


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 Planning Commission

FROM: Pete Dickinson, Planning Director 

FOR: Meeting of November 28, 2007

SUBJECT: Withdrawal of Zoning Cases
Radio Station in C1 District

DATE: November 15, 2007

Late in 2004, the Hinrichs family submitted an annexation proposal to bring 16 acres into the city on the north side of Old Wawawai Road west of Sunnyside Park (See attached Location and Zoning Map). When the City Council reviewed this proposal, it accepted the application subject to several conditions. One of these conditions, imposed to ensure the establishment of orderly city boundaries, was as follows: "The petitioners shall include in the proposed annexation area all of the contiguous unincorporated land located northeast of the subject property." At that time, none of this extra land was owned by the Hinrichs family. Also, a 9,000-square-foot portion of this additional property is owned by Radio Palouse, Inc. and is occupied by a radio studio.

If the Hinrichs incorporation request had proceeded without modification, all of the territory included in the annexation would have entered the city with an R2 Low Density Multi-Family Residential zoning designation in accordance with its established prezone classification. In this event, the aforementioned radio studio would have become a nonconforming use since the zoning code prohibits radio facilities in the R2 district.

To avoid the creation of this nonconformity, the Planning Commission initiated two parallel code amendments in January of 2005. These proposed amendments were as follows: 1) change the prezone designation for the Radio Palouse, Inc. land from R2 to C1 Neighborhood Commercial, and 2) revise the use classification for radio and television studios in the C1 zoning district from "prohibited" to "permitted." These zoning cases were presented to the Commission in February of 2005 at separate public hearings, and the Commission recommended approval of both amendments.

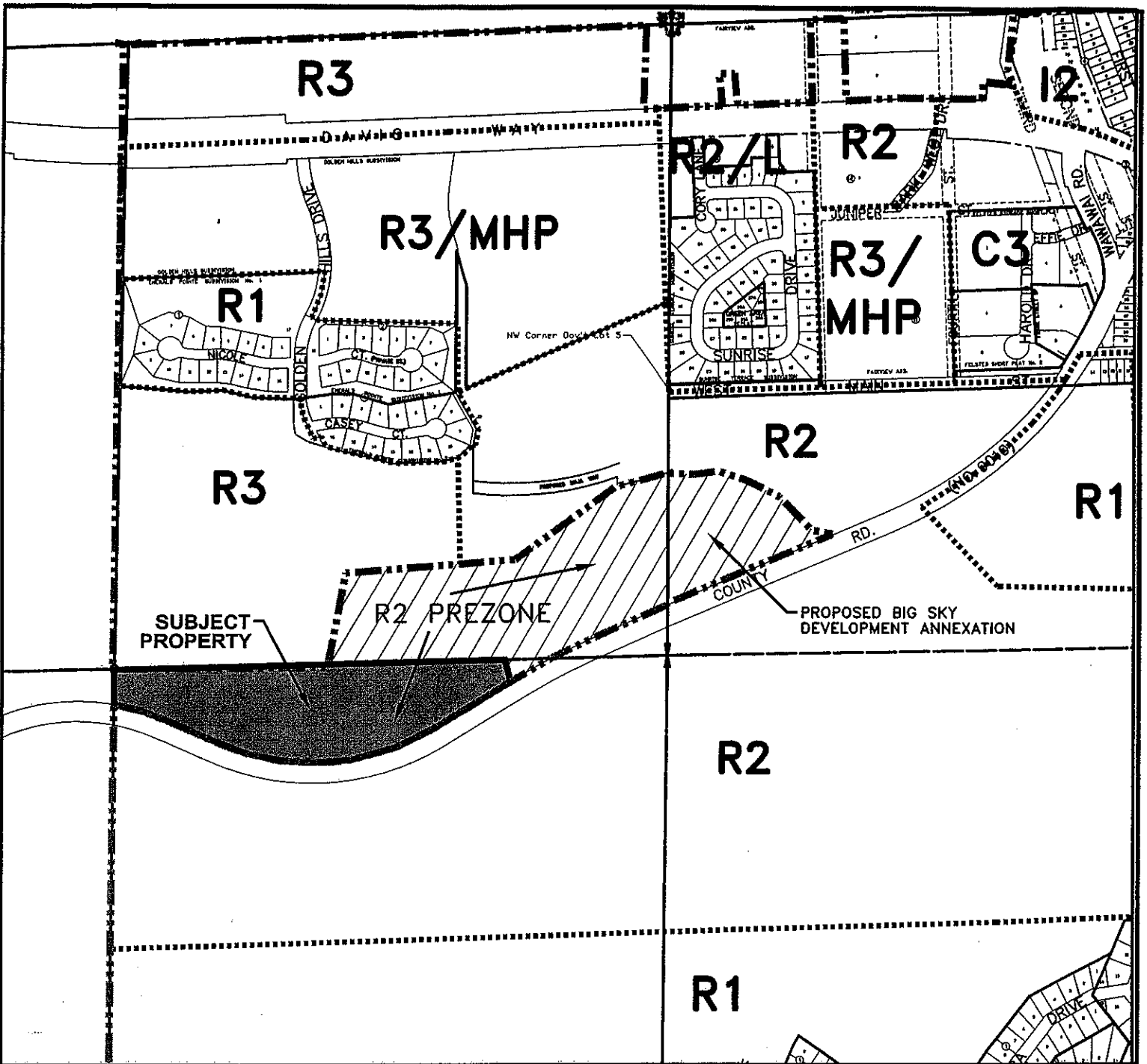
Thereafter, progress on the Hinrichs incorporation proposal was delayed because of the complexities involved in devising an accurate legal description for the entire property included in the augmented annexation area. During this time, the Hinrichs family purchased all of the extra land that the Council requested be added to the annexation, except for the 9,000-square-foot Radio Palouse, Inc. parcel. Also, in 2005, the Hinrichs family indicated to planning staff its interest in possibly pursuing a zone change to C3 General Commercial for property in the vicinity of the radio studio. This proposal would have provided a more comprehensive means of addressing the radio studio nonconforming use issue because a much larger area could have been rezoned from R2 to C3, and radio studios are already a permitted use in the C3 district. So, staff deferred action on the Planning Commission-initiated zoning cases outlined above.

Over time, though, the Hinrichs family's interest in submitting the C3 rezone proposal has waned. Furthermore, it appears that the work to develop an accurate legal description for the area to be incorporated is coming to an end, and the annexation request will soon be transmitted to the Council for final action. Planning staff believes it is time to resume activity on the original Planning Commission-initiated zoning matters.

The city code states that the Council shall act on a zoning case within 60 days of the date on which the Commission makes its recommendation regarding the proposal. Since this 60-day period has expired, it would be appropriate for the Commission to restart the subject zoning code cases.

The action requested of the Commission is to act on a motion(s) to withdraw the pending zone change and code amendment proposals, and initiate the cases anew. If the Commission approves such a motion, staff expects to submit these draft amendments back to the Commission for hearing in early 2008.

Attachment



SUBJECT PROPERTY



PROPOSED ADDITIONAL ANNEXATION AREA



CITY LIMITS



ZONING DISTRICT BOUNDARY



LOCATION & ZONING MAP

HINRICHS' ANNEXATION