



CITY OF PULLMAN

Public Works and Planning Departments

325 S.E. Paradise Street, Pullman, WA 99163
(509) 338-3220 or (509) 338-3213 Fax (509) 338-3282
www.pullman-wa.gov

MEMORANDUM

TO: Pullman Planning Commission

FROM: Pete Dickinson, Planning Director PD
Jason Radtke, Assistant Planner JR

FOR: Meeting of October 26, 2016

SUBJECT: Sunnyside Heights Addition No. 10 Preliminary Plat

DATE: October 19, 2016

Staff Report No. 16-16

BACKGROUND DATA

Applicant: Ryan Itani, on behalf of Itani Land Development III, Inc.

Property Location: Located between the intersection of SW Panorama Drive and SW Teal Court/Ramsey Court and the intersection of SW Latour Peak Street and SW Marcia Drive on Sunnyside Hill (See Attachment A, Location and Zoning Map).

Property Size: 9.2 acres.

Applicant's Request: Divide the subject property into 30 lots and public streets for residential development (See Attachment B, Preliminary Plat Application; and Attachment C, Preliminary Plat).

Applicable Zoning District Description: **R2 Low Density Multi-Family Residential district:** provides for single family dwellings, duplexes, manufactured homes, townhouses, and apartments developed to a maximum density of fifteen (15) dwelling units per net acre.

Property Features: **Current Land Use:** vacant property;

Utilities: city water, sanitary sewer, and storm drain lines exist in the locality for service of the subject lots;
Topography: moderate slopes.

Adjacent Zoning and Land Use:

North: R1 Single Family Residential zoning district; Sunnyside Park;
East: R1 and R2 zoning districts; single family homes, duplexes, and vacant land;
South: R2 zoning district; single family homes, duplexes, and Itani Linear Park;
West: R2 and R2 with Planned Residential Development overlay zoning districts; single family homes, townhouses, and vacant land.

Access:

SW Panorama and Marcia Drives, designated as local access streets on the Comprehensive Plan Arterial Street Plan Map.

Environmental Review:

Environmental Checklist submitted 6/10/16 (See Attachment D); Determination of Nonsignificance issued 7/8/16 (See Attachment E).

Hearing Notification:

Notice of Public Hearing mailed 10/12/16; Notice of Public Hearing published 10/15/16; Notice of Public Hearing posted 10/11/16.

Comments of Affected Departments/Agencies:

Notification of the applicant's request was distributed to affected organizations and governmental entities. These parties, and a summary of their responses to the notification, are presented below.

- a. **Avista:** *No response.*
- b. **Frontier Communications:** *No response.*
- c. **Palouse Conservation District:** *No response.*
- d. **Pullman School District:** *No response.*
- e. **Time Warner Cable:** *No response.*
- f. **Whitman County Planning Division:** *No response.*
- g. **Whitman County Health Department:** *No response.*
- h. **Whitman County Commissioners:** *No response.*
- i. **WSU Capital Planning Department:** *No response.*
- j. **Pullman Protective Inspections Division:** *No response.*
- k. **Pullman Public Services Department:** *No response.*

response.

- l. **Pullman Fire Department:** *No response.*
- m. **Pullman Police Department:** *No response.*
- n. **Pullman Public Works Department:** All public works infrastructure shall be designed and constructed in accordance with the City of Pullman Design Standards and Standard Construction Specifications; the "Hatley Basin" provisions of the City of Pullman Design Standards shall apply for the design and construction of stormwater detention; all-weather access to all public utility maintenance locations (e.g. manholes, stormwater detention/treatment, etc.) located outside the public right-of-way shall be provided and constructed as approved by the Public Works Director; water mains shall be sized for a fire flow of 1,500 gallons per minute, with a minimum size of eight inches in diameter; footing and/or roof drains from any lots shall be routed and conveyed as approved by the Public Works Director; a utility easement, adjacent to the right-of-way, is required along the frontage of all lots, as approved by the Public Works Director, and the width of said easement will vary between five and ten feet based on layout of franchise utilities; sidewalk along the frontage of Lot 30, as well as all ADA ramps, shall be constructed with initial subdivision improvements; for public stormwater detention and treatment facilities proposed on Lot 30, the developer shall either provide a public easement, or dedicate Lot 30, to the City of Pullman, as approved by the Public Works Director; the depth of cover of public utilities shall be as prescribed in the Design Standards (e.g. maximum cover of ten feet on sanitary and storm sewer), unless otherwise approved by the Public Works Director; and the maximum street grade for Marcia Drive shall be ten percent, unless otherwise approved by the Public Works Director.
- o. **Pullman Engineering Division:** Comments included in "Staff Analysis and Recommendation" section below.

p. **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 which need to 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 Land Use Goals LU1, LU3, and LU4, and their respective policies

Comprehensive Plan Housing Goal H3 and its respective policies

Comprehensive Plan Transportation Goal T1 and T2, and their respective policies

Comprehensive Plan Capital Facilities and Utilities Element Goal 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 believes that the public use and interest would be served by the establishment of the proposed subdivision and the dedications requested. The proposed subdivision appears to be consistent with the pertinent goals and policies of the Comprehensive Plan. Planning staff also feels that this proposal would be consistent with the city's planning standards and specifications. The smallest lot in this subdivision is proposed to be 6,748 square feet. The narrowest lot is proposed to be 62 feet wide. 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 requirements of the zoning code. In addition, staff finds that the proposed plat complies with the pertinent subdivision ordinance standards involving street design.

Public Works staff believes the requested subdivision could be adequately served by public services. The water main, sanitary sewer, and storm water conveyance lines are proposed to be extended from the existing water, sewer, and storm water systems in SW Panorama and Marcia Drives.

With regard to city transit, the nearest stop is located at the intersection of SW Center and Fountain Streets. As with other developments, the city's transit staff would evaluate the

need to extend transit service closer to the subject lots as development in this area continues. There are three parks located in the area; Itani Park and Itani Linear Park are located southeast of the proposed subdivision, and Sunnyside Park is located northeast of the proposed subdivision. Itani Park is approximately 7.4 acres in size, and Itani Linear Park is about 7.1 acres in area; these parks provide a connection to the 25-acre Sunnyside Park via sidewalks between Itani Park and Itani Linear Park and the pedestrian path through Itani Linear Park to Sunnyside Park. Regarding educational facilities, planning staff has been provided no evidence from the Pullman School District that the development of housing units in this subdivision would place excessive demands on Pullman's local school system. Based on the above information, it appears that appropriate provisions have been made in this application for public transit, schools, and parks and recreation.

The applicants estimate in their Environmental Checklist (Attachment D) that the proposed subdivision would establish 30 dwelling units. It is estimated that this number of dwelling units would generate approximately 300 vehicular trips per day. Staff believes the street system in this area has the capacity to accommodate the traffic volume specified above. This subdivision also creates a connection between SW Center Street and Old Wawawai Road via SW Panorama and Marcia Drives.

A Determination of Nonsignificance (Attachment E) was issued for this project under the State Environmental Policy Act. Therefore, the subdivision is not expected to have a significant adverse environmental impact on the adjacent area or the community in general.

Following its review of this application, public works staff has suggested a number of conditions to ensure that the infrastructure for this proposal would comply with city standards. Planning staff finds that, with the imposition of these 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 infrastructure shall be designed and constructed in accordance with the City of Pullman Design Standards and Standard Construction Specifications.
2. The "Hatley Basin" provisions of the City of Pullman Design Standards shall apply for the design and construction of stormwater detention.
3. All-weather access to all public utility maintenance locations (e.g. manholes, stormwater detention/treatment, etc.) located outside the public right-of-way shall be provided and constructed as approved by the Public Works Director.
4. Water mains shall be sized for a fire flow of 1,500 gallons per minute, with a minimum size of eight inches in diameter.
5. Footing and/or roof drains from any lots shall be routed and conveyed as approved by the Public Works Director.

6. A utility easement, adjacent to the right-of-way, is required along the frontage of all lots, as approved by the Public Works Director. Width of this utility easement will vary between five and ten feet based on layout of franchise utilities.
7. Sidewalk along the frontage of Lot 30, as well as all ADA ramps, shall be constructed with initial subdivision improvements.
8. For public stormwater detention and treatment facilities proposed on Lot 30, the developer shall either provide a public easement, or dedicate Lot 30, to the City of Pullman, as approved by the Public Works Director.
9. The depth of cover of public utilities shall be as prescribed in the Design Standards (e.g. maximum cover of ten feet on sanitary and storm sewer), unless otherwise approved by the Public Works Director.
10. The maximum street grade for Marcia Drive shall be ten percent, unless otherwise approved by the Public Works Director.

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 as Draft Resolution No. PC-2016-4 for the Commission's consideration (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

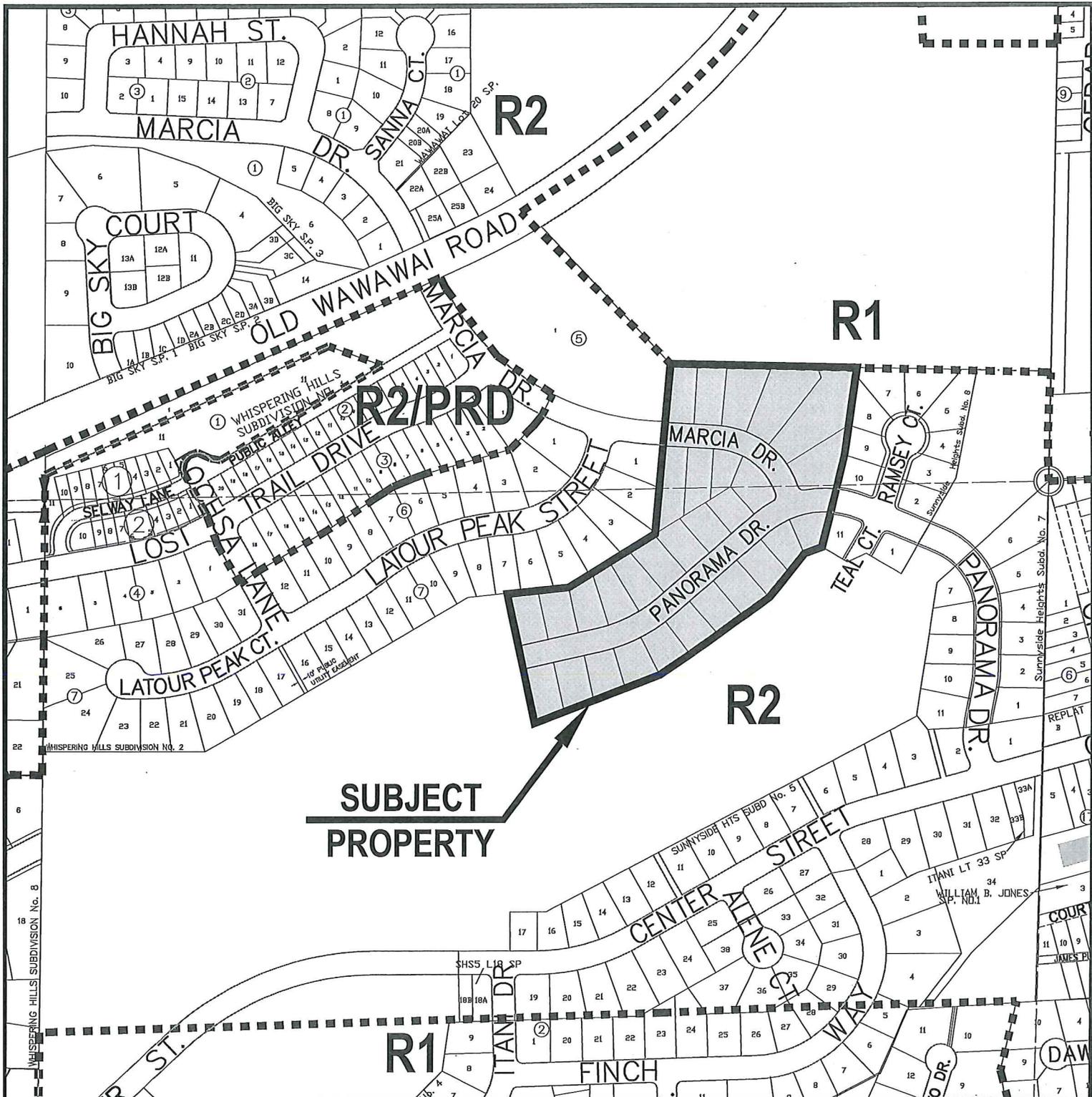
- A. Establish rules of procedure and ask Appearance of Fairness questions.
- B. Accept staff report.
- C. Take testimony on the proposal.
- D. Adopt, by motion, Findings of Fact.
- E. Adopt, by motion, Conclusions.
- F. Move to approve or deny the proposed preliminary plat. If the motion is to approve,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

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“D” Environmental Checklist
“E” Determination of Nonsignificance
“F” Draft Resolution No. PC-2016-4



SUBJECT PROPERTY



ZONING DISTRICT BOUNDARY



P:\Engr & CAD\PLANNING-PD-PARKS-M&O DOCUMENTS\PLANNER\7-Preliminary Plat\&Z 2016\Sunnyside Heights 10.dwg

LOCATION & ZONING MAP
ATTACHMENT "A"

SUNNYSIDE
HEIGHTS
ADDITION
No. 10

RECEIPT NO.: 43538

DATE APPLICATION RECEIVED: 8-31-16

DATE APPLICATION ACCEPTED AS COMPLETE: _____

CITY OF PULLMAN
SUBDIVISION PRELIMINARY PLAT APPLICATION
Pullman City Code 13.80.060

APPLICANT:

NAME: Ryan Itani

ADDRESS: 715 SW Alene Ct., Pullman, WA 99163

TELEPHONE: 509-338-5147

STATUS (property owner, lessee, agent, purchaser, etc.): agent

PROPERTY OWNER (if different than applicant):

NAME: Itani Development III, Inc.

ADDRESS: 1515 SW Wadleigh Dr, Pullman, WA 99163

TELEPHONE: 509-332-2360

REGISTERED ENGINEER OR LAND SURVEYOR:

NAME: Ryan Itani

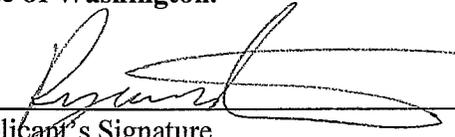
ADDRESS: ~~Itani Development III, Inc., 1515 SW Wadleigh Dr, Pullman, WA 99163~~ 715 SW Alene Ct., Pullman, WA 99163

TELEPHONE: 509-338-5147

NAME OF SUBDIVISION: Sunnyside Heights Addition No. 10

ZONE DESIGNATION: R2 TOTAL AREA: 9.2 Ac NO. OF LOTS: 30

All information provided in this application is said to be true under penalty of perjury by the laws of the State of Washington.


Applicant's Signature

08/31/2016
Date

Receipt No. 43430
Date 6/10/2016

CITY OF PULLMAN ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name(s) of proposed project, if applicable:
Sunnyside Heights Addition No. 10 to the City of Pullman
2. Name of applicant:
Itani Development III, Inc.
Contact: Ryan Itani
3. Address and phone number of applicant and contact person:
Ryan Itani
1515 SW Wadleigh Dr
Pullman, WA 99163
(509) 338-5147
4. Date Checklist prepared:
June 10, 2016
5. Agency requesting Checklist: City of Pullman
6. Proposed timing or schedule (including phasing, if applicable):
Rough grading is expected to start by August 2016 and be completed by September 2016. Remaining construction will occur during the summer of 2017 and be completed by August 2017.

**EVALUATION -
CITY USE ONLY**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes. Future additions are planned. These future additions will utilize facilities such as roadways, walks, water mains, etc., constructed as part of this addition
8. List any environmental information you know of that has been prepared, or will be prepared, directly related to this proposal.
A wetland determination/delineation/mitigation report has been completed as part of prior Sunnyside Heights Additions to the City of Pullman This report is on file with the City.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No other applications are known at this time.

**EVALUATION -
CITY USE ONLY**

10. List any governmental approvals or permits that will be needed for your proposal, if known.

- SEPA Review
- NPDES Stormwater Discharge Permit
- City of Pullman
 - i. Engineering Plan Approval
 - ii. Grading Permit
 - iii. Building Permit
 - iv. Final Plat

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this Checklist that ask you to describe certain aspects of your proposal. You need not repeat those answers here.

The applicant proposes to develop an 30 lot subdivision on approximately 9.2 acres in southwest Pullman, Washington. This subdivision is the tenth such addition to the City, and is part of an overall development plan known as "Sunnyside Heights".

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the City, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this Checklist.

SW 1/4 of Section 6, Township 14N, Range 45E. W.M, Whitman County, Pullman, Washington.

*and NW 1/4 of
Section 6*

B. ENVIRONMENTAL ELEMENTS (TO BE COMPLETED BY APPLICANT)

1. EARTH

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)?
50%

c. What general types of soil are found on the site (e.g., clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Typical soils on the project site are common to this area (i.e. 18" to 36" topsoil, 10' to 30' Palouse Loess, Fractured Basalt.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No indications of unstable soils are present.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Excavation activities are proposed for development of residential lots and roadways. The proposed grading will involve approx. 60,000 cubic yards of cut and 60,000 cubic yards of fill. Grading activities will produce varying slopes, of which the most severe slopes are at 2:1 (H:V) embankment slopes. The sources of fill materials, if needed, will be from on-site excavations.

60,000?

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion typically associated with the removal of topsoil from this area's Loess type soils during construction activities, and during the re-establishment of vegetation after construction is expected. Appropriate Erosion control BMPs will be implemented to protect areas downstream of the project site.

g. Approximately what percent of the site will be covered with impervious surfaces after project construction (e.g., asphalt or buildings)?

Impervious surfaces upon completion of the proposed construction will be typical for a low-density residential development in the City of Pullman. This typical impervious surface coverage is estimated at approximately 17% of the total site area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A grading and erosion control plan, utilizing appropriate Best Management Practices (BMPs) will be completed per the City of Pullman's requirements. Typical BMPs utilized in this area include: silt fencing, straw bales, check dams and temporary seeding, as necessary.

2. AIR

- a. What types of emissions to the air would result from the proposal (e.g., dust, automobile, odors, industrial, wood smoke) during construction and after the project is completed? If any, generally describe and give approximate quantities, if known.

During Construction: Dust and construction equipment emissions

After Construction: Gas stove emissions; automobile emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

During Construction: Dust abatement, as necessary.

After Construction: None.

3. WATER

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If so, describe type and give names. If appropriate, state what stream or river it flows into.

A wetland is located near the project site in Itani Park. A wetland delineation and mitigation report for Sunnyside Heights is on file with the City.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, describe and attach available plans.

Yes, adjacent.

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

None

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge?

No

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give description, purpose and approximate quantities, if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (e.g., domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable) or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff will be collected in a City approved system of catch basins and storm sewer pipes. The collected runoff will be routed to one of two detention ponds. One detention pond will be constructed as part of this project and discharges stormwater to a storm sewer in Marcia Dr. The other detention pond was previously constructed in an earlier phase and was sized to provide detention for this development and discharges stormwater to storm sewer at the south end of Sunnyside Park. Stormwater discharge from both detention ponds are tributary to the Hatley Basin and the south fork of the Palouse River.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials from automotive spills and general household spills and overflows of sanitary sewer systems have minimal possibility of entering ground or surface waters though the proposed stormwater runoff collection system.

- 3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Stormwater facilities designed in accordance with the Washington State Department of Ecology and City of Pullman standards will be implemented to treat and detain surface water runoff. Appropriate erosion control BMPs will be implemented to prevent sediment laden water from entering downstream systems.

4. PLANTS

- a. Check and/or circle the following types of vegetation found on the site:

**EVALUATION -
CITY USE ONLY**

- ___ Deciduous tree: alder, maple, aspen, other _____
- ___ Evergreen tree: fir, cedar, pine, other _____
- ___ Shrubs
- ___ Grass
- ___ Pasture
- ___ Crop or grain
- ___ Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other _____
- ___ Water plants: water lily, eelgrass, milfoil, other _____
- ___ Other types of vegetation _____

b. What kind and amount of vegetation will be removed or altered?

All those noted above.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping will be typical for low-density residential developments in the City of Pullman.

5. ANIMALS

a. Circle any animals which have been observed on or near the site, or are known to be on or near the site.

BIRDS: Hawk, heron, eagle, songbirds, other Pheasant, Geese, Duck _____

MAMMALS: Deer, bear, elk, beaver, other Coyote, Dog, Cat _____

FISH: Bass, salmon, trout, herring, shellfish, other _____

b. List any threatened or endangered species known to be on or near the site.

None.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Will it be used for heating, manufacturing, etc.?

Electrical and natural gas for heating and cooling

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None known.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

General construction hazards.

- 1) Describe special emergency services that might be required.

None outside of those provided for by the City of Pullman. Namely, injury rescue, life support, etc.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None known.

- b. Noise:

- 1) What types of noise exist in the area which may affect your project (traffic, equipment, operation, other)?

None.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate hours noise would come from site.

During Construction: Construction equipment operation

After Construction: Residential traffic

3) Proposed measures to reduce or control noise impacts, if any:

None known.

8. LAND AND SHORELINE USE

a. What is the current use of site and adjacent properties?

The current site is vacant and not in use. Adjacent properties are residential developments, farmland, and parks.

b. Has the site been used for agriculture? If so, describe.

The site was previously farmed for agricultural crops.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, describe.

No.

e. What is the current zoning classification of the site?

R2

f. What is the site's current Comprehensive Plan designation?

Low Density Residential

g. If applicable, what is the current Shoreline Master Program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

30 lots x 3 people per lot = 90 people

- j. Approximately how many people would the completed project displace?
None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
This project will comply with the City of Pullman Comprehensive Plan and any other applicable State and Federal codes.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.
30 middle to high income houses.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
None known.

10. AESTHETICS

- a. What is the maximum height of any proposed structure(s), not including antennas? What is the proposed principal exterior building material(s)?
Max Height: 3 stories - daylight basement plus two additional stores (35 feet as measured by the Pullman Zoning Code)
- b. What views in the immediate vicinity would be altered or obstructed?
Views of vacant land will be changed to views of a residential development.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Comply with City of Pullman Zoning and Comprehensive Plan Standards.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical residential light production at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not foreseen as a hazard. Will not interfere with views.

- c. What existing off-site sources of light or glare could affect your proposal?

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None known.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

City Parks

*Itani Linear Park
Sunnyside Park
Itani Park*

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:

None known.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects known to be on or next to the site that are listed on or proposed for national, state or local preservation registers? If so, generally describe.

None known.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

- c. Proposed measures to reduce or control impacts, if any:

None known.

14. TRANSPORTATION

- a. Identify public streets/highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessed from Panorama Drive and Marcia Dr.

- b. Is the site currently served by public transit? If not, what is the distance to the nearest transit stop?

No. The nearest existing transit stop is located at the intersection of Marcia Dr and the Old Wawawai Rd (approximately one-quarter of a mile southeast of the project site).

- c. How many parking spaces would the completed project have? How many would it eliminate?

No parking eliminated. Residential street parking added.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes. Roadways providing access to new building lots will be constructed and dedicated to the public.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, describe.

No.

f. How many vehicular trips per day would be generated by the completed project? Indicate when peak volumes would occur.

30 lots x 10 trips per day per lot = 300 trips per day

g. Proposed measures to reduce or control transportation impacts, if any:

None known.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (e.g., fire or police protection, health care, schools, other)? If so, generally describe.

Yes. The need for fire, police and ambulance services will be slightly increased, at least by area, as a result of this project. The additional population increase potential created by this project is within the expected growth of the area and accounted for by public services such as schools, health care, utilities, etc.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None known.

16. UTILITIES

a. Circle utilities currently available at the site:

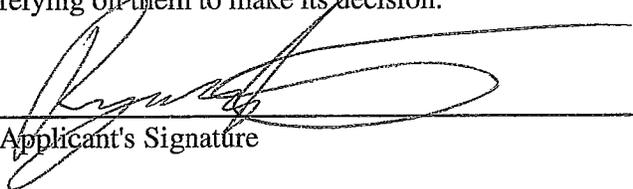
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

b. Describe utilities proposed for the project, utilities providing service, and general construction activities which might be needed on the site or in the immediate vicinity.

All utilities listed in item A above are proposed for the site. Typical utility providers are Avista (electricity and gas), Verizon (phone), City of Pullman (water & sanitary sewer) and Pullman Disposal Service (refuse service). Construction activities include underground utility installation, grading and paving

C. SIGNATURE

I certify (or declare) under penalty of perjury pursuant to the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.


Applicant's Signature

06/10/16
Date Submitted

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

DO NOT COMPLETE THIS SECTION FOR PROJECT ACTIONS.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a great intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

**EVALUATION -
CITY USE ONLY**

1. How would the proposal be likely to increase: discharge of water; emissions to air; production, storage or release of toxic or hazardous substances; production of noise? List any proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life? List any proposed measures to protect or conserve them.

3. How would the proposal be likely to deplete energy or natural resources? List any proposed measures to protect or conserve them.

FINAL DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: Develop a 30-lot subdivision on approximately 9.2 acres.

Proponent: Itani Development III, Inc.

Location of Proposal, including street address, if any: Located within the west 1/2 Section 6, Township 14 North, Range 45 East W.M.

Lead agency: City of Pullman.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the city. This information is available to the public on request.

 There is no comment period for this DNS.
 X This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal until 10 days from the date of this determination (July 8, 2016). The appeal period for this action expires at 5:00 p.m. on July 18, 2016.

Responsible Official: Kevin Gardes, P.E.

Position/Title: Director of Public Works Phone: (509) 338-3217

Address: 325 SE Paradise Street, Pullman, WA 99163

Date 7/8/16 Signature Kevin Gardes

 X You may appeal this determination to the Hearing Examiner at City Hall, 325 SE Paradise Street, Pullman, WA 99163, no later than **July 18, 2016**.

An appeal must conform to the requirements of Sections 16.39.170 (1) (a), (b), and (d) of Pullman City Code.

You should be prepared to make specific factual objections and to pay the required filing fee.

Contact the Director of Public Works for additional information about the procedure to file an appeal of this determination.

 There is no agency appeal.

**BEFORE THE PLANNING COMMISSION
FOR THE CITY OF PULLMAN**

In the Matter of the Proposed
Preliminary Plat of Sunnyside
Heights Addition No. 10

) Resolution No. PC-2016-4
)
) A Resolution Adopting Findings of
) Fact and Conclusions Representing
) the Official Determination of the City
) of Pullman Planning Commission

WHEREAS, an application was duly filed by Ryan Itani, on behalf of Itani Development III, requesting preliminary plat approval for Sunnyside Heights Addition No. 10, involving real property located between the intersection of SW Panorama Drive and SW Teal Court/Ramsey Court and the intersection of SW Latour Peak Street and SW Marcia Drive on Sunnyside Hill, and as shown on the map marked Exhibit "A," attached hereto and by this reference made a part hereof as though set forth in full herein; and,

WHEREAS, a notice of the Planning Commission public hearing on this matter was posted at the subject property on October 11, 2016, mailed to pertinent parties on October 12, 2016, and published in the Moscow-Pullman Daily News on October 15, 2016; and,

WHEREAS, a public hearing was held before the Planning Commission on October 26, 2016, at 7:30 p.m. in the Council Chambers at City Hall, 325 SE Paradise Street, Pullman, Washington, at which time public comment from persons favoring and opposing the proposed preliminary plat was solicited, and after hearing public comment thereon, Commission members deliberated over the matter in open session; and,

WHEREAS, this Commission now considering it appropriate to enter its formal written decision, makes and enters the following

Findings of Fact

1. On August 23, 2016, Ryan Itani, on behalf of Itani Development III, submitted to the public works department a preliminary plat application for Sunnyside Heights Addition No. 10.
2. The proposed preliminary plat involves the division of approximately 9.2 acres into 30 lots and public streets.
3. The property proposed to be subdivided is located between the intersection of SW Panorama Drive and SW Teal Court/Ramsey Court and the intersection of SW Latour Peak Street and SW Marcia Drive on Sunnyside Hill.
4. The subject property is located within an R2 Low Density Multi-Family Residential zoning district.

5. Staff Report No. 16-16, prepared by planning staff, provides the following zoning district description:

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

6. The subject property is currently vacant land; the topography of the site is characterized by moderate slopes.
7. City water, sanitary sewer, and storm drain lines exist in the locality of the subject property.
8. The area to the north of the subject property is zoned R1 Single Family Residential and is occupied by Sunnyside Park; the area to the south of the subject property is zoned R2 and is occupied by single family homes, duplexes, and Itani Linear Park; the area to the east of the subject property is zoned R1 and R2 and is occupied by single family residences, duplexes, and vacant land; the area to the west of the subject property is zoned R2 and R2 with Planned Residential Development overlay district and is occupied by single family homes, townhouses, and vacant land.
9. Access to the subject property would be gained by way of SW Panorama and Marcia Drives, classified as local access streets on the Comprehensive Plan Arterial Street Plan Map.
10. An Environmental Checklist for this proposal was submitted on June 10, 2016, and a Determination of Nonsignificance was issued for the project by the Responsible Official on July 8, 2016, following a review of said checklist.
11. Prior to the Planning Commission public hearing on this matter, copies of the proposed preliminary plat were distributed to a number of organizations and agencies in the greater Pullman area. Staff Report No. 16-16 provides the following description of these entities' responses to this notification:
 - a. **Avista:** *No response.*
 - b. **Frontier Communications:** *No response.*
 - c. **Palouse Conservation District:** *No response.*
 - d. **Pullman School District:** *No response.*
 - e. **Time Warner Cable:** *No response.*
 - f. **Whitman County Planning Division:** *No response.*
 - g. **Whitman County Health Department:** *No response.*
 - h. **Whitman County Commissioners:** *No response.*
 - i. **WSU Capital Planning Department:** *No response.*
 - j. **Pullman Protective Inspections Division:** *No response.*
 - k. **Pullman Public Services Department:** *No response.*

- l. **Pullman Fire Department:** *No response.*
 - m. **Pullman Police Department:** *No response.*
 - n. **Pullman Public Works Department:** All public works infrastructure shall be designed and constructed in accordance with the City of Pullman Design Standards and Standard Construction Specifications; the “Hatley Basin” provisions of the City of Pullman Design Standards shall apply for the design and construction of stormwater detention; all-weather access to all public utility maintenance locations (e.g. manholes, stormwater detention/treatment, etc.) located outside the public right-of-way shall be provided and constructed as approved by the Public Works Director; water mains shall be sized for a fire flow of 1,500 gallons per minute, with a minimum size of eight inches in diameter; footing and/or roof drains from any lots shall be routed and conveyed as approved by the Public Works Director; a utility easement, adjacent to the right-of-way, is required along the frontage of all lots, as approved by the Public Works Director, and the width of said easement will vary between five and ten feet based on layout of franchise utilities; sidewalk along the frontage of Lot 30, as well as all ADA ramps, shall be constructed with initial subdivision improvements; for public stormwater detention and treatment facilities proposed on Lot 30, the developer shall either provide a public easement, or dedicate Lot 30, to the City of Pullman, as approved by the Public Works Director; the depth of cover of public utilities shall be as prescribed in the Design Standards (e.g. maximum cover of ten feet on sanitary and storm sewer), unless otherwise approved by the Public Works Director; and the maximum street grade for Marcia Drive shall be ten percent, unless otherwise approved by the Public Works Director.
 - o. **Pullman Engineering Division:** Comments included in “Staff Analysis and Recommendation” section [of Staff Report No. 16-16].
 - p. **Pullman Planning Department:** Comments included in “Staff Analysis and Recommendation” section [of Staff Report No. 16-16].
12. Staff Report No. 16-16 states that the following provisions need to be considered when reviewing a proposed preliminary plat:

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 Land Use Goals LU1, LU3, and LU4 and their respective policies
Comprehensive Plan Housing Goal H3 and its respective policies
Comprehensive Plan Transportation Goal T1 and T2, and their respective policies
Comprehensive Plan Capital Facilities and Utilities Element Goal CF1 and CF5, and their respective policies
Pedestrian/Bicycle Circulation Plan Policies 2A and 2B, and their respective implementation strategies

13. Staff Report No. 16-16 states the following:

Planning staff believes that the public use and interest would be served by the establishment of the proposed subdivision and the dedications requested. The proposed subdivision appears to be consistent with the pertinent goals and policies of the Comprehensive Plan. Planning staff also feels that this proposal would be consistent with the city's planning standards and specifications. The smallest lot in this subdivision is proposed to be 6,748 square feet. The narrowest lot is proposed to be 62 feet wide. 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 requirements of the zoning code. In addition, staff finds that the proposed plat complies with the pertinent subdivision ordinance standards involving street design.

14. Staff Report No. 16-16 includes the following paragraph:

Public Works staff believes the requested subdivision could be adequately served by public services. The water main, sanitary sewer, and storm water conveyance lines are proposed to be extended from the existing water, sewer, and storm water systems in SW Panorama and Marcia Drives.

15. Staff Report No. 16-16 states the following:

With regard to city transit, the nearest stop is located at the intersection of SW Center and Fountain Streets. As with other developments, the city's transit staff would evaluate the need to extend transit service closer to the subject lots as development in this area continues. There are three parks located in the area; Itani Park and Itani Linear Park are located southeast of the proposed subdivision, and Sunnyside Park is located northeast of the proposed subdivision. Itani Park is approximately 7.4 acres in size, and Itani Linear Park is about 7.1 acres in area; these parks provide a connection to the 25-acre Sunnyside Park via sidewalks between Itani Park and Itani Linear Park and the pedestrian path through Itani Linear Park to Sunnyside Park. Regarding educational facilities, planning staff has been provided no evidence from the Pullman School District that the development of housing units in this subdivision would place excessive demands on Pullman's local school system. Based on the above information, it appears that appropriate provisions have been made in this application for public transit, schools, and parks and recreation.

16. Staff Report No. 16-16 states the following:

The applicants estimate in their Environmental Checklist (Attachment D [of Staff Report No. 16-16]) that the proposed subdivision would establish 30 dwelling units. It is estimated that this number of dwelling units would generate approximately 300 vehicular trips per day. Staff believes the street system in this area has the capacity to accommodate the traffic volume specified above. This subdivision also creates a connection between SW Center Street and Old Wawawai Road via SW Panorama and Marcia Drives.

17. Staff Report No. 16-16 reads, in part, as follows:

A Determination of Nonsignificance (Attachment E [of Staff Report No. 16-16]) was issued for this project under the State Environmental Policy Act. Therefore, the subdivision is not expected to have a significant adverse environmental impact on the adjacent area or the community in general.

18. Staff Report No. 16-16 includes the following passage:

Following its review of this application, public works staff has suggested a number of conditions to ensure that the infrastructure for this proposal would comply with city standards. Planning staff finds that, with the imposition of these conditions, the proposed preliminary plat would make appropriate provisions for the public health, safety, and general welfare.

From the foregoing Findings of Fact, this Commission now makes the following

Conclusions

1. With the application of certain conditions, the proposed preliminary plat appears to be consistent with the Comprehensive Plan and city planning standards and specifications.
2. With the application of certain conditions, appropriate provisions seem to have been made with respect to the proposed preliminary plat for public health, safety and general welfare, open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds.
3. With the application of certain conditions, the public use and interest appear to be served by the proposed subdivision and the dedications proposed.
4. Written comments or recommendations required by law have been recorded for the proposed preliminary plat.
5. Given the decision of the Responsible Official to issue a Determination of Nonsignificance relative to this project, it appears that the proposed preliminary plat would not have a probable significant adverse environmental impact.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Planning Commission for the city of Pullman that, based upon the foregoing Findings of Fact and Conclusions, this Commission now makes and enters its formal

Decision

The proposed preliminary plat of Sunnyside Heights Addition No. 10 is forwarded to the City Council with a recommendation for approval, subject to the following conditions:

1. All public works infrastructure shall be designed and constructed in accordance with the City of Pullman Design Standards and Standard Construction Specifications.
2. The “Hatley Basin” provisions of the City of Pullman Design Standards shall apply for the design and construction of stormwater detention.
3. All-weather access to all public utility maintenance locations (e.g. manholes, stormwater detention/treatment, etc.) located outside the public right-of-way shall be provided and constructed as approved by the Public Works Director.
4. Water mains shall be sized for a fire flow of 1,500 gallons per minute, with a minimum size of eight inches in diameter.
5. Footing and/or roof drains from any lots shall be routed and conveyed as approved by the Public Works Director.
6. A utility easement, adjacent to the right-of-way, is required along the frontage of all lots, as approved by the Public Works Director. Width of this utility easement will vary between five and ten feet based on layout of franchise utilities.
7. Sidewalk along the frontage of Lot 30, as well as all ADA ramps, shall be constructed with initial subdivision improvements.
8. For public stormwater detention and treatment facilities proposed on Lot 30, the developer shall either provide a public easement, or dedicate Lot 30, to the City of Pullman, as approved by the Public Works Director.
9. The depth of cover of public utilities shall be as prescribed in the Design Standards (e.g. maximum cover of ten feet on sanitary and storm sewer), unless otherwise approved by the Public Works Director.
10. The maximum street grade for Marcia Drive shall be ten percent, unless otherwise approved by the Public Works Director.

DATED this _____ day of _____, 2016.

Dave Gibney, Chair
Pullman Planning Commission

ATTEST:

Pete Dickinson, Planning Director

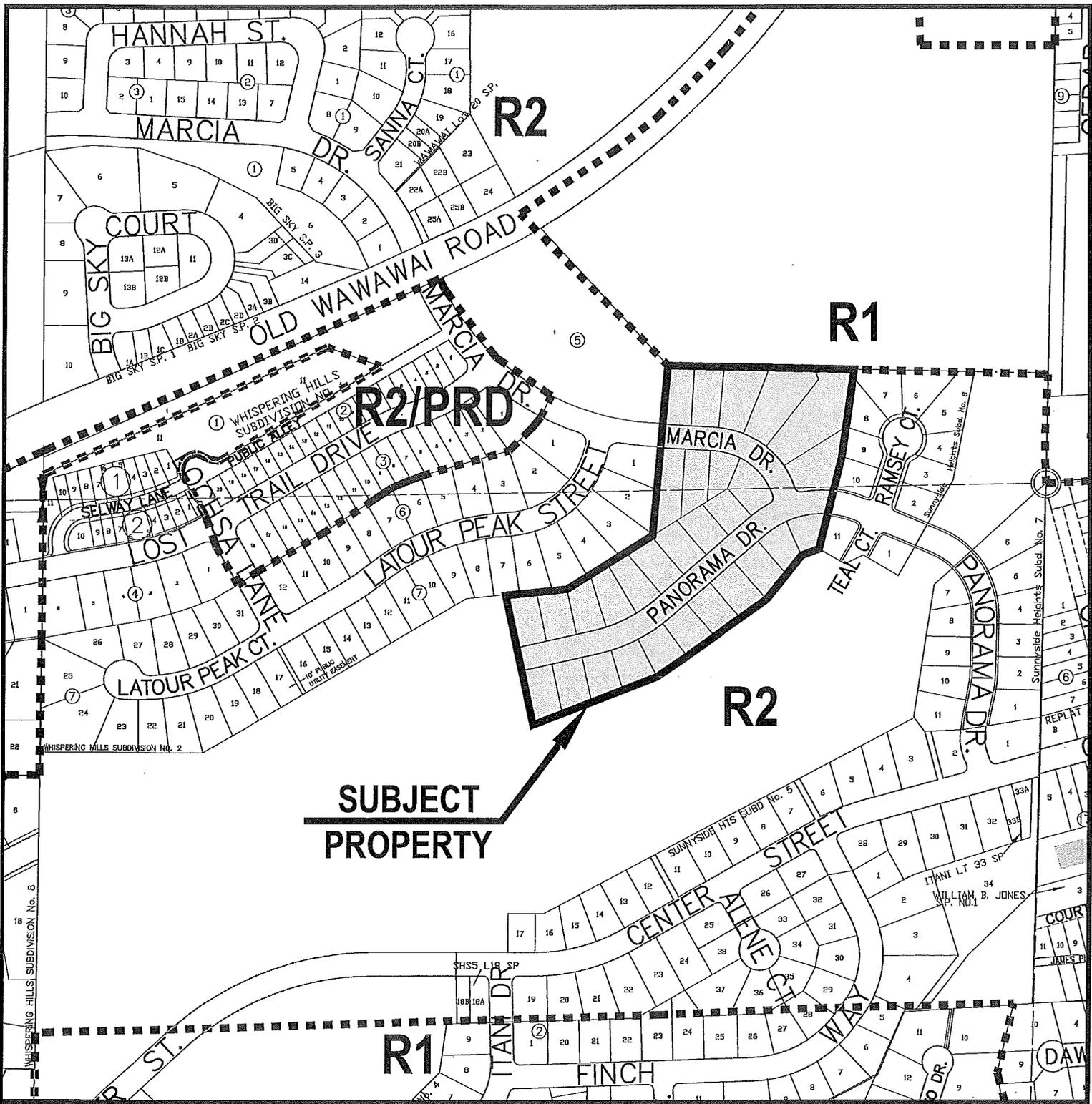
Resolution No. PC-2016-4
Page 7

TRANSMITTED to the City Council through the office of the Mayor by the Planning Commission pursuant to the provisions of P.C.C. 13.80.120 this _____ day of _____, 2016.

RECEIVED by the Mayor this _____ day of _____, 2016, and certified by the Finance Director as to the date of receipt thereof.

Glenn Johnson, Mayor

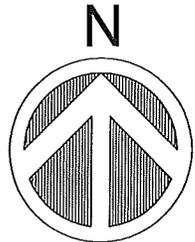
Leann L. Hubbard, Finance Director



SUBJECT PROPERTY



ZONING DISTRICT BOUNDARY



P:\Eng & CAD\PLANNING-PD-PARKS-M&O DOCUMENTS\PLANNER7-Preliminary Plat\L&Z 2016\Sunnyside Heights 10.dwg

LOCATION & ZONING MAP
EXHIBIT "A"

SUNNYSIDE
HEIGHTS
ADDITION
No. 10