

MEMORANDUM

TO: Pullman Planning Commission

FROM: Pete Dickinson, Planning Director
Heidi Sowell, Assistant City Planner

FOR: Meeting of April 26, 2006

SUBJECT: Proposed Dedication of Right-of-Way
Nelson Court cul-de-sac

DATE: April 17, 2006

A proposal has been submitted by the Port of Whitman County to dedicate right-of-way to the city for a cul-de-sac on the current terminus of the improved Nelson Court. The property involved in the proposed Nelson Court dedication is located east of Hopkins Court, on Nelson Court, within Lots 20 and 21 of the Port of Whitman County Industrial Park Subdivision; it is approximately 5,663 square feet. For a graphic depiction of the proposed dedication, please refer to the attached ROW Dedication map.

Zoning Code Subsection 17.20.070(13) states that one of the responsibilities of the Planning Commission is as follows:

To review and report to the City Council on the location, extent, and consistency with the Comprehensive Plan regarding proposals for the...dedication of any street... The planning commission may recommend such conditions as are considered appropriate in order that the proposal will be consistent with the Comprehensive Plan.

The proposed dedication is being submitted in agreement with a city request related to providing a cul-de-sac at the end of Nelson Court for safe vehicle turn around maneuvers. When viewing the attached map it is apparent that the Nelson Court right-of-way continues west of the proposed dedication. However, the steep slopes associated with that section of road have made construction of the remaining portion impractical.

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This street dedication was initiated by the public works department. The area proposed for dedication provides for a cul-de-sac that meets the requirement of a minimum right-of-way radius of fifty feet. Affected city staff are in support of this proposal.

In staff's view, the proposed roadway dedication clearly meets Comprehensive Plan Goal T.1, which states: "Provide facilities, access and circulation for all land uses to ensure free and safe movement of people and goods." Accordingly, planning staff recommends that the Planning Commission find this proposal consistent with the Comprehensive Plan.

Attachment