



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}
Erin Schau, Assistant Planner ^{EKS}

FOR: Meeting of February 12, 2007

SUBJECT: Conditional Use Permit Application No. C-07-2
YMCA Child Care – Jefferson Elementary School

DATE: February 5, 2007

Staff Report No. 07-7

BACKGROUND DATA

Applicant: YMCA at Washington State University

Property Location: 1150 NW Bryant Street (See Attachment A, Location and Zoning Map).

Applicant's Request: Establishment of an after school child care program at Jefferson Elementary School. The program would serve students, ages five to twelve years, Monday to Friday, from approximately 3:00 p.m. until 5:30 p.m. There would be a maximum of twenty students enrolled in the program each day (See Attachment B, Application C-07-2).

Property Zoning: R1 Single-Family Residential District.

Applicable Zoning Regulations: Chapter 17.70.030, states that educational services, child day

care centers, and nursery schools are permitted within the R1 zone as a conditional use.

Property Features:

Current Land Use: Jefferson Elementary School;
Lot Area: 11 acres;
Utilities: City water, sanitary sewer, and storm drain lines are provided to the subject property;
Topography: Rolling hills;
Vegetation: Landscaped elementary school.

Adjacent Zoning and Land Use:

North: R1 zoning district; single family homes;
East: R2 Low Density Multi-Family Residential District; single family homes and duplexes;
South: R1 zoning district; single family homes;
West: R1 zoning district; single family homes.

Access:

Bryant Street, designated as a 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 comment.
Protective Inspections Division: *No response.*
Department of Public Services: *No response.*
Fire Department: Noted no requirements at this time.
Police Department: *No response.*
Pullman School District: *No response.*

Hearing Notification:

Notice of Public Hearing mailed 1/30/07; Notice posted 2/1/07; Notice published 2/2/07.

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, 17.70, 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 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 after school program, located at the existing Jefferson Elementary School, would benefit the community by providing structured after school programming within a residential neighborhood.

Jefferson Elementary School is conveniently located with access to Bryant Street, a collector street adequate to carry the minimum amount of traffic generated by the proposed conditional use. In addition, Jefferson Elementary is located on a major transit route, providing alternative

means of local transportation for students. According to the State Environmental Policy Act this project is categorically exempt; therefore, the proposed after school child care program is not expected to have a significant adverse environmental impact on the adjacent area or the community in general. Jefferson Elementary School meets all material development standards of the Zoning Code, including the quantity of off-street parking required for this use, which is significantly less than the 46 available parking stalls. The applicant indicated the maximum number of employees and volunteers on site is seven, requiring nine parking spaces (1.25 spaces per employee on the largest shift). Therefore, sufficient parking is available for a small staff serving a maximum enrollment of 20 students. Also, the subject property, located in an established residential neighborhood, is adequately served by public utilities and facilities.

Zoning Code Section 17.70.030 states that child day care centers, nursery schools, and 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 YMCA after school child care program will provide programming for youths ages five to twelve; this programming will support the educational goals of the Pullman School District by providing tutoring, as well as a curricula of activities designed to enhance the social, emotional and physical well-being of the enrolled students. The students and their respective families are able to benefit from the convenient location and familiar environment the existing educational facility is able to provide. From planning staff's perspective, the proposed child care operation would be compatible with surrounding land uses.

In conclusion, staff recommends that the proposed conditional use permit be approved without conditions.

FINDINGS OF FACT AND CONCLUSIONS

The applicant has prepared findings of fact for the Board to review (See Attachment C). 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-2007-5 (See Attachment D).

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.

- 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-07-2
- “C” Applicant’s Findings of Fact
- “D” Draft Resolution No. BA-2007-5

RECEIPT NO.: 40351

DATE APPLICATION RECEIVED: 01/03/07

DATE APPLICATION ACCEPTED AS COMPLETE: _____

CITY OF PULLMAN
CONDITIONAL USE PERMIT APPLICATION

APPLICANT:

NAME: YMCA at Washington State University

ADDRESS: P.O. Box 647230 Pullman WA 99164-7230

TELEPHONE: 509-332-3524

STATUS (property owner, lessee, agent, purchaser, etc.): _____

PROPERTY OWNER (if different than applicant):

NAME: City of Pullman - Jefferson Elementary School

ADDRESS: 1150 NW Bryant Pullman WA 99103

TELEPHONE: 509-332-2617

PROPERTY LOCATION (general or common address):

1150 NW Bryant Pullman WA

ZONING DISTRICT: _____

PROPOSED CONDITIONAL USE:

The YMCA at WSU proposes use of space (primarily the art/science room, multipurpose room, + playground) at Jefferson Elementary School in order to facilitate an after school program for students ages 5-12 yrs of age. This program will operate M-F from school dismissal until 5:30p and will enroll no more than 20 students daily.

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


Applicant's Signature

10-1-06
Date



YMCA at Washington State University
PO Box 647230
Pullman, Washington 99164-7230
(509) 332.3524 • wsuymca@wsu.edu

TO: Pete Dickinson, Planning Director
FROM: Sarah Hanks, Executive Director
DATE: December 27, 2006
RE: Conditional Use Permit, Jefferson Elementary School

Applicant's Proposed Findings of Facts

- 1) That the proposed use is consistent with the Comprehensive Plan.

The Comprehensive Plan for the City of Pullman notes in Policy LU4.3 the intent to provide neighborhoods with access to parks, schools, and commercial services within a close proximity. The request of the YMCA is to further make use of a safe and familiar environment for youth attending Jefferson Elementary School as they transition into an after school program hosted on site. This program would permit no more than 15 students to attend a curriculum based school age program for residents of the surrounding community. The YMCA feels that this investment in programming further provides residents the opportunity to become involved in their neighborhood through programming established on site to build strong kids, strong families, and strong communities.

- 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.

YMCA programming will take within Jefferson Elementary School and facilitated on school grounds, providing opportunities for youth to develop social, emotional, and physical skills as a process of wellness and life skills development consistent with the intent and purpose of the facility.

- 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.

In accordance with Zoning Code 17.75.010, purpose three, the YMCA After School Program provides residents of the surrounding neighborhood with a program that compliments the use of the building space and benefits families in need of or seeking after school enrichment activities for youth ages 5-12. The use of Jennings Elementary School does not interfere with or require changes to the existing facility and will not create the need for any further development in support of this community based programming effort.

ATTACHMENT "C"

4) That the use, as approved or conditionally approved, will

a. be located on a site that is adequate in size and shape;

Jefferson Elementary School has been designed and developed to meet the needs of youth ages 5-12 and therefore provides for a safe environment for Pullman youth to engage in programming.

b. be located on a site that has sufficient streets and highways adequate in width and type of surface to carry the quantity and quality of traffic guaranteed by the proposed use;

No additional traffic or unordinary vehicle usage will affect the residential area surrounding the Jefferson Elementary School site, as fewer than 15 youth are able to be enrolled in programming on site.

c. not have a significant adverse environmental impact on the adjacent area or the community in general;

The use of the facility will be consistent with its intent purpose and daily usage to include indoor activities and outdoor recreation on the playground. No adverse environmental impact is anticipated as this serves as typical use of this space.

d. be compatible with surrounding land uses;

The use of Jefferson Elementary School has been established as a compatible facility within this residential area. The extended use of the facility does not exceed or extend past the intended use of the building or property.

e. be provided with adequate parking; and,

Adequate parking is available to accommodate all participant pickup vehicles, staff, and volunteers serving at this site currently.

f. be served by adequate public utilities and facilities.

Jefferson Elementary School currently meets all public utility and facility standards. Extended use of the building for YMCA programming does not pose any additional utility or other facility needs.

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

In the Matter of Conditional
Use Permit Application
No. C-07-2

) Resolution No. BA-2007-5
)
) 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 the YMCA at Washington State University, with permission from the Pullman School District, to establish an after school child care program at Jefferson Elementary School, 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 January 30, 2007, said notice was posted at the subject property February 1, 2007, and said notice was published in the Moscow-Pullman Daily News on February 2, 2007; and,

WHEREAS, a public hearing was held before the Board of Adjustment on February 12, 2007, 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 January 3, 2007, the YMCA at Washington State University, with permission from the Pullman School District, submitted a conditional use permit application with the planning department in order to obtain permission to establish an after school child care program at Jefferson Elementary School at 1150 NW Bryant Street on Military Hill; said application was labeled by planning staff as No. C-07-2.
2. The subject property is currently occupied by Jefferson Elementary School, and its related parking, landscaping, and playgrounds.
3. The applicant indicates that the scope of the proposed project is to establish an after school child care program, enrolling a maximum of 20 students, ages five to twelve years, Monday to Friday, from approximately 3:00 p.m. to 5:30 p.m.

4. The subject property is located within an R1 Single-Family Residential District.
5. Section 17.70.030 states that child day care centers, nursery schools, and educational services are permitted within the R1 zone as a conditional use.
6. The subject property contains approximately 11 acres.
7. The subject property consists of rolling hill topography.
8. Access to the subject property would be gained by way of Bryant Street, designated as a 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, south and west of the subject property is zoned R1 and contains single family homes; the land to the east is zoned R2 Low Density Multi-Family Residential and contains single family homes and duplexes.
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. 07-7, dated February 5, 2007, includes the following description of responses from agencies to which a notice of the subject application was transmitted:

Department of Public Works: No comment.

Protective Inspections Division: *No response.*

Department of Public Services: *No response.*

Fire Department: Noted no requirements at this time.

Police Department: *No response.*

Pullman School District: *No response.*

13. Staff Report No. 07-7 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, 17.70, 17.75 and 17.125.

14. Staff Report No. 07-7 states the following:

Planning staff is 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 after school program, located at the existing Jefferson Elementary School, would benefit the community by providing structured after school programming within a residential neighborhood.

15. Staff Report No. 07-7 states the following:

Jefferson Elementary School is conveniently located with access to Bryant Street, a collector street adequate to carry the minimum amount of traffic generated by the proposed conditional use. In addition, Jefferson Elementary is located on a major transit route, providing alternative means of local transportation for students. According to the State Environmental Policy Act this project is categorically exempt; therefore, the proposed after school child care program is not expected to have a significant adverse environmental impact on the adjacent area or the community in general. Jefferson Elementary School meets all material development standards of the Zoning Code, including the quantity of off-street parking required for this use, which is significantly less than the 46 available parking stalls. The applicant indicated the maximum number of employees and volunteers on site is seven, requiring nine parking spaces (1.25 spaces per employee on the largest shift). Therefore, sufficient parking is available for a small staff serving a maximum enrollment of 20 students. Also, the subject property, located in an established residential neighborhood, is adequately served by public utilities and facilities.

16. Staff Report No. 07-7 states the following:

Zoning Code Section 17.70.030 states that child day care centers, nursery schools, and 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 YMCA after school child care program will provide programming for youths ages five to twelve; this programming will support the educational goals of the Pullman School District by providing tutoring, as well as a curricula of activities designed to enhance the social, emotional and physical well-being of the enrolled students. The students and their respective families are able to benefit from the convenient location and familiar environment the existing educational facility is able to provide. From planning staff's perspective, the proposed child care operation would be compatible with surrounding land uses.

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

Conclusions

1. The subject use appears to be consistent with the applicable objectives of the Pullman Comprehensive Plan.
2. 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. 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-07-2 is hereby approved without conditions.

DATED this ____ day of _____, 2007

Chairperson
Pullman Board of Adjustment

ATTEST:

Planning Director

EXHIBIT "A"

LEGAL DESCRIPTION

JEFFERSON ELEMENTARY

In the County of Whitman, Washington, to wit:

Lots 10 to 19, inclusive, Block C, Donald F. McCall's Subdivision to the City of Pullman, according to the recorded plat thereof,

ALSO, Lots 1 to 8, inclusive, Block D, Donald F. McCall's Subdivision to the City of Pullman, according to the recorded plat thereof,

ALSO, Lots 1 to 9, inclusive, Block E, Donald F. McCall's Subdivision to the City of Pullman, according to the recorded plat thereof,

ALSO, Lots 1 to 3, Block 1, College View Addition to Pullman, according to plat thereof, recorded in Volume D of Plats, page 19, records of Whitman County, Washington,

TOGETHER WITH all of the vacated alley attaching thereto,

ALSO, Lot 10, Block 23, College Hill Addition to Pullman, according to plat thereof, recorded in Volume C of Plats, page 10, records of Whitman County, Washington,

TOGETHER WITH all of the vacated alley attaching thereto,

ALSO, Lot 11, Block 16, College Hill Addition to Pullman, according to plat thereof, recorded in Volume C of Plats, page 10, records of Whitman County, Washington,

ALSO, Beginning at a point where the centerline of the vacated alley between Lots 10 and 11, in Block 16, of College Hill Addition to Pullman intersects the east line of Section 31, Township 15 North, Range 45 East, W.M., which is also the east line of McCall's Addition to Pullman; thence easterly along the centerline of said alley 66.1 feet; thence northerly on a line parallel with the east line of said Section 31, 563.4 feet; thence westerly 66.1 feet to the east line of Section 31; thence southerly along the east line of Section 31, 563.4 feet to the point of beginning,

EXCEPT any portion lying within the north 371.3 feet of the northwest quarter of the southwest quarter of said Section 32,

TOGETHER WITH any vacated streets and alleys attaching thereto, if any.

Approved as to legal description:

Mark D. Workman, P.E.
City Engineer

10/7/96
Date