

**MINUTES
MAY 31, 2006
REGULAR MEETING
GRANDVIEW PLANNING COMMISSION**

CALL TO ORDER & ROLL CALL

Commissioner Dennis Byam called the regular meeting to order at 6:10 p.m. in the Council Chambers at City Hall.

Planning Commissioners present were: Jan McDonald, Kathy Gonzalez, Dennis Byam and John Hunting. Chairman Don Olmstead, Jr., arrived at 6:20 p.m. Also present was School District Representative Brad Shreeve.

Staff present were: Senior Planner Michael Buchanan of the Yakima Valley Conference of Governments, City Clerk/Secretary Anita Palacios and Public Works Director Cus Arteaga.

PLANNING COMMISSION PROCEEDINGS

1. MINUTE APPROVAL - APRIL 26, 2006 REGULAR MEETING
2. OPEN RECORD PUBLIC HEARING – PRELIMINARY PLAT AMENDMENT FOR MEADOWLARK VIEW SUBDIVISION SUBMITTED BY MICHAEL JOHNSON
3. COMPREHENSIVE PLAN UPDATE – REVIEW DRAFT HOUSING ELEMENT
4. ADJOURNMENT

1. MINUTE APPROVAL - APRIL 26, 2006 REGULAR MEETING

On motion by Commissioner McDonald, second by Commissioner Hunting, **the Commission unanimously approved the April 26, 2006 regular meeting minutes.**

2. OPEN RECORD PUBLIC HEARING PRELIMINARY PLAT AMENDMENT FOR MEADOWLARK VIEW SUBDIVISION SUBMITTED BY MICHAEL JOHNSON

Commissioner Byam opened the public hearing to receive comments on the preliminary plat amendment for Meadowlark View Subdivision submitted by Michael Johnson by reading the public hearing procedure.

There was no one in the audience who objected to any of the Commissioner's participation in these proceedings. None of the Commissioners had an interest in these properties or issues nor did any stand to gain or lose any financial benefit as a result of the outcome of these hearings and all indicated they could hear and consider the issue in a fair and objective manner.

Commissioner Byam placed the following communication which was engaged outside of the hearing on the record (transcribed verbatim): "I talked to Bob Womach. He called me and asked with respect to this, well I don't really know which one it was, but it was the Manhattan and this, about one way in and one way out, but I went out with Cus today and he took me through it and so I understand if anything comes up, but it has nothing to do with the hearing, I mean pro or con or anything and if there's any questions then I'll explain it when it becomes time, but that's the only thing I had."

Background information included the following: On June 11, 2003 and June 16, 2003, the Planning Commission and City Council respectively held public hearings on a preliminary plat application for an 11.25 acre site located south of West Fifth Street and west of Cherry Lane submitted by Peter Fricke.

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Mr. Fricke requested to subdivide the property into 47-single family residential lots with construction to commence in two phases: Phase I consisting of 21 lots and Phase II consisting of 26 lots. On June 23, 2003, Council adopted Resolution No. 2003-40 approving the preliminary plat known as Meadowlark View and authorized the Mayor to sign the Development Contract with Mr. Fricke. On August 23, 2004, Michael Johnson, acting on behalf of Mr. Fricke, submitted a request to amend the Development Contract to revise the construction to three phases: Phase I consisting of 9 lots, Phase II consisting of 12 lots and Phase III consisting of 26 lots. Council approved the request on October 4, 2004. On October 31, 2005, staff approved a short plat for Phase I consisting of 9 lots. On April 11, 2006, Mr. Johnson submitted a preliminary plat amendment for Phase II & III of the Meadowlark View Subdivision to remove the access to Cherry Lane. This will make Meadowlark Drive end in a cul-de-sac with the remainder of the 8.6 acres of undeveloped land subdivided into 37 single-family residential lots.

Mr. Johnson presented his proposal as follows (transcribed verbatim): "I am here today to request that some changes be made with regard to Meadowlark Estates and I brought along some show and tell, but basically some of the things we want to do go along with not only my desires, but the community's desires in the area. The primary thing is that I would like to have exempted a roadway exiting on to Cherry Lane. I'd like to put a cul-de-sac in there. Okay, I'll start off by saying that first of all I feel that if you go back to page, the following, just turn it over, page 13 that's the existing approved method at the present time and if you look at that you can see that the method of exiting and entering the project actually creates a blind spot to the south and located exactly to the north at 702 these residents are highly disturbed about the street coming out and meeting Cherry Lane at that point. L.J. Emerson on the other side, on the south side, he's the next owner over, there's another small house in front of him and I was not able to talk to that person, actually these two people on each side, 702 and L.J., they both spoke to me with regard to feeling negative about that exiting on to Cherry Lane as well as expressing my own same feelings that that creates a traffic hazard. We also, I believe have in the records other written material, don't we Anita from last.

Palacios - From the previous public hearing when this plat was approved there was opposition to that and the developer at that point in time Mr. Fricke was going to be required to do a sight . . .

Arteaga - A traffic analysis which would identify the sight distance of the obstruction lane.

Byam - Was that the one that Nancy Davidson was at?

Palacios - Yes.

Byam - Okay, I remember that, okay.

Johnson - There are several arguments for and against this, but frankly what my point is that I think I can make a very lovely subdivision out of this that is going to improve the image of Grandview. We've been trying to do that in the past. I think that the Fire Department, both Pat the new Fire Chief as well as our old Fire Chief, both reviewed this and felt that there was absolutely no problem. I had Pat down there about a week ago. We walked the entire project. I showed him how the cul-de-sacs would go, how the traffic flow would go. We are creating a roundabout in the center as we come down the road. That roundabout would keep traffic from clogging up and allow through traffic without any barricades or barriers or and reducing our aspect or thoughts with regard to accident opportunities. We've reduced the number of lots. Lot #1 will not be built upon. That is at the entrance on Fifth.

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Byam - Is that that triangular one?

Johnson - Yes, it is.

McDonald - This one up here?

Johnson - Yes.

Gonzalez - The pie?

Johnson - Yes, yes it is.

McDonald - Okay.

Palacios - Are you on page 12?

Gonzalez - Right.

Johnson - By enlarge, I think that this is something you're seeing cities do nowadays more and more often to provide a little bit of security, safety for the residents. A street accessing on to Cherry Lane would make an easy target for shortcuts running up through the project and if you've seen some of my projects, you know that I have a lot of children in my projects because they're gearing towards younger families and that's something that bothered me as well. If we were to go over the irrigation ditch there, that would entail building that up to a hump. We're going to have to either lower it or build it up and if lower it then it's going to be series of engineering problems so in any case if you would come out of that you're going to come up high to a hump and then you're going to go back down to the road. That in itself was gonna create problems in my opinion especially in the winter time, especially when you don't have view of the south there coming around the corner and so that is my primary request for changes. The secondary request for changes is some of the lot lines are being adjusted and here again we're reducing the lot numbers. I will tell you this that since opening this up to prospective buyers that already I have reservations for every lot with the exception of three going down that phase two. People in town really like the aspect of knowing that they all kind of have a neighborhood that's going to be potentially safer with slower traffic. That is primarily my requests. The other thing that I'd like to talk about is that we will have our lots also some of the lots will be larger than 7,000 square feet now, so we are encouraging a little bit. It's really strange, you know, my age group I always think that the best thing for a home is to have a large lot, lots of lawn, beautiful shrubbery and a nice house sitting on it and unfortunately, I'm kind of the old school because nowadays the younger families don't want a large lawn. In fact, as strange as it may seem a lot of them suggest that they don't want any lawn. They're quite happy with having a small patch of grass out there and not dealing with a larger lot, but in this case, we have raised the size of some of the lots.

Byam - Does this amended show those lots as being enlarged? Is this how it's going to be?

Johnson - Yes, pretty much so.

McDonald - So, how many were there before and how many are there now?

Johnson - I believe before there was like 47. There's 45 lots now which we will be building on 43.

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Byam - Where's the other lot that you're not going to build on besides #1?

Johnson - Lot #1 and the vacant lot that is located right behind the roundabout and there's a probability that we won't be dealing with one of the other lots down on the lower cul-de-sac there. I'm not really sure how we're going to deal with that lot there in the corner, right here. We may or may not, I'll not tell you that we're not gonna build a house on it, I'm going to tell you that at the present time we are considering not building house on it and making a park out of it. I would love to make a park out of it and turn it over to the City.

Arteaga - I'm not in to parks so, bring Mike Carpenter in.

Olmstead - So that's fine with you right, Cus.

Arteaga - We'll provide the water.

Johnson - But like I said the (inaudible) on both sides of this exit on to Cherry Lane, I haven't met anyone yet that's in favor of having that done. I would like to comment on something else if I may. Is there any questions first of all regarding what I've said so far? I will state one more time that I have gone over this with the Fire Chief and with some of the guys that run the ambulances, as well as the police. The police love it. I want to say one thing else about Grandview. I've never been in a community that I enjoy the Police Department more than I have this one. These are good guys. We have a very good Police Department here and I don't work with them very often, thank goodness, but when I do, they're excellent, they're professional. I don't just say that, cause I just looked over at Anita, I'm not trying to (inaudible) her, but we do have a good Police Department. I have some other things that I'd like to discuss if I may why I'm doing this. A lot of times there have been comments in the community about some of the things that we do and how we fast go, we do move rather quickly. Have any of you read this book?

Byam - What is it?

Johnson - I'm sorry, this is Construction Standards for Private Construction of Public Facilities.

Arteaga - That's a book that you can buy out of my office.

Johnson - This is my 27th project. I've been around the block. This is one of the best, the most detailed books that I've read. I'm going to talk about Cus a little bit. Cus and I rarely have problems. We don't ever have problems. We sometimes have situations and I always do it Cus' way, but Cus prepared this book which to me is the guideline as to how the City of Grandview wants there subdivisions built out. I have a very good engineer, Steve Martin, may be you know the Martin Family, Steve Martin, their over by Sunnyside. Steve is a young man, he's very analytical and Steve know this book inside and out. I literally believe that Steve can recite to you each page without opening up the book and so when we build our projects out, we build them to the book and we submit them to Cus. Cus submits them on to Huijbregtse or whoever else and they review them. We have very few red lines on our plans and when we do there's usually a reason for it that we didn't interpret for another purpose, but we usually get our plans through relatively easily and relatively quickly because of this book and I think each one of you should have a copy of this to take a look at and review because it's a really fine piece of material that your Public Works Department has produced and so I want to bring that forward to explain a little bit about that and about what I do. The other thing about my development projects is this is the International IRC Code. I have yet to see one of these in some of my competitors. It's easy to talk about your competitors, but we

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had Billie Barrett here for a number of years, I enjoyed working with Billie Barrett. I remember the first time I spoke to Billie and I shared with her that I was new to town and I didn't know what her position was with builders and how she worked with builders, but that I had only one way and that was the right way and that I didn't want some good old boy getting a good old boy opportunity and she set me straight really quick and we haven't had any problems since. Billie's gone and Cory has now been brought on and frankly I think Cory is going to be a real added asset. I hope he stays for the (inaudible) part) because Cory is going to make an excellent head of the building department. Cory knows this book inside and out and when we build our houses what we do is we conform totally to the code and we do our housing a little bit different than others. We do ours on a master plan and we submit to the building department each one of our plans as I have here and Cory in this case goes through each and every one of the plans and creates a master document for us. So when we get ready to build a new house in our subdivision, we're not going in for a house that Cory doesn't know what is what. We go in for a house that Cory has seen three, four, five times built because we only build six houses. We may have a little different front, we may have a little different garbage, maybe we have a little bit of different on the look, the facia, but it's the same house and Cory has had the same set of building plans from the get go and often times I have heard that we get special treatment with our permitting. It isn't special treatment, we follow the book and I wanted to say that I'm very pleased to work for the building department and this is kind of how we do it different than other people that take a set of plans over there and leave them with Cory so that Cory has to go through them, he has to make sure that everything is exactly as is suppose to be and evaluate the plans and that takes time. He has to enter, put that into some of this other work and so it takes up a great deal of his time. It's great for us to do it this way because it saves us time in getting our permit for the house. We go over there, we give them, we give Cory the front page of the master plan. He's got it in his record, it's already been approved and we've paid for the review and a matter of issuing a permit is just making sure that this it the one that's in the master plan and it's the exact same and once it's done, then we issue a permit so permitting is done very rapidly and I just wanted to bring that out because a lot of times I have heard that may be we move a little fast, well we do, but that's how and that's why. I don't know if you've ever had anybody come in and explain this to you before, have you? Is that worthwhile? Is that good information? I want to toot Cus' horn. This is my last go around probably, I want to kind of slow down after I get these houses built out over the next two years. I'm going to work on a couple other ways, but I want to spend more time smelling the cherry blossoms and doing some other things, but of all the public works directors I've ever met, Cus Arteaga is probably the best and he is the best because he has a book and he follows the book. The same book for me is the same book for Bob Womach, it's the same book for Danny, it's the same book for any builder that comes in here. He doesn't make any changes with regard to me or with anyone else and it's really good to know that the good old boy system doesn't exist. You can sit down with your book and you can go through my project or anybody else's project in town and they're all built out the same. They're built out with credible and good engineering practices and there has never been a time that I haven't been able to get on the phone and say to Cus that I have a problem can you help me figure it out and he wasn't there to do it. Thank you, Cus and with that, I would ask that you would please approve my request for changes.

Senior Planner Buchanan presented the staff report, a copy of which is attached hereto and incorporated herein as part of these minutes.

City Clerk Palacios read into the record a letter received by mail on May 17, 2006 from John M. and Belinda Gomez, 501 Larson Street, Grandview, a copy of which is attached hereto and incorporated herein as part of these minutes.

No public comments were received during the hearing.

Additional comments received from the applicant were as follows (transcribed verbatim):

Johnson - I went over that traffic flow pretty extensively some time ago and we widened our entrance and exit road quite considerably and there's a full extra lane ability there so that you can have an easement off into Fifth Street and Fifth Street is wide enough to allow for an additional lane for access to what would you call that . . .

Arteaga - (inaudible)

Johnson - Yeah, so we pretty well got that figured out, but also figured out that so far we haven't found anybody that wants to turn west. It's all going to flow with traffic and with a merging lane there doesn't seem to be that much of a problem to me.

Arteaga - The gentlemen that submitted the letter, they live on Larson and Larson is probably 22 foot wide so when you have two cars, a car at the stop sign and a car coming in and if this car is going to turn left which would be west, nobody else can move so they stack up. When Mr. Johnson submitted this, we addressed that at the very beginning as he mentioned, he widened it up so when he's done and we strip it, we will have a right turn lane, left turn lane and a lane coming in which would . . .

Olmstead - Same thing like Cherry Lane where and actually we've got feeder streets on to an arterial.

Arteaga - Yes.

Olmstead - So it makes sense.

Arteaga - Yeah, so I think we've addressed those concerns.

Gonzalez - More than enough.

Olmstead - Anybody else, do you have any?

Shreeve - Can I ask a question?

Olmstead - Certainly.

Shreeve - Cus, what about the impact on Fifth? With all of these streets, you're looking all the ones that are merging in to Fifth right here.

Arteaga - When he submitted his SEPA, there was a, along with the SEPA is a traffic analysis survey and the City of Grandview has what we have a level of service "C" and Fifth Street when we striped it with a center turn lane, we increased it's capacity from 8,000 cars a day to 12,000 and Mr. Johnson's project will add 450 trips a way so there's a remaining capacity of 8,900 cars that you can still add to that street after his project is complete so there's plenty of capacity remaining once he's done.

Shreeve - Okay, thank you Cus.

Arteaga - You're welcome.

McDonald - And I have a question too? Is there on Fifth Street, is there a turning lane?

Arteaga - On Fifth Street?

McDonald - Yeah.

Arteaga - Yes, there is.

McDonald - Yeah, I mean that far down. I know that there is, I can't remember.

Arteaga - The turn lane starts at Hillcrest and ends out on Eberle, so goes all the way through.

McDonald - Okay, alright. I just needed to see that.

Johnson - I think it's going to be an asset to the City. We've got tremendous support from the buyers. They like the idea that there's not going to be a community that is going to be traversed by outside people. I will say this with regard to Larson and that area over there, that little 22 foot street right now is carrying more than 450 units per day, I believe.

Olmstead - Yeah, it's a bigger development I believe.

Johnson - And we've never ever seen that kind of traffic out of the first 50 units of Vista Villas. We've done counts and counts and counts and that's basically that number is YDOT or Washington DOT.

Arteaga - It's out of the traffic engineering manual that for they have different counts for subdivisions, for commercial, for industrial and it's a high number, but we have to go with that number.

Johnson - One thing about those . . . have any of you driven down Elm Street lately in front of on Highland from Elm to Highland, have you noticed how the houses on Elm or on Highland Street have been all the way from my old subdivision to Elm Street how they've cleaned up. I mean we've had four new remodels, yards are all cleaning up, it's spiffing up and I think you're going to see some of that same thing on Larson. You can't believe when we got in there how much crap and old car bodies and everything else was parked in the back yards of some of those homes on Larson and they're knowing that there are new people moving in, they know there's nice houses moving in and we had a truck get stuck out there hauling cars out, but he was hauling out cause they couldn't drive out and it's going to help the whole neighborhood adjoining us as well and one guy said to me the other day, he can over and asked me if I could tell him who my roofer was and his roof looks bad. He said my roof looks bad and I don't want the neighborhood to see it and so things like that are positive with regard to this subdivision. The public testimony portion of the hearing was declared closed.

Byam - Cus took me over there this afternoon and it looks pretty good, there's plenty of room. He showed me where the little, there was proposed before of going through from King Street and going through the little alley between which wouldn't have worked, a little tiny alley that was at one time proposed to come in and out of there and that would have not worked and so I think they got it set up pretty well.

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Olmstead - Well I think a street coming out on a curve is not ideal either so and actually the upgrade to Fifth Street it just makes a lot of sense. Okay, I'll entertain a motion.

On motion by Commissioner McDonald, second by Commissioner Gonzalez, the Commission unanimously accepted the following findings and conclusions:

1. The 8.6 acre subdivision is unoccupied residential land located in the City of Grandview.
2. All proposed lots meet the minimum dimensions and minimum lot size for their zoning designations.
3. Residential development of the subdivision is consistent with the Grandview Comprehensive Plan.
4. Extension of municipal sewer and water lines is proposed for each lot and adequate sewer and water facilities exist to serve the development of the subdivision.
5. The public use and interest will be served.
6. Environmental (SEPA) review has been conducted and a Determination of Non-significance issued.
7. The following statement shall be affixed to the amended filed subdivision. "Purchaser(s) and lessee(s) are hereby notified that this plat is situated in an agricultural area, and the lots are therefore subject to noise, dust, smoke, odors and the applications of chemicals resulting from usual and normal practices associated with nearby agricultural uses."

and recommended that City Council approve the preliminary plat amendment for Meadowlark View Subdivision as presented.

3. COMPREHENSIVE PLAN UPDATE – REVIEW DRAFT HOUSING ELEMENT

At the last meeting, the Commission discussed the need for improvement of the older residential housing in Grandview and instructed Senior Planner Buchanan to include language in the Housing Element that addressed the need to implement housing rehabilitation programs in the community to provide funding for rehabilitation of older residences. Senior Planner Buchanan advised that a paragraph entitled "Housing Rehabilitation" had been added on page 137 of the draft Housing Element under section II. Major Housing Considerations.

The Commission reviewed the remainder of the Housing Element and on page 147 under section V. A Coordinated Housing Strategy for Grandview, the Commission agreed to delete the following language:

- 5) Revise the zoning ordinance to create a greater variety of residential zone options which include:
 - Larger lots
 - ~~Reduced site coverage~~
 - More off-street parking
 - Lower density

Following discussion, the Commission agreed to forward the draft update of the Housing Element to a public hearing at the July 26th meeting.

4. ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Commissioner Don Olmstead Jr.

Anita Palacios, City Clerk