  
DATE: June 22, 2006

Staff Report No. 06-11

BACKGROUND DATA

Applicant: Earl Russell Development.

Property Location: 500 Block of SW Old Wawawai Road, approximately 600 feet west of the intersection of SW Marcia Drive and SW Old Wawawai Road on Sunnyside Hill (See Attachment A, Location and Zoning Map).

Property Size: 7.3 acres.

Applicant's Request: Divide the subject property into 29 lots and public streets (See Attachment B, Preliminary Plat Application; and Attachment C, Preliminary Plat).

Property Zoning: R2 Low Density Multi-Family Residential.

District Description: **R2 District:** Provides for single family residences, duplexes, townhouses, manufactured homes, and apartments developed to a maximum density of fifteen (15) dwelling units per net acre.

Property Features:

**Current Land Use:** contractor's office and single family dwelling on north side; remainder of land is vacant.

**Utilities:** city water and sanitary sewer lines exist in the locality for service of the subject lots.

**Site Features:** topography is flat; a wetland exists along the north and east boundaries of the property.

Adjacent Zoning and Land Use:

**North:** R2 district; single- and multi-family residences (some under construction), and undeveloped lots.

**East:** R2 and R1 Single Family Residential districts; single- and multi-family residences (some under construction), undeveloped lots, and Sunnyside Park.

**South:** R2 district; single- and multi-family residences (some under construction), and undeveloped lots.

**West:** outside city limits; R2 prezone district; duplex residence and pastureland.

Access:

Old Wawawai Road, classified as a secondary arterial street on the Comprehensive Plan Arterial Street Plan Map.

Environmental Review:

Environmental Checklist submitted 6/27/05 (See Attachment D); Mitigated Determination of Nonsignificance issued 9/1/05 (See Attachment E).

Hearing Notification:

Notice of Public Hearing published 6/17/06; Notice of Public Hearing mailed 6/16/06.

Comments of Affected Departments/Agencies:

Copies of the proposed preliminary plat were distributed to a number of agencies within Whitman County. These agencies, and their responses regarding the proposed plat, are as follows:

- a. **Adelphia:** *No response.*
- b. **Avista:** *No response.*
- c. **Verizon:** Stated that the proposal is acceptable.
- d. **Pullman School District:** Commented that provisions should be made for pedestrian access to Sunnyside School (e.g., crosswalk on Old Wawawai Road).
- e. **Whitman County Health Department:** *No response.*
- f. **Whitman County Planning Department:** *No response.*
- g. **Palouse Conservation District:** *No response.*
- h. **WSU Capital Planning and Development Department:** *No response.*
- i. **Pullman Public Services:** Remarked that a crosswalk

should be established across Old Wawawai Road in the general vicinity of the subject property.

- j. **Pullman Fire Department:** Noted that minimum fire hydrant spacing would be 600 feet.
- k. **Pullman Police Department:** Recommended a secondary access for the subdivision; appropriate lighting at street intersections; provisions for Sunnyside School students' pedestrian access; and the following improvements on Old Wawawai Road: left turn lane, curbs and sidewalks, and road width expansion (or restriction of on-street parking).
- l. **Pullman Public Works Department:** Indicated that, while the proposed access from Old Wawawai Road is acceptable, it preferred exclusive access from Marcia Drive [Note: establishment of this access would create wetland impacts that would need to be mitigated]; the department also recommended the following conditions: 1) all public works improvements shall be designed and constructed in conformance with the Pullman Design Standards and Standard Construction Specifications; 2) improvements to Old Wawawai Road, including street widening and sidewalks, shall be constructed along the Old Wawawai Road frontage, as approved by the director of public works; and 3) the storm water detention system shall be designed in accordance with the Hatley Basin criteria of the Pullman Design Standards.
- m. **Pullman Planning Department:** Comments included in "Staff Analysis and Recommendation" section below.

#### PERTINENT PLANNING PROVISIONS

There are a number of provisions contained within the Subdivision Ordinance, Zoning Code, Comprehensive Plan, and Pedestrian/Bicycle Circulation Plan that should be considered when reviewing a proposed preliminary plat. These provisions are referenced below.

Subdivision Ordinance Sections 13.80.050, 13.80.110, 13.80.120, 13.80.130, and 13.80.170

Zoning Code Sections 17.01.050, 17.75.010, and 17.75.080

Comprehensive Plan Goals LU1, LU3, LU4, LU8, LU9, H2, T1, T2, CF1, and CF5, and their respective policies

Pedestrian/Bicycle Circulation Plan Policies 2A, and 2B, and their respective implementation strategies

### STAFF ANALYSIS AND RECOMMENDATION

Planning staff finds that the public use and interest would be served by the establishment of the proposed subdivision and the dedications requested. The proposed subdivision also appears to be consistent with the pertinent goals and policies of the Comprehensive Plan. With the application of certain conditions related to necessary improvements and easements, staff believes this preliminary plat should be approved.

The smallest lot in this subdivision is proposed to be 6,009 square feet (Lot 19). The narrowest lot is proposed to be 60 feet wide (Lot 2). The minimum lot size and lot width for the R2 zoning district is 6,000 square feet and 60 feet, respectively. Thus, the planned lots conform to the design provisions of the zoning code. The preliminary plat also meets the subdivision ordinance standards related to design of streets and blocks.

Public Works staff believes the requested subdivision could be adequately served by public utilities. The water main and sewer lines are proposed to be extended from the existing water and sewer systems in Old Wawawai Road. Lot 1 of the proposed subdivision would contain the storm water detention pond. The storm water management system at the site would be designed in accordance with the more stringent Hatley Basin provisions of the Design Standards to provide effective runoff control in this basin that has known capacity deficiencies. The public works department has suggested a condition of approval to confirm the need to use these special provisions for this development.

The Environmental Checklist (Attachment D) indicates that the proposed subdivision would generate an average of about 280 vehicular trips per day. From staff's perspective, secondary arterial Old Wawawai Road has adequate capacity to accommodate this anticipated traffic volume. Also, for a subdivision this small, public works department staff believes one access into the site is sufficient. Among its recommended conditions, the public works department is calling for improvements along the Old Wawawai Road frontage, including street widening and sidewalks. As documented in the "Comments of Affected Departments/Agencies" section of this report, several parties remarked that provisions should be made for pedestrian access across Old Wawawai Road in the general vicinity of the subject property. In response, public works staff informed the planning department that this matter has been addressed; plans already approved by the city for the nearby intersection of Old Wawawai Road and Marcia Drive show the establishment of two crosswalks across Old Wawawai Road there.

In staff's view, suitable provisions have been made for this proposal with respect to transit operations, parks, and educational facilities. The transit stop closest to the proposed subdivision is located at the intersection of Old Wawawai Road and West Main Street. The city's transit staff will evaluate the need to extend transit service closer to the subject lots as development in this area continues. Sunnyside Park, which is 25 acres in size, offers recreational opportunities in close proximity to the subject property. The Pullman School District expressed interest in establishing a means of pedestrian access across Old Wawawai Road (addressed in the previous

paragraph), but indicated that the subdivision was otherwise acceptable.

A wetland is situated along the north and east boundaries of the subject property. The city has approved a wetland mitigation plan for this wetland, which includes the establishment of a 25-foot-wide open space buffer along the entire length of the drainage. This buffer, which is proposed to be enhanced with native vegetation, is identified on the preliminary plat as a "Conservancy Area." Staff believes that certain aspects of the approved wetland mitigation plan, namely, the requirement to perform the mitigation work as part of the subdivision improvements and the necessity to establish appropriate easements in accordance with the approved plan, should be included as conditions of approval for this preliminary plat.

Based on the above discussion, staff finds that, with the application of suitable conditions, the proposed preliminary plat would make appropriate provisions for the public health, safety, and general welfare. Consequently, staff recommends approval of the preliminary plat, subject to the following conditions:

1. All public works improvements shall be designed and constructed in conformance with the Pullman Design Standards and Standard Construction Specifications.
2. Improvements to Old Wawawai Road, including street widening and sidewalks, shall be constructed along the Old Wawawai Road frontage, as approved by the director of public works.
3. The storm water detention system for this subdivision shall be designed in accordance with the Hatley Basin criteria of the Pullman Design Standards.
4. The required wetland mitigation work for this project shall be performed as part of the public works improvements for this subdivision.
5. Wetland buffer conservation easements shall be provided at appropriate locations on Lots 1 through 7 and Lots 9 and 10 in accordance with the approved wetland mitigation plan. Said easements shall be displayed on the final plat of this subdivision.

#### FINDINGS OF FACT AND CONCLUSIONS

Staff has prepared findings of fact and conclusions for consideration at the public hearing. These findings and conclusions have been included within draft Resolution No. PC-2006-6 (See Attachment F).

Prior to making a recommendation to the City Council to approve or deny the proposed preliminary plat, the Commission must adopt findings of fact and conclusions which specify the basis for its decision. The Commission may abstract findings and conclusions from the applicant, staff, public,

or Planning Commission members.

ACTION REQUESTED

- A. Establish rules of procedure and ask Appearance of Fairness questions.
- B. Accept staff report.
- C. Take testimony on the proposal.
- D. Adopt, by motion, Findings of Fact.
- E. Adopt, by motion, Conclusions.
- F. Move to approve or deny the proposed preliminary plat. If the motion is to approve, the same motion should include any conditions the Commission wishes to apply.

ATTACHMENTS

- “A” Location and Zoning Map
- “B” Preliminary Plat Application
- “C” Preliminary Plat
- “D” Environmental Checklist
- “E” Mitigated Determination of Nonsignificance
- “F” Draft Resolution No. PC-2006-6