

**Minutes**  
**Cheney Planning Commission**  
**Regular Meeting – By Phone/Video Conference**

**September 14, 2020**

Commissioners Attending: Richard Mount, Vara Lyn Conrath, Natasha Jostad, Jake Vibbert, Dan Turbeville, David Early and Daniel Hillman.

Commissioners Absent: None.

Staff Attending: Brett Lucas, Todd Ableman, Mark Schuller and Susan Beeman.

Councilmembers Attending: Vince Barthels.

Call to Order: Chairman Mount called the meeting to order at 6:02 p.m..

Minutes: Minutes of the March 9, 2020 regular meeting were approved as distributed.

Citizen Participation: None.

Public Hearing: #2020-04  
Parkside 2<sup>nd</sup> Addition Preliminary Plat

Chairman Mount opened the public hearing at 6:04 p.m.

Mr. Lucas explained the land use review process and explained that preliminary plats require a public hearing before the Planning Decision, which then makes a recommendation to City Council, with a final decision being made by City Council. He said that notice of the hearing had been mailed to property owners within 300' of the subject property on August 5, and the property was posted on August 7.

Mr. Lucas described the project application, which was made by H2 Surveying & Engineering on behalf of Gordon Finch. The applicant proposes to create 31 single family lots and 15 duplex lots with associated utilities and roads which would tie into the existing road network. The subject site is 16.98 acres in size, and is already zoned appropriately for duplexes on the west side of the property, and single family homes on the east.

Mr. Lucas showed a site map, noting that the area is currently undeveloped. He also showed a topographic map and current photos of the site. He noted that this development is consistent with Comprehensive Plan Goals #1 & #7, and Policies #2, 24, 26, 27 & 28. He reviewed the zoning & Comprehensive Plan history, saying that the site was brought into the city limits through the annexation process in 1971, with an initial zoning of R-1, Single Family Residential. The site has been designated low-density residential land use

since the City of Cheney's first Comprehensive Plan adoption in 1974. A portion of the site was rezoned to R-2, Two-Family Residential, in 2019 at the request of the Cheney Care Center and Gordon Finch to provide for an expansion of the Senior Duplexes.

Mr. Lucas reviewed zoning density for the R-1 zone, explaining that it is intended to provide for single family dwelling structures at a density of approximately 6 dwelling units per acre. The R-2 zone is intended to provide for the location of duplex structures at a density of approximately 9 dwelling units per acre. He reviewed a table of lot size & setback standards for the R-1 and R-2 zones. The Trip Generation Letter submitted by the applicant indicates that this plat will generate approximately 39 PM Peak Hour Trips. Simpson Parkway has adequate capacity and can absorb these trips without violating the City's Level of Service standards or concurrency requirements. He added that a traffic study is not required.

Mr. Lucas explained that the northern portion of the site had one primary wetland which was identified in 2001 as part of the expansion of Simpson Parkway from 1<sup>st</sup> Street to N. 6<sup>th</sup> Street, and a wetland delineation & mitigation report was prepared at that time. As part of the mitigation of a wetland near Bethany Street, another wetland, located just south of the intersection of Simpson Parkway and Al Ogdon Way, was enlarged and enhanced.

In 1993, a small area on the south side of the subject site was evaluated, and it was concluded that it did not meet the threshold to be a wetland, and was simply a swale.

Mr. Lucas added that comments were received from the Washington Department of Archaeology & Historic Preservation stating that, based on DAHP's Statewide Predictive Model, the proposed project area has been identified as 'having high potential for archaeological resources.' This is due, in part, to the proximity of the proposed project area to several fresh water sources that may have been important to historic and/or prehistoric people. DAHP recommended that a professional archaeological survey of the project area be conducted prior to ground disturbing activities. He stated that completion of an archaeological survey of the project area has been added as a condition of approval to the draft written findings.

Mr. Lucas referenced comment letters from Gordon Parhar & Selena Andreotti, 319 Plum Tree Court, which listed concerns over drainage, traffic, and timing of construction, and from Kevin Gill, 2618 Oxford Circle, citing concerns regarding water availability and water pressure. He noted that copies of these comment letters were included in the agenda packet. An additional comment letter has been received from David & Jacqueline Barden, 404 Betz Road, requesting denial of the application based on the current use of the subject property by various wildlife species, including Great Horned Owls, which are listed in the Federal Migratory Bird Treaty Act Protected Species list. A copy of this comment letter was emailed to Planning Commission members prior to the meeting.

Mr. Lucas stated that this proposed subdivision is consistent with the Comprehensive Plan, and should not have a significant impact on the health, safety and general welfare of

the surrounding area. Staff recommends approval of the proposal based on the conditions outlined in the staff report.

Scott McArthur, H2 Engineering & Surveying, stated that he represents Gordon Finch Homes in this application. He stated, in response to Mr. Parhar's concerns about drainage and stormwater retention, that this area has a lot of rock, and they don't want to create mosquito beds, so they plan to collect and pipe stormwater into the City's system, which feeds into natural wetland areas.

Commissioner Hillman asked for clarification on whether we are talking about groundwater or runoff. Mr. McArthur said this would be runoff from the property. They are not aware of any groundwater; all wetland areas on the site have been mitigated.

Mr. McArthur responded to another concern about traffic calming on Annie Place; there is a concern that once the road is in place, it will be used as a thoroughfare through to Simpson Parkway. He agreed that as infill development, it will improve access to Simpson Parkway for the residents to the south. But they will install appropriate signage, and they feel it will be local traffic using this route; it is not a real shortcut that would be used instead of N. 6<sup>th</sup> Street. He added that they anticipate starting construction in Spring 2021.

Commissioner Hillman asked if Bethany extends all the way to Elm Street. Mr. Ableman stated that Bethany Street will pretty much end at the Care Center. Annie Place would be extended from Simpson Parkway down to Nolan Brown Place.

Mr. McArthur referred to the concerns raised in Mr. Barden's letter, and said that the application process had addressed critical areas through the SEPA review. No critical areas are present on the site. He said that it is privately owned property, and infill development is a priority of the City. He can sympathize with the Bardens' concerns about development coming up around them.

Commissioner Early asked if the houses are being built on speculation. Mr. McArthur said that the single family homes will be speculative. The duplexes will be built for the Cheney Care Center, and they have a long waiting list of people who want to purchase these units.

Mr. Parhar asked about the average selling price of the homes, and how many square feet will they be, on average.

Gordon Finch stated that duplex units will all be custom, in the pattern of the existing duplexes at Cheney Care. These will be pre-sold and customized for the residents. For the single family homes, they will build a model home, then customize the remaining homes. He estimated the price would be in the \$500,000 range, and the size would be in the range of 2,600 to 3,000 sq.ft., with three-car garages.

Chairman Mount called for public comment or additional questions.

Kevin Gill, 2618 Oxford Circle, stated the he wrote one of the comment letters that was mentioned earlier, and he received a phone call from Mr. Ableman to address his questions, and also has spoken to Mr. Lucas. He appreciated the City's responsiveness to his concerns. He added that Avalon Place has private streets, and he feels that is a real problem, as he is taxed for maintenance of city-owned streets, and then pays the homeowners' association for maintenance of the private streets. His biggest concern is that he has low water pressure in this development, and there are times when he is unable to flush a toilet and take a shower at the same time. If there are problems with water pressure in the future, he will be coming in to express his concerns.

Mr. Gill asked if the developer has done a study on how this development will impact water pressure in the community. And if there are problems with water pressure in the future, what is his recourse as a citizen to address those issues?

Mr. Ableman discussed the water system, and noted that around N 6<sup>th</sup> Street, the water pressure is lighter, ranging from 34 to 36 pounds of pressure when the reservoirs are full. When water levels drop, the pressure can drop. The Washington Department of Health requires a minimum of 30 psi, and while that may seem low to homeowners, we are able to keep the pressure above those minimum levels.

Mr. Ableman said that there will be some benefit to the residents with this development, as water lines that have been dead-ends for many years will now be looped. This should result in improved circulation throughout this end of town. He said that the water pressure is determined by the elevation and water level in our reservoirs, and keeping those reservoirs full. But looping the mains is important. Our minimum main size is 8". As this is a preliminary plat, we are pretty early in the discussion about utilities. But all development has to go through our certification process for design standards, and a lot more of these questions will be addressed at that time.

Mr. McArthur stated that looping the water system will improve capacity. He indicated that they will work with the City to test fire flows, and see what they have for static pressure. If they cannot meet those minimum requirements, the development won't be completed.

Chairman Mount asked how future problems could be resolved, if they arise after construction of this development. Mr. Ableman answered that this has been an ongoing discussion. As long as the reservoirs are full, water pressure remains adequate for household use and fireflow. It is when reservoir levels drop that we have to put limits on water usage, and this happens primarily during irrigation season. The hope is that the redrill of Well #3, completed last year, will bring some stability to us. This summer, the reservoir levels have only fluctuated a few feet and were adequately recharged overnight.

Mr. Ableman said that the Water System Plan recognizes that if we get below 30' reservoir levels, we may need to look at extending the High Zone further. The High Zone is served by the golf ball water tower. That would be quite a feat, because you've got to be sure that if you intertie the Low Zone and the High Zone, you're going to have to have the right devices in place on every main. These would be 8 to 12" pressure reducing

valves, so you don't create problems with extreme high pressures of up to 100 psi for residents in the extreme low elevations, such as on the other side of the railroad tracks.

Mr. Ableman said that he does not anticipate problems serving this development. We have always been talking about looping the mains, and bringing on extra capacity. We do struggle in areas where there are only 2" or 4" mains, and when everybody turns on their water at once, you lose that pressure. Right now, our minimum water main size for new development is 8". Pressure is determined by the static water level in the reservoirs. If we keep the reservoirs full, we should have that pressure of 34 to 36 psi. The dead-end mains, such as at Annie Place, will only be improved by creating the looped systems.

Mr. McArthur agreed, and said that there is a current 2" connection, and once we increase that capacity by looping the 8" line, connecting the dead ends from Annie and Bethany, it should exceed the minimum standards, and improve the water network overall.

Mr. Gill stated that he appreciates the willingness of both the City and the developer to address concerns of people who already live in the area. He said that he is satisfied with the explanation of the looped system, and comfortable with the way this is being planned.

Chairman Mount called for any additional questions or comments. Commissioner Conrath requested several spelling and grammatical corrections, particularly to the spelling of Al Ogdon Way.

Commissioner Hillman made a motion to recommend approval of the preliminary plat to City Council, with conditions as presented. Seconded by Commissioner Conrath, and the motion carried unanimously.

Chairman Mount closed the public hearing at 6:52 p.m.

Public Hearing: #2020-03  
6-Year Capital Improvement Program 2020-2025

Chairman Mounted opened the public hearing at 6:53 p.m.

Mr. Lucas reviewed the purpose of a Capital Facilities Plan, and identified types of public facilities that would be considered in this document. He explained the three-tiered approach to Capital Facilities planning, as required by the RCW:

- Capital Facilities Element of the Comprehensive Plan (general)
- Capital Facilities Plan (20-year plan, narrows the scope)
- Capital Improvement Programs (6-year plan, most detailed)

Mr. Lucas explained that the Capital Facilities element of the Comprehensive Plan identifies goals, policies and programs, and is intended to guide construction to provide capacity to accommodate growth, and to ensure that existing infrastructure is maintained.

The 20-year Capital Facilities Plan identifies all capital projects proposed over the next 20 years, identifies funding sources, and allows City Council to adopt the Plan as a framework for long-range spending on public infrastructure. This document is updated on an annual basis.

The Capital Improvement Program identifies particular programs such as transportation, water, wastewater, solid waste, parks, and fire, and identifies and projects to be undertaken within a 6-year period. It typically includes both funded and unfunded programs.

Mr. Lucas identified Levels of Service for facilities which are not subject to concurrency requirements (libraries, parks & open space, general government buildings, community centers, and public safety buildings).

He explained that the following facilities are subject to concurrency: light and power, public transit, public schools, sanitary sewer, stormwater, solid waste & recycling, fire & emergency services, law enforcement, transportation, and water. He explained the City of Cheney's current level of service standards for each of these categories, and then reviewed the specific projects and budgets identified for the 6-year period 2020-2025.

Discussion followed. Mr. Ableman noted that a correction is needed to the years for the Park Plan. Mr. Schuller thanked staff for their work on the plan.

Commissioner Early noted that in some slides, the revenue numbers do not balance, particularly on the Water Projects page. Mr. Ableman said that they should balance; he will have to look at those tables.

Discussion continued. Commissioner Conrath asked for an update on page 17 of the draft plan to show that we have 2 elementary schools inside city limits, and the Alternative High School is no longer located inside the city limits.

Chairman Mount called for public comments. Hearing none, he closed the public hearing at 7:15 p.m.

Commissioner Early made a motion to recommend approval of the Capital Facilities Plan 2020-2025 to City Council. Seconded by Commissioner Hillman, and the motion carried unanimously.

Staff Reports: Mr. Lucas indicated that we may skip the October meeting of the Planning Commission, but will confirm that in the next few weeks.

Mr. Ableman announced that the Cheney Clean Sweep has been scheduled for Saturday, October 10, with a modified format.

Commissioner Reports:

Chairman Mount reported on progress on the Cheney Depot project. The depot was successfully relocated from BNSF right-of-way and onto a parcel at the south end of town. It has now been set on its permanent foundation at the new site.

Mr. Schuller thanked the Commission for being flexible about participating in Commission business in the virtual world. He gave an update on code enforcement efforts, and explained that Rick Campbell was brought out of retirement to help out on a part-time basis.

There being no further business, the meeting was adjourned at 7:26 p.m.

Respectfully Submitted,

Approved By:

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Susan Beeman, Secretary

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Richard Mount, Chairman