

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 October 7, 2009

SUBJECT:

Prezone Designation Proposal

Mader Property

DATE:

October 1, 2009

Attached are two draft resolutions related to the above-referenced matter, revised in accordance with your direction at the September 23 Planning Commission meeting. For both resolutions, Finding of Fact Nos. 16 through 29 have been added, and the Conclusions have been amended. Also, the Decision in Resolution No. PC-2009-4 has been revised. (The Decision in Resolution No. PC-2009-3 was not modified because R1 and R2 zoning districts are both classified as Low Density Residential in the Comprehensive Plan.) The action requested of the Commission at your meeting on October 7 is to review and act upon these documents.

Attachments

BEFORE THE PLANNING COMMISSION FOR THE CITY OF PULLMAN

| In the Matter of the Proposed |) Resolution No. PC-2009-3 | |
|----------------------------------|-------------------------------------|--|
| Comprehensive Plan Map Amendment |) | |
| Associated with Mader Pre-Zone |) A Resolution Adopting Findings of | |
| Designation Request |) Fact and Conclusions Representing | |
| |) the Official Determination of the | |
| |) City of Pullman Planning | |
| |) Commission | |

WHEREAS, the City of Pullman Planning Department initiated an action requesting a Comprehensive Plan Map amendment establishing designations of Low Density Residential, Industrial, and Commercial with respect to real property located adjacent to the northwest boundary of the city, bounded on the east by State Route 27 and on the west by Brayton Road, and more particularly displayed in map form, with the Low Density Residential designation corresponding to R1, Industrial corresponding to I1, and Commercial corresponding to C3, 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 affected parties on September 3, 2009, said notice was published in the <u>Moscow-Pullman Daily News</u> on September 12, 2009, and said notice was posted at the subject property on September 4, 2009; and,

WHEREAS, a public hearing was held before the Planning Commission on September 23 and October 7, 2009, 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 City of Pullman initiated an action to establish pre-zone classifications for property encompassing approximately 515.1 acres located adjacent to the northwest boundary of the city, bounded on the east by State Route 27 and on the west by Brayton Road, involving the establishment of pre-zone districts of R2 Low Density Multi-Family Residential on 432.9 acres, I1 Light Industrial on 67.5 acres, and C3 General Commercial on 14.7 acres, and a Comprehensive Plan Map amendment establishing pre-zone designations of Low Density Residential, Industrial, and Commercial respectively.

- 2. These classifications were decided upon after consultation between planning staff and the major property owners involved. Staff Report No. 09-6, dated September 15, 2009, states that planning believes it would be beneficial to establish these pre-zone districts to provide enhanced opportunities for residential, commercial, and industrial growth in the community, and the primary owner of the subject property has indicated his interest in annexing this land to the city once the pre-zone designations have been approved.
- 3. Staff Report No. 09-6 provides the following zoning district descriptions:

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

11 district: Provides for the manufacturing and assembly of materials into finished products, warehousing, storage, and wholesale businesses, and offices and limited retail and service uses.

C3 district: Provides for retail and service uses, offices, and warehousing establishments, and is suited to developments that are heavily dependent on convenient vehicular access.

- 4. The subject property, which is currently used as farmland with limited commercial uses, is characterized by rolling hills with some steep slopes.
- 5. City water, sanitary sewer, and storm drain lines are located directly south of the subject property.
- 6. The area to the north of the subject property is outside the city, is used as farmland, and contains a Department of Agriculture facility; the land to the east is partially outside the city and partially zoned R2 and C3 and is used as farmland and for commercial developments; the property to the south is partially outside the city and partially zoned R2 and contains low density housing and farmland; the parcel to the west is outside the city and used as farmland.
- 7. Access to the subject property would be gained by way of Albion Road, NW Terre View Drive and Brayton Road.
- 8. An Environmental Checklist for this proposal was submitted on July 17, 2009, and a Determination of Nonsignificance was issued for the project by the Responsible Official on August 18, 2009, following a review of said checklist.
- 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. 09-6 provides the following summaries of these agencies' responses to this notification:

- a. Pullman Public Services Department: No response.
- b. Pullman Fire Department: No response.
- c. **Pullman Police Department**: Stated that there are no concerns directly related to pre-zoning proposal, but that the annexation may impact workload.
- d. Pullman Public Works Department: Stated that the proposed zoning made sense from a land use standpoint; however it may take special consideration to provide required fire flow and/or special consideration of the constructions of buildings.
- e. Pullman Protective Inspections Division: No response.
- f. Pullman School District: No response.
- 10. Staff Report No. 09-6 references the following provisions from the Pullman Comprehensive Plan and Pullman Zoning Code that are pertinent to this Comprehensive Plan map amendment and pre-zone proposal:

Comprehensive Plan Goals LU1, LU2, LU3, LU4, LU5, LU6 and H3 and their respective policies

Zoning Code Sections 17.01.050, 17.65.030, 17.75.010, 17.75.040, 17.80.010, 17.80.040, 17.85.010, 17.85.020, 17.110.030, 17.110.040, 17.115.020

11. Staff Report No. 09-6 states the following:

Planning staff is in favor of designating these parcels their respective pre-zone classifications. 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. 09-6 reads, in part, as follows:

With regard to the specific parcels under consideration, they appear to be well-suited for the proposed classifications. The property proposed to be R2 is contiguous to an R2 district along its southern boundary and part of its eastern border, and the adjacent R2 district to the south contains a series of low density dwellings and undeveloped land. The property proposed to be C3 has frontage along a major roadway (Albion Road), is located in the vicinity of existing commercial uses on State Route 27, and would be surrounded on three-plus sides by a proposed I1 zone. The proposed I1 district abuts Albion Road and State Route 27, and it contains existing industrial uses developed under county regulations. In staff's view, the type, size, and configuration of the proposed zoning districts are appropriate given adjacent land use and zoning, and transportation facilities in the area. The topography of the proposed Industrial/Commercial site, located at the top of a rise surrounded by steep slopes, is such that it provides adequate buffering between these zones and adjacent Residential zones. In time, planning staff expects the westerly portion of the subject property to

become a pleasant residential neighborhood, and its residents would help support the nearby businesses in the proposed C3 and I1 zones.

13. Staff Report No. 09-6 includes the following paragraph:

It is noteworthy that the north bypass (State Route 276) is planned to extend along the southern boundary of the subject property. In 2007, the Washington State Department of Transportation developed a route development plan for this proposed highway that allowed for a road and utility crossing from NW Terre View Drive approximately one mile west of North Grand Avenue. This crossing would permit access to the subject property from the existing residential neighborhood to the south.

14. Staff Report No. 09-6 states the following:

In staff's estimation, the community facilities that would serve the parcel in question, including streets and utilities in the area, could be extended to accommodate developments allowed in the proposed districts. All land uses allowed under Pullman City Code would need to abide by the city's standards related to landscaping and protection of critical environmental areas. Therefore, staff believes this pre-zone establishment proposal would provide for sufficient open space.

15. Staff Report No. 09-6 reads, in part, as follows:

Given the above information, planning staff believes designating the proposed pre-zone districts would have a positive effect on the community's future 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," Goal LU5, which encourages strengthening and enlarging 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," and Goal LU6, which encourages strengthening and enlarging the economic base of the community "by encouraging non-polluting businesses that provide high-wage jobs and produce high value products." Also, planning staff concludes that this proposal 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," Subsection 17.80.010(1) that advocates providing "areas for appropriate location of commercial uses offering goods and services," and Subsection 17.85.010(1), which advocates establishing and reserving "areas near major arterial streets and railroads for industrial uses." Therefore, planning staff recommends that the proposed Comprehensive Plan Map amendments and pre-zone designations be approved.

16. During the public hearing regarding this matter, Cheryl Morgan of 102 Hayward Road

questioned whether environmental impacts of such a large proposal would affect Pullman's sustainability and remarked that all affected residents were not properly notified; that Brayton Road and its connecting roads would require extensive improvements before they would be suitable to use to access this project and that upgrading the infrastructure for this project will be costly to taxpayers; and that the R2 was incompatible with existing land uses.

- 17. During the public hearing regarding this matter, Ken Duft of 801 Brayton Road stated that only the landowners, developers, and real estate agents would benefit from this proposal; the project was overly large in scope, erroneous in its assessment of salient features, and conflicted with the Comprehensive Plan; the proposed densities were incompatible with existing uses; the proposal would cause conflicts with the proposed north bypass; and he questioned the fact that the city planned no water withdrawal or conversion for this proposal.
- 18. During the public hearing regarding this matter, Jeff Igielski of 2791 Albion Road commented that the proposed R2 is incompatible with existing land uses, especially the USDA research station; light pollution would be a problem; and he wouldn't be opposed to R2 if it was buffered by lower density development.
- 19. During the public hearing regarding this matter, Rebecca Thorgaard of 2330 S Grand Avenue asked about the current urban growth boundary and whether this proposal extended beyond that; about capacity and safety of the proposed accesses, including the proposed north bypass; what the level of service was for roads connected to the proposed accesses; how the proposal would mitigate impacts to public services; and how the city could justify the aesthetic and resource impacts of this proposal with such low population figures and a lagging growth rate. She also stated that R2 would be incompatible with existing land uses, and that the flat map attached to the proposal does not consider the physical features of the property.
- 20. During the public hearing regarding this matter, Eileen Macoll of 1165 S Grand Avenue, No. 58, read a letter on behalf of Jack and Linda Robinette opining that development at 15 dwelling units per acre will cause the area to look like the apartment complexes along Terre View and Merman Drives; there would be an unreasonable increase in traffic; even R1 densities would be undesirable for this property; the agricultural land preservation philosophy should be maintained; and although they weren't opposed to the I1 and C3 zones, residential development would seriously impact their quality of life.
- 21. During the public hearing regarding this matter, Jon Anderson of 1001 Armstrong Road said that he felt the city should proceed with the annexation with no pre-zone designations and rezone it from the default R1 once the land is annexed.
- 22. During the public hearing regarding this matter, Gary Kopf of 1916 Cheney Lane in Pasco, WA remarked that he was opposed to the city expanding its footprint while there

- were 240 acres of similarly zoned land within city limits in the Moscow-Pullman corridor that could be used.
- 23. During the public hearing regarding the matter, Planning Director Pete Dickinson summarized Staff Report No. 09-6 and entered the Staff Report into the record as Exhibit No. 1.
- 24. During the public hearing regarding the matter, a letter from Charles and Barbara Grutzmacher, dated September 17, 2009, was entered into the record as Exhibit No. 2, asking that an Environmental Impact Study be performed.
- 25. During the public hearing regarding the matter, a letter from F.C. and Eileen Brayton, dated September 18, 2009, was entered into the record as Exhibit No. 3, stating their concern for impacts to public services and facilities.
- 26. During the public hearing regarding this matter, a letter from Larry and Cheryl Morgan, dated September 23, 2009, was entered into the record as Exhibit No. 4, reflecting Ms. Morgan's testimony given during the hearing.
- 27. During the public hearing regarding this matter, Rebecca Thorgaard submitted written comments on behalf of Phil Cohen, which were labeled Exhibit No. 5, reflecting Ms. Thorgaard's testimony given during the hearing.
- 28. During the public hearing regarding this matter, Rebecca Thorgaard submitted written comments, which were labeled as Exhibit No. 6, and which included a Google map of the proposed area and her notes on the testimony given by previous opponents of the project.
- 29. During the public hearing regarding this matter, a letter from Linda and Jack Robinette, dated September 23, 2009, was entered into the record as Exhibit No. 7, reflecting their comments as presented by Eileen Macoll.

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

Conclusions

- 1. After reviewing all of the evidence presented in relation to this matter, the information included in Finding of Fact Nos. 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, and 29 is considered to be more persuasive in deciding upon the pre-zoning and Comprehensive Plan Map designation for the subject property than the information contained in Finding of Fact Nos. 11, 12, 13, 14, and 15.
- 2. Based on Conclusion No. 1, I1, C3, and R1 pre-zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations for the subject property would be consistent with the applicable goals and policies of the

Pullman Comprehensive Plan.

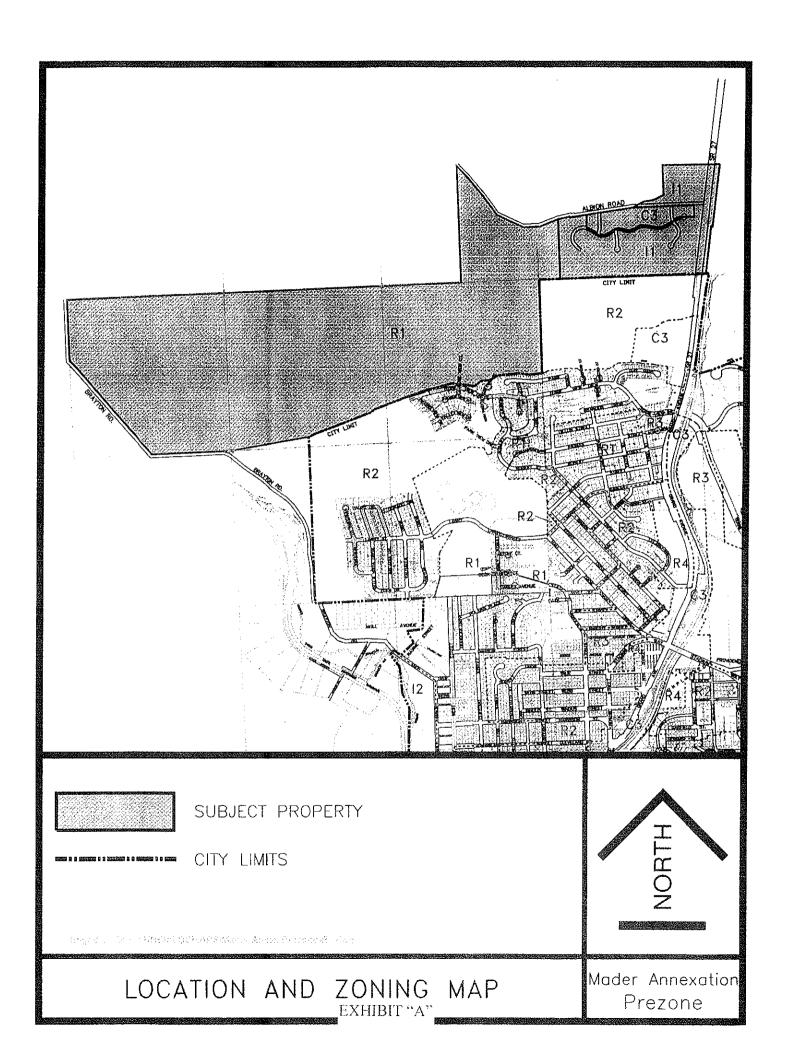
- 3. Based on Conclusion No. 1, I1, C3, and R1 pre-zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations for the subject property would be consistent with the overall purposes of the Pullman Zoning Code and the purposes of the pertinent pre-zone districts.
- 4. Based on Conclusion No. 1, the uses allowed under I1, C3, and R1 zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations would be compatible with adjacent land uses and zoning classifications.
- 5. Based on Conclusion No. 1, community facilities and services could adequately serve uses allowed at the subject property under I1, C3, and R1 zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations.
- 6. Based on Conclusion No. 1, the subject property is suitable for land uses allowed under I1, C3, and R1 zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations.
- 7. Based on Conclusion No. 1, I1, C3, and R1 pre-zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations for the subject property would help satisfy the community's need for light manufacturing, general goods and services, and low density housing in appropriate locations.
- 8. Based on Conclusion No. 1, assigning I1, C3, and R1 pre-zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations for the subject property would have a positive effect on the community's physical, economic, and social environment.
- 9. Assignment of II, C3, and R1 pre-zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations for the subject property would not have a significant adverse environmental impact.
- 10. Based on Conclusion No. 1, assigning I1, C3, and R1 pre-zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations for the subject property 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 Comprehensive Plan Land Use Plan Map Amendment establishing designations of Low Density Residential, Industrial, and Commercial for the property herein described is hereby forwarded to the City Council with a recommendation for approval.

| DATED this | _day of | , 2009. | |
|--|-------------------------------|-----------------|----------------------------|
| | Chair Pullman Planning Con | nmission | <u></u> |
| ATTEST: | Planning Director | | |
| TRANSMITTED to the City Counc pursuant to the provisions of P.C.C. | il through the office of th | ne Mayor by the | Planning Commission, 2009. |
| RECEIVED by the Mayor thisthe Finance Director as to the date of | day of f receipt thereof. | | , 2009, and certified by |
| | Mayor | | |
| | Finance Director | | |



BEFORE THE PLANNING COMMISSION FOR THE CITY OF PULLMAN

| In the Matter of the Proposed |) Resolution No. PC-2009-4 | |
|-------------------------------|-------------------------------------|--|
| Mader Pre-Zone Designation |) | |
| Request |) A Resolution Adopting Findings of | |
| |) Fact and Conclusions Representing | |
| |) the Official Determination of the | |
| |) City of Pullman Planning | |
| |) Commission | |

WHEREAS, the City of Pullman Planning Department initiated an action requesting the establishment of pre-zone designations of R2 Low Density Multi-Family Residential, I1 Light Industrial, and C3 General Commercial with respect to real property located adjacent to the northwest boundary of the city, bounded on the east by State Route 27 and on the west by Brayton Road, and more particularly displayed in map form, with the property proposed to be R2 labeled as R1, 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 affected parties on September 3, 2009, said notice was published in the <u>Moscow-Pullman Daily News</u> on September 12, 2009, and said notice was posted at the subject property on September 4, 2009; and,

WHEREAS, a public hearing was held before the Planning Commission on September 23 and October 7, 2009, 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 City of Pullman initiated an action to establish pre-zone classifications for property encompassing approximately 515.1 acres located adjacent to the northwest boundary of the city, bounded on the east by State Route 27 and on the west by Brayton Road, involving the establishment of pre-zone districts of R2 Low Density Multi-Family Residential on 432.9 acres, I1 Light Industrial on 67.5 acres, and C3 General Commercial on 14.7 acres.
- 2. These classifications were decided upon after consultation between planning staff and the

major property owners involved. Staff Report No. 09-6, dated September 15, 2009, states that planning believes it would be beneficial to establish these pre-zone districts to provide enhanced opportunities for residential, commercial, and industrial growth in the community, and the primary owner of the subject property has indicated his interest in annexing this land to the city once the pre-zone designations have been approved.

3. Staff Report No. 09-6 provides the following zoning district descriptions:

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

I1 district: Provides for the manufacturing and assembly of materials into finished products, warehousing, storage, and wholesale businesses, and offices and limited retail and service uses.

C3 district: Provides for retail and service uses, offices, and warehousing establishments, and is suited to developments that are heavily dependent on convenient vehicular access.

- 4. The subject property, which is currently used as farmland with limited commercial uses, is characterized by rolling hills with some steep slopes.
- 5. City water, sanitary sewer, and storm drain lines are located directly south of the subject property.
- 6. The area to the north of the subject property is outside the city, is used as farmland, and contains a Department of Agriculture facility; the land to the east is partially outside the city and partially zoned R2 and C3 and is used as farmland and for commercial developments; the property to the south is partially outside the city and partially zoned R2 and contains low density housing and farmland; the parcel to the west is outside the city and used as farmland.
- 7. Access to the subject property would be gained by way of Albion Road, NW Terre View Drive and Brayton Road.
- 8. An Environmental Checklist for this proposal was submitted on July 17, 2009, and a Determination of Nonsignificance was issued for the project by the Responsible Official on August 18, 2009, following a review of said checklist.
- 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. 09-6 provides the following summaries of these agencies' responses to this notification:
 - a. Pullman Public Services Department: No response.

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- f. Pullman School District: No response.
- 10. Staff Report No. 09-6 references the following provisions from the Pullman Comprehensive Plan and Pullman Zoning Code that are pertinent to this Comprehensive Plan map amendment and pre-zone proposal:

Comprehensive Plan Goals LU1, LU2, LU3, LU4, LU5, LU6 and H3 and their respective policies

Zoning Code Sections 17.01.050, 17.65.030, 17.75.010, 17.75.040, 17.80.010, 17.80.040, 17.85.010, 17.85.020, 17.110.030, 17.110.040, 17.115.020

11. Staff Report No. 09-6 states the following:

Planning staff is in favor of designating these parcels their respective pre-zone classifications. 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. 09-6 reads, in part, as follows:

With regard to the specific parcels under consideration, they appear to be well-suited for the proposed classifications. The property proposed to be R2 is contiguous to an R2 district along its southern boundary and part of its eastern border, and the adjacent R2 district to the south contains a series of low density dwellings and undeveloped land. The property proposed to be C3 has frontage along a major roadway (Albion Road), is located in the vicinity of existing commercial uses on State Route 27, and would be surrounded on three-plus sides by a proposed I1 zone. The proposed I1 district abuts Albion Road and State Route 27, and it contains existing industrial uses developed under county regulations. In staff's view, the type, size, and configuration of the proposed zoning districts are appropriate given adjacent land use and zoning, and transportation facilities in the area. The topography of the proposed Industrial/Commercial site, located at the top of a rise surrounded by steep slopes, is such that it provides adequate buffering between these zones and adjacent Residential zones. In time, planning staff expects the westerly portion of the subject property to become a pleasant residential neighborhood, and its residents would help support the nearby businesses in the proposed C3 and I1 zones.

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It is noteworthy that the north bypass (State Route 276) is planned to extend along the southern boundary of the subject property. In 2007, the Washington State Department of Transportation developed a route development plan for this proposed highway that allowed for a road and utility crossing from NW Terre View Drive approximately one mile west of North Grand Avenue. This crossing would permit access to the subject property from the existing residential neighborhood to the south.

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During the public hearing regarding this matter, Cheryl Morgan of 102 Hayward Road questioned whether environmental impacts of such a large proposal would affect Pullman's sustainability and remarked that all affected residents were not properly

notified; that Brayton Road and its connecting roads would require extensive improvements before they would be suitable to use to access this project and that upgrading the infrastructure for this project will be costly to taxpayers; and that the R2 was incompatible with existing land uses.

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- 20. During the public hearing regarding this matter, Eileen Macoll of 1165 S Grand Avenue, No. 58, read a letter on behalf of Jack and Linda Robinette opining that development at 15 dwelling units per acre will cause the area to look like the apartment complexes along Terre View and Merman Drives; there would be an unreasonable increase in traffic; even R1 densities would be undesirable for this property; the agricultural land preservation philosophy should be maintained; and although they weren't opposed to the I1 and C3 zones, residential development would seriously impact their quality of life.
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- 22. During the public hearing regarding this matter, Gary Kopf of 1916 Cheney Lane in Pasco, WA remarked that he was opposed to the city expanding its footprint while there were 240 acres of similarly zoned land within city limits in the Moscow-Pullman corridor that could be used.

- 23. During the public hearing regarding the matter, Planning Director Pete Dickinson summarized Staff Report No. 09-6 and entered the Staff Report into the record as Exhibit No. 1.
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- 29. During the public hearing regarding this matter, a letter from Linda and Jack Robinette, dated September 23, 2009, was entered into the record as Exhibit No. 7, reflecting their comments as presented by Eileen Macoll.

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

Conclusions

- 1. After reviewing all of the evidence presented in relation to this matter, the information included in Finding of Fact Nos. 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, and 29 is considered to be more persuasive in deciding upon the pre-zoning and Comprehensive Plan Map designation for the subject property than the information contained in Finding of Fact Nos. 11, 12, 13, 14, and 15.
- 2. Based on Conclusion No. 1, I1, C3, and R1 pre-zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations for the subject property would be consistent with the applicable goals and policies of the Pullman Comprehensive Plan.

- 3. Based on Conclusion No. 1, I1, C3, and R1 pre-zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations for the subject property would be consistent with the overall purposes of the Pullman Zoning Code and the purposes of the pertinent pre-zone districts.
- 4. Based on Conclusion No. 1, the uses allowed under II, C3, and R1 zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations would be compatible with adjacent land uses and zoning classifications.
- 5. Based on Conclusion No. 1, community facilities and services could adequately serve uses allowed at the subject property under I1, C3, and R1 zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations.
- 6. Based on Conclusion No. 1, the subject property is suitable for land uses allowed under I1, C3, and R1 zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations.
- 7. Based on Conclusion No. 1, I1, C3, and R1 pre-zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations for the subject property would help satisfy the community's need for light manufacturing, general goods and services, and low density housing in appropriate locations.
- 8. Based on Conclusion No. 1, assigning I1, C3, and R1 pre-zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations for the subject property would have a positive effect on the community's physical, economic, and social environment.
- 9. Assignment of II, C3, and R1 pre-zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations for the subject property would not have a significant adverse environmental impact.
- 10. Based on Conclusion No. 1, assigning I1, C3, and R1 pre-zoning classifications and Light Industrial, General Commercial, and Low Density Residential Comprehensive Plan Map designations for the subject property 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 establishment of pre-zone designations of R1 Single Family Residential, I1 Light Industrial, and C3 General Commercial for the property herein described is hereby forwarded to the City Council with a recommendation for approval.

| DATED this | day of, 2009. | |
|--|---|-----------------------------------|
| | Chair Pullman Planning Commission | |
| ATTEST: | Planning Director | |
| TRANSMITTED to the City Councipursuant to the provisions of P.C.C. | I through the office of the Mayor by t 17.180.040(1) this day of | he Planning Commission , 2009. |
| RECEIVED by the Mayor this the Finance Director as to the date of | day of receipt thereof. | _, 2009, and certified by |
| | Mayor | |
| | Finance Director | |

