



# 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 *PD*

FOR: Meeting of January 23, 2008

SUBJECT: Proposed Zoning Code Text Amendment  
Radio and Television Studios in C1 District

DATE: January 16, 2008

#### BACKGROUND

On November 28, 2007, the Planning Commission initiated a zoning code text amendment to allow radio and television studios in the C1 Neighborhood Commercial zoning district. This proposal is now being presented to the Planning Commission for formal review at a public hearing.

The existing zoning code rules permit radio and television studios in several commercial and industrial districts, but prohibit such studios from operating in the C1 zoning district. The proposed code amendment would allow radio and television studios as permitted uses in the C1 district. The specific draft code amendments are set forth in Draft Resolution No. PC-2008-3 (attached).

As cited in Pullman City Code Section 17.80.020, the purposes of the C1 zoning district are as follows:

- (1) accommodate small retail and personal service businesses that will primarily serve the day-to-day needs of the immediate neighborhood;
- (2) protect existing businesses of the type referred to in 17.80.020(1) and permit new neighborhood commercial businesses where economic demand, citizen acceptance, and development standards can assure compatibility with the neighborhood;

- (3) limit the size, scale, and expansion of neighborhood commercial businesses in order to minimize traffic volumes and congestion, and adverse impacts on the neighborhood in which they are located. Developments in this district should be characterized by small buildings, low vehicular traffic generation, considerable walk-in trade, and quiet operations.

Several Comprehensive Plan goals and policies relate to the proposed zoning code amendment, as identified below.

GOAL LU4: Preserve opportunities for high quality, diversified life styles within the community's residential neighborhoods.

Policy LU4.2: Protect the unique characteristics of established neighborhoods from intrusion by incompatible uses.

GOAL LU5: Strengthen and enlarge the economic base of the community by providing commercial areas that offer a variety of goods and services in settings that are readily accessible and attractive.

Policy LU5.9: Permit neighborhood commercial development in high-density residential areas so long as it caters primarily to immediate neighborhood residents, and the development is designed and operated to be compatible with the neighborhood.

Zoning Code Section 17.120.020 states that the following questions shall be considered by the Planning Commission and City Council in reviewing a proposed zoning code amendment:

- (1) Is the amendment consistent with the Comprehensive Plan?
- (2) Is the amendment reasonable and does it substantially promote the public health, safety, or welfare?
- (3) Is the amendment in the best interests of the residents of Pullman; and if so, how?
- (4) Has sufficient change in economic, technological, or land use conditions occurred to warrant modification of this text?
- (5) Is the amendment necessary to correct an error in this Title, or clarify the meaning or intent of this Title?

In preparation for the Commission's review of this matter, staff prepared a formal Notice of Public Hearing. This notice was published in the Moscow-Pullman Daily News on January 12, 2008.

### STAFF ANALYSIS AND RECOMMENDATION

The subject code amendment was conceived to address the needs of the Radio Palouse radio station located at 1101 Wawawai Road. In 2005, the City Council directed that this station be incorporated into the city as part of a larger annexation proposal in this area. This larger annexation proposal is still pending at this time as the project engineer and the city engineering division formulate an acceptable legal description for the affected property. If this land is annexed, the radio studio would become a nonconforming use in the applicable R2 zoning district. So, the Planning Commission initiated this draft code revision to allow the radio station to operate as a conforming use if the city assumes jurisdiction over this land. (A separate zone change proposal is also being processed by the city to alter the zoning of the radio station property to C1).

As mentioned above, the C1 district provides for businesses that primarily serve the needs of the immediate neighborhood, and it is characterized by small buildings, low vehicular traffic generation, considerable walk-in trade, and quiet operations. By their nature, radio and television studios would typically have a broader audience than just the residents in the surrounding area, but they would qualify as small, quiet businesses that generate little traffic. The C1 district already provides for certain establishments that often cater to the entire community rather than just the immediate neighborhood. For example, restaurants, furniture stores, banks, physicians' offices, and utility business offices are all permitted uses in the C1 zone presently. Also, it should be noted that radio and television transmitting towers are currently allowed in the C1 district as conditional uses. From planning staff's perspective, permitting radio and television studios in C1 areas would complement the existing land use provisions contained in the zoning code. Therefore, staff recommends that this draft code revision be approved.

### ACTION REQUESTED

The action requested of the Planning Commission is to accept public input on the proposed zoning code amendment, review and discuss the proposed amendment, and recommend to the City Council that it be approved, approved with modifications, or denied.

Attachment

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

In the Matter of a Proposed Zoning Code Text Amendment Involving Radio and Television Studios in the C1 Neighborhood Commercial District	) Resolution No. PC-2008-3 ) ) A Resolution Representing the ) Official Determination of the ) City of Pullman Planning Commission
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WHEREAS, the Pullman Planning Commission initiated a case to revise zoning code regulations pertaining to radio and television studios in the C1 Neighborhood Commercial zoning district; and,

WHEREAS, a notice of the Planning Commission public hearing on this matter was published in the Moscow-Pullman Daily News on January 12, 2008; and,

WHEREAS, a public hearing was held before the Planning Commission on January 23, 2008 in the Council Chambers at City Hall, SE 325 Paradise Street, Pullman, Washington, at which time public comment from persons interested in the proposed text amendment to Zoning Code Chapter 17.70 was solicited; and

WHEREAS, this Commission has considered questions (1) through (5) contained in Pullman Zoning Code Section 17.120.020 regarding the proposed Zoning Code text amendment;

NOW, THEREFORE, the Planning Commission for the City of Pullman hereby makes and enters its formal

***Recommendation***

Chapter 17.70 (Use Chart) should be amended in accordance with the attached legislative draft (Exhibit "A").

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Chair  
Pullman Planning Commission

ATTEST:

\_\_\_\_\_  
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 this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

RECEIVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2008,  
and certified by the Finance Director as to the date of receipt thereof.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Finance Director

TRANSPORTATION, COMMUNICATION AND UTILITIES USES

DISTRICTS

	R1	RT	R2	R3	R4	C1	C2	C3	IRP	I1	I2	WSU	NO. OF REQUIRED PARKING SPACES EXCEPT C2 DISTRICT
Air Transportation								P		P	P		
Railroad Transportation								P		P	P		
Railroad Right of Way								P		P	P		
Bus Passenger Terminals	P	P	P	P	P	P	P	P	P	P	P		One per employee on largest shift plus parking for company vehicles
Bus Garaging and Maintenance								P		P	P		
Municipal Bus Stops	P	P	P	P	P	P	P	P	P	P	P		
Motor Freight Transportation								P		P	P		
Accessory Parking Area/Garages								P		P	P		
Commercial Parking Areas/Garages								P		P	P		
Radio and Television Studios								P		P	P		
Radio & Television Transmitting Stations and Towers <sup>1</sup>								P		P	P		One per 400 SF net floor area
Accessory TV Reception or Amateur Radio/Citizens Radio Antennas or support structures <= 60 ft. <sup>1</sup>	P	P	P	P	P	P	P	P	P	P	P		One per employee on largest shift plus parking for company vehicles
Accessory TV Reception or Amateur Radio/Citizens Radio Antennas or support structures > 60 ft. <sup>1</sup>	C	C	C	C	C	C	C	C	C	C	C		
Wireless Attached Facility <= 30 ft. <sup>4</sup>	P	P	P	P	P	P	P	P	P	P	P		
Wireless Attached Facility > 30 ft. <sup>4</sup>	C	C	C	C	C	C	C	C	C	C	C		
Wireless Freestanding Facility <= 80 ft. <sup>4</sup>	C	C	C	C	C	C	C	C	C	C	C		
Wireless Freestanding Facility > 80 ft. <sup>4</sup>								C	C	C	C		
Utilities and Telephone Communication: facilities necessary and incidental to other uses in the district in which located and not otherwise cited in this Use Chart	P	P	P	P	P	P	P	P	P	P	P		
Public Facilities (wells, water towers, transformer stations)	C	C	C	C	C	C	C	C	C	C	C		One per employee on largest shift plus parking for company vehicles
Utility Maintenance Yards								P		P	P		One per 400 SF net floor area
Utility Business Offices								P		P	P		One per employee on largest shift plus parking for company vehicles
Solid Waste Disposal/Sanitary Landfill								P		P	P		One per 400 SF net floor area
Off-site Hazardous Waste Treatment and Storage Facility										C	C		One per employee on largest shift plus parking for company vehicles
Accessory On-site Hazardous Waste Treatment and Storage Facilities									C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>		One per employee on largest shift plus parking for company vehicles

PERMITTED AS AN ACCESSORY USE AS REQUIRED BY SECTION 17.40.070

FOOTNOTE:

<sup>1</sup> See 17.35.080(9)

<sup>2</sup> See 17.35.100

<sup>3</sup> See 17.35.080(10) and 17.40.070(2)

<sup>4</sup> See 17.35.080(11)