CITY OF PULLMAN

Public Works and Planning Departments

325 S.E. Paradise Street, Pullman, WA 99163
(509) 338-3220 or (509) 338-3213 Fax (509) 338-3282
www.pullman-wa.gov

MEMORANDUM

TO: Pullman Board of Adjustment

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

FOR: Meeting of January 31, 2011

SUBJECT: Conditional Use Permit Application No. C-10-2
Beasley's Village Green Apartments

DATE: January 26, 2010

Staff Report No. 11-2

BACKGROUND DATA

Applicant:	Ron Beasley
Property Location:	210 NW Terre View Drive between NW Clay Court and the Clark Terrace apartments on Military Hill (See Attachment A, Location and Zoning Map).
Property Size:	2.01 acres.
Applicant's Request:	Construction of a 28-unit apartment complex, consisting of two buildings of 14 dwelling units each, connected by a common roof. (See Attachment B, Application C-10-2; and Attachment C, Applicant's Proposed Plot Plan).
Applicable Zoning District Description:	**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:** vacant property; **Utilities:** subject parcel is served by city utilities; **Topography:** the site slopes downhill to the east at a moderate decline.
Adjacent Zoning and Land Use:	**North:** R2 zoning district; single family dwellings, townhouses, and multi-family dwellings; **East:** R2 and C3 General Commercial zoning districts; multi-family dwellings, condominiums, and automobile service business; **South:** R2 zoning district; apartments; **West:** R2 zoning district; single family and multi-family dwellings.
Access:	NW Terre View Drive, designated as an arterial collector street on the Comprehensive Plan Arterial Street Plan Map.
Environmental Review:	Environmental Checklist submitted 4/25/06 (See Attachment D) [NOTE: The plot plan accompanying this checklist reflects the applicant's original proposal, not the current application]; Mitigated Determination of Nonsignificance issued 6/14/06 (See Attachment E); Environmental Checklist Addendum submitted 1/6/11 (See Attachment F); Letter approving addendum issued 1/13/11 (See Attachment G).
Hearing Notification:	Notice of Public Hearing mailed 1/18/11; Notice of Public Hearing published 1/20/11; Notice of Public Hearing posted 1/20/11.
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. **Pullman Public Services Department:** *No response.* b. **Pullman Fire Department:** Has concerns with ability to access site and lack of hydrants. c. **Pullman Police Department:** No concerns. d. **Pullman Public Works Department:** No objections to the conditional use permit; site plan review will be required and may involve modification of the

site plan included with this application.

e. **Pullman Protective Inspections Division:** *No response.*
f. **Pullman School District:** *No response.*

Case History:

This project was initially approved under Conditional Use Permit No. C-06-3 in 2006. At that time, the applicant proposed two separate buildings (one with 15 dwelling units and the other with 12 dwellings). The development was not constructed, and the conditional use permit approval period expired in July, 2009.

PERTINENT PLANNING PROVISIONS

There are a number of provisions contained within the Comprehensive Plan and zoning code that relate to this conditional use permit application. These provisions, which are available for review at the city's web site (www.pullman-wa.gov), are referenced below.

Comprehensive Plan Goals LU1, LU3, LU4, and H2 and their respective policies.
Zoning Code Chapters 17.01, 17.70, 17.75, and 17.125.

ZONING CODE DEVELOPMENT STANDARDS

The following table compares applicable zoning code development standards to the characteristics of the subject proposal.

DEVELOPMENT STANDARDS	ZONING CODE REQUIREMENTS	SUBJECT PROPOSAL
Lot Size	0.14 acres minimum	2 acres
Lot Width	60 feet minimum	236 feet
Dwelling Unit Density	Minimum of 3,000 square feet of land per unit	3,127 square feet of land per unit
Building Coverage	40 percent maximum	17 percent
Building Height	35 feet maximum	35 feet maximum
Setbacks	Front: 15 feet minimum Rear: 10 feet minimum North Side: 5 feet minimum South Side: 5 feet minimum	Front: 143 feet Rear: 15 feet North Side: 15 feet South Side: 141 feet
Off-Street Parking	One stall per bedroom minimum	One stall per bedroom minimum

CONDITIONAL USE PERMIT REVIEW CRITERIA

In accordance with Zoning Code Section 17.125.020, a conditional use permit may be approved when all of the following findings can be made:

(1) that the proposed use is consistent with the Comprehensive Plan;
(2) that the proposed use, and its location, are consistent with the purposes of the zone district in which the use is to be located;
(3) that the proposed use will meet all required yard, parking, and other material development standards of the Zoning Code unless otherwise varied in the approved conditional use permit;
(4) that the use, as approved or conditionally approved, will
    (a) be located on a site that is adequate in size and shape;
    (b) be located on a site that has sufficient access to streets and highways adequate in width and type of surface to carry the quantity and quality of traffic generated by the proposed use;
    (c) not have a significant adverse environmental impact on the adjacent area or the community in general;
    (d) be compatible with surrounding land uses;
    (e) be provided with adequate parking; and,
    (f) be served by adequate public utilities and facilities.

STAFF ANALYSIS AND RECOMMENDATION

From planning staff's perspective, the applicable criteria of the zoning code would be met if this conditional use permit is granted. As explained above, the proposed apartment structure would contain more than the eight dwelling units per building that is permitted outright in the R2 zone. (This regulation exists to limit the intensity of any one apartment building in the R2 district.) However, Section 17.70.030 of the Pullman Zoning Code provides for more than eight units per building when the Board of Adjustment reviews and approves the project as a conditional use.

In this particular case, there are certain benefits associated with the proposed development of structures with more than eight apartments on this parcel. First, it would allow for reasonable use of the site by the developer. If the city were to require that each structure be limited to eight dwelling units in this instance, the challenging slopes on the parcel might prevent reasonable utilization of the property. Second, it would conserve open space and likely lessen environmental impacts. For these reasons, planning staff feels that the complex requested in this application would provide more advantages than the four or more smaller buildings that would be an outright permitted use in the R2 zone.

When the fire department was notified about this proposal, it expressed some concerns regarding the project (cited in the "Comments of Affected Departments/Agencies" section of this report). Specifically, the fire department stated it could have difficulty setting up a

staging area for fire suppression, and additional fire hydrants would be required. Planning staff is confident that these concerns can be successfully resolved in the site plan review process that follows consideration of this conditional use permit application.

As noted in a previous section of this report, the proposal under consideration would meet all pertinent development standards in the city code, including provisions related to the size and shape of the parcel, and off-street parking. The land use planned by the applicant is similar in nature to the 60-unit Clark Terrace apartment complex located directly south of the subject property, so the proposed project would be a continuation of existing development in the neighborhood. Also, the public works department determined, during the original conditional use application process, that the adjacent streets and utilities are adequate to serve the proposed housing units.

Given the above information, planning staff finds that the proposed use is consistent with the applicable Comprehensive Plan objectives and zoning code purposes. Therefore, planning staff recommends that the applicant's request be approved without conditions.

FINDINGS OF FACT AND CONCLUSIONS

The applicant has prepared findings of fact for the Board to review (See Attachment H). Planning staff has also prepared findings of fact and conclusions for consideration at the public hearing. Staff's findings and conclusions are incorporated in draft Resolution No. BA-2011-1 (See Attachment I).

Prior to making a decision to approve or deny a conditional use permit application, the Board must adopt findings of fact and conclusions which specify the basis for its decision. The Board may abstract findings and conclusions from the applicant, staff, public, or Board of Adjustment members.

ACTION REQUESTED

A. Establish rules of procedure and ask Appearance of Fairness questions.

B. Accept staff report.

C. Take testimony on the request for the conditional use permit.

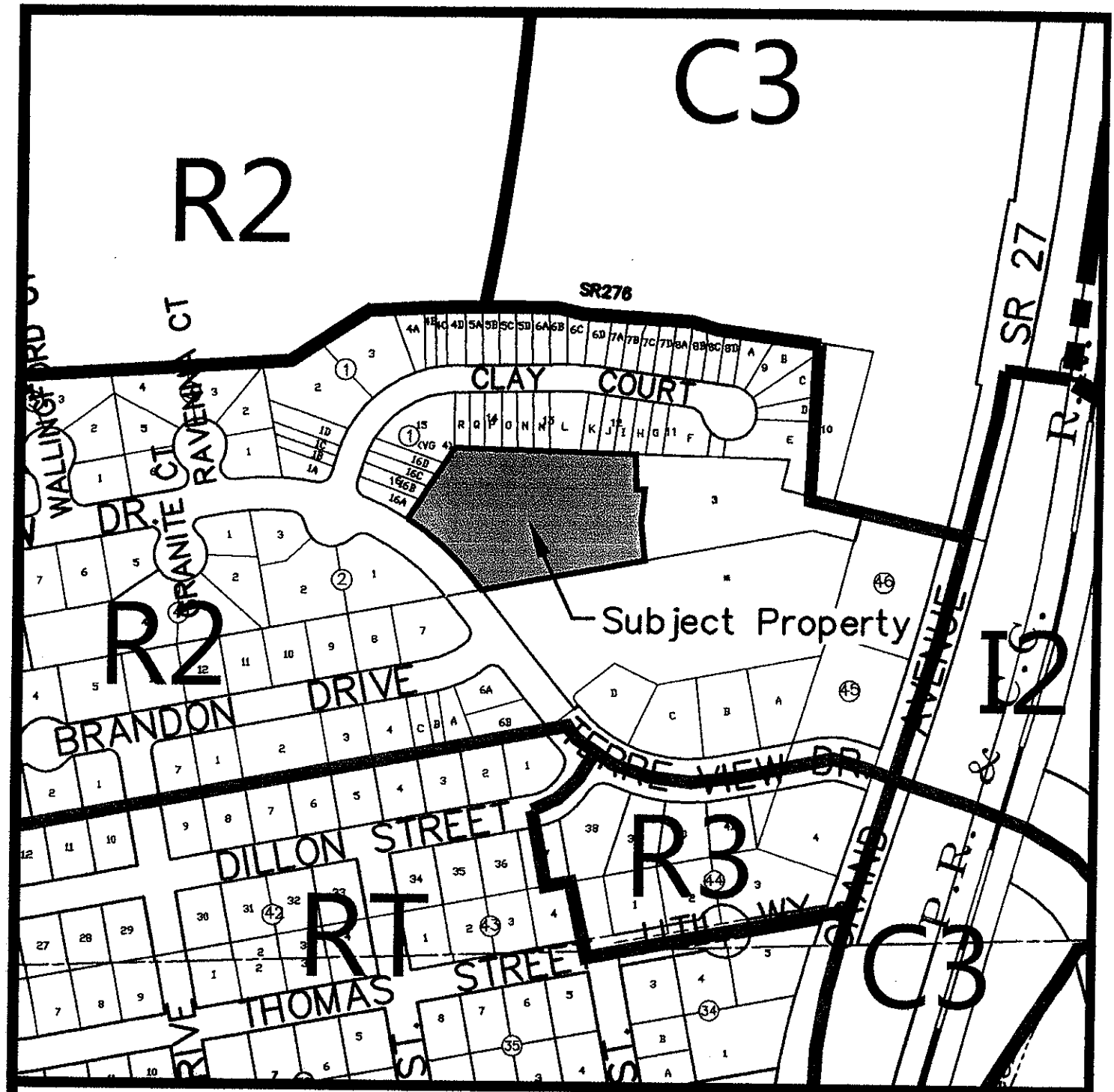
D. Adopt, by motion, Findings of Fact.

E. Adopt, by motion, Conclusions.

F. Move to approve or deny the granting of the conditional use permit. If the motion is to approve, the same motion should include any conditions the Board wishes to apply.

ATTACHMENTS

"A" Location and Zoning Map
"B" Conditional Use Permit Application C-10-2
"C" Plot Plan
"D" Environmental Checklist
"E" Mitigated Determination of Nonsignificance
"F" Environmental Checklist Addendum
"G" Addendum Approval Letter
"H" Applicant's Findings of Fact
"I" Draft Resolution No. BA-2011-1



SUBJECT PROPERTY

ZONING DISTRICT BOUNDARY

N

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LOCATION & ZONING MAP

CASE NUMBER
C–10–2

ATTACHMENT "A"

RECEIPT NO.: 41629

DATE APPLICATION RECEIVED: 12/30/10

DATE APPLICATION ACCEPTED AS COMPLETE: _____

CITY OF PULLMAN

CONDITIONAL USE PERMIT APPLICATION

APPLICANT:

NAME: Ron Beasley

ADDRESS: P.O. Box 247, Pullman WA. 99163

TELEPHONE: 509.334.0476

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

PROPERTY OWNER (if different than applicant):

NAME: _____

ADDRESS: _____

TELEPHONE: _____

PROPERTY LOCATION (general or common address):

210 NW Terre View

Pullman, WA. 99163

ZONING DISTRICT: R-2

PROPOSED CONDITIONAL USE:

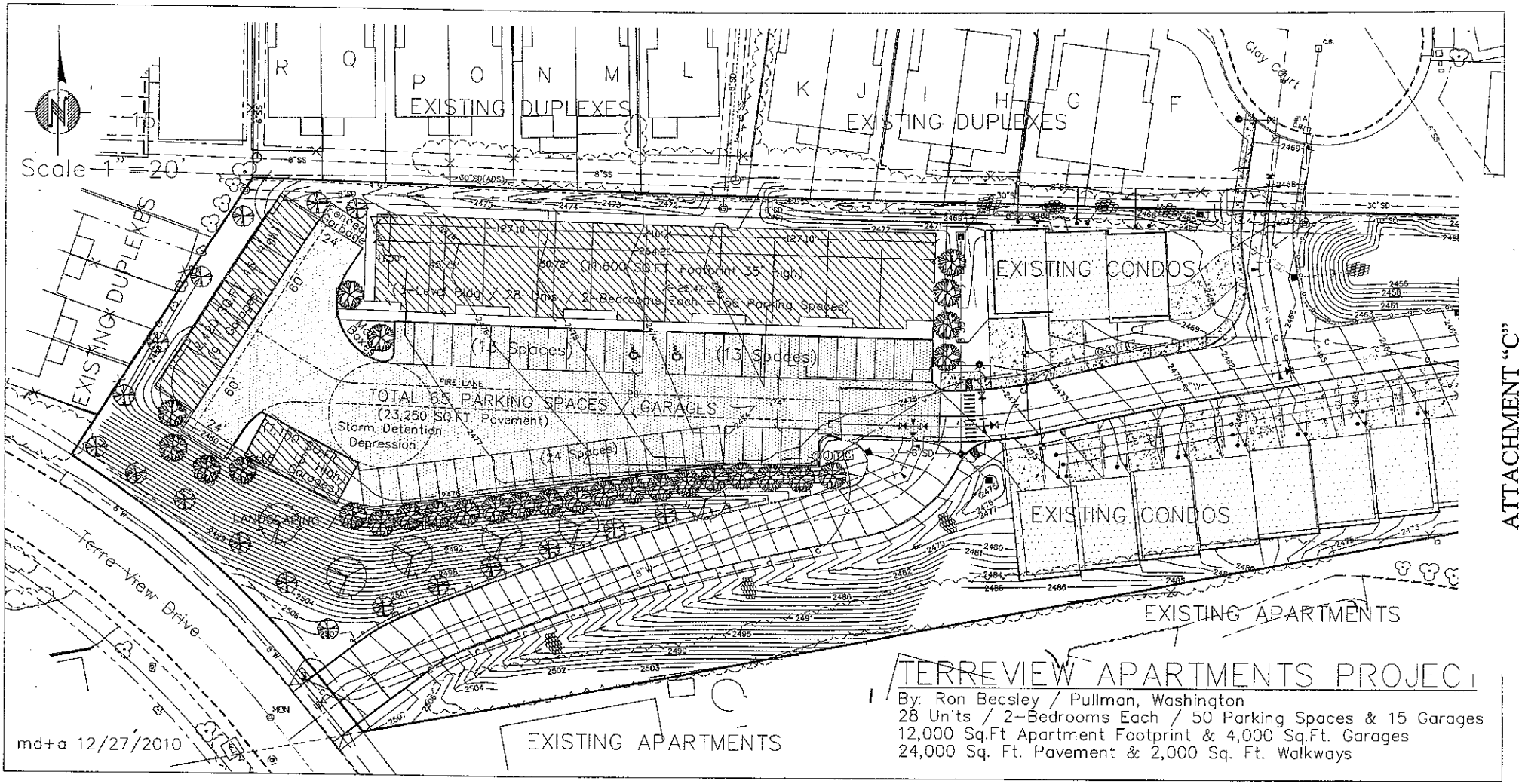
SEE ATTACHED

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

Applicant's Signature

12.30.10

Date



ATTACHMENT "C"

Receipt No. 30154
Date. 02/16/06
DNS rerouted 04/25/06

CITY OF PULLMAN ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name(s) of proposed project, if applicable:
   entire project = North Village Green, which includes
   North Village Condos and Village Green Apartments

2. Name of applicant:
   Ron Beasley

3. Address and phone number of applicant and contact person:
   594 SE Bishop Blvd., Suite 103
   Pullman, WA 99163-5505
   509-334-0476

4. Date Checklist prepared: April 11, 2006

5. Agency requesting Checklist: City of Pullman

6. Proposed timing or schedule (including phasing, if applicable):
   Summer 2006

EVALUATION - CITY USE ONLY

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No.

8. List any environmental information you know of that has been prepared, or will be prepared, directly related to this proposal.
   No known information has been prepared.

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.
   Nothing pending.

EVALUATION - CITY USE ONLY

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

City of Pullman

site plan
building permit
conditional use permit
short plat

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

Short plat existing site into 3 lots. Construct residential condominiums and rental units, consisting of 37 total units. Construct on one lot 15-unit building of 1-bedroom apartments; construct on one lot 12-unit building of 2-bedroom apartments; construct on one lot 2 buildings, one with 6 and the other with 4 condominiums.

for the condominiums, the attached site plan shows one set of 7 units, and another set of 3 units

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.

Terre View Drive and Clay Court – 3.5 acres – behind Clark Terrace Apartments

EVALUATION - CITY USE ONLY

B. ENVIRONMENTAL ELEMENTS (TO BE COMPLETED BY APPLICANT)

1. EARTH

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

b. What is the steepest slope on the site (approximate percent slope)?
25%

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.
clay

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
no

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.
Approximately 12,000 cubic yards will be moved. The property will be balanced with what soil is on the property.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion could occur from the exposed soil from grading and construction.

g. Approximately what percent of the site will be covered with impervious surfaces after project construction (e.g., asphalt or buildings)?
Approximately 56% of the site (78,200 sq ft) will be covered with impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
silt fences, straw bales, and ditches

BMPs per an approved engineered and erosion control plan

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.

Dust will be the most common emission during construction. After construction, no significant impact.

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

No.

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

Rock traveled areas as soon as possible and water-down dusty areas.

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.

None.

it's possible wetlands may be affected by project - need documentation from qualified professional

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.

Not applicable.

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.

Not applicable.

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

Not applicable.

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.
Not applicable.

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.
Runoff will come from roofs and parking areas. Water will be directed to retention pond.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No.

3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Provide as much green space as possible.

biofiltration and [illegible] will be required

4. PLANTS

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

___ Deciduous tree: alder, maple, aspen, other_____
___ Evergreen tree: fir, cedar, pine, other_____
___ Shrubs
XX Grass
___ Pasture
___ Crop or grain
___ Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other_____
___ Water plants: water lily, eelgrass, milfoil, other_____
XX Other types of vegetation weeds_____

b. What kind and amount of vegetation will be removed or altered?
Grasses will be removed and replaced with new grass and vegetation more suited to the project.

c. List threatened or endangered species known to be on or near the site.
None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Provide landscaping that is typical for apartment and condominium projects, i.e., low maintenance and indigenous plantings.

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. **bold underscore**

BIRDS: **Hawk**, heron, eagle, **songbirds**, other _____
MAMMALS: Deer, bear, elk, beaver, other **rabbits, rodents**_____
FISH: Bass, salmon, trout, herring, shellfish, other **none**_____

b. List any threatened or endangered species known to be on or near the site.
None.

c. Is the site part of a migration route? If so, explain.
No.

d. Proposed measures to preserve or enhance wildlife, if any:
Plant trees, shrubs, etc., to encourage native birds and small mammals to remain.

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.?

Electric – primarily used for heating and lighting.

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.

Fluorescent lighting where feasible. High-efficiency hot water tanks.

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.

No.

1) Describe special emergency services that might be required.

police, fire, medical

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

b. Noise:

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

None.

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.

During construction, some noise will be generated. Work will not commence before 7 a.m. and will be completed by 7 p.m. daily.

3) Proposed measures to reduce or control noise impacts, if any:
Maintain 7 a.m. to 7 p.m. daily work schedule.

8. LAND AND SHORELINE USE

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

b. Has the site been used for agriculture? If so, describe.
No.

c. Describe any structures on the site.
None.

d. Will any structures be demolished? If so, describe.
Not applicable.

e. What is the current zoning classification of the site?
R-2

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

g. If applicable, what is the current Shoreline Master Program designation of the site?
Not applicable.

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?
64

j. Approximately how many people would the completed project displace?
None.

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:
Provide safe and attractive housing that would fit aesthetically with the surrounding projects of similar use.

Acquisition of a conditional use permit for the 9+ unit buildings to ensure their compatibility in area.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.
12 two-bedroom and 15 one-bedroom rental units, plus 10 two-bedroom with two-car garage condominiums. These units will be housed in 4 separate buildings with 2 garage and storage unit buildings. The units will be primarily middle-income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low income housing.
None.

c. Proposed measures to reduce or control housing impacts, if any:
Not applicable.

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)?
Height to be approximately 38' to 40', including the roof. The proposed exterior is to be either cement wood siding or vinyl.

maximum building height in R2 zone is 35'

b. What views in the immediate vicinity would be altered or obstructed?
None.

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

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The most common glare will be from parking lot lights. This would occur from dusk until dawn.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not likely.

c. What existing off-site sources of light or glare could affect your proposal?

Unknown.

d. Proposed measures to reduce or control light and glare impacts, if any:

Shades or hoods on parking lot lights, if needed.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Parks, swimming, tennis courts.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

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.
No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
Not applicable.

c. Proposed measures to reduce or control impacts, if any:
Not applicable.

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.
This property would be served by Terre View Drive and Clay Court (see site plan).

b. Is the site currently served by public transit? If not, what is the distance to the nearest transit stop?
Yes.

c. How many parking spaces would the completed project have? How many would it eliminate?
The proposed project would have 67+ open parking spaces and 10 two-car garages.

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.

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.
420±

g. Proposed measures to reduce or control transportation impacts, if any:
Not applicable.

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.
Don't believe so.

b. Proposed measures to reduce or control direct impacts on public services, if any.
Not applicable.

16. UTILITIES

a. Circle utilities currently available at the site: **bold underline**
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other **All of the above**

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.
Gas, electricity, cable, phone provided by Verizon, Avista, Adelphia. These companies will need to place and construct an infrastructure that will provide the services to the proposed 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

04/25/06
Date Submitted

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

DO NOT COMPLETE THIS SECTION FOR PROJECT ACTIONS.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a great intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

EVALUATION - CITY USE ONLY

1. How would the proposal be likely to increase: discharge of water; emissions to air; production, storage or release of toxic or hazardous substances; production of noise? List any proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life? List any proposed measures to protect or conserve them.

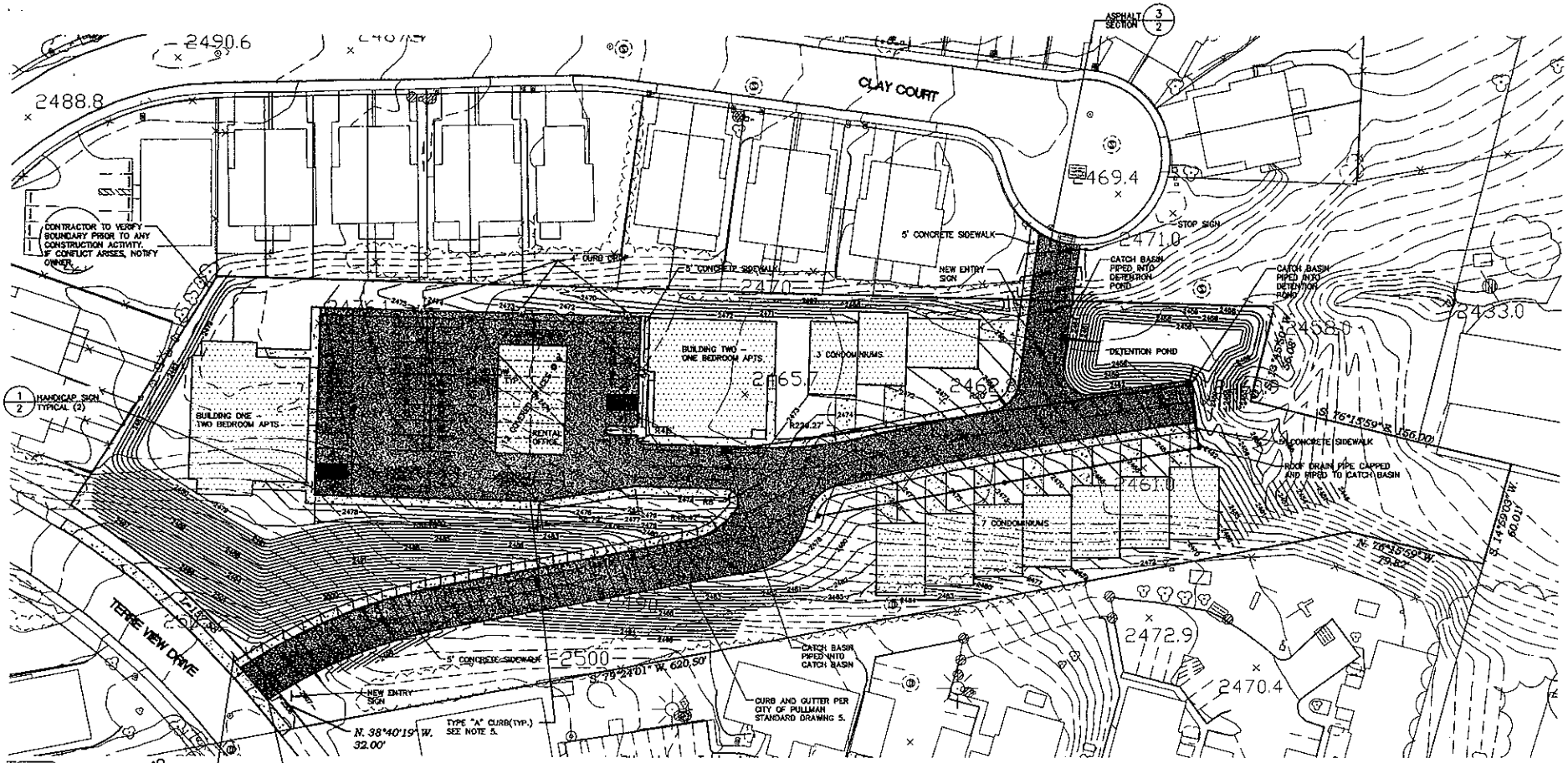
3. How would the proposal be likely to deplete energy or natural resources? List any proposed measures to protect or conserve them.

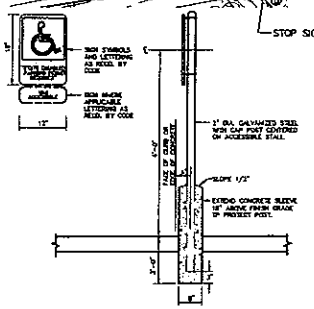
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection (e.g., parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, prime farmland)? List proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with the existing plans? List any proposed measures to avoid or reduce such impacts.

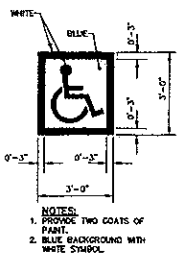
6. How would the proposal be likely to increase demands on transportation or public services and utilities. List any proposed measures to reduce or respond to such demands.

7. Identify, if possible, any local, state or federal laws or requirements for the protection of the environment with which the proposal may be in conflict.



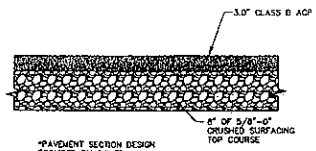


1/2 HANDICAP SIGN
NOT TO SCALE



NOTES:
1. PROVIDE TWO COATS OF PAINT.
2. BLUE BACKGROUND WITH WHITE SYMBOL

2/2 HANDICAP STALL SYMBOL
NOT TO SCALE



*PAVEMENT SECTION DESIGN PROVIDED BY OWNER

3/2 TYPICAL PAVEMENT SECTION
NOT TO SCALE

CONSTRUCTION NOTES:

1. ALL SIGNING AND STRIPING SHALL BE IN CONFORMANCE WITH CITY OF PULLMAN AND MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
2. HANDICAP RAMPS AND TEXTURING SHALL BE IN CONFORMANCE WITH CITY OF PULLMAN AND ADA (AMERICAN DISABILITIES ACT) STANDARDS.
3. PARKING LOT STALLS SHALL BE 4 INCH WIDE YELLOW STRIPES.
4. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB.
5. TYPE A CURBS SHALL BE CONSTRUCTED PER CITY OF PULLMAN STANDARD DRAWING NO. 6.

NORTH

30 15 0 30 60
SCALE FEET

CALL
BEFORE YOU DIG
1-800-553-4344
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

	Drawn	Date	Taylor Engineering, Inc.	SCALE	GENERAL

FINAL MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: Construction of 27 apartment units and 10 residential condominiums and attendant parking facilities.

Proponent: Ron Beasley

Location of Proposal, including street address, if any: Within the south half of Section 29, 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 developer shall retain a qualified consultant to determine in writing if any wetlands on-site or immediately to the east would be affected by the proposed development. If it is determined that wetlands would be affected, the developer shall comply with the critical area provisions of Pullman City Code (P.C.C.) Chapter 16.50. The documentation requirements of P.C.C. Chapter 16.50 shall be completed prior to the Board of Adjustment public hearing on the conditional use permit requested for this development.

_____ 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 publication (June 20, 2006). The appeal period for this action expires at 5:00 p.m. on June 30, 2006.

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 6-14-06 Signature Kevin Gardes for Mark Workman

_X_ You may appeal this determination to the Hearing Examiner at City Hall, 325 SE Paradise Street, Pullman, WA 99163 no later than **June 30, 2006.**

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.

R. E. Beasley

BUILDING AND DEVELOPMENT

To:
Mr. Mark Workman
Pullman Public works

Jan 6th 2011

RE:
Addendum to original environmental check list for 210 N.W. Terre view, Conditional use permit # C-O6-03 and board of adjustments findings of fact dated June 30, 2006

Dear Mr. Workman, the original environmental check list submitted October 27, 2005 for this sight was to consist of 39 total units on the entire 3.5 acres. Once the property was developed the site was broken down into 2-1 acre lots and one 1.5 acre lot. The 1.5 acre lot now has a total of 11 units and the remaining 2 lots are without improvements.

On June 30, 2006 the board of adjustment approved a conditional use for the remaining 2 acres for two building consisting of 15 units and 12 units for a total of 27 units. After completion of the site development it is now better suited for the configuration of a single foot print building consisting of 28 units. It would consist of two buildings under one common roof. A boundary line adjustment would be made to make these 2 lots into one.

The total number of units allowed for the entire 3.5 acre site would have been up to 50 units. With what is proposed and what has been completed there will only be a total 39 units as was proposed in the original environmental check list.

With the number of proposed units, 28, 2 less then what is allowed under the guide lines for R-2 zoning and one more then what was requested and granted by the Board of Adjustments and no more then what was originally proposed on the environmental check list. I see no significant environmental impact if any for the new proposed project

Thank you for your consideration.

Sincerely, Ron Beasley

RECEIVED
JAN 06 2011
PUBLIC WORKS/PLANNING

594 SE Bishop Blvd., Suite 103 • Pullman, WA 99163 phone: (509) 334-0476 • fax: (509) 332-1639

ATTACHMENT "F"

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

January 13, 2011

Department of Ecology
Environmental Review Section
P.O. Box 47703
Olympia, WA 98504-7703

RE: Addendum to Environmental Checklist
R.E. Beasley Rental Units
SEPA #06-04

Dear Gentlemen and Ladies:

Enclosed is an addendum to an Environmental Checklist that was processed on May 16, 2006 for construction of 27 apartment units and 10 residential condominiums and attendant parking facilities. Following a review of this addendum, I have decided to retain my original Mitigated Determination of Nonsignificance for this project. The Environmental Checklist and Determination of Nonsignificance are enclosed for reference purposes. Please contact me if you have any questions regarding this matter.

Sincerely,

Mark D. Workman

Mark D. Workman, P.E.
Director of Public Works

MDW/bdj

Enclosures

cc: Ron Beasley, R.E. Beasley Building and Development

Variance request for: / Findings of Fact. Dec, 28, 2010
210 NW Terre View
Lots 1&2 North Village short plat # 1
Zoning R-2 (see chart 17.70.030) 9 or more units per building.

This site consists of 2- 1 acre lots with an allowable density of 15 units per acre; however no more then 8 units per building can be constructed with out a variance.

On June 30, 2006 a conditional use permit was issued for this site (permit No. C-06-03) and was extended to and expired on July 11, 09. Due to the current economic climate this permit could not be acted on. Recently I have had some interest from my bank to reconsider potential funding for this project.

The scope of the project is to construct 2 buildings of 14 units each for a total of 28 units and 2 detached garages with 4 units in one building and 9 units in the second garage building.

Because of topography, to maximize the use of this property it would be beneficial to construct the buildings as proposed. Not only would it provide the most efficient and best use of this property it would also allow for a much larger area of green space and also provide for better fire safety. Presently, all roads, curbs gutters and utilities have been developed and completed to serve this site as proposed by the original variance.

Thank you for your consideration on this variance.

Sincerely, Ron Beasley

BEFORE THE BOARD OF ADJUSTMENT
FOR THE CITY OF PULLMAN

In the Matter of Conditional Use Permit Application No. C-10-2	) Resolution No. BA-2011-1)) A Resolution Adopting Findings of) Fact and Conclusions Representing) the Official Determination of the City) of Pullman Board of Adjustment

WHEREAS, a conditional use permit application was duly filed by Ron Beasley to construct a 28-unit apartment complex at 210 NW Terre View Drive between NW Clay Court and the Clark Terrace apartments on Military Hill, with said property being 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 Board of Adjustment public hearing on this matter was mailed to the applicant and property owners within 300 feet of the subject property on January 18, 2011, said notice was posted at the subject property January 20, 2011, and said notice was published in the Moscow-Pullman Daily News on January 20, 2011; and,

WHEREAS, a public hearing was held before the Board of Adjustment on January 31, 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 conditional use permit application was solicited, and after hearing public comment thereon, Board members deliberated over the matter in open session; and,

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

Findings of Fact

1. On December 30, 2010, Ron Beasley submitted a conditional use permit application with the planning department in order to obtain permission to construct a 28-unit apartment complex at 210 NW Terre View Drive between NW Clay Court and the Clark Terrace apartments on Military Hill; said application was labeled by planning staff as No. C-10-2.

2. The subject property is currently vacant.

3. The applicant indicates that the scope of the proposed project consists of two buildings of 14 dwelling units each, connected by a common roof, for a total of 28 dwelling units.

4. The subject property is located within an R2 Low Density Multi-Family Residential District.

5. Section 17.70.030 states that apartment complexes exceeding the maximum of eight dwelling units per building must be approved by the Board of Adjustment as a conditional use.

6. The subject property contains approximately 2.01 acres.

7. The subject property slopes downhill to the east at a moderate decline.

8. Access to the subject property would be gained by way of NW Terre View Drive, designated as an arterial collector street on the Pullman Comprehensive Plan Arterial Street Plan Map.

9. City water, sanitary sewer, and storm drain lines exist at the subject property.

10. The land to the north of the subject property is zoned R2 and contains single family dwellings, townhouses, and multi-family dwellings; the land to the east is zoned R2 and C3 General Commercial and contains multi-family dwellings, condominiums, and an automobile service business; the land to the west is zoned R2 and contains single family and multi-family dwellings; the land to the south is zoned R2 and contains apartments.

11. An Environmental Checklist for this proposal was submitted on April 25, 2006; following a review of said checklist, the Responsible Official issued a Mitigated Determination of Nonsignificance on June 14, 2006; an Environmental Checklist Addendum was submitted on January 6, 2011; a letter approving the addendum was issued on January 13, 2011.

12. Staff Report No. 11-2, dated January 26, 2011, includes the following description of responses from agencies to which a notice of the subject application was transmitted:

> **Department of Public Works**: No objections to the conditional use permit; site plan review will be required and may involve modification of the site plan included with this application.
> **Protective Inspections Division:** *No response.*
> **Department of Public Services**: *No response.*
> **Fire Department**: Has concerns with ability to access site and lack of hydrants.
> **Police Department**: No concerns.
> **Pullman School District**: *No response.*

13. Staff Report No. 11-2 provides the following case history regarding this application:

This project was initially approved under Conditional Use Permit No. C-06-3 in 2006. At that time, the applicant proposed two separate buildings (one with 15 dwelling units and the other with 12 dwellings). The development was not constructed, and the conditional use permit approval period expired in July, 2009.

14. Staff Report No. 11-2 states that the following Pullman Comprehensive Plan and zoning code provisions pertain to the subject application:

> Comprehensive Plan Goals LU1, LU3, LU4, and H2 and their respective policies.
> Zoning Code Chapters 17.01, 17.70, 17.75, and 17.125.

15. Staff Report No. 11-2 contains the following section:

DEVELOPMENT STANDARDS	ZONING CODE REQUIREMENTS	SUBJECT PROPOSAL
Lot Size	0.14 acres minimum	2 acres
Lot Width	60 feet minimum	236 feet
Dwelling Unit Density	Minimum of 3,000 square feet of land per unit	3,127 square feet of land per unit
Building Coverage	40 percent maximum	17 percent
Building Height	35 feet maximum	35 feet maximum
Setbacks	Front: 15 feet minimum Rear: 10 feet minimum North Side: 5 feet minimum South Side: 5 feet minimum	Front: 143 feet Rear: 15 feet North Side: 15 feet South Side: 141 feet
Off-Street Parking	One stall per bedroom minimum	One stall per bedroom minimum

16. Staff Report No. 11-2 states the following:

> From planning staff's perspective, the applicable criteria of the zoning code would be met if this conditional use permit is granted. As explained above, the proposed apartment structure would contain more than the eight dwelling units per building that is permitted outright in the R2 zone. (This regulation exists to limit the intensity of any one apartment building in the R2 district.) However, Section 17.70.030 of the Pullman Zoning Code provides for more than eight units per building when the Board of Adjustment reviews and approves the project as a conditional use.

17. Staff Report No. 11-2 states the following:

> In this particular case, there are certain benefits associated with the proposed development of structures with more than eight apartments on this parcel. First, it would allow for reasonable use of the site by the developer. If the city were to require that each structure be limited to eight dwelling units in this instance, the challenging slopes on the parcel might prevent reasonable utilization of the property. Second, it would conserve open space and likely lessen environmental impacts. For these reasons, planning staff feels that the complex requested in this application would provide more advantages than the four or more smaller

buildings that would be an outright permitted use in the R2 zone.

18. Staff Report No. 11-2 states the following:

When the fire department was notified about this proposal, it expressed some concerns regarding the project (cited in the "Comments of Affected Departments/Agencies" section of this report). Specifically, the fire department stated it could have difficulty setting up a staging area for fire suppression, and additional fire hydrants would be required. Planning staff is confident that these concerns can be successfully resolved in the site plan review process that follows consideration of this conditional use permit application.

19. Staff Report No. 11-2 states the following:

As noted in a previous section of this report, the proposal under consideration would meet all pertinent development standards in the city code, including provisions related to the size and shape of the parcel, and off-street parking. The land use planned by the applicant is similar in nature to the 60-unit Clark Terrace apartment complex located directly south of the subject property, so the proposed project would be a continuation of existing development in the neighborhood. Also, the public works department determined, during the original conditional use application process, that the adjacent streets and utilities are adequate to serve the proposed housing units.

20. Staff Report No. 11-2 states the following:

Given the above information, planning staff finds that the proposed use is consistent with the applicable Comprehensive Plan objectives and zoning code purposes. Therefore, planning staff recommends that the applicant's request be approved without conditions.

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

Conclusions

1. The subject use appears to be consistent with the applicable objectives of the Pullman Comprehensive Plan.

2. The subject use appears to be consistent with the purposes of the zone district in which the use is to be located.

3. The subject use would meet all material development standards of the zoning code.

4. The subject use would be located on a site that is adequate in size and shape.

5. The subject use would be located on a site that has sufficient access to streets adequate in