



**Community Development Department**  
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**STAFF REPORT & RECOMMENDATION to the CITY COUNCIL**

**Date:** January 30, 2023

**Staff Planner:** Brett Lucas, 498-9221

**Application:** LUA2022-008-FP – Golden Hills 6<sup>th</sup> Addition Final Plat – Phase 1

**Applicant:** Scott Bernard, WM Winkler  
5516 N Starr Rd, Newman Lake, WA 99025  
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**Location:** Sunrise Drive between Golden Hills Drive & Greenfield Drive west of the Crunks Hill Sports Fields. The site is approximately 8.16 acres

**County Parcel #:** 13122.2011

**Comprehensive Plan Designation:** General Residential

**Zoning Designation:** R-1 (Single-family Residential)

**Proposal:** The applicant proposes to final plat the 21 of the 37 residential lots that were preliminarily approved in review LUA2017-007.

**BACKGROUND**

**Proposal:** The applicant is proposing to final plat an existing preliminary plat/Plan Unit Development (PUD) by platting 21 of the lots, that would be served by new and existing public roads and utilities.

**Site and Vicinity:** The site is an 8.16-acre parcel; consisting of rolling hills and until recently, has been cultivated for growing wheat.

The overall site sits between Golden Hills 4<sup>th</sup> Addition and 5<sup>th</sup> Addition, with access provided from Sunrise Drive, which is fully improved with a 50-foot roadway and sidewalks.

The subject site has a land-use designation of Low Density Residential, as do the parcels to both the north and south. Crunk’s Hill sports fields are located to the east. Washington Street is located to the west.

**Comprehensive Plan Land Use Designations:** The Comprehensive Plan designates the subject site Low Density Residential. A Comprehensive Plan Amendment is not required as R-1 uses are permitted in the Low-Density Residential designation within the Comprehensive Plan.

**Zoning:** The subject site is zoned with R-1 (Single Family Residential).

Zone	Maximum Density	Acres	Potential Number of Units
R-1	6 units per acre	8.16	42

CMC 21.20 outlines the development standards for the different zoning districts.

Standard	R-1	R-1 (PUD)
Building Coverage Ratio	45%	45%
Minimum Lot Width	50'	50'
Minimum Lot Depth	100'	<b>115'</b>
Minimum Setbacks		
— Front	20'	20'
— Rear and Through Lots	20'	20'
— Side	5'0'	5'
— Street Side	10'	10'

**DESIGN STANDARDS**

Street and Block Layout (CMC 22.24.020, a-n), Street Right-of-Way Requirements (CMC 22.24.030), Lots (CMC 22.24.040), Utilities (CMC 22.24.060), Fire Code (CMC 22.24.070), and Easements (CMC 22.24.080)

**Finding:** All of the requirements and design standards outlined in the CMC sections listed above have been met by the applicant.

**REQUIREMENTS FOR APPROVAL**

Preliminary Plat Approval Criteria (CMC 22.12.090):

1. Appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water suppliers, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
2. The public interest will be served by the subdivision and dedication.

3. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and the proposed uses of these areas are compatible with such condition.
4. The proposed subdivision would not result in the scattered land division that leaves undeveloped parcels of land lacking urban services between developed parcels.
5. The subdivider has made every effort to mitigate the impact of the proposed subdivision regarding public health, safety, and welfare.
6. Improvements have been provided to protect future development from flood, inundation, or swamp conditions.
7. The property to be subdivided has frontage on and access to an existing street right-of-way that is fully improved.
8. The proposal, at full occupancy, will not create a level of traffic that decreases the level of service for any street below the minimums set in the Comprehensive Plan.
9. The proposed street names are sufficiently different in sound and spelling from other street names in the city so as not to cause confusion. Those streets which are (or are planned as) a continuation of an existing street shall bear the same name.
10. Appropriate provisions have been made to accommodate drainage facilities, pedestrian traffic, and utilities where streets do not continue to the boundary of the land division.
11. The proposed streets are properly integrated with the existing transportation system established in the Comprehensive Plan.

**Finding:** Provisions have been made for public health, safety, general welfare, open spaces, drainage ways, streets, water, sanitary sewer, and parks and recreation. All of the requirements of the preliminary plat approval criteria as outlined above have been met by the applicant or meet the adjusted standards of LUA2017-007.

<b>RECOMMENDATION</b>
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(May be revised upon receipt of new information at any time prior to the City Council Meeting.)

Approval of Final Plat for Golden Hills 6<sup>th</sup> Addition – Phase 1, a 21-lot subdivision as depicted in Exhibit A.1

<b>EXHIBITS</b> (not attached unless indicated)
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- A. Plans and Drawings:
  1. Plat with Addresses