

SGA ENGINEERING, PLLC

CIVIL ENGINEERING, LAND PLANNING, DEVELOPMENT SERVICES, & LANDSCAPE ARCHITECTURE

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Date: January 5th, 2022

Re: Highland Terrace Subdivision (2006-019-SUB)
Type I Post Decision Review Narrative

The Highland Terrace Subdivision, Type I Post Decision Review proposes to remove Condition of Approval #2. A roundabout was built at the intersection of W. 4th Street and W. Pacific Highway after the approval of this project in 2006. The proportionate share for a traffic signal is no longer applicable to this project and should not have to be paid. Final Plat review comments by the city noted that there was no streetlight project due to the roundabout. The roundabout replaced the plan for the signalized intersection. City staff confirmed a type I post decision review was necessary to remove this condition which was no longer applicable.

The Highland Terrace Subdivision is subdividing 25.3 acres into 95 single-family detached lots in two phases. Individual driveways will take access off of the proposed public streets as shown on the Revised Preliminary Plat. The three existing homes on-site were removed prior to construction of phases 1 & 2. The parcel is zoned LDR-7.5. The project is currently working through final plat review with the city for phase I.

Summary

This request to remove condition of approval #2 is not a matter of public interest. There are no concerns for public safety or how this subdivision will function with this condition of approval being removed. The post decision review is necessary to document the removal of the condition of approval which no longer applies to the project. This post decision review is necessary due to a change in road conditions and the city project which constructed a roundabout in place of a signalized intersection at W. 4th Street and W. Pacific Highway.

We appreciate you taking the time to review, evaluate and assist us with this post decision review request.

Please feel free to contact Scott Taylor with SGA Engineering at 360-993-0911 with any questions, concerns or feedback with this request.

Sincerely,
Scott Taylor, Planner