

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 Board of Adjustment

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

FOR: Meeting of June 23, 2008

SUBJECT: Conditional Use Permit Application No. C-08-2
Pullman High School Electronic Scoreboard

DATE: June 12, 2008

Staff Report No. 08-7

BACKGROUND DATA

Applicant: James VanOrden, on behalf of Pullman School District.

Property Location: 510 NW Larry Street (See Attachment A, Location and Zoning Map).

Applicant's Request: Installation of a 96-square-foot electronic scoreboard (6 feet in height by 16 feet in width) at Pullman High School. The scoreboard would be located in the varsity (western-most) soccer field and placed between the north goal and the northwest corner of the field, facing south and parallel to the north fence, and would measure approximately 15 feet tall when mounted. (See Attachment B, Application C-08-1; Attachment C, Plot Plan; and Attachment D, Scoreboard Drawing).

- Property Zoning: R2 Low Density Multi-Family Residential District.
- Applicable Zoning Regulations: Chapter 17.70.030 states that schools are permitted within the R2 zone as a conditional use.
- Property Features: **Current Land Use:** Athletic fields;
Lot Area: 14.8 acres;
Utilities: City water, sanitary sewer, and storm drain lines are provided to the subject property;
Topography: Rolling hills;
Vegetation: Landscaped high school grounds.
- Adjacent Zoning and Land Use: **North:** R2 zoning district; single family homes;
East: R1 Single Family Residential and R2 zoning districts; single family homes;
South: R1 zoning district; Pullman High School;
West: R2 zoning district; vacant land.
- Access: Larry Street, designated as an arterial collector street on the Pullman Comprehensive Plan Arterial Street Plan Map.
- Environmental Review: This proposal was determined to be categorically exempt from the documentation requirements of the State Environmental Policy Act; therefore no environmental checklist was submitted for this project.
- Comments of Affected Agencies: **Department of Public Works:** No concerns.
Protective Inspections Division: *No response.*
Department of Public Services: *No response.*
Fire Department: *No response.*
Police Department: No concerns.
Pullman School District: *No response.*
- Hearing Notification: Notice of Public Hearing mailed June 11, 2008; Notice posted June 11, 2008; Notice published June 13, 2008.

PERTINENT PLANNING PROVISIONS

There are a number of provisions contained within the Comprehensive Plan and zoning code that relate to this conditional use permit application. These provisions, which are available for review at the city's web site (www.ci.pullman.wa.us), are referenced below.

Comprehensive Plan Goal LU4 and its respective policies.

Zoning Code Chapters 17.01, 17.45, 17.70, 17.75 and 17.125.

CONDITIONAL USE PERMIT REVIEW CRITERIA

In accordance with Zoning Code Section 17.125.020, a conditional use permit may be approved when all of the following findings can be made:

- (1) that the proposed use is consistent with the Comprehensive Plan;
- (2) that the proposed use, and its location, are consistent with the purposes of the zone district in which the use is to be located;
- (3) that the proposed use will meet all required yard, parking, and other material development standards of the Zoning Code unless otherwise varied in the approved conditional use permit;
- (4) that the use, as approved or conditionally approved, will
 - (a) be located on a site that is adequate in size and shape;
 - (b) be located on a site that has sufficient access to streets and highways adequate in width and type of surface to carry the quantity and quality of traffic generated by the proposed use;
 - (c) not have a significant adverse environmental impact on the adjacent area or the community in general;
 - (d) be compatible with surrounding land uses;
 - (e) be provided with adequate parking; and,
 - (f) be served by adequate public utilities and facilities.

STAFF ANALYSIS AND RECOMMENDATION

Planning staff is generally in favor of granting this request for a conditional use permit. Staff believes the proposed use is consistent with the Comprehensive Plan. In particular, Comprehensive Plan Goal LU4 recommends preservation of opportunities for high quality, diversified life styles within the community's residential neighborhoods. The proposed scoreboard, located at the existing Pullman High School, would benefit the community by enhancing an open space environment where children may safely recreate. The two soccer fields and the adjacent baseball field make up such an environment.

Zoning Code Section 17.70.030 states that educational services are permitted in residential districts as a conditional use. Zoning Code Section 17.75.010(3) expands upon the general purposes of residential districts in accordance with Comprehensive Plan Goal LU4: "The general purposes of the Residential Districts are to...provide for community facilities and nonresidential uses which complement and are compatible with residential uses and benefit from a residential environment." The proposed high school scoreboard is consistent with the existing use and fundamental nature of the property as a soccer field.

The proposed conditional use, located at the established Pullman High School, meets all material development standards of the Zoning Code; the proposed scoreboard will have no impact on the surrounding area's traffic flow or load. This project was classified as categorically exempt under the State Environmental Policy Act; therefore, the scoreboard is not expected to have a significant adverse environmental impact on the adjacent area or the community in general. This project will not require additional parking, as the applicant does not expect an increase in attendance after installation of the scoreboard. Therefore, sufficient parking is available at the subject parcel as the parking lot available for Pullman High School provides 195 stalls. The property is also adequately served by public utilities and facilities, and is of adequate size and shape for the proposed conditional use.

The proposed scoreboard would be a relatively large display abutting a low density residential area. In the interest of ensuring that the scoreboard fit in well with the adjacent neighborhood, planning staff recommends requiring that a sight-obscuring evergreen hedge (cited in the zoning code as a Type I landscaping screen) be installed along the north side of the scoreboard.

In conclusion, staff recommends that the proposed conditional use permit be approved with the following condition:

1. The applicant shall install a Type I landscaping screen as described in Zoning Code Section 17.45.080 along the north side of the scoreboard.

FINDINGS OF FACT AND CONCLUSIONS

The applicant has prepared findings of fact for the Board to review (See Attachment E). Planning staff has also prepared findings of fact and conclusions for consideration at the public hearing. Staff's findings and conclusions are incorporated in draft Resolution No. BA-2008-3 (See Attachment F).

Prior to making a decision to approve or deny a conditional use permit application, the Board must adopt findings of fact and conclusions which specify the basis for its decision. The Board may abstract findings and conclusions from the applicant, staff, public, or Board of Adjustment members.

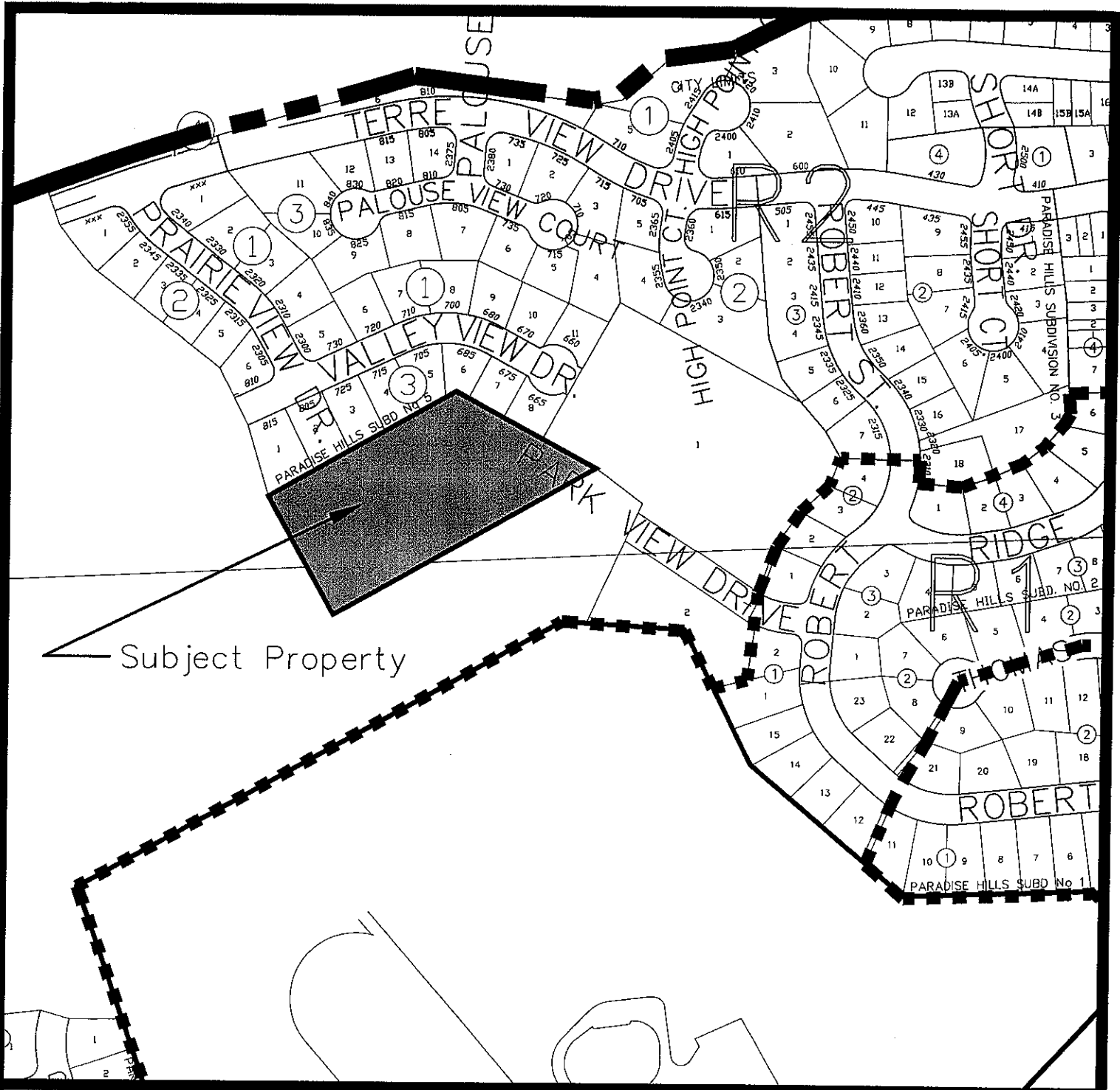
ACTION REQUESTED

- A. Establish rules of procedure and ask Appearance of Fairness questions.
- B. Accept staff report.
- C. Take testimony on the request for a conditional use permit.
- D. Adopt, by motion, Findings of Fact.

- E. Adopt, by motion, Conclusions.
- F. Move to approve or deny the granting of the conditional use permit. If the motion is to approve, the same motion should include any conditions the Board wishes to apply.

ATTACHMENTS

- “A” Location and Zoning Map
- “B” Conditional Use Permit Application C-08-1
- “C” Plot Plan
- “D” Scoreboard Drawing
- “E” Applicant’s Findings of Fact
- “F” Draft Resolution No. BA-2008-3



Subject Property



SUBJECT PROPERTY



CITY LIMITS



ZONING DISTRICT BOUNDARY

P:\Engr & CAD\PLANNER\LOCMAPS\C-08-2.dwg



LOCATION & ZONING MAP

CASE NUMBER
C-08-2

RECEIPT NO.: 41149

DATE APPLICATION RECEIVED: 5-9-08

DATE APPLICATION ACCEPTED AS COMPLETE: _____

**CITY OF PULLMAN
CONDITIONAL USE PERMIT APPLICATION**

APPLICANT:

NAME: JAMES D. VANORDEN
ADDRESS: 1830 NW VENTURA DR PULLMAN, WA 99163
TELEPHONE: 509-336-0147
STATUS (property owner, lessee, agent, purchaser, etc.): AGENT

PROPERTY OWNER (if different than applicant):

NAME: PULLMAN SCHOOL DISTRICT
ADDRESS: 240 SE DEXTER PULLMAN, WA 99163
TELEPHONE: 509-332-3581

PROPERTY LOCATION (general or common address):

PULLMAN HIGH SCHOOL LOWER SOCCER FIELDS. NORTHWEST
CORNER OF WESTERN SOCCER FIELD, BETWEEN WEST END OF
NW VALLEY VIEW DRIVE AND PULLMAN HIGH SCHOOL

ZONING DISTRICT: R2

PROPOSED CONDITIONAL USE:

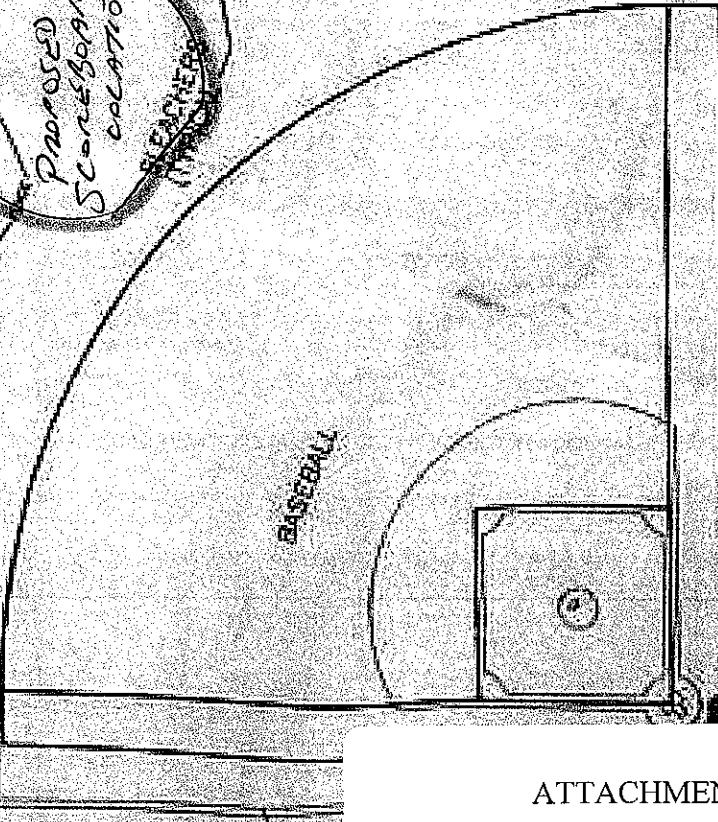
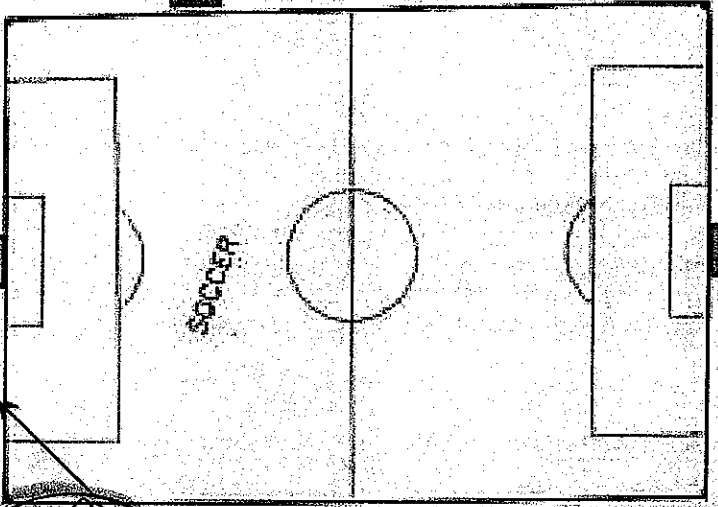
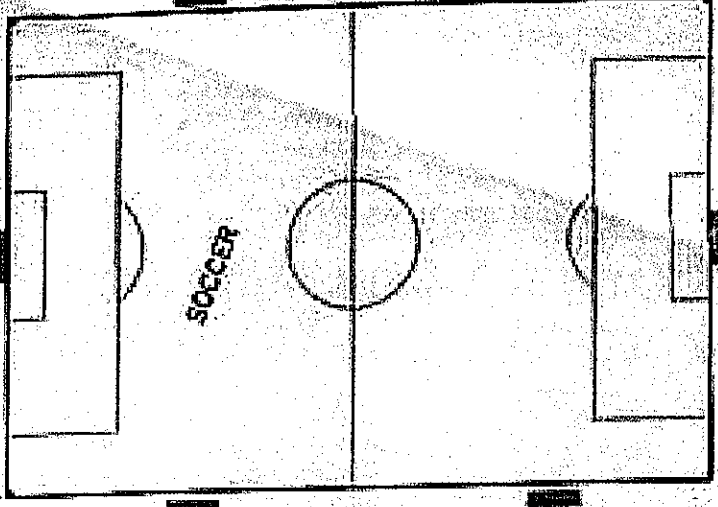
INSTALL AN ELECTRONIC SCOREBOARD AT THE VARSITY
(WESTERN-MOST) SOCCER FIELD FACING SOUTH (TOWARD
PULLMAN HIGH SCHOOL) BETWEEN THE NORTH GOAL
AND THE NORTHWEST CORNER OF THE FIELD NEAR
AND PARALLEL TO THE LOWER SOCCER FIELD NORTH
FENCE.

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

James D. VanOrden
Applicant's Signature

8 MAY 08
Date

MULLEX '00L



PROPOSED SCOREBOARD LOCATION
TEACHERS' OFFICE

SAND TRAP

PUTTING GREEN

RAMP

RAMP

MULLEX '00L

FUTURE PARKING

PARKING

FAST 1

EW4

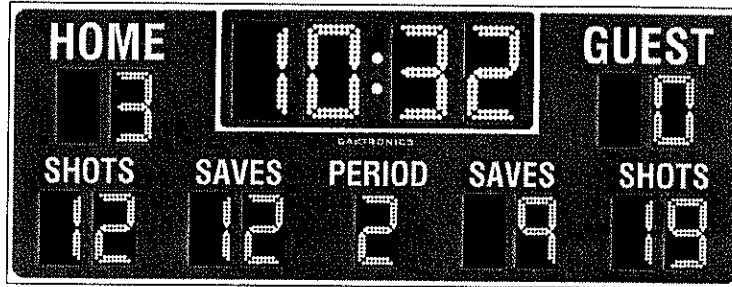
EW5

EW6

EW7

EW8

EW9



SO-2013 SOCCER SCOREBOARD SPECIFICATIONS

This soccer scoreboard displays time to 99:59, HOME and GUEST scores to 99, PERIOD to nine, and SHOTS and SAVES to 99. When period time is less than one minute, the scoreboard displays time to tenths-of-a-second. The scoreboard is shown with optional striping.

SO-2013-11/21

Model	Digit Technology	Digit Description	Max Power	Volts	Amps	Weight
SO-2013-11/21	LED	7 segments (1)	600 W	120 V AC	5 A	450 lbs (204 kg)

PRODUCT SPECIFICATIONS

- DIMENSIONS:** Height 6'-0", Width 16'-0", Depth 6" (1829 mm, 4877 mm, 152 mm)
- CONSTRUCTION:** Alcoa aluminum alloy 5052 for excellent corrosion resistance.
- DIGITS/INDICATORS:** Clock digits have a nominal size of 24" (610 mm) high. All other digits are 18" (457 mm) high. Multiple dimming levels for day and night time viewing.
- CAPTIONS:** HOME and GUEST captions are 10" (254 mm) high. All other captions are 7" (178 mm) high. Captions are white vinyl, applied directly to the display face.
- CABINET COLOR:** More than 150 colors (from Martin Senour® paint book) are available at no additional cost.
- OPERATING TEMPERATURES:** Display: -22 to 122 degrees Fahrenheit (-30 to 50 degrees Celsius)
Console: 32 to 122 degrees Fahrenheit (0 to 50 degrees Celsius)

Note:

1. Seven bar segments per digit; red (-11) or amber (-21) PanaView® LED digits

APPLICANTS PROPOSED FINDINGS OF FACT

- 1) The Comprehensive Plan recognizes that there is great value in maintaining neighborhood facilities (such as schools or parks) as a focal point for neighborhood activities. Policy LU4.3 states: Encourage, where feasible, the location of elementary schools, parks, and commercial services in proximity to all neighborhoods. Neighborhood identification in Pullman was reinforced over the years as the location of schools and public parks on each hill became focal points for activity. Pullman schools empower their students to achieve academic excellence. The city and school district collaborate closely in identifying the most appropriate locations for new and expanded school facilities. Consequently, these facilities are compatible with their surrounding residential neighborhoods.
- 2) The proposed soccer scoreboard is consistent with the existing use and fundamental nature of the property as a soccer field. The neighborhood that the fields are located in being zoned R-2, low density multi-family residential, speaks to the benefits to the surrounding community of an open space environment where children may safely recreate. The two soccer fields and the baseball field adjacent, make up such an environment.
- 3) The present use of the property currently meets all required stipulations in the Zoning Code. The proposed scoreboard will not alter or affect any of those stipulations.
- 4) The proposed project as approved, or conditionally approved represents that:
 - a) The fields are presently located on a site that is adequate in size and shape. The scoreboard will not affect the physical dimensions of the existing site.
 - b) The project will have no impact on the surrounding area's traffic flow / load.
 - c) The project will have no adverse environmental impact on the adjacent area or community. The face of the scoreboard will face Pullman School District property, and will not be visible from the surrounding community. As the soccer and baseball field in question are not artificially illuminated, there will be no use of the facilities or the scoreboard after dusk, or before dawn, so the project will not produce any light pollution.
 - d) The proposed soccer scoreboard is consistent with the existing use and fundamental nature of the property as a soccer field and as such is compatible with surrounding land uses.
 - e) The facility presently has adequate parking available on Pullman School District property immediately to the south. This project will not impact existing use or require additional parking, as we do not expect an increase in attendance after installation of the scoreboard.

- f) **The infrastructure to adequately serve the electrical needs of the scoreboard was already installed in accordance with a permit issued by the State Department of Labor and Industries.**

**BEFORE THE BOARD OF ADJUSTMENT
FOR THE CITY OF PULLMAN**

In the Matter of Conditional)	Resolution No. BA-2008-3
Use Permit Application)	
No. C-08-2)	A Resolution Adopting Findings of
)	Fact and Conclusions Representing
)	the Official Determination of the City
)	of Pullman Board of Adjustment

WHEREAS, a conditional use permit application was duly filed by James VanOrden, on behalf of Pullman School District, to install an electronic scoreboard at the Pullman High School varsity soccer field, the property described in 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 Board of Adjustment public hearing on this matter was mailed to the applicant and property owners within 300 feet of the subject property on June 11, 2008, said notice was posted at the subject property June 11, 2008, and said notice was published in the Moscow-Pullman Daily News on June 13, 2008; and,

WHEREAS, a public hearing was held before the Board of Adjustment on June 23, 2008, 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 this conditional use permit application was solicited, and after hearing public comment thereon, Board members deliberated over the matter in open session; and,

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

Findings of Fact

1. On May 9, 2008, James VanOrden, on behalf of Pullman School District, submitted a conditional use permit application with the planning department in order to obtain permission to install a 96-square-foot (6 feet in height by 16 feet in width) electronic scoreboard at Pullman High School at 510 NW Larry Street on Military Hill; said application was labeled by planning staff as No. C-08-2.
2. The subject property is currently occupied by the Pullman High School athletic fields.
3. The applicant indicates that the scope of the proposed project is to install an electronic scoreboard in the varsity (western-most) soccer field, placed between the north goal and the northwest corner of the field, facing south and parallel to the north fence. When mounted, the scoreboard assembly would stand approximately 15 feet tall.
4. The subject property is located within an R2 Low Density Multi-Family Residential

District.

5. Section 17.70.030 states that educational services are permitted within the R2 zone as a conditional use.
6. The subject property contains approximately 14.8 acres.
7. The subject property consists of rolling hill topography.
8. Access to the subject property would be gained by way of Larry Street, designated as an arterial collector street on the Pullman Comprehensive Plan Arterial Street Plan Map.
9. City water, sanitary sewer, and storm drain lines exist in the vicinity of the subject property.
10. The land to the north of the subject property is zoned R2 and contains single family homes; the land to the west is zoned R2 and contains vacant land; the land to the east is zoned R1 Single Family Residential and R2 and contains single family homes; the land to the south is zoned R1 and contains Pullman High School.
11. This proposal was determined to be categorically exempt from the documentation requirements of the State Environmental Policy Act; therefore no environmental checklist was submitted for this project.
12. Staff Report No. 08-7, dated June 12, 2008, includes the following description of responses from agencies to which a notice of the subject application was transmitted:

Department of Public Works: No concerns.

Protective Inspections Division: *No response.*

Department of Public Services: *No response.*

Fire Department: *No response.*

Police Department: No concerns.

Pullman School District: *No response.*

13. Staff Report No. 08-7 states that the following Pullman Comprehensive Plan and zoning code provisions pertain to the subject application:

Comprehensive Plan Goal LU4 and its respective policies.

Zoning Code Chapters 17.01, 17.45, 17.70, 17.75 and 17.125.

14. Staff Report No. 08-7 states the following:

Planning staff is generally in favor of granting this request for a conditional use permit. Staff

believes the proposed use is consistent with the Comprehensive Plan. In particular, Comprehensive Plan Goal LU4 recommends preservation of opportunities for high quality, diversified life styles within the community's residential neighborhoods. The proposed scoreboard, located at the existing Pullman High School, would benefit the community by enhancing an open space environment where children may safely recreate. The two soccer fields and the adjacent baseball field make up such an environment.

15. Staff Report No. 08-7 states the following:

Zoning Code Section 17.70.030 states that educational services are permitted in residential districts as a conditional use. Zoning Code Section 17.75.010(3) expands upon the general purposes of residential districts in accordance with Comprehensive Plan Goal LU4: "The general purposes of the Residential Districts are to...provide for community facilities and nonresidential uses which complement and are compatible with residential uses and benefit from a residential environment." The proposed high school scoreboard is consistent with the existing use and fundamental nature of the property as a soccer field.

16. Staff Report No. 08-7 states the following:

The proposed conditional use, located at the established Pullman High School, meets all material development standards of the Zoning Code; the proposed scoreboard will have no impact on the surrounding area's traffic flow or load. This project was classified as categorically exempt under the State Environmental Policy Act; therefore, the scoreboard is not expected to have a significant adverse environmental impact on the adjacent area or the community in general. This project will not require additional parking, as the applicant does not expect an increase in attendance after installation of the scoreboard. Therefore, sufficient parking is available at the subject parcel as the parking lot available for Pullman High School provides 195 stalls. The property is also adequately served by public utilities and facilities, and is of adequate size and shape for the proposed conditional use.

17. Staff Report No. 08-7 States the following:

The proposed scoreboard would be a relatively large display abutting a low density residential area. In the interest of ensuring that the scoreboard fit in well with the adjacent neighborhood, planning staff recommends requiring that a sight-obscuring evergreen hedge (cited in the zoning code as a Type I landscaping screen) be installed along the north side of the scoreboard.

From the foregoing Findings of Fact, this Board now makes the following:

Conclusions

1. With the application of an appropriate condition, the subject use appears to be consistent with the applicable objectives of the Pullman Comprehensive Plan.
2. With the application of an appropriate condition, the subject use appears to be consistent with the purposes of the zone district in which the use is to be located.
3. The subject use would meet all material development standards of the zoning code.
4. The subject use would be located on a site that is adequate in size and shape.
5. The subject use would be located on a site that has sufficient access to streets adequate in width and type of surface to carry the quantity and quality of traffic generated by the proposed use.
6. The subject use would not have a significant adverse environmental impact on the adjacent area or the community in general.
7. With the application of an appropriate condition, the subject use would be compatible with surrounding land uses.
8. The subject use would be provided with adequate parking.
9. The subject use would be served by adequate public utilities and facilities.

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

Decision

Conditional Use Permit No. C-08-2 is hereby approved with the following condition:

1. The applicant shall install a Type I landscaping screen as described in Zoning Code Section 17.45.080 along the north side of the scoreboard.

DATED this _____ day of _____, 2008

Chairperson
Pullman Board of Adjustment

ATTEST:

Planning Director

LEGAL DESCRIPTION

Tract "A" is a tract of land situated in the northeast quarter of Section 31, Township 15 North, Range 45 East, W.M., in the County of Whitman, State of Washington, containing 13.193 acres and being more particularly described as follows:

BEGINNING at a point on the east line of said northeast quarter of Section 31 which is 887.82 feet N. 0°04' W. of the southeast corner of said northeast quarter and said point being also the most northerly corner of Block 13 in Hall's Third Addition to Pullman, Washington according to the plat thereof, filed under Microfilm No. 375443, records of said County; running thence S. 86°36' W. 549.36 feet; thence N. 70°18' W. 440.0 feet; thence N. 61°59' W. 178.71 feet to an angle point on the northerly property line of the Martha Wurgler property; thence northeasterly along said northerly property line on the following courses; N. 61°22' E. 727.0 feet; thence N. 45°00' E. 376.0 feet; thence N. 63°55' E. 129.0 feet; thence S. 67°22' E. 108.31 feet to the east line of said northeast quarter of Section 31; running thence S. 0°04' E. 848.18 feet to the point of beginning.

Tract "B" is a tract of land situated in the northeast quarter of Section 31, Township 15 North, Range 45 East, W.M., in the County of Whitman, State of Washington, containing 0.215 acres and being more particularly described as follows:

BEGINNING at an angle point in the northerly property line of the Martha Wurgler property mentioned in the description of Tract "A" described above, said point being 1106.72 feet north and 1121.81 feet west of the southeast corner of said Section 31, and also being the most westerly corner of parcel A; running thence N. 77°14' W. along said northerly line 330.0 feet to the TRUE POINT OF BEGINNING; continuing thence N. 77°14' W. along said northerly line 145.0 feet to the northwest corner of said tract; thence S. 29°56' W. along the westerly line of said tract 135.0 feet; thence N. 67°52'30" E. 225.45 feet to the true point of beginning.

Tract "C" is a tract of land situated in the northeast quarter of Section 31, Township 15 North, Range 45 East, W.M., in the County of Whitman, State of Washington, containing 43.922 acres and being more particularly described as follows:

BEGINNING at a point on the east line of said northeast quarter of Section 31 which is 1736.0 feet N. 0°04' W. of the southeast corner of said northeast quarter, said point being the most northeasterly corner of the Martha Wurgler property as described in Tract "A" above; running thence N. 67°22' W. along the northerly line of said Martha Wurgler property 108.31 feet; thence continuing southwesterly along said northerly line of said Wurgler property on the following courses; S. 63°55' W. 129.0 feet; thence S. 45°00' W. 376.0 feet; thence S. 61°22' W. 727.0 feet; thence N. 77°14' W. 475.0 feet; thence S. 29°58' W. 135.0 feet; thence leaving the Wurgler property line and running S. 67°52'30" W. 314.55 feet; thence N. 16°47' W. 1109.82 feet; thence N. 62°53' E. 1040.0 feet; thence S. 83°47' E. 300.0 feet; thence S. 24°37' E. 299.82 feet; thence S. 47°45' E. 400.0 feet; thence S. 89°53' E. 380.0 feet; thence S. 49°36' E. 311.76 feet to the point of beginning.

Tract "D" is a tract of land situated in the northeast quarter of Section 31 and south half of Section 30, Township 15 North, Range 45 East, W.M., in the County of Whitman, State of Washington, containing 11.263 acres and being more particularly described as follows:

BEGINNING at a point on the east line of said northeast quarter of Section 31 from which a brass cap monument marking the southeast corner of said northeast quarter bears S. 2°20'55" E. a distance of 1736.57 feet and also from which a 5/8" rebar set in concrete marking the northerly line of that tract conveyed to Pullman School District No. 267 by Warranty Deed on file under Microfilm No. 381967, records of said County, bears N. 51°50'44" W. a distance of 1.10 feet; then along the northeasterly line of said tract the following five courses:

N. 51°50'44" W. 312.74 feet to a 5/8" rebar in concrete; then S. 87°51'28" W. 379.65 feet to a 5/8" rebar in concrete; then N. 49°59'09" W. 399.59 feet to a 5/8" rebar in concrete; then N. 26°51'09" W. 297.63 feet; then N. 86°04'28" W 196.43 feet to the TRUE POINT OF BEGINNING; then leaving the northeasterly line of said tract of Pullman School District bearing N. 24°36'57" E. 263.28 feet; then N. 53°06'59" W. 110.39 feet; then N. 61°45'52" W. 323.47 feet; then S. 60°35'32" W. 906.92 feet; then S. 30°38'39" E. 265.06 feet; then S. 13°13'10" E. 135.41 feet; then S. 73°55'33" E. 106.63 feet to the north line of said tract of Pullman School District; then along said line the following two courses;

N. 60°35'32" E. 780.59 feet; then S. 86°04'28" E. 105.39 feet to the true point of beginning.

Approved as to legal description:

Mark Workman
City Engineer

7/1/97
Date