


# CITY OF PULLMAN

## Public Works and Planning Departments

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

### MEMORANDUM

TO: Pullman Planning Commission

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

FOR: Meeting of March 28, 2012

SUBJECT: Zone Change Application No. Z-12-2

DATE: March 22, 2012

Staff Report No. 12-2

### BACKGROUND DATA

Applicant: Taylor Engineering, Inc., on behalf of Copper Basin Construction.

Property Location: West of the Center Street terminus on Sunnyside Hill in Pullman (See Attachment A, Location and Zoning Map).

Property Size: 80.06 acres.

Applicant's Request: Amend the zoning classification of the subject property from R1 Single Family Residential to R2 Low Density Multi-Family Residential (See Attachment B, Application Z-12-2; and Attachment C, Applicant's Proposed Findings of Fact); the applicant indicates on the application form that this rezone is requested in order to economically develop this property for affordable housing.

Applicable Zoning District Descriptions: R1 district: provides for detached single family residences and manufactured homes developed to a maximum density of seven dwelling units per net

acre.

R2 district: provides for single family residences, duplexes, manufactured homes and apartments in densities up to 15 dwelling units per acre.

Property Features:

Current Land Use: vacant land;

Utilities: city utilities exist in the vicinity of the subject parcel;

Topography: mild to moderate slopes.

Adjacent Zoning and Land Use:

North: R1/PRD (Planned Residential Development), R2/PRD, R2 districts; single family houses and vacant land;

East: R1 district; Whitman Senior Living Center, single family houses, and vacant land;

South: County; agricultural land;

West: County; agricultural land.

Access:

SW Center Street and SW Lost Trail Drive, designated as an arterial collector and local access street, respectively, on the Comprehensive Plan Street Plan Map.

Environmental Review:

Environmental Checklist submitted 1/25/12 (See Attachment D); Determination of Nonsignificance issued 3/2/12 (See Attachment E).

Hearing Notification:

Notice of Public Hearing mailed 3/13/12; Notice of Public Hearing published 3/16/12; Notice of Public Hearing posted 3/14/12.

Comments of Affected Departments/Agencies:

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

- a. Public Services Department: *No response.*
- b. Pullman Fire Department: No concerns.
- c. Pullman Police Department: No concerns.
- d. Pullman Public Works Department: Finds the proposal acceptable.
- e. Pullman Protective Inspections Division: *No response.*

- f. Pullman School District: Finds the application for land use suggests a large growth potential and impact on pedestrian traffic need and access, and future infrastructure will need to address this.

### PERTINENT PLANNING PROVISIONS

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

Comprehensive Plan Goals LU1, LU3, LU4, H2, H3 and their respective policies  
Zoning Code Sections 17.01.050, 17.75.010, 17.75.020, 17.75.040, 17.115.020

### STAFF ANALYSIS AND RECOMMENDATION

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

Taylor Engineering, Inc., has initiated this zone change, on behalf of Copper Basin Construction, to better accommodate affordable residential development. In the material submitted for this proposal, the applicant states that the R2 zone is preferred over the existing R1 designation so that the owner can economically develop the subject property and provide additional housing options for city residents. The "Great Recession" that began in late 2007 has had a chilling effect on the housing industry nationwide, and real estate developers are attempting to expand alternatives for low-cost housing. In staff's view, the effects of the still-sluggish economy on the residential market constitute changed circumstances that are sufficient to justify the applicant's request.

The subject property appears to be well-suited for the establishment of an R2 district. The purpose of the low density multi-family residential district is to accommodate housing densities up to 15 dwelling units per acre, including apartment complexes with up to eight units per structure. This zone change would expand the current R2 zone to the north. Therefore, this amendment is considered compatible with existing zone designations and uses.

From planning staff's perspective, infrastructure in the area would easily accommodate residential development on the subject property and adjacent land. The site would be accessed via an arterial collector street (SW Center Street) from the east and a local access street (SW Lost Trail Drive) from the north. Staff expects permitted uses on the property would not significantly impact the level of service on these roadways. Also, in staff's estimation, the utilities that would serve the parcel in question are adequate to accommodate developments allowed in an R2 district.

As indicated on the Location and Zoning Map (Attachment A), if this requested zone change were to be approved, a "peninsula" of land zoned R1/PRD would extend into the subject property. Planning staff asked the applicant about including this land in the proposed zone change area so that it could also be considered for R2 zoning, but the applicant stated that incorporating the R1/PRD property in the current application would be impractical because it would demand written consent from each of the many owners in the subdivision. Planning staff anticipates addressing this issue as part of a subsequent legislative process wherein the zoning of several of these anomalies around town can be re-assessed.

Given the above information, planning staff believes the applicant's request would have a positive effect on the community's physical, economic, and social environment. Planning staff finds the proposal would be consistent with the Comprehensive Plan—particularly Goal LU4, which promotes "opportunities for high-quality, diversified life styles within the community's residential neighborhoods," and H2, which encourages "housing in a range of types and prices suitable for all social and economic segments of Pullman." It is also noteworthy that the existing R1 zone and proposed R2 district are both categorized as Low Density Residential in the Comprehensive Plan; therefore, no Comprehensive Plan Map amendments are requested as part of this application. Furthermore, planning staff concludes that this application would be consistent with the applicable purposes of the zoning code, including Subsection 17.75.010(1) that advocates providing "areas for residential uses at a range of densities consistent with public health and safety and the adopted Comprehensive Plan." Therefore, planning staff recommends that the zone change be approved.

#### FINDINGS OF FACT AND CONCLUSIONS

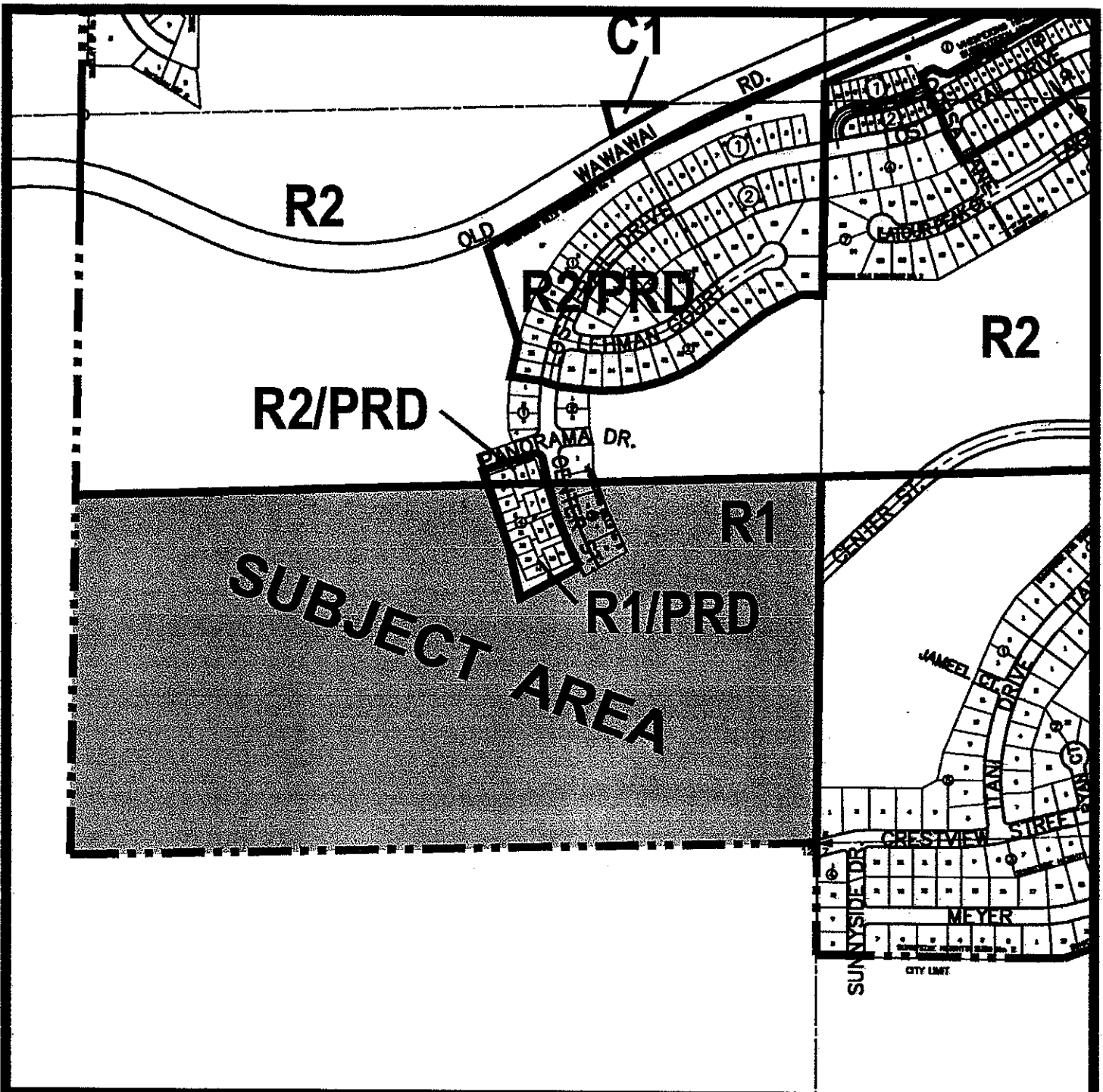
Planning staff has prepared findings of fact and conclusions regarding this case. These findings and conclusions are incorporated in draft Resolution No. PC-2012-3 for the zone change proposal (See Attachment F).

#### ACTION REQUESTED

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

ATTACHMENTS

- "A" Location and Zoning Map
- "B" Zone Change Application
- "C" Applicant's Proposed Findings of Fact
- "D" Environmental Checklist
- "E" Determination of Nonsignificance
- "F" Draft Resolution No. PC-2012-3



SUBJECT PROPERTY



CITY LIMITS



ZONING DISTRICT BOUNDARY

P:\Engr & CAD\PLANNING-PD-PARKS-M&O DOCUMENTS\PLANNER\Zoning\Zoning Legal & Dwg Workups\Copper Basin Z-12-2\Copper Basin Z-12-2.dwg



## LOCATION & ZONING MAP

CASE NUMBER  
Z-12-2

RECEIPT NO.: 42333  
DATE APPLICATION RECEIVED: 1-25-12  
DATE APPLICATION ACCEPTED AS COMPLETE: \_\_\_\_\_

CITY OF PULLMAN  
ZONE CHANGE APPLICATION

**APPLICANT:**

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

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

NAME: Copper Basin Construction  
ADDRESS: Po Box 49  
TELEPHONE: 208-765-5059 (Steve White)

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

SE 1/4 Section 1, T4N, R44E South of Wawawai Road +  
East of Whispering Hills 1-5.

**REASON FOR ZONE CHANGE REQUEST:**

Applicant requests a zone change on the subject property from a(n) R1 zoning district to a(n) R2 zoning district in order to allow lower income housing units to be built on all of Copper Basin's property. Currently, only the northerly half of this property is located in the R2 zone. To economically develop this property and provide additional housing options for City of Pullman residents, an R2 zone is beneficial for the entire parcel owned by Copper Basin Construction, Inc.

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

[Signature]  
Applicant's Signature

1-25-12  
Date

## **APPLICANT'S PROPOSED FINDINGS OF FACT**

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

Yes, the proposal is consistent with the Comprehensive Plan due to the fact that R2 is directly adjacent to the R1 zone in this area. R2 is low-density multi-family and R1 is single family.

- 2) Is the proposal consistent with the purposes of the Zoning Code and the proposed zone district?

Yes, the proposed zone change is consistent with the zoning code.

- 3) What is the relationship of the proposed zoning change to the existing land uses, and the zoning of surrounding or nearby property?

The existing land use is currently undeveloped but is surrounded by R2 to the north, R1 to the east, and unincorporated land to the west and south.

- 4) Has there been sufficient change in the character of the surrounding or nearby area, or in city policy to justify the rezone?

Yes, the portions to the north and northeast have already been zoned R2 so this zone change would make the remaining property owned by Copper Basin also R2. Generally, the property is currently of will be surrounded in the future by other residential development, low density single and multi-family.

- 5) Is the property economically and physically suitable for the uses allowed under the existing zoning, and under the proposed zoning? Consideration should be given to the length of time the property has remained undeveloped compared to the surrounding and other parcels in the city with the same zoning.

The site is suitable for both R1 and R2 but, to make the property more marketable from a development standpoint, R2 zoning is necessary. Housing needs have shifted in the past 3 to 4 years away from single-family residences to more affordable multi-family units.

- 6) What is the relative gain to the public health, safety and welfare compared to a potential increase or decrease in value to the property owners?

There will be no relative gain or loss to public health, safety and welfare. Property values would not likely increase or decrease as a result of this re-zone.

- 7) Is the proposal necessary to correct an error?

No, the re-zone will not correct an error.

- 8) Are special conditions necessary to achieve compatibility of development with surrounding properties?

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



## CITY OF PULLMAN ENVIRONMENTAL CHECKLIST

### A. BACKGROUND

1. Name(s) of proposed project, if applicable:  
**Whispering Hills Residential**
2. Name of applicant:  
**Copper Basin Construction, Inc.**
3. Address and phone number of applicant and contact person:  
**PO Box 49  
Hayden, ID 83835  
Steve White (208) 765-5059**
4. Date Checklist prepared: **1/18/2012**
5. Agency requesting Checklist: **City of Pullman**
6. Proposed timing or schedule (including phasing, if applicable):  
**Begin construction 2012 and through 2020 with multiple phases**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**This development will take place in phases moving from north to south**
8. List any environmental information you know of that has been prepared, or will be prepared, directly related to this proposal.  
**None**
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.  
**No**
10. List any governmental approvals or permits that will be needed for your proposal, if known.
  - Construction Stormwater General Permit
  - Grading Permit
  - Building Permit
  - Site Plan Review
  - Re-zone of R1 to R2
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.  
**The project will be a multi-unit and single family residential development covering approximately 117 acres.**
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.

The property in question is located in the southeast quarter of Section 1, T14N, R44E. Attached is a legal description of the property.

**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. (flat at the base and surrounded by rock faces)
- b. What is the steepest slope on the site (approximate percent slope)?  
**Up to 30% slopes**
- 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.  
**Palouse silt loam 3 to 7 percent, Palouse silt loam 7 to 25 percent slopes, Latah silt loam, Palouse-Thatuna silt loam and Thatuna silt loams are found at the site. Palouse silt loam, 7 to 25 percent slopes, Palouse-Thatuna silt loam, and Thatuna silt loam are considered farmland of statewide importance. Latah silt loam is considered prime farmland if drained. Palouse silt loam, 3 to 7 percent slopes is considered prime farmland.**
- 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.  
**The purpose of the proposed grading is to allow roadways, utilities, and building lots to be created on the previously undeveloped land. The final design for the project intends to create a balanced cut and fill quantity so that no import or export of material will be required. The total grading quantities will not be known until the final construction plans are developed. The source of fill will be on-site Palouse loess.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
**Erosion is possible as a result of construction activities. Exposed soil always has the potential to be carried off-site via stormwater or airborne. Erosion will be controlled by way of erosion control measures to be designed and submitted as a part of the Site Plan Review process.**
- g. Approximately what percent of the site will be covered with impervious surfaces after project construction (e.g., asphalt or buildings)?  
**Approximately 35 to 40% of the total site will be covered by impervious surfacing associated with asphalt parking, roadways, and buildings as allowed in the zoning code.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**Erosion control measures to be designed and submitted as a part of the Grading Permit process, these may include, but not be limited to, silt fencing, wattles, erosion control blankets, silt sacks, temporary and permanent seeding.**

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.

**Some minor amounts of dust may be present during the construction phase of the project. Site dust shall be controlled by the Contractor by use of water or other means according to the proposed contract. Long term emissions from automobiles will be the only know type after construction is complete.**

- 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:

**Not necessary.**

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.

**Yes, there is a seasonal unnamed drainage swale that runs west to northeast through the northerly portion of the site. This drainage feature is seasonally wet.**

- 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.

**Yes, work will occur within the unnamed seasonal drainage swale. The unnamed tributary will be filled in portions of the site with mitigation completed, as necessary to mitigate these affects and allowing drainage to persist.**

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

**None**

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

**No**

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

**No**

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

**No**

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water?  
Give description, purpose and approximate quantities, if known.  
**No**

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

**This development will discharge sanitary sewer waste material into the City of Pullman wastewater treatment facility via new pipe infrastructure that will extend to existing transmission lines.**

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.

**This project includes transforming pervious areas to impervious areas and thus will increase the amount of the flow that is produced. However, detention facilities will be constructed to limit the developed runoff flow rates to pre-developed rates for the 10 and 100 year storms and ½ of the 2-year storm. Receiving waters will be an existing drainage swale located north of the site that eventually enters the South Fork Palouse River.**

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

**Yes sediment loading could occur, but BMPs will be in place prior to earth disturbing activities that will reduce the potential for sediment loading of the surface runoff.**

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

**BMPs will be in place such as silt fence, wattles, erosion control blankets, inlet protection, rip-rap outlet protection, and stabilized construction entrance. Final landscaping and seeding will be established to permanently protect the soils from excessive erosion.**

*critical area  
report, with  
mitigation  
employed  
as appropriate*

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  
X Grass  
\_\_\_ Pasture  
X Crop or grain  
\_\_\_ Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other \_\_\_\_\_  
\_\_\_ Water plants: water lily, eelgrass, milfoil, other \_\_\_\_\_  
\_\_\_ Other types of vegetation \_\_\_\_\_

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

**Surface grass and crops**

- 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:

**The final development of the site will include utilizing native plants that are found on site as well as grasses for lawns, trees, and shrubs.**

## 5. ANIMALS

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

BIRDS: Hawk, heron, eagle, songbirds, other Crows, robins and sparrows

MAMMALS: Deer, bear, elk, beaver, other \_\_\_\_\_

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

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

**None known**

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

**No**

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

**none**

## 6. ENERGY AND NATURAL RESOURCES

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

**Electricity and natural gas will be used at the site for residential use. No manufacturing will occur at the site.**

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

**No**

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

**None**

## 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.

**None**

- 2) Proposed measures to reduce or control environmental health hazards, if any:  
**Follow Labor and Industries operational procedures.**

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.  
**Short Term: Typical construction noise for a project of this size, no special construction noises are expected. Hours for construction noise would be limited by City ordinance, typically 7 AM to 5 PM.**  
**Long Term: None known**
- 3) Proposed measures to reduce or control noise impacts, if any:  
**None**

8. LAND AND SHORELINE USE

- a. What is the current use of site and adjacent properties?  
**The current use of the site is a vacant lot. The site was previously cultivated for agricultural production.**
- b. Has the site been used for agriculture? If so, describe.  
**Yes, the site is currently and historically used for agriculture.**
- c. Describe any structures on the site.  
**No structures are present at the site.**
- d. Will any structures be demolished? If so, describe.  
**No structures will be demolished.**
- e. What is the current zoning classification of the site?  
**R2 and R1**
- f. What is the site's current Comprehensive Plan designation?  
**Low Density Residential**
- g. If applicable, what is the current Shoreline Master Program designation of the site?  
**N/A**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
**No**
- i. Approximately how many people would reside or work in the completed project?  
**Over 1200 people could potentially reside here when the project is completed but, the total number is unknown at this time and depends on the number of units constructed. With a minimum lot size of 3,000 square feet over 82 acres of potential building area 1,200 lots could potentially be developed.**

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

k. Proposed measures to avoid or reduce displacement impacts, if any:  
**None**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**Proposed project meets the current land use designations.**

## 9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.  
**Potentially 1200 housing units could be constructed but, final numbers could vary based on the final sizing of the lots. The housing units would be for high, middle and low income people.**

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:  
**None**

## 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)?  
**The maximum height of the proposed buildings will be 35 feet and the buildings will be constructed with wood, brick, and metal siding for exterior surfacing.**

b. What views in the immediate vicinity would be altered or obstructed?  
**None, due to the proximity of the site near the top of the hill on the south end and lower elevations near Wawaiwai Road.**

c. Proposed measures to reduce or control aesthetic impacts, if any:  
**none**

## 11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**Residential and roadway lighting will be installed. Lights will include reflectors to minimize light pollution away from the site.**

b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**No**

c. What existing off-site sources of light or glare could affect your proposal?  
**None**

- d. Proposed measures to reduce or control light and glare impacts, if any:  
**Light fixture shields.**

## 12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**Sunnyside Park is located northeast of the site and the Itani Park pathway is located to the east.**
- 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:  
**None**

## 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.  
**None**
- c. Proposed measures to reduce or control impacts, if any:  
**N/A**

## 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.  
**Wawaiwai Road would be the main access to the site but additional platted, dedicated streets would be constructed within the project as the area is built out. This will include access to Center Street, Golden Hills Drive, and possibly Crestview Street at the far south.**
- b. Is the site currently served by public transit? If not, what is the distance to the nearest transit stop?  
**No, the site is not currently served by public transit. The closest bus stop is located at Wawaiwai and Main Street approximately 1 mile to the north.**
- c. How many parking spaces would the completed project have? How many would it eliminate?  
**Parking would be created for each individual single family and multi-family residential unit. The total number of parking areas will be dependent upon the total number of residential units that are built. No parking would be eliminated as part of this project.**
- 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).

The project will require new public roadways to be built. In addition, driveways will be constructed to serve each housing unit.

- 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.

Each housing unit would produce approximately 9.55 to 10.71 trips per day (ITE Trip Generation Manual). Assuming a minimum lot size of 3,000 square feet over 82 acres (accounting for 30% of the total 117 acres for roadways and park/open space) this would be approximately 1200 housing units created. This equates to approximately 12,200 trips generated as a part of this project. The highest volumes would generally occur between 7 am and 9 am as well as between 4 pm and 6 pm

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

N/A

#### 15. PUBLIC SERVICES

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

No.

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

N/A

#### 16. UTILITIES

- a. Circle utilities currently available at the site:


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

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

Electricity, Natural Gas	Avista Utilities
Water, Sanitary Sewer	City of Pullman
TV, Cable	Time Warner
Telephone	Frontier Communications
Refuse service	Pullman Disposal Services

#### 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

1-25-12  
Date Submitted

## DESCRIPTION OF COPPER BASIN

**DESCRIPTION** of a parcel of land located in the Southeast Quarter of Section 1, Township 14 North, Range 44 East, Willamette Meridian, City of Pullman, County of Whitman, State of Washington, more particularly described as follows:

**BEGINNING AT** the Southeast Corner of said Section 1;

Thence South  $88^{\circ}46'03''$  West, 2695.88 feet along the south line and to the west line of said southeast quarter;

Thence North  $00^{\circ}48'56''$  East 2373.46 feet along the west line to the southerly right of way (ROW) line of Wawawai Road said point also being on a curve to the right;

Thence the following 3 courses along said southerly ROW:

- 1) Along a non-tangent curve to the right, the radius of which bears South  $10^{\circ}26'05''$  West, 905.00 feet, a central angle of  $13^{\circ}34'16''$  (the long chord of which bears South  $72^{\circ}46'47''$  East, 213.86 feet) for an arc length of 214.36 feet;
- 2) South  $65^{\circ}59'39''$  East, 303.15 feet to the beginning of a curve to the left;
- 3) Along a tangent curve to the left, the radius of which bears North  $24^{\circ}00'21''$  East, 1191.25 feet, a central angle of  $48^{\circ}59'18''$  (the chord of which bears North  $89^{\circ}30'42''$  East, 987.79 feet) for an arc length of 1018.53 feet to the westerly line of Whispering Hills Subdivision No. 4 according to the plat thereof filed under Auditors File Number (AFN) 689532, records of said County;

Thence the following 3 courses along said westerly line;

- 1) South  $18^{\circ}20'55''$  East, 348.10 feet
- 2) South  $13^{\circ}33'58''$  West, 66.00 feet
- 3) South  $09^{\circ}44'44''$  West, 66.00 feet to the northwest corner of Whispering Hills Subdivision No. 5 according to the plat thereof filed under AFN 699731, records of said County;

Thence the following 15 courses along the boundary line of said Whispering Hills Subdivision No. 5;

- 1) South  $05^{\circ}52'51''$  West, 66.10 feet;
- 2) South  $02^{\circ}06'17''$  West, 66.00 feet;
- 3) South  $01^{\circ}36'10''$  East, 62.00 feet;
- 4) South  $19^{\circ}07'20''$  East, 47.29 feet;
- 5) South  $70^{\circ}45'50''$  West, 136.00 feet;
- 6) South  $19^{\circ}14'10''$  East, 344.00 feet;
- 7) South  $12^{\circ}50'16''$  East, 197.00 feet;
- 8) North  $61^{\circ}25'31''$  East, 241.33 feet to the beginning of a curve to the left;
- 9) Along a non-tangent curve to the left, the radius of which bears North  $61^{\circ}24'02''$  East, 1230.17 feet, a central angle of  $01^{\circ}47'26''$  (the long chord of which bears South  $29^{\circ}29'41''$  East, 38.44 feet) for an arc length of 38.44 feet;
- 10) North  $59^{\circ}36'36''$  East, 175.00 feet;
- 11) North  $25^{\circ}30'44''$  West, 165.09 feet;
- 12) North  $19^{\circ}22'57''$  West, 156.00 feet
- 13) North  $00^{\circ}39'12''$  East, 90.00 feet;
- 14) North  $14^{\circ}01'10''$  West, 61.85 feet;

- 1) North 00°34'35" West, 136.32 feet to a point on the southerly line of Whispering Hills Subdivision No. 4 according to the plat thereof filed under AFN 689532, records of said County;

Thence the following 14 courses along said southerly line of Whispering Hills Subdivision No. 4;

- 1) South 87°15'44" East, 48.63 feet;
- 2) North 87°12'36" East, 72.55 feet;
- 3) North 80°57'24" East, 72.55 feet;
- 4) North 74°42'11" East, 72.55 feet;
- 5) North 68°26'58" East, 72.55 feet;
- 6) North 62°11'45" East, 72.55 feet;
- 7) North 55°56'33" East, 72.55 feet;
- 8) North 50°04'35" East, 65.46 feet;
- 9) North 47°46'47" East, 61.23 feet;
- 10) North 51°22'24" East, 56.10 feet;
- 11) North 54°48'41" East, 56.10 feet;
- 12) North 58°14'59" East, 56.10 feet;
- 13) North 65°31'09" East, 83.63 feet;
- 14) South 89°29'46" East, 82.69 feet to the east line of the southeast quarter of said Section 1;

Thence South 00°33'39" West, 653.18 feet along said east line to the south sixteenth corner of said southeast quarter;

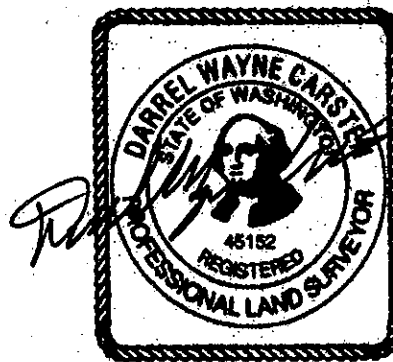
Thence South 00°27'15" West, 1324.05 feet along said east line to the **POINT OF BEGINNING**.

**CONTAINING:** 5092173 square feet or 116.9 acres of land, more or less.

Prepared on: 01-20-12

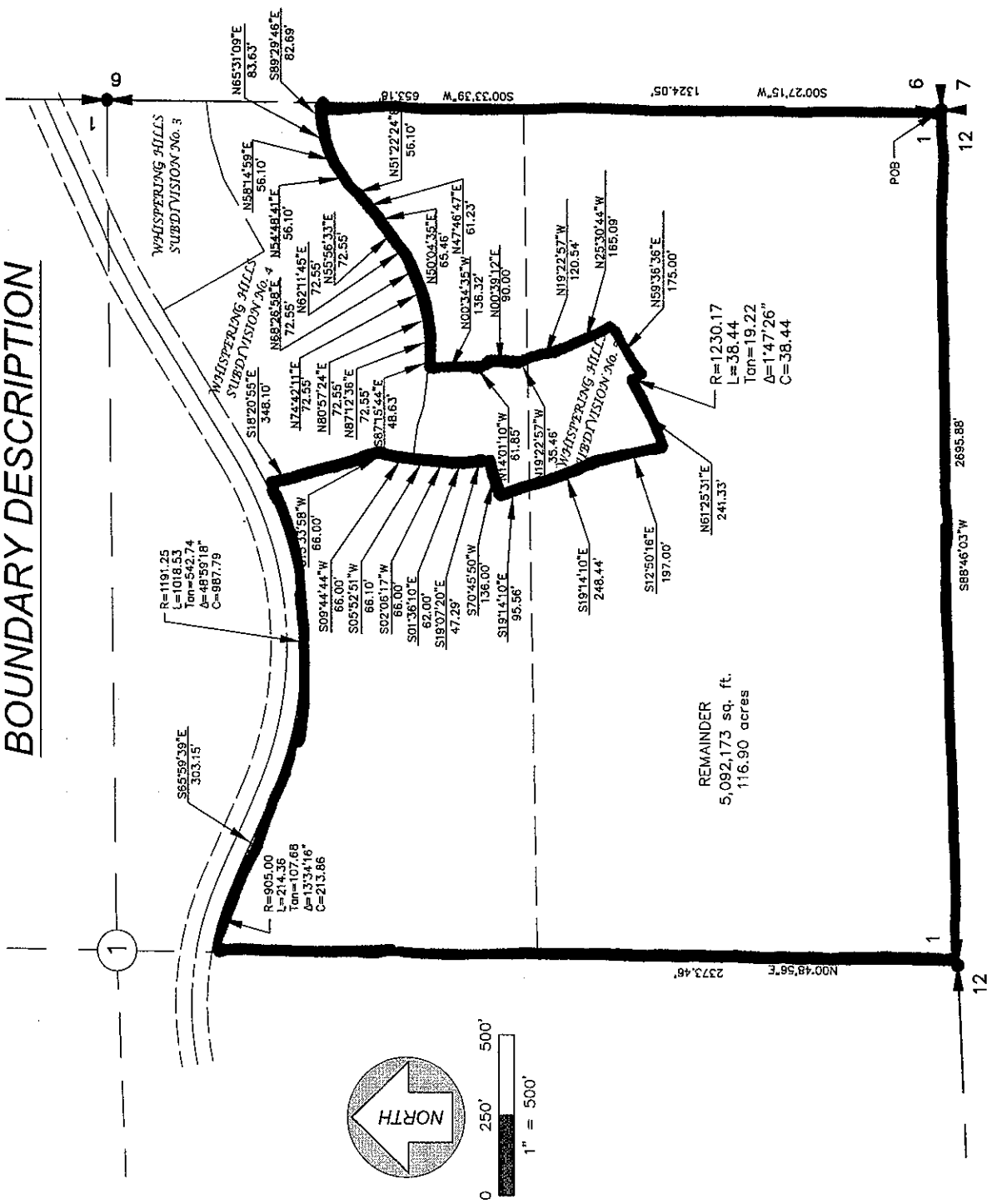
Prepared by Taylor Engineering, Inc.

Written by: Darrel W. Carsten, PLS



01-25-12

# EXHIBIT FOR COPPER BASIN BOUNDARY DESCRIPTION



THIS MAP IS FOR EXHIBIT PURPOSES ONLY AND DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY

## FINAL DETERMINATION OF NONSIGNIFICANCE

**Description of Proposal:** Construction of a multi-unit and single family residential development covering approximately 117 acres.

**Proponent:** Copper Basin Construction, Inc.

**Location of Proposal, including street address, if any:** Located within the Southeast ¼ Section 1, Township 14 North, Range 44 East W.M.

**Lead agency:** City of Pullman.

The lead agency for this proposal has determined that it does 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.

        
  X  

There is no comment period for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal until 10 days from the date of this determination (March 2, 2012). The appeal period for this action expires at 5:00 p.m. on March 12, 2012.

**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 3/2/12      Signature Mark D. Workman, P.E.

  X  

You may appeal this determination to the Hearing Examiner at City Hall, 325 SE Paradise Street, Pullman, WA 99163 no later than **March 12, 2012**.

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

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

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

There is no agency appeal.

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

In the Matter of Zone Change  
Application No. Z-12-2

) Resolution No. PC-2012-3  
)  
) A Resolution Adopting Findings of  
) Fact and Conclusions Representing  
) the Official Determination of the  
) City of Pullman Planning  
) Commission

WHEREAS, Taylor Engineering, Inc., on behalf of Copper Basin Construction, requested consideration of a zone change from R1 Single Family Residential to R2 Low Density Multi-Family Residential with respect to real property located west of the Center Street terminus on Sunnyside Hill in Pullman, and more particularly described in Exhibit "A," attached hereto and by this reference made a part hereof as though set forth in full herein; and,

WHEREAS, a notice of the Planning Commission public hearing on this matter was mailed to pertinent parties on March 13, 2012, said notice was published in the Moscow-Pullman Daily News on March 16, 2012, and said notice was posted at the subject property on March 14, 2012; and,

WHEREAS, a public hearing was held before the Planning Commission on March 28, 2012, at 7:30 p.m. in the Council Chambers at City Hall, 325 SE Paradise Street, Pullman, Washington, at which time public comment from persons favoring and opposing this proposal was solicited, and after hearing public comment thereon, Commission members deliberated over the matter in open session; and,

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

***Findings of Fact***

1. The proposal under consideration involves a zone change from R1 Single Family Residential to R2 Low Density Multi-Family Residential for approximately 80.06 acres of land located west of the Center Street terminus on Sunnyside Hill.
2. Planning Department Staff Report No. 12-2 provides the following zoning district descriptions:

**R1 district:** provides for detached single family residences and manufactured homes developed to a maximum density of seven dwelling units per net acre.

**R2 district:** provides for single-family residences, duplexes, manufactured homes and apartments in densities up to 15 dwelling units per acre.

3. The subject property is vacant.
4. City utilities exist in the vicinity of the subject property.
5. The subject property is characterized by mild to moderate slopes.
6. The area to the north of the subject property is zoned R1/PRD (Planned Residential Development), R2/PRD, and R2 and is occupied by single family residences and vacant land; the land to the east is zoned R1 and is occupied by the Whitman Senior Living Center, single family houses, and vacant land; the land to the south and west is outside city limits and is used as agricultural land.
7. Access to the subject property is gained by way of SW Center Street and SW Lost Trail Drive, designated on the Comprehensive Plan Arterial Street Plan Map as an arterial collector and local access street, respectively.
8. An Environmental Checklist was submitted for this proposal on January 25, 2012; following a review of said checklist, the Responsible Official issued a Determination of Nonsignificance for the proposal on March 2, 2012.
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. 12-2 provides the following description of these agencies' responses to this notification:
  - a. **Pullman Public Services Department:** *No response.*
  - b. **Pullman Fire Department:** No concerns.
  - c. **Pullman Police Department:** No concerns.
  - d. **Pullman Public Works Department:** Finds the proposal acceptable.
  - e. **Pullman Protective Inspections Division:** *No response.*
  - f. **Pullman School District:** Finds the application for land use suggests a large growth potential and impact on pedestrian traffic need and access, and future infrastructure will need to address this.
10. Staff Report No. 12-2 references the following provisions from the Pullman Comprehensive Plan and Pullman Zoning Code that are pertinent to this zone change proposal:

Comprehensive Plan Goals LU1, LU3, LU4, H2, H3, and their respective policies.

Zoning Code Sections 17.01.050 (Zoning Code Purposes), 17.75.010 (Residential Districts General Purposes), 17.75.020 (R1 District Purpose), 17.75.040 (R2 District Purpose), 17.115.020 (Rezone Criteria).

11. Staff Report No. 12-2 includes the following passage:

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

12. Staff Report No. 12-2 states the following:

Taylor Engineering, Inc., has initiated this zone change, on behalf of Copper Basin Construction, to better accommodate affordable residential development. In the material it submitted for this proposal, the applicant states that the R2 zone is preferred over the existing R1 designation so that the owner can economically develop the subject property and provide additional housing options for city residents. The "Great Recession" that began in late 2007 has had a chilling effect on the housing industry nationwide, and real estate developers are attempting to expand alternatives for low-cost housing. In staff's view, the effects of the still-sluggish economy on the residential market constitute changed circumstances that are sufficient to justify the applicant's request.

13. Staff Report No. 12-2 reads, in part, as follows:

The subject property appears to be well-suited for the establishment of an R2 district. The purpose of the low density multi-family residential district is to accommodate housing densities up to 15 dwelling units per acre, including apartment complexes with up to eight units per structure. This zone change would expand the current R2 zone to the north. Therefore, this amendment is considered compatible with existing zone designations and uses.

14. Staff Report No. 12-2 includes the following paragraph:

From planning staff's perspective, infrastructure in the area would easily accommodate residential development on the subject property and adjacent land. The site would be accessed via an arterial collector street (SW Center Street) from the east and a local access street (SW Lost Trail Drive) from the north. Staff expects permitted uses on the property would not significantly impact the level of service on these roadways. Also, in staff's estimation, the utilities that would serve the parcel in question are adequate to accommodate developments allowed in an R2 district.

15. Staff Report No. 12-2 states the following:

As indicated on the Location and Zoning Map (Attachment A [to Staff Report No. 12-2]), if this requested zone change were to be approved, a "peninsula" of land zoned R1/PRD would extend into the subject property. Planning staff asked the applicant about including this land in the proposed zone change area so that it could



also be considered for R2 zoning, but the applicant stated that incorporating the R1/PRD property in the current application would be impractical because it would demand written consent from each of the many owners in the subdivision. Planning staff anticipates addressing this issue as part of a subsequent legislative process wherein the zoning of several of these anomalies around town can be re-assessed.

16. Staff Report No. 12-2 states the following:

Given the above information, planning staff believes the applicant's request would have a positive effect on the community's physical, economic, and social environment. Planning staff finds the proposal would be consistent with the Comprehensive Plan—particularly Goal LU4, which promotes “opportunities for high-quality, diversified life styles within the community's residential neighborhoods,” and H2, which encourages “housing in a range of types and prices suitable for all social and economic segments of Pullman.” It is also noteworthy that the existing R1 zone and proposed R2 district are both categorized as Low Density Residential in the Comprehensive Plan; therefore, no Comprehensive Plan Map amendments are requested as part of this application. Furthermore, planning staff concludes that this application would be consistent with the applicable purposes of the zoning code, including Subsection 17.75.010(1) that advocates providing “areas for residential uses at a range of densities consistent with public health and safety and the adopted Comprehensive Plan.” Therefore, planning staff recommends that the zone change be approved.

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

*Conclusions*

1. This proposal is consistent with the goals and policies of the Pullman Comprehensive Plan.
2. This proposal is consistent with the general purposes of the zoning code and the purposes of the proposed zoning district.
3. The uses allowed under the proposed zoning designation would be compatible with adjacent land uses and zoning classifications.
4. Existing community facilities are adequate to serve the land uses that would be allowed under the proposed zoning designation.
5. The subject property is suitable for the land uses allowed under the proposed zoning designation.
6. Due to changes in the economic climate, approval of this proposal is warranted to assist in developing this property for affordable housing.

7. This proposal would have a positive effect on the community's physical, economic, and social environment.
8. This proposal would not have a significant adverse environmental impact.
9. This proposal would promote the public health, safety, and welfare, and would be a benefit to the residents of the city.

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

*Decision*

The proposed zone change from R1 Single Family Residential to R2 Low Density Multi-Family Residential for the property herein described is hereby forwarded to the City Council with a recommendation for approval.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Garren Shannon, Chair  
Pullman Planning Commission

ATTEST:

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

TRANSMITTED to the City Council through the office of the Mayor by the Planning Commission pursuant to the provisions of P.C.C. 17.180.040(1) this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

RECEIVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2012, and certified by the Finance Director as to the date of receipt thereof.

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

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

LEGAL DESCRIPTION

Rezone Z-12-2

A parcel of land situate within the southeast quarter of Section 1, T14N, R44E, W.M., and located within the city of Pullman, county of Whitman, state of Washington, said parcel being bounded to the south and to the west by the corporate limit line of said city of Pullman as established by city of Pullman Annexation Ordinance No. 4-29 in November, 2004; and bounded to the east by the east boundary of said Section 1; and bounded to the north by the north line of the south half of said southeast quarter of said Section 1;

EXCEPTING therefrom all of Block 4 of Whispering Hills Subdivision No. 5, according to the plat thereof filed under AFN 699731, records of said county.

Approved for Form:

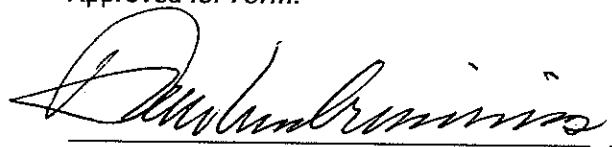
 3-7-12  
Engineering Technician Date

EXHIBIT "A"