

# 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](http://www.pullman-wa.gov)

### MEMORANDUM

TO: Pullman Planning Commission

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

FOR: Meeting of January 26, 2011

SUBJECT: Zone Change Application No. Z-10-6

DATE: January 20, 2011

Staff Report No. 11-1

#### BACKGROUND DATA

Applicant: Taylor Engineering, Inc., on behalf of Roger Duprel

Property Location: 730 and 732 NW Ritchie Street on Military Hill (See Attachment A, Location and Zoning Map).

Property Size: 16,696 square feet.

Applicant's Request: Amend the zoning classification of the subject property from C3 General Commercial to R2 Low Density Multi-Family Residential and revise the Comprehensive Plan Land Use Map from Commercial to Low Density Residential (See Attachment B, Application Z-10-6; and Attachment C, Applicant's Proposed Findings of Fact); the applicant indicates on the application form that this rezone is requested in order to bring zoning concurrent with the existing use of the property as well as to subdivide the lot.

Applicable Zoning  
District Descriptions:

**C3 district:** provides for general commercial uses dependent upon convenient vehicular access.

**R2 district:** provides for single family dwellings, duplexes, manufactured homes and apartments developed to a maximum density of 15 dwelling units per net acre.

Property Features:

**Current Land Use:** duplex and triplex;  
**Utilities:** subject parcel is served by city utilities;  
**Topography:** moderate slopes at the location of the duplex and triplex, with steep (50%) slopes downhill from those residential structures to businesses on North Grand Avenue.

Adjacent Zoning  
and Land Use:

**North:** R2 district; single family residences and duplexes;  
**East:** C3 district; businesses and apartments;  
**South:** C3 district; businesses and public facilities;  
**West:** R2 district; single family residences and duplexes.

Access:

NW Harrison Street and NW Ritchie Street, designated as collector arterial streets on the Comprehensive Plan Arterial Street Plan Map.

Environmental Review:

Environmental Checklist submitted 9/3/10 (See Attachment D); Mitigated Determination of Nonsignificance issued 11/2/10 (See Attachment E).

Hearing  
Notification:

Notice of Public Hearing mailed 1/12/11; Notice of Public Hearing published 1/15/11; Notice of Public Hearing posted 1/13/11.

Comments of Affected  
Departments/Agencies:

Notification of the applicant's request was distributed to affected governmental entities. These entities, and a summary of their responses to the notification, are presented below.

- a. **Public Services Department:** *No response.*
- b. **Pullman Fire Department:** No concerns.
- c. **Pullman Police Department:** No concerns.

- d. Pullman Public Works Department: No concerns.
- e. Pullman Protective Inspections Division: *No response.*
- f. Pullman School District: *No response.*

### PERTINENT PLANNING PROVISIONS

There are a number of provisions contained within the Comprehensive Plan and Zoning Code that relate to zone change and Comprehensive Plan map amendment proposals. These provisions, which are available for review at the city's web site ([www.pullman-wa.gov](http://www.pullman-wa.gov)), are referenced below.

Comprehensive Plan Goals LU1, LU3, LU4, LU5, H2 and their respective policies

Zoning Code Sections 17.01.050, 17.75.010, 17.75.040, 17.80.010, 17.80.040, 17.110.030, 17.110.040, 17.115.020

### STAFF ANALYSIS AND RECOMMENDATION

Planning staff is in favor of granting the applicant's request. Based on the discussion below, staff believes that approval of this proposal would promote the public health, safety, and welfare, and be a benefit to the residents of the city.

The applicant has initiated this zone change to match the zoning designation to the use of the property as well as to enable subdivision of the parcel. The applicant believes the site to be unsuitable for commercial development due to the significant grade change between North Grand Avenue and NW Ritchie Street.

This property was designated as a C3 zoning district in 1961 when the City of Pullman updated its zoning code. Prior to that, it had been R1 Residential. Currently, it is adjacent to a large R2 district encompassing several blocks on Military Hill. Although staff does not have specific knowledge of the rationale for changing the zoning of the subject property from residential to commercial in 1961, it assumes the amendment was made to expand opportunities for business development along North Grand Avenue. Given that the property under consideration is situated at the same elevation as adjacent housing some 40 feet above the elevation of Grand Avenue, the site has been used for residential purposes since at least 1971 (based on building permit records), and there appears to be no interest on the part of the property owner to develop the land with commercial businesses, staff believes, in retrospect, that the decision to designate this parcel as C3 was made in error.

From planning staff's perspective, the parcel under consideration is suitable for low density residential development given its location adjacent to a large residential neighborhood and its topographical orientation to that neighborhood, and the

classification of the subject property as R2 would be compatible with surrounding zoning and land use. The parcel in question is currently served by city utilities. Access to the site is provided by NW Ritchie Street and NW Harrison Street, both considered collector arterials by the Comprehensive Plan Arterial Street Plan Map.

Given the above information, planning staff believes the applicant's request would have a positive effect on the community's physical, economic, and social environment. Planning staff finds the proposal would be consistent with the Comprehensive Plan—particularly Goal LU4, which promotes “opportunities for high quality, diversified life styles within the community's residential neighborhoods.” Also, planning staff concludes that this application would be consistent with the applicable purposes of the zoning code, including Subsection 17.75.010(1) that advocates providing “areas for residential uses at a range of densities consistent with the public health and safety and the adopted Comprehensive Plan.” Therefore, planning staff recommends that the proposed Comprehensive Plan Map amendment and zone change be approved.

#### FINDINGS OF FACT AND CONCLUSIONS

Planning staff has prepared findings of fact and conclusions regarding this case. These findings and conclusions are incorporated in draft Resolution No. PC-2011-1 for the Comprehensive Plan map amendment (See Attachment F) and draft Resolution No. PC-2011-2 for the zone change proposal (See Attachment G).

#### ACTION REQUESTED

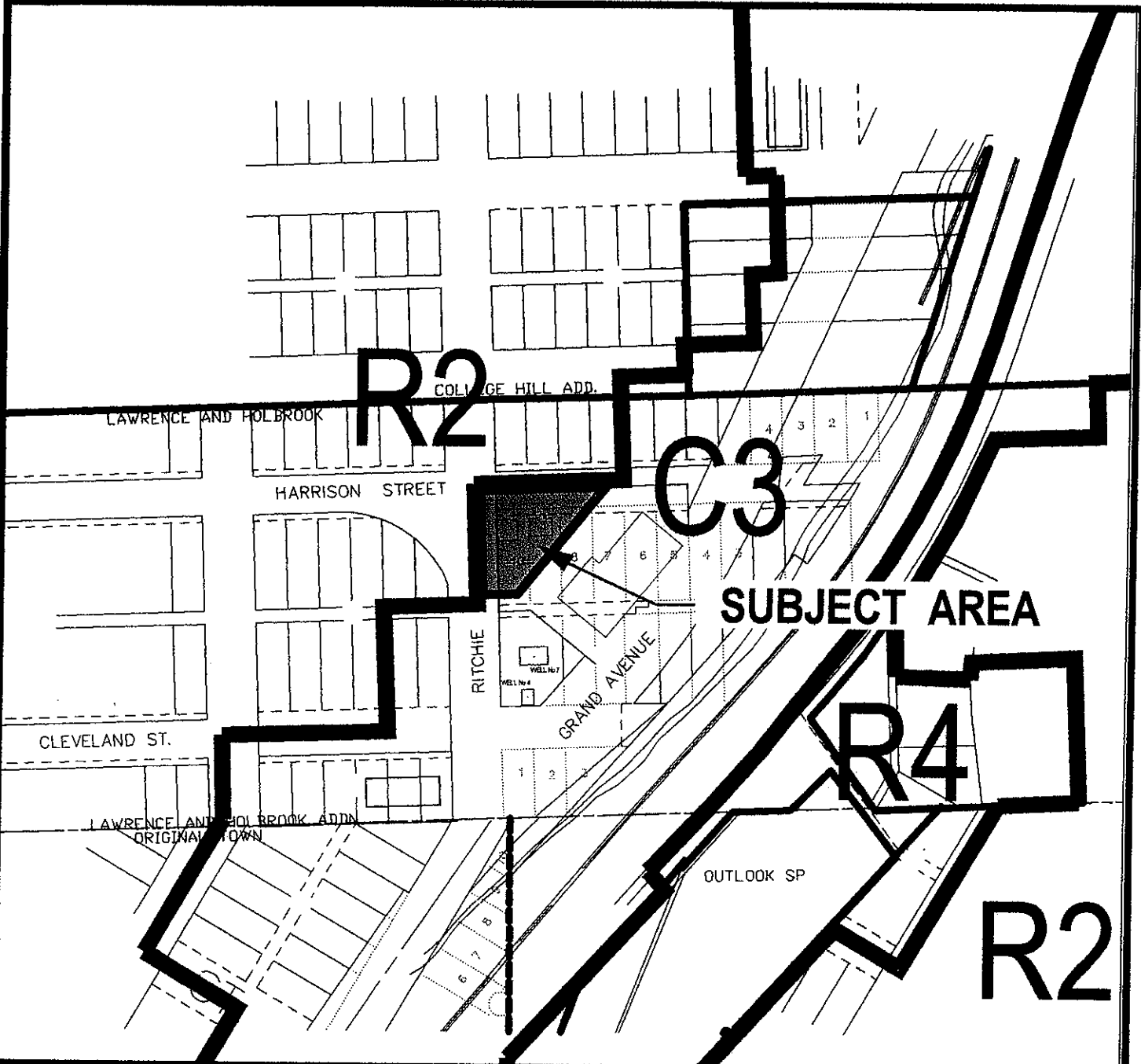
- A. Take testimony on the proposed Comprehensive Plan map amendment and zone change request.
- B. Adopt, by motion, Findings of Fact.
- C. Adopt, by motion, Conclusions.
- D. Recommend, by motion, to the City Council that the proposed Comprehensive Plan map amendment be approved, denied, or modified.
- E. Recommend, by motion, to the City Council that the proposed zone change request be approved, denied, or modified.

#### ATTACHMENTS

- “A” Location and Zoning Map  
“B” Zone Change Application  
“C” Applicant's Proposed Findings of Fact

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- "D" Environmental Checklist
- "E" Mitigated Determination of Nonsignificance
- "F" Draft Resolution No. PC-2011-1
- "G" Draft Resolution No. PC-2011-2



SUBJECT PROPERTY



ZONE BOUNDARY



**LOCATION & ZONING MAP**

CASE NUMBER  
Z-10-6

RECEIPT NO.: 41609  
DATE APPLICATION RECEIVED: 12-13-10  
DATE APPLICATION ACCEPTED AS COMPLETE: \_\_\_\_\_

CITY OF PULLMAN  
**ZONE CHANGE APPLICATION**

**APPLICANT:**

NAME: Taylor Engineering, Inc.  
ADDRESS: 245 E Main St., Pullman, WA 99163  
TELEPHONE: 509-334-5115  
STATUS (property owner, lessee, agent, purchaser, etc.): agent/engineer

**PROPERTY OWNER** (if different than applicant):

NAME: Roger Duprel  
ADDRESS: 3936 S Moraine Loop Kennewick, WA 99337  
TELEPHONE: 509-585-0496

**PROPERTY LOCATION** (general or common address):

730 + 732 NE Ritchie Street.

**REASON FOR ZONE CHANGE REQUEST:**

Applicant requests a zone change on the subject property from a(n) C3 zoning district to a(n) R2 zoning district in order to continue use of duplex + triplex as well as short plat the lot

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

[Signature]  
Applicant's Signature

12/13/10  
Date

## APPLICANT'S PROPOSED FINDINGS OF FACT

- 1) Is the proposal consistent with the Comprehensive Plan?  

Yes, the proposal is consistent with the Comprehensive Plan due to the fact that R2 is directly adjacent to C3.
- 2) Is the proposal consistent with the purposes of the Zoning Code and the proposed zone district?  

Yes, the proposed zone change is consistent with the zoning code.
- 3) What is the relationship of the proposed zoning change to the existing land uses, and the zoning of surrounding or nearby property?  

The existing land use is currently residential and is surrounded by residential to the north, west, and south with commercial to the east.
- 4) Has there been sufficient change in the character of the surrounding or nearby area, or in city policy to justify the rezone?  

Yes, this area is significantly uphill from the commercial zone it currently resides in and is surrounded by other residential buildings and the R2 zone.
- 5) Is the property economically and physically suitable for the uses allowed under the existing zoning, and under the proposed zoning? Consideration should be given to the length of time the property has remained undeveloped compared to the surrounding and other parcels in the city with the same zoning.  

The site is not suitable for the existing zoning of commercial due to significant grade change between Grand Avenue and Ritchie Street. Commercial establishments would not be viable on this lot. Also, there is currently two buildings (a duplex and triplex) on the site and the entire lot is built out. The proposed zoning is more suitable for the existing features of the site (ie grade change from other C3, existing residential buildings).
- 6) What is the relative gain to the public health, safety and welfare compared to a potential increase or decrease in value to the property owners?  

There will be no relative gain or loss to public health, safety and welfare. There is a potential increase in value for the property owners due to the re-zone.
- 7) Is the proposal necessary to correct an error?  

Yes, the tri-plex and duplex were both built within the C3 zoning area.
- 8) Are special conditions necessary to achieve compatibility of development with surrounding properties?  

No special conditions are necessary to achieve compatibility with the surrounding properties.



CITY OF PULLMAN ENVIRONMENTAL CHECKLIST

71300  
9-3-10

A. BACKGROUND

1. Name(s) of proposed project, if applicable:

Duprel Short Plat

2. Name of applicant:

Roger Duprel

3. Address and phone number of applicant and contact person:

3936 S Moraine Loop  
Kennewick, WA 99337  
PHONE: (509) 585-0496  
Attn: Roger Duprel

4. Date Checklist prepared:

September 1, 2010

5. Agency requesting Checklist:

City of Pullman

6. Proposed timing or schedule (including phasing, if applicable):

Rezone late summer and early fall 2010

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No additional activity will occur on this property

8. List any environmental information you know of that has been prepared, or will be prepared, directly related to this proposal.

None Known.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

10. List any governmental approvals or permits that will be needed for your proposal, if known.

City of Pullman zone change approval

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this Checklist that

Short plat approval

10-08

ask you to describe certain aspects of your proposal. You need not repeat those answers here.

Propose to change zoning from C3 to R2 and short plat Lot 1 of Pullman Grand LLC Short Plat into two separate lots.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the City, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this Checklist.

730 & 732 NE Ritchie Street. Lot 1, Pullman Grand LLD Short Plat No. 2, SW ¼ Section 32, Township 15 N, Range 45 E, W.M. (see attached map).

## **B. ENVIRONMENTAL ELEMENTS**

### 1. EARTH

- a. General description of the site (circle one): flat, **rolling**, hilly, steep slopes, mountainous, other.

- b. What is the steepest slope on the site (approximate percent slope)?

25 percent

- c. What general types of soil are found on the site (e.g., clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Typical Palouse silty soils underlain with basalt.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Palouse soils are subject to moderate erosion within the project site.

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

No grading will be completed as part of this project

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No erosion as a result of construction will occur as no construction activities are planned.

- g. Approximately what percent of the site will be covered with impervious surfaces after project construction (e.g., asphalt or buildings)?

No increase in impervious surfacing will occur. The site already contains a duplex, a tri-plex, and associated parking areas. Approximately 75% of the site is currently covered with impervious surfacing.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A - no construction will occur

## 2. AIR

- a. What types of emissions to the air would result from the proposal (e.g., dust, automobile, odors, industrial, wood smoke) during construction and after the project is completed? If any, generally describe and give approximate quantities, if known.

During Construction: N/A

After Construction: automobile emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

During Construction: N/A

After Construction: None.

## 3. WATER

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If so, describe type and give names. If appropriate, state what stream or river it flows into.

No.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge?

No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give description, purpose and approximate quantities, if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (e.g., domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable) or the number of animals or humans the system(s) are expected to serve.

N/A.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff is currently collected in a City approved system of catch basins and stormsewer pipes and released to the existing City of Pullman system on Grand Avenue. This system eventually drains into Missouri Flat Creek on the east side of Grand Avenue.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials from automotive spills, general household spills, and overflows of sanitary sewer systems have minimal possibility of entering ground or surface waters through the proposed stormwater runoff collection system. Infiltration rates in Palouse Loess are very low.

- 3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

N/A – no construction will occur

#### 4. PLANTS

- a. Check and/or circle the following types of vegetation found on the site:

**Deciduous trees and shrubs:** alder, maple, aspen, other \_\_\_\_\_

Evergreen tree: fir, cedar, pine, other

Shrubs

**Grass**

Dry land native grasses cover the majority of the site

Crop or grain

Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

Water plants: water lily, eelgrass, milfoil, other

Other types of vegetation \_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered:

None will be altered or removed.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No proposed landscaping; the site is already landscaped.

## 5. ANIMALS

a. Circle any animals which have been observed on or near the site, or are known to be on or near the site.

BIRDS: Hawk, heron, eagle, songbirds, other Pheasant, Geese, Duck

MAMMALS: Deer, bear, elk, beaver, other Dog, Cat

FISH: Bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened or endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

## 6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Will it be used for heating, manufacturing, etc.?

No electrical needs are necessary for this project as no new construction will occur. Currently, the site accesses to electric and natural gas lines.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None known.

## 7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None

- 1) Describe special emergency services that might be required.

None, outside of those provided for by the City of Pullman. Namely, injury rescue, life support, etc.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None known.

- b. Noise:

- 1) What types of noise exist in the area which may affect your project (traffic, equipment, operation, other)?

Traffic along Grand Avenue

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate hours noise would come from site.

Long-term noise impacts would not be increased as part of this project. Currently, traffic generated by residents occurs.

- 3) Proposed measures to reduce or control noise impacts, if any:

None known.

## 8. LAND AND SHORELINE USE

- a. What is the current use of site and adjacent properties?

The project site is commercial C3. Adjacent properties are residential to the north and west, commercial to the east and south.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

One tri-plex and one duplex exist on the site

- d. Will any structures be demolished? If so, describe.

No

- e. What is the current zoning classification of the site?

C3.

- f. What is the site's current Comprehensive Plan designation?

Adjacent to both Low Density Multi-Family Residential and General Commercial Districts.

- g. If applicable, what is the current Shoreline Master Program designation of the site?

*Commercial*

N/A.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

The completed project would not increase the number of residents (currently estimated at 15).

- j. Approximately how many people would the completed project displace?

Zero.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This project will comply with the City of Pullman Comprehensive Plan and any other applicable State and Federal codes.

## 9. HOUSING

- a. Approximately how many units would be provided, if any?

No housing units would be created.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low income housing.

None eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

None known.

## 10. AESTHETICS

- a. What is the maximum height of any proposed structure(s), not including antennas? What is the proposed principal exterior building material(s)?

Max Height: N/A – no proposed structures

Exterior Materials: N/A

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

## 11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
No lighting will be installed as part of this project. Typical residential light production at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
N/A
- c. What existing off-site sources of light or glare could affect your proposal?  
None known.
- d. Proposed measures to reduce or control light and glare impacts, if any:  
None known.

## 12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
None.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
None.
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:  
Not applicable.

## 13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects known to be on or next to the site that are listed on or proposed for national, state or local preservation registers? If so, generally describe.  
None known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
None known.
- c. Proposed measures to reduce or control impacts, if any:  
None known.

## 14. TRANSPORTATION

- a. Identify public streets/highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
The site is accessed from Ritchie Street.
- b. Is the site currently served by public transit? If not, what is the distance to the nearest transit stop?  
Yes. Pullman Transit has service on Grand Avenue one block away.



- c. How many parking spaces would the completed project have? How many would it eliminate?

No parking spaces would be created with this project. None would be eliminated

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No new roads or streets will be required.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak volumes would occur.

The facility is already built-out and would not generate additional trips. Currently, 15 vehicular trips are estimated due to existing residents.

- g. Proposed measures to reduce or control transportation impacts, if any:

None known.

#### 15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (e.g., fire or police protection, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None known.

#### 16. UTILITIES

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

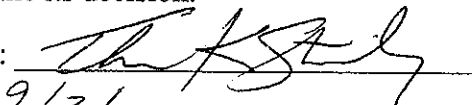
- b. Describe utilities proposed for the project, utilities providing service, and general construction activities which might be needed on the site or in the immediate vicinity.

All utilities listed in item a. above to remain on site and are connected to the existing buildings. No construction will occur as part of this project.

#### C. SIGNATURE

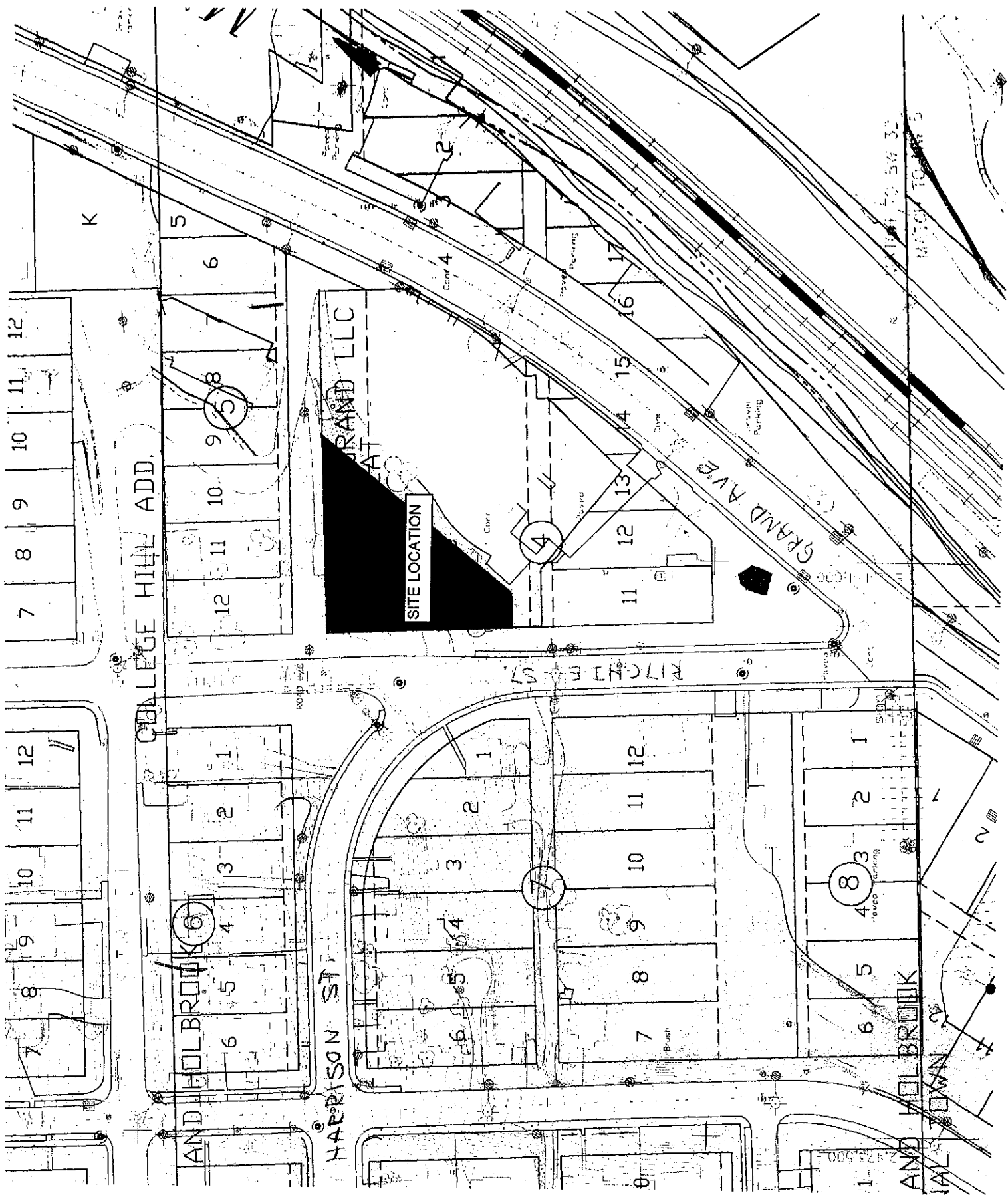
The above answers are true and correct to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Applicant's Signature: \_\_\_\_\_



Date Submitted: \_\_\_\_\_

9/3/10



COLLEGE HILL ADD.

GRAND LLC

SITE LOCATION

GRAND AVE

AND HOLBROOK

HARRISON ST

AND HOLBROOK

TALBOTT BROOK

104 50 50 32

104 50 50 32

7 8 9 10 11 12

5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7

RITCHIE ST

7 8 9 10 11 12

1 2 3 4 5 6

1 2 3 4 5 6 7

104 50 50 32

104 50 50 32

**FINAL MITIGATED DETERMINATION OF NONSIGNIFICANCE**

**Description of Proposal:** Proposal to change the zoning from C3 to R2 and short plat Lot 1, Pullman Grand LLC Short Plat No. 2 into two separate lots.

**Proponent:** Roger Duprel

**Location of Proposal, including street address, if any:** 730 and 732 NW Ritchie Street, Lot 1, Pullman Grand LLC Short Plat No. 2, within the southwest ¼ of Section 32, Township 15 North, Range 45 East, W.M.

**Lead agency:** City of Pullman.

The lead agency for this proposal has determined that if the condition set forth below is complied with during the implementation of the proposed project, it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request.

The condition applied to this proposal by means of this Mitigated Determination of Nonsignificance is as follows:

- 1. The applicant shall prepare an approvable improvement plan detailing how utilities and access are to be provided to individual lots created by the proposed short plat prior to approval of said short plat and shall then construct any identified additional improvements as a condition of approval of said short plat.

\_\_\_\_\_ There is no comment period for this MDNS.

  X   This MDNS is issued under 197-11-340(2) and 197-11-350(1); the lead agency will not act on this proposal until 10 days from the date of this determination (November 2, 2010). The appeal period for this action expires at 5:00 p.m. on November 12, 2010.

**Responsible Official:** Mark D. Workman, P.E.

**Position/Title:** Director of Public Works                      **Phone:** (509) 338-3222

**Address:** 325 SE Paradise Street, Pullman, WA 99163

Date   11/2/10   Signature   Mark D. Workman, P.E.  

  X   You may appeal this determination to the Hearing Examiner at City Hall, 325 SE Paradise Street, Pullman, WA 99163 no later than **November 12, 2010.**

An appeal must conform to the requirements of Sections 16.39.170 (1) (a), (b), and (d) of Pullman City Code.

You should be prepared to make specific factual objections and to pay the required filing fee.

Contact the Director of Public Works for additional information about the procedure to file an appeal of this determination.

\_\_\_\_\_ There is no agency appeal.

**BEFORE THE PLANNING COMMISSION  
FOR THE CITY OF PULLMAN**

In the Matter of a Proposed  
Comprehensive Plan Map Amendment  
Associated with Zone Change  
Application No. Z-10-6

) Resolution No. PC-2011-1  
)  
) A Resolution Adopting Findings of  
) Fact and Conclusions Representing  
) the Official Determination of the  
) City of Pullman Planning  
) Commission

WHEREAS, Taylor Engineering, Inc., on behalf of Roger Duprel, requested consideration of a Comprehensive Plan Map amendment from Commercial to Low Density Residential with respect to real property located at 730 and 732 NW Ritchie Street on Military Hill, and more particularly 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 Planning Commission public hearing on this matter was mailed to pertinent parties on January 12, 2011, said notice was published in the Moscow-Pullman Daily News on January 15, 2011, and said notice was posted at the subject property on January 13, 2011; and,

WHEREAS, a public hearing was held before the Planning Commission on January 26, 2011, 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 proposal was solicited, and after hearing public comment thereon, Commission members deliberated over the matter in open session; and,

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

***Findings of Fact***

1. The proposal under consideration involves a Comprehensive Plan Map amendment from Commercial to Low Density Residential and a zone change from C3 General Commercial to R2 Low Density Multi-Family Residential for approximately 16,696 square feet of land located at 730 and 732 NW Ritchie Street on Military Hill.
2. Planning Department Staff Report No. 11-1 provides the following zoning district descriptions:

**C3 district:** provides for general commercial uses dependent upon convenient vehicular access.

**R2 district:** provides for single-family dwellings, manufactured homes, and apartments developed to a maximum density of 15 dwelling units per net acre.

3. The subject property contains a duplex and triplex.
4. The subject property is currently served by city utilities.
5. The subject property is characterized by moderate slopes at the location of the duplex and triplex, with steep (50%) slopes downhill from those residential structures to businesses on North Grand Avenue.
6. The area to the north of the subject property is zoned R2 and is occupied by single family residences and duplexes; the land to the east is zoned C3 and is occupied by businesses and apartments; the land to the south is zoned C3 and is occupied by businesses and public facilities; the area to the west is zoned R2 and is occupied by single family residences and duplexes.
7. Access to the subject property is gained by way of NW Harrison Street and NW Ritchie Street, designated on the Comprehensive Plan Arterial Street Plan Map as arterial collector streets.
8. An Environmental Checklist was submitted for this proposal on September 3, 2010; following a review of said checklist, the Responsible Official issued a Mitigated Determination of Nonsignificance for the proposal on November 2, 2010.
9. Prior to the Planning Commission public hearing on this matter, notification of this proposal was distributed to a number of local agencies. Staff Report No. 11-1 provides the following description of these agencies' responses to this notification:
  - a. **Pullman Public Services Department:** *No response.*
  - b. **Pullman Fire Department:** No concerns.
  - c. **Pullman Police Department:** No concerns.
  - d. **Pullman Public Works Department:** No concerns.
  - e. **Pullman Protective Inspections Division:** *No response.*
  - f. **Pullman School District:** *No response.*
10. Staff Report No. 11-1 references the following provisions from the Pullman Comprehensive Plan and Pullman Zoning Code that are pertinent to this Comprehensive Plan map amendment and zone change proposal:

Comprehensive Plan Goals LU1, LU3, LU4, LU5, and H2, and their respective policies  
Zoning Code Sections 17.01.050 (Zoning Code Purposes), 17.75.010 (Residential Districts General Purposes), 17.75.040 (R2 District Purpose), 17.80.010 (Commercial Districts General Purposes), 17.80.040 (C3 District Purpose), 17.110.030 (Review

Criteria for Comprehensive Plan Amendments), 17.110.040 (General Findings for Comprehensive Plan Amendments), 17.115.020 (Rezone Criteria).

11. Staff Report No. 11-1 includes the following passage:

Planning staff is in favor of granting the applicant's request. Based on the discussion below, staff believes that approval of this proposal would promote the public health, safety, and welfare, and be a benefit to the residents of the city.

12. Staff Report No. 11-1 states the following:

The applicant has initiated this zone change to match the zoning designation to the use of the property as well as to enable subdivision of the parcel. The applicant believes the site to be unsuitable for commercial development due to the significant grade change between North Grand Avenue and NW Ritchie Street.

13. Staff Report No. 11-1 reads, in part, as follows:

This property was designated as a C3 zoning district in 1961 when the City of Pullman updated its zoning code. Prior to that, it had been R1 Residential. Currently, it is adjacent to a large R2 district encompassing several blocks on Military Hill. Although staff does not have specific knowledge of the rationale for changing the zoning of the subject property from residential to commercial in 1961, it assumes the amendment was made to expand opportunities for business development along North Grand Avenue. Given that the property under consideration is situated at the same elevation as adjacent housing some 40 feet above the elevation of Grand Avenue, the site has been used for residential purposes since at least 1971 (based on building permit records), and there appears to be no interest on the part of the property owner to develop the land with commercial businesses, staff believes, in retrospect, that the decision to designate this parcel as C3 was made in error.

14. Staff Report No. 11-1 includes the following paragraph:

From planning staff's perspective, the parcel under consideration is suitable for low density residential development given its location adjacent to a large residential neighborhood and its topographical orientation to that neighborhood, and the classification of the subject property as R2 would be compatible with surrounding zoning and land use. The parcel in question is currently served by city utilities. Access to the site is provided by NW Ritchie Street and NW Harrison Street, both considered collector arterials by the Comprehensive Plan Arterial Street Plan Map.

15. Staff Report No. 11-1 states the following:

Given the above information, planning staff believes the applicant's request would have a positive effect on the community's physical, economic, and social environment.

Planning staff finds the proposal would be consistent with the Comprehensive Plan—particularly Goal LU4, which promotes “opportunities for high quality, diversified life styles within the community’s residential neighborhoods.” Also, planning staff concludes that this application would be consistent with the applicable purposes of the zoning code, including Subsection 17.75.010(1) that advocates providing “areas for residential uses at a range of densities consistent with the public health and safety and the adopted Comprehensive Plan.” Therefore, planning staff recommends that the proposed Comprehensive Plan Map amendment and zone change be approved.

FROM the foregoing Findings of Fact, this Commission now makes the following

*Conclusions*

1. This proposal is consistent with the goals and policies of the Pullman Comprehensive Plan.
2. This proposal is consistent with the general purposes of the zoning code and the purposes of the proposed zoning district.
3. The uses allowed under the proposed zoning designation would be compatible with adjacent land uses and zoning classifications.
4. Existing community facilities are adequate to serve the land uses that would be allowed under the proposed zoning designation.
5. The subject property is suitable for the land uses allowed under the proposed zoning designation.
6. Given the circumstances pertaining to this matter, approval of this proposal is warranted to correct a previous error in zoning.
7. The proposal would have a positive effect on the community’s physical, economic, and social environment.
8. This proposal would not have a significant adverse environmental impact.
9. This proposal would promote the public health, safety, and welfare, and would be a benefit to the residents of the city.



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

*Decision*

The proposed amendment of the Comprehensive Plan Land Use Plan Map from Commercial to Low Density Residential for the property herein described is hereby forwarded to the City Council with a recommendation for approval.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Steve Garl, Chair  
Pullman Planning Commission

ATTEST:

\_\_\_\_\_  
Pete Dickinson, Planning Director

TRANSMITTED to the City Council through the office of the Mayor by the Planning Commission pursuant to the provisions of P.C.C. 17.180.040(1) this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

RECEIVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2011, and certified by the Finance Director as to the date of receipt thereof.

\_\_\_\_\_  
Glenn Johnson, Mayor

\_\_\_\_\_  
William F. Mulholland, Finance Director

LEGAL DESCRIPTION

Duprel Rezone

A parcel of land described as follows:

In the city of Pullman, county of Whitman, State of Washington, to wit:

Lot 1 of the Pullman Grand LLC Short Plat, according to the plat thereof filed under AFN 631431, records of said county,

TOGETHER WITH the south half of the dedicated right of way of Harrison Street which lies north of and adjacent to said Lot 1, AND the east half of the dedicated right of way of Ritchie Street which lies west of and adjacent to said Lot 1.

Approved for form:

Engineering Technician

01-20-11

Date

**BEFORE THE PLANNING COMMISSION  
FOR THE CITY OF PULLMAN**

In the Matter of Zone Change  
Application No. Z-10-6

) Resolution No. PC-2011-2  
)  
) A Resolution Adopting Findings of  
) Fact and Conclusions Representing  
) the Official Determination of the  
) City of Pullman Planning  
) Commission

WHEREAS, Taylor Engineering, Inc., on behalf of Roger Duprel, requested consideration of a zone change from C3 General Commercial to R2 Low Density Multi-Family Residential with respect to real property located at 730 and 732 NW Ritchie Street on Military Hill, and more particularly 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 Planning Commission public hearing on this matter was mailed to pertinent parties on January 12, 2011, said notice was published in the Moscow-Pullman Daily News on January 15, 2011, and said notice was posted at the subject property on January 13, 2011; and,

WHEREAS, a public hearing was held before the Planning Commission on January 26, 2011, 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 proposal was solicited, and after hearing public comment thereon, Commission members deliberated over the matter in open session; and,

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

***Findings of Fact***

1. The proposal under consideration involves a Comprehensive Plan Map amendment from Commercial to Low Density Residential and a zone change from C3 General Commercial to R2 Low Density Multi-Family Residential for approximately 16,696 square feet of land located at 730 and 732 NW Ritchie Street on Military Hill.
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5. The subject property is characterized by moderate slopes at the location of the duplex and triplex, with steep (50%) slopes downhill from those residential structures to businesses on North Grand Avenue.
6. The area to the north of the subject property is zoned R2 and is occupied by single family residences and duplexes; the land to the east is zoned C3 and is occupied by businesses and apartments; the land to the south is zoned C3 and is occupied by businesses and public facilities; the area to the west is zoned R2 and is occupied by single family residences and duplexes.
7. Access to the subject property is gained by way of NW Harrison Street and NW Ritchie Street, designated on the Comprehensive Plan Arterial Street Plan Map as arterial collector streets.
8. An Environmental Checklist was submitted for this proposal on September 3, 2010; following a review of said checklist, the Responsible Official issued a Mitigated Determination of Nonsignificance for the proposal on November 2, 2010.
9. Prior to the Planning Commission public hearing on this matter, notification of this proposal was distributed to a number of local agencies. Staff Report No. 11-1 provides the following description of these agencies' responses to this notification:
  - a. **Pullman Public Services Department:** *No response.*
  - b. **Pullman Fire Department:** No concerns.
  - c. **Pullman Police Department:** No concerns.
  - d. **Pullman Public Works Department:** No concerns.
  - e. **Pullman Protective Inspections Division:** *No response.*
  - f. **Pullman School District:** *No response.*
10. Staff Report No. 11-1 references the following provisions from the Pullman Comprehensive Plan and Pullman Zoning Code that are pertinent to this Comprehensive Plan map amendment and zone change proposal:

Comprehensive Plan Goals LU1, LU3, LU4, LU5, and H2, and their respective policies  
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Criteria for Comprehensive Plan Amendments), 17.110.040 (General Findings for Comprehensive Plan Amendments), 17.115.020 (Rezone Criteria).

11. Staff Report No. 11-1 includes the following passage:

Planning staff is in favor of granting the applicant's request. Based on the discussion below, staff believes that approval of this proposal would promote the public health, safety, and welfare, and be a benefit to the residents of the city.

12. Staff Report No. 11-1 states the following:

The applicant has initiated this zone change to match the zoning designation to the use of the property as well as to enable subdivision of the parcel. The applicant believes the site to be unsuitable for commercial development due to the significant grade change between North Grand Avenue and NW Ritchie Street.

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From planning staff's perspective, the parcel under consideration is suitable for low density residential development given its location adjacent to a large residential neighborhood and its topographical orientation to that neighborhood, and the classification of the subject property as R2 would be compatible with surrounding zoning and land use. The parcel in question is currently served by city utilities. Access to the site is provided by NW Ritchie Street and NW Harrison Street, both considered collector arterials by the Comprehensive Plan Arterial Street Plan Map.

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Given the above information, planning staff believes the applicant's request would have a positive effect on the community's physical, economic, and social environment.

Planning staff finds the proposal would be consistent with the Comprehensive Plan—particularly Goal LU4, which promotes “opportunities for high quality, diversified life styles within the community’s residential neighborhoods.” Also, planning staff concludes that this application would be consistent with the applicable purposes of the zoning code, including Subsection 17.75.010(1) that advocates providing “areas for residential uses at a range of densities consistent with the public health and safety and the adopted Comprehensive Plan.” Therefore, planning staff recommends that the proposed Comprehensive Plan Map amendment and zone change be approved.

FROM the foregoing Findings of Fact, this Commission now makes the following

*Conclusions*

1. This proposal is consistent with the goals and policies of the Pullman Comprehensive Plan.
2. This proposal is consistent with the general purposes of the zoning code and the purposes of the proposed zoning district.
3. The uses allowed under the proposed zoning designation would be compatible with adjacent land uses and zoning classifications.
4. Existing community facilities are adequate to serve the land uses that would be allowed under the proposed zoning designation.
5. The subject property is suitable for the land uses allowed under the proposed zoning designation.
6. Given the circumstances pertaining to this matter, approval of this proposal is warranted to correct a previous error in zoning.
7. The proposal would have a positive effect on the community’s physical, economic, and social environment.
8. This proposal would not have a significant adverse environmental impact.
9. This proposal would promote the public health, safety, and welfare, and would be a benefit to the residents of the city.

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

*Decision*

The proposed zone change from C3 General Commercial to R2 Low Density Multi-Family Residential for the property herein described is hereby forwarded to the City Council with a recommendation for approval.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Steve Garl, Chair  
Pullman Planning Commission

ATTEST:

\_\_\_\_\_  
Pete Dickinson, Planning Director

TRANSMITTED to the City Council through the office of the Mayor by the Planning Commission pursuant to the provisions of P.C.C. 17.180.040(1) this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

RECEIVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2011, and certified by the Finance Director as to the date of receipt thereof.

\_\_\_\_\_  
Glenn Johnson, Mayor

\_\_\_\_\_  
William F. Mulholland, Finance Director

LEGAL DESCRIPTION

Duprel Rezone

A parcel of land described as follows:

In the city of Pullman, county of Whitman, State of Washington, to wit:

Lot 1 of the Pullman Grand LLC Short Plat, according to the plat thereof filed under AFN 631431, records of said county,

TOGETHER WITH the south half of the dedicated right of way of Harrison Street which lies north of and adjacent to said Lot 1, AND the east half of the dedicated right of way of Ritchie Street which lies west of and adjacent to said Lot 1.

Approved for form:



Engineering Technician

01-20-11

Date