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Planning Department Newsletter



ZONING ESTABLISHED FOR JOHNSON AVENUE PARCEL

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It is a rare occurrence when the city of Pullman annexes land that has not been included in our urban growth area. However, last summer, at the request of property owners on Johnson Avenue, the city did incorporate such a parcel. And when this happens, it automatically sets in motion a discussion of the appropriate zoning for the property.

The urban growth area, documented in the Pullman Comprehensive Plan, represents the territory into which the city expects to grow to accommodate future development. The city establishes “pre-zone” designations for that portion of the urban growth area that is outside the city limits so that, if this land is incorporated, it comes into the city with this pre-assigned zoning classification.

Not all of the land around the circumference of the city is included in the urban growth area. One of these parcels that was not included was a 35.8-acre tract located along Johnson Avenue just south of the Village Centre Cinemas. After receiving an application from owners within this property, the City Council last July approved an ordinance to annex the land.

The city code states that, if no pre-zone classification exists for annexed property, the land in question is construed to be within an R1 Single Family Residential zoning district. The code further states that, within one year of the annexation, the Planning Commission must review and recommend to Council a formal zoning designation for such property.

The process of assigning an official zoning category for the Johnson Avenue parcel began in December when the Planning Commission tentatively decided to propose an R3 Medium Density Multi-Family Residential designation for this land. The Commission initially decided on an R3 classification, which would allow for apartment construction, because the property is relatively close to WSU, it has good access to the university via secondary arterial Johnson Avenue,



Residents in the vicinity of the Johnson Avenue site stated that an R1 designation better suited the rural character of the area.

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and it is contiguous to an existing R3 zone on its northeast boundary and a C3 General Commercial zone on its north and west sides.

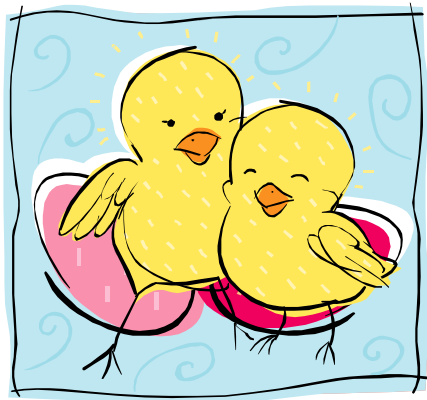
The Commission conducted its public hearing regarding this zoning matter on February 25 and March 25. At this hearing, no one spoke in favor of the proposed R3 classification, but 15 neighbors expressed opposition to it through direct testimony or written statements to the Commission. These neighbors stated that an R3 designation would compromise the rural character of the area and create significant environmental impacts at the

site. They suggested instead a zoning designation of R1 for the parcel. At the end of the hearing, the Commission unanimously agreed with the opponents, voting to recommend R1 zoning for the tract.

The City Council held a meeting to act upon this matter on April 28. After reviewing the record, the Council concurred with the Commission and officially assigned an R1 zoning designation for the subject parcel. So, the long process of annexing and zoning this particular piece of property has now been concluded.

KEEPING CHICKENS IN RESIDENTIAL AREAS

Given the turbulent economic climate, people are finding creative ways to cut expenses. One such solution seems to be the keeping of chickens. However, before you purchase your birds, you should know that the city has regulations regarding the ownership of any such domestic fowl, including but not limited to chickens, ducks, geese, and other domesticated birds not usually kept in a cage indoors.



uses. Bear in mind that these regulations pertain only to zoning districts where a dwelling unit is permitted.

Keeping chickens and other fowl requires an administrative decision by the planning director. To apply for an administrative decision, you will need to send a letter of application to the planning department. This letter should

contain the following information:

- how your property complies with the provisions set forth in City Code Section 17.35.050(2) (Small Domestic Animals and Fowl)
- how many birds you plan to keep, and how they will be housed
- how you plan to control potential impacts to surrounding properties

This is not to say that chickens are prohibited outright. As long as certain standards are met and the proper procedures are followed, domestic fowl may be kept within the city. The primary consideration is the size of the property involved. The minimum lot size for keeping fowl is 10,000 square feet. You also need 2,000 square feet of lot area per animal. Thus, to keep six chickens, the city code requires a lot encompassing at least 12,000 square feet; for seven birds, 14,000 square feet, and so on. Structures and pens used to house the animals must be kept at least 20 feet from property lines. In addition, the property owner is required to make adequate provision for potential noise impacts. The planning department also takes into consideration the relative isolation of the property and compatibility with surrounding

Chickens and other domestic fowl have gained popularity as pets over the last few years, and can be beneficial by providing eggs and controlling garden pests. To ensure many years of enjoyment of your chickens, please remember to check with the planning department before purchasing your birds. For more information on this subject, please contact planning staff.



Pending Land Use Applications

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

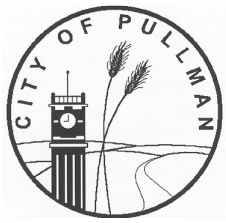
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	citywide	CC requested ordinance revisions on 1/20; ad hoc committee met on 2/9 to address ordinance revisions; CC meeting expected in May to act on ordinance
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	applicant revising legal description of property
Askins Zoning Designation (Z-08-2)	establish R3 zone for 35.8-acre parcel	along SE Johnson Avenue, 2,000 feet south of SE Old Moscow Road	PC recommended R1 designation on 3/25; CC decided upon R1 designation on 4/28
Well House No. 8/Booster No. 10 site plan (08-3)	construct pumping station for city potable water system	605 SE Derby Street	staff requested project engineer to revise site plan
CAC Transitional Housing site plan (08-5)	develop 9-unit transitional housing complex on 3.8-acre site	530 NW Davis Way	staff requested applicant to revise site plan; staff reviewing wetland report
SEL Lab Building site plan (08-6)	construct 36,000-sq-ft lab building on 2.3-acre parcel	2370 NE Hopkins Court	staff requested applicant to revise site plan
Itani Valley Road Apartments site plan (09-1)	construct 16-unit apartment building on 27,000-sq-ft lot	1245 NE Valley Road	staff requested applicant to revise site plan
Glendimer Retaining Wall site plan (09-3)	replace retaining wall and parking at Glendimer apartment building	1445 NW Turner Drive	staff reviewing site plan
Kappa Alpha Theta Remodel site plan (09-4)	conduct interior remodel at KAT sorority house	850 NE Monroe Street	staff reviewing site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; LC: Landmarks Commission

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





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WWW.PULLMAN-WA.GOV
