

RECEIPT NO.: \_\_\_\_\_  
DATE APPLICATION RECEIVED: \_\_\_\_\_  
DATE APPLICATION ACCEPTED AS COMPLETE: \_\_\_\_\_

CITY OF PULLMAN  
**ZONE CHANGE APPLICATION**  
Pullman City Code 17.115

**APPLICANT:**

NAME: Port of Whitman  
ADDRESS: 302 N Mill Street  
EMAIL ADDRESS: Kara@PortWhitman.com  
TELEPHONE: (509) 397-3791  
STATUS (property owner, lessee, agent, purchaser, etc.): Purchaser

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

NAME: Various see attached  
ADDRESS: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

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

The project is located in the Southwest quarter of Section 1, Township 14 North, Range 44 East, W.M. Whitman County, Washington,  
that lies Southerly of the right-of-way boundary of Old Wawawai Road / County Road No. 9011 and Easterly of State Route 195.

**REASON FOR ZONE CHANGE REQUEST:**

Applicant requests a zone change on the subject property from a(n) R1,R2,C1,C3 zoning district to a(n) IRP,C1 zoning district in order to develop the infrastructure within this property to support a new industrial campus to facilitate agricultural advancement. in addition a portion will be offered as a Neighborhood Commercial to support the adjacent residential community and the future Campus and its facilities. Also included in the proposal will be a community park, pedestrian paths and other green spaces. See attached exhibit drawing for conceptual details.

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

Kara Z Ribbold \_\_\_\_\_ 3/2/2023 \_\_\_\_\_  
Applicant's Signature Date

KZR Initial here if you will accept email correspondence in lieu of hardcopy mail.

**This Zone Change Application is being submitted with my consent.**

\_\_\_\_\_  
Property Owner's Signature Date

**ADDENDUM/AMENDMENT TO PURCHASE AND SALE AGREEMENT**

The following is part of the Purchase and Sale Agreement dated January 25, 2023 1  
between Port of Whitman County ("Buyer") 2  
and Wyndham Enterprises, LLC ("Seller") 3  
concerning Site A TBD Wawawai Road, Pullman, WA 99163 ("the Property"). 4

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

**1. If not previously waived, the Feasibility Contingency Period shall automatically been deemed 6  
waived by Buyer upon the City Council for the City of Pullman's approval of the Buyer's requested 7  
rezone for the Property and the parties shall proceed to closing within ten (10) days thereafter. 8**

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 31

Initials: BUYER: KR Date: 1/31/2023 SELLER: [Signature] Date: 02/01/2023  
BUYER: \_\_\_\_\_ Date: \_\_\_\_\_ SELLER: \_\_\_\_\_ Date: \_\_\_\_\_

# CITY OF PULLMAN, 190 SE CRESTVIEW ST., BLDG A, PULLMAN, WA 99163

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## INFORMATION REQUIRED WHEN APPLYING FOR A ZONE CHANGE

### APPLICATION

A complete application must be filed with the Planning Division in sufficient time to allow for staff to review the application and give public notification of the hearing before the Planning Commission. An application will not be accepted until complete, as determined by the Planning Division. A complete application must include:

1. Application Form (attached).
2. Findings of Fact (see attached for explanation).
3. Environmental Checklist. The Environmental Checklist will be reviewed by the City’s designated “responsible official,” who will determine if there appears to be a probable significant environmental impact; if so, an Environmental Impact Statement (EIS) may be required.
4. Legal Description. The applicant shall submit a complete legal description that adequately describes the property for which the rezone is requested. This legal description will be checked and verified by the City engineering division; inadequate descriptions will be returned for correction.

### FEES

1. Zone Change Application Fee .....\$ 400.00
2. Environmental Checklist Review Fee:.....\$ 150.00

### ASSISTANCE

The Planning Division is available to answer any questions about an application by phoning (509) 338-3220.

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CITY OF PULLMAN  
**ZONE CHANGE APPLICATION**  
Pullman City Code 17.115

**APPLICANT:**

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_  
STATUS (property owner, lessee, agent, purchaser, etc.): \_\_\_\_\_

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

NAME: Windham Enterprises, LLC Judy Greer, Manager  
ADDRESS: 13023 NE Hwy 99 Suite 7-126 Vancouver, WA 98686  
EMAIL ADDRESS: ed@ed-greer.net  
TELEPHONE: 360-904-4964

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

TBD Wawawai Rd Site A Pullman, WA 99163  
\_\_\_\_\_  
\_\_\_\_\_

**REASON FOR ZONE CHANGE REQUEST:**

Applicant requests a zone change on the subject property from a(n) \_\_\_\_\_ zoning district to a(n) \_\_\_\_\_ zoning district in order to \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 Date  
\_\_\_\_ Initial here if you will accept email correspondence in lieu of hardcopy mail.

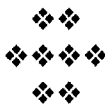
**This Zone Change Application is being submitted with my consent.**

DocuSigned by:  
Judy Greer \_\_\_\_\_  
FOA531804702422...  
Property Owner's Signature Date  
02/02/2023

## APPLICANT'S PROPOSED FINDINGS OF FACT

Prior to making a recommendation or decision regarding a request to rezone, the Pullman Planning Commission and City Council must adopt "Findings of Fact." These Findings of Fact are factual statements which the Commission relies upon in reaching its conclusions and decisions. The burden of proving that a rezone should be granted under the provisions of the Pullman Zoning Code rests with the applicant. Thus, it is necessary for the applicant to present facts in brief written form which address in specific detail each of the following questions.

- (1) Is the proposal consistent with the Comprehensive Plan?
- (2) Is the proposal consistent with the purposes of the Zoning Code and the proposed zone district?
- (3) What is the relationship of the proposed zoning change to the existing land uses, and the zoning of surrounding or nearby property?
- (4) Has there been sufficient change in the character of the surrounding or nearby area, or in city policy, to justify the rezone?
- (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.
- (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?
- (7) Is the proposal necessary to correct an error?
- (8) Are special conditions necessary to achieve compatibility of development with surrounding properties?



**ANSWERS SHOULD BE PREPARED  
ON SEPARATE PAPER AND ENTITLED,  
"APPLICANT'S PROPOSED FINDINGS OF FACT".**



**CHECKLIST**  
ZONE CHANGE AND/OR COMPREHENSIVE PLAN MAP AMENDMENT

- \_\_\_ 1. Application filed with Planning Division.
- \_\_\_ 2. Application reviewed for completeness by Planning Division.
- \_\_\_ 3. Legal description checked by Engineering Division.
- \_\_\_ 4. Application accepted as complete by Planning Division.
- \_\_\_ 5. Environmental Checklist reviewed by Responsible Official and determination of environmental impact made.
- \_\_\_ 6. Date set for Planning Commission public hearing (meets fourth Wednesday of the month - date must be within 90 days of date of filing).
- \_\_\_ 7. Notice of Public Hearing filed by Planning Division with official newspaper of the city (notice must appear at least 10 days prior to the hearing).
- \_\_\_ 8. Notice of Public Hearing posted at subject property and mailed to surrounding property owners (notice must be distributed at least 10 days prior to the hearing).
- \_\_\_ 9. Staff report prepared by Planning Division and mailed to applicant and Planning Commission, and made available for public review prior to the public hearing.
- \_\_\_ 10. Public hearing conducted by Planning Commission.
- \_\_\_ 11. Applicant notified in writing of Planning Commission's recommendation.
- \_\_\_ 12. Public meeting conducted by City Council; Council approves/denies application.
- \_\_\_ 13. Applicant notified in writing of City Council's decision.
- \_\_\_ 14. SEPA Notice of Action filed by Planning Division.
- \_\_\_ 15. Ordinances published in official city newspaper by City Clerk.

**ADDENDUM/AMENDMENT TO PURCHASE AND SALE AGREEMENT**

The following is part of the Purchase and Sale Agreement dated January 25, 2023 1  
between Port of Whitman County ("Buyer") 2  
and Germain Farms, LLC ("Seller") 3  
concerning Site B & C TBD Wawawai Road, Pullman, WA 99163 ("the Property"). 4

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

**1. If not previously waived, the Feasibility Contingency Period shall automatically been deemed 6  
waived by Buyer upon the City Council for the City of Pullman's approval of the Buyer's requested 7  
rezone for the Property and the parties shall proceed to closing within ten (10) days thereafter. 8**

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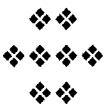
ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

Initials: BUYER: kr Date: 1/31/2023 SELLER: EG Date: 02/01/2023  
BUYER: \_\_\_\_\_ Date: \_\_\_\_\_ SELLER: \_\_\_\_\_ Date: \_\_\_\_\_

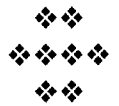
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- (4) Has there been sufficient change in the character of the surrounding or nearby area, or in city policy, to justify the rezone?
- (5) Is the property economically and physically suitable for the uses allowed under the existing zoning, and under 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.
- (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?
- (7) Is the proposal necessary to correct an error?
- (8) Are special conditions necessary to achieve compatibility of development with surrounding properties?



**ANSWERS SHOULD BE PREPARED  
ON SEPARATE PAPER AND ENTITLED,  
"APPLICANT'S PROPOSED FINDINGS OF FACT".**

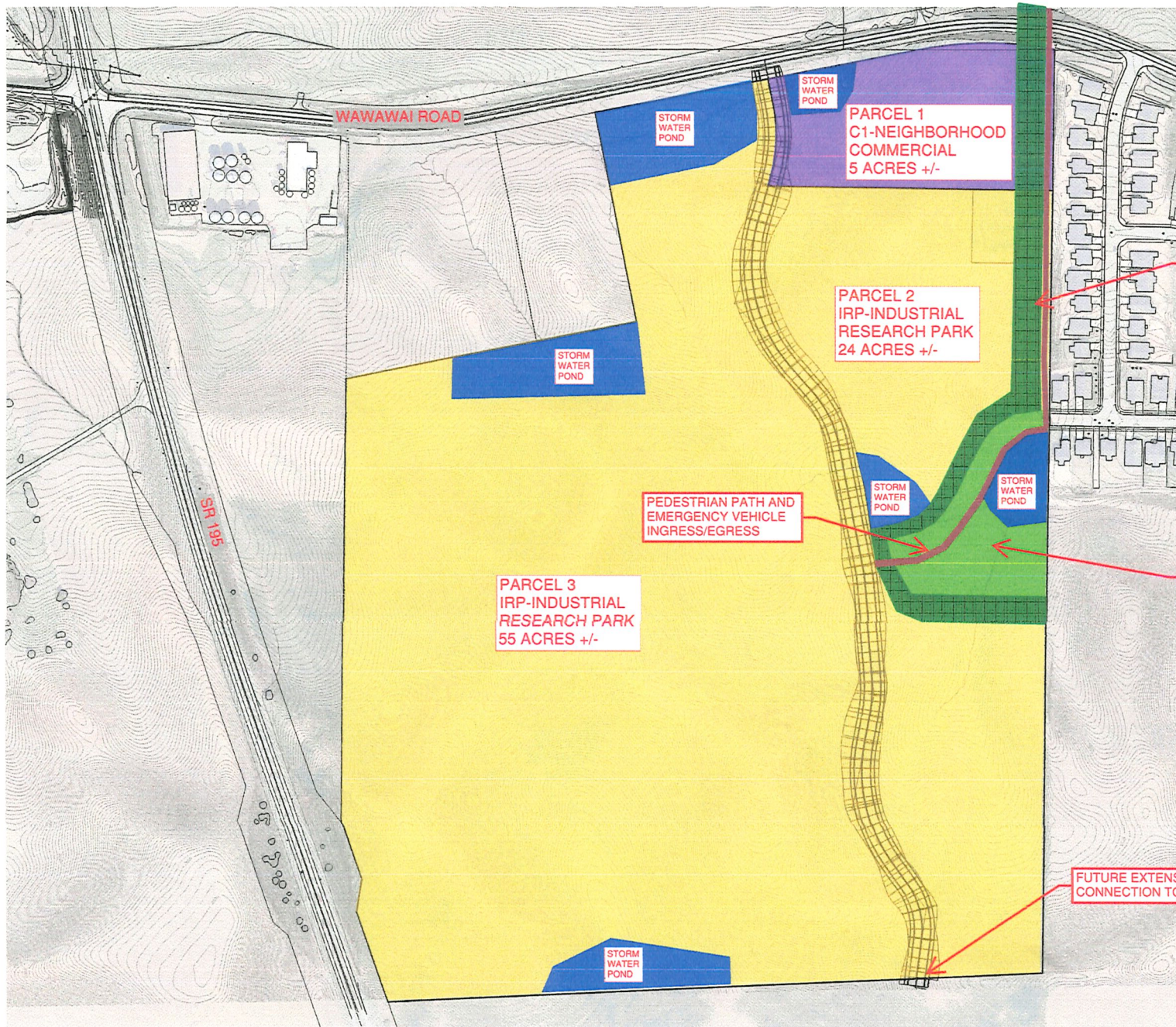




**CHECKLIST**

**ZONE CHANGE AND/OR COMPREHENSIVE PLAN MAP AMENDMENT**

- \_\_\_ 1. Application filed with Planning Division.
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WAWAWAI ROAD

SR 195

STORM WATER POND

STORM WATER POND

PARCEL 1  
C1-NEIGHBORHOOD  
COMMERCIAL  
5 ACRES +/-

STORM WATER POND

PARCEL 2  
IRP-INDUSTRIAL  
RESEARCH PARK  
24 ACRES +/-

PEDESTRIAN PATH AND  
EMERGENCY VEHICLE  
INGRESS/EGRESS

STORM WATER POND

STORM WATER POND

PARCEL 3  
IRP-INDUSTRIAL  
RESEARCH PARK  
55 ACRES +/-

ELEVATED LANDSCAPE  
BERM WITH PEDESTRIAN  
PATHWAY

PUBLIC PARK AND STORM  
WATER POND  
PARK AREA IS SIMILAR TO  
REANEY PARK.  
APPROXIMATELY 2  
ACRES TOTAL

FUTURE EXTENSION WITH  
CONNECTION TO SR195

STORM WATER POND

## **Applicant's Proposed Findings of Fact**

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

Yes, this proposal is consistent with the comprehensive plan. However, it is important to note that it is not possible to address and adhere to every policy or goal in the plan, as there are policies and goals that conflict with each other. The development of this business/technology campus will closely follow the goals and policies of the comprehensive plan listed below:

### **Land Use**

**Policy LU 1.6** Ensure residential subdivision developers address parks, schools, and commercial services, or the means to access these uses at full development, including:

- The full bicycle, pedestrian, and non-auto circulation system; and
- Parks, open space, and other community facilities.

**Policy LU 1.7** Create a Mixed-Use zoning district to facilitate a combination of commercial, residential, institutional, and live/work spaces in appropriate locations throughout the city, or accomplish this objective through the amendment of existing zoning district designations.

**Policy LU 1.9** Be mindful of new or upcoming technology (e.g., next generation cellular networks, electric bikes, ride sharing operations, autonomous vehicles) in the community's review of proposed plans, programs, and development regulations.

**Policy LU 2.1** Consider favorably proposals to annex land in the urban growth area that meet the general criteria for annexation except under unusual circumstances, such as:

- Land particularly unsuitable for development or other use within the city;
- Land with environmental or other considerations that would make it more logical for governance in the county; or
- Land whose annexation would provide a glut of undeveloped property in the city.

**Policy LU 2.3** Assign prezone and land use plan designations to all areas outside the city limits within the urban growth area; when land outside the urban growth area is proposed to be annexed, assign appropriate prezone and land use plan designations to the property under consideration. Review the land use plan and prezoning as conditions change. Consider transportation factors, area-wide circulation, and infrastructure needs.

**GOAL LU 3** Facilitate strong public participation in all community land use and development matters.

**Policy LU 3.2** Provide required notice of annexation or significant development proposals filed with the City in a timely fashion to all affected property owners and residents.

**Policy LU 3.3** Provide information to the public about City programs or projects through the use of the community newsletter, the planning department newsletter, social media, direct mailings, signage, and/or other means.

**Policy LU 3.4** Build on existing means of communication as new technologies emerge to more widely disseminate information about infrastructure projects, land use proposals, and development review processes. Solicit feedback through a variety of means including in-person and online meetings as well as hybrid meetings, surveys, correspondence, social media, and other means.

**GOAL LU 4** Plan for cohesive and livable neighborhoods, considering their unique characteristics and needs for housing, transportation, services, and amenities.

**Policy LU 4.2** Create self-sufficient walkable neighborhoods that contain readily accessible basic services (commercial services, schools, parks, etc.) to promote healthy living and provide mobility alternatives for all segments of the population.

**Policy LU 4.4** Protect the unique characteristics of established neighborhoods from intrusion by incompatible uses.

**Policy LU 4.6** Facilitate self-sufficient, walkable neighborhoods and increase access to healthy food, including community gardens.

**Policy LU 5.2** Promote mixed residential/commercial use in appropriate parts of the city that are in scale with surrounding properties (e.g., downtown, Colorado Street).

**Policy LU 5.4** Buffer lower-density residential uses from the adverse and incompatible effects of commercial and higher residential density development through such means as topographic barriers, increased setback requirements, landscaping, and sight-obscuring screens.

**GOAL LU 7** Strengthen and grow the economic base of the community.

**Policy LU 7.1** Develop a sustainable program for the long-term economic health of the city to ensure the retention and recruitment of key businesses in the community.

**Policy LU 7.2** Continuously work to increase the retail sales tax base in the community.

**Policy LU 7.3** Actively assist in the creation of additional living wage jobs in the community.

**Policy LU 7.7** Expand opportunities for additional local food production, and support agricultural economy, such as wineries, breweries, cider production, and commercial food preparation such as bakeries.

**Policy LU 8.1** Coordinate with the Chamber of Commerce and other economic development organizations to encourage the reuse of vacated buildings and the development of more retail, entertainment, service, and restaurant businesses to engender a livelier, flourishing community.

**Policy LU 8.3** Permit neighborhood commercial development in high-density residential areas so long as it caters primarily to immediate neighborhood residents, and the development is designed and operated to be compatible with the neighborhood.

**Policy LU 8.6** Promote commercial and office development that is attractive, pedestrian oriented, and accessible by several modes of transportation.

- Promote the development of clustered commercial facilities.

**Policy LU 15.10** Consider elements of a Night Sky ordinance and lighting provisions such as location and cutoff shields in the Pullman City Code.

**GOAL LU 16** Ensure a sustainable and safe water supply, and ensure stormwater quality.

**Policy LU 16.1** Coordinate with other jurisdictions in the area to maintain an adequate supply of ground water for the community's potable water needs.

**Policy LU 16.2** Protect the Grande Ronde Aquifer from contamination in order to assure a safe public water supply and coordinate aquifer protection regionally.

**Policy LU 16.3** Protect and enhance the water quality, habitat value, and beauty of all perennial streams and rivers in the city. Cooperate with neighboring jurisdictions on regional water quality issues.

**Policy LU 16.4** Promote low water use landscaping for public and private developments.

**Policy LU 16.5** Prevent the creation of storm water drainage patterns that will overload the city's storm drainage system.

**Policy LU 16.6** Control stormwater runoff and provide treatment to prevent contamination of local streams from erosion, urban development, or livestock.

**Policy LU 16.7** Employ Low Impact Development practices in public and private land use to use stormwater resources more efficiently.

**Policy LU 16.8** Implement stormwater management projects – such as cleanup efforts on the South Fork of the Palouse River – to improve the function and appearance of the city's waterways.

**Policy LU 16.9** Encourage water reclamation and greywater use where feasible with major institutions or systems such as with schools and parks.

### **Housing**

Introductory paragraph bullet point 2: Enhance community members' quality of life by investing in existing neighborhoods through improving walkability, bike-ability, ADA accessibility, and access to destinations such as parks and stores.

Page 133 Walkability section: Making neighborhoods more self-reliant would encourage walking among the community and help increase interaction among community members. The City could look at ways to help bring more retail (small grocery stores, for example) into the neighborhoods and establish more walkable community meeting spaces.

Policy H 1.1 Provide infrastructure including streets, paths, parks, and community facilities that are appropriate to the character of the neighborhood.

### **Transportation Goals & Policies**

**Goal T 1** Ensure free and safe movement of goods and people by providing adequate facilities, access, and circulation for all land uses.

**Policy T 1.1** Promote safe, energy-efficient methods of transportation.

**Policy T 1.2** Concentrate traffic in residential areas on arterial streets.

**Policy T 1.4** Continue to enhance traffic signals and other facilities to reduce vehicle congestion in the central part of the city.

**Policy T 1.8** As far as possible, require that new development bear the cost of mitigating the traffic problems it generates.

**Policy T 1.12** Include a pedestrian/bicycle trail within the North Ring Road right-of-way as part of any transportation improvements designed for this route, and ensure that the trail is interconnected with other existing and planned pathways on the north side of the City.

**Policy T 1.13** Minimize the conversion of neighborhood collector streets to arterials if doing so would divide an existing neighborhood.

**Policy T 1.18** Direct that high traffic generating uses (e.g., schools, retail commercial establishments, large apartment complexes) be located on streets with adequate right-of-way width to accommodate increased ingress and egress traffic activities.

### **Parks & Open Space**

**GOAL P 1** Create opportunities for community gathering, healthy and active lifestyles, and connections to destinations through a robust park and recreation system.

**Policy P 1.1** Ensure that Pullman community members are within a 10-minute walk of parks, recreation, open space, or trail facilities.

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

Yes, this proposal is consistent with the purpose of the Zoning Code for IRP – Industrial Research Park and C1 – Neighborhood Commercial land use.

Per Chapter 17 of Pullman City Code, the IRP zone states: *The purpose of the Industrial Research Park District is to provide areas for research and development institutions and light industrial firms such as those which might be typically involved in the manufacture or assembly of electronic components, medical and dental instruments, and computers. This District is characterized by a campus-like setting where noise, vibration, and pollutants normally associated with industry are minimized. Ancillary services such as banks and restaurants that are designed to support the research park institutions and firms are consistent with the purpose of this district. (Ord. 87-9 §1, 1987).* It is also important to note that Industrial Districts are to be developed with direct access to major arterial streets and directed onto major arterial streets away from residential streets (17.85.010). This development will not have direct connection with the adjacent residential and rely on direct access from Wawawai Rd, near the intersection of SR195, prior to the residential to the east.

Per Chapter 17 of Pullman City Code, the C1 zone states: *The purpose of the Neighborhood Commercial is to (1) accommodate small retail and personal service businesses that will primarily serve the day-to-day needs of the immediate neighborhood;*

*(2) protect existing businesses of the type referred to in 17.80.020(1) and permit new neighborhood commercial businesses where economic demand, citizen acceptance, and development standards can assure compatibility with the neighborhood;*

*(3) limit the size, scale, and expansion of neighborhood commercial businesses in order to minimize traffic volumes and congestion, and adverse impacts on the neighborhood in which they are located. Developments in this district should be characterized by small buildings, low vehicular traffic generation, considerable walk-in trade, and quiet operations. (Ord. 00-20 §1, 2000; Ord. 87-9 §1, 1987).*

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

This property is currently zoned for C3, C1, R2, and R1. The adjacent property north and west of this site is undeveloped mixed-use with a prezone of C3 and R1. To the south is undeveloped single-family residential prezoned as R1. and to the east is partially developed as R1 and R2 housing. The west side of this site borders SR 195 and has not been zoned. The north and west existing uses are agricultural and industrial based. Immediately adjacent to the northwest is a grain storage facility. To the north across Wawawai Rd. is a newly constructed fertilizer blending facility. To the west is a parcel used for container storage. All of these facilities are suited for a light industrial zoning and are located near the exact same arterials our proposal is intending to utilize.

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

Yes, recent attempts in the past 5 years to develop the property into residential have apparently failed due to cost, largely from the earthwork required. This failed even during one of the highest window opportunities for residential development. Also the addition of a recently constructed industrial based fertilizer company just north.

- (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.

Yes, this property is economically and physically suitable for both types of development. However, the property has remained undeveloped to this point and there is a large amount of residential undeveloped property already zoned and annexed into the city. To increase the breadth of industry in the City of Pullman, this requires a large plot of land. The Comprehensive plan states that the development of Industrial zones should include the development of non-polluting, research-related product development or agriculture-related industries (Policy LU 10.2).

The establishment of a Neighborhood Commercial allows the surrounding area to be developed into a commercial zone to service housing in the vicinity of the area. This will remove some automobile traffic from the downtown area for residents of this side of town. Furthermore, this project will allow the usage of the state highway to bypass going through the middle of town to access this campus.

- (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?

The establishment of this campus will allow the surrounding area to be developed into a business, research and commercial area to service housing in the vicinity of the area, by encouraging the need to have more non vehicular access to work and small retail services. This will remove some automobile traffic from the downtown area for residents of this side of town. Furthermore, this project will allow the usage of the state highway to bypass going through the middle of town to service this plant.

With the addition of a vertical buffer and the creation of a 1–2-acre park with associated walking paths, it is anticipated that the values of the existing homes will not be negatively affected.

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

Yes. We believe that the SR195 corridor is better suited for non residential purposes based on the following:

The entire length of Hwy 195 (a US route in Idaho, a state route in Washington) is designated as a Highway of Statewide Significance (HSS) by the Washington State DOT. HSS connect major communities and are of interest to multiple stakeholders, typically for economic and cultural reasons. More info on the corridor can be found here: <https://wsdot.wa.gov/sites/default/files/2021-10/CSS238-US195-IdahoStateLine-Spangle.pdf>

SR 195 is a key transportation corridor for agriculture and other industries in the Palouse. As an HSS, it has some level of priority for funding for maintenance and improvements. Access to this corridor is critical for the efficient movement of product in and out of this facility. It helps keep costs, miles, and emissions down.

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

We anticipate the need for the addition of a community park, pedestrian paths and visual buffers to the residential neighborhood to the east to achieve compatibility of this development. All required future permits will be obtained through their respective agency.



# ENVIRONMENTAL CHECKLIST

CITY OF PULLMAN, 190 SE CRESTVIEW ST. BLDG A, PULLMAN, WA 99163

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## ENVIRONMENTAL CHECKLIST

### Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. The purpose of this Checklist is to provide information to help you and the City identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done), and to help the City decide whether an Environmental Impact Statement (EIS) is required. An EIS must be prepared for all proposals with probable significant adverse impacts on the quality of the environment.

### Instructions for Applicants:

This Environmental Checklist asks you to describe some basic information about your proposal. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies/reports. Complete answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The Checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determine if there may be significant adverse impact.

The City will use this Checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

### Use of Checklist for Nonproject Proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of Sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). Please completely answer all questions that apply and note that the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proponent,” and “affected geographic area,” respectively. The City may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

### Fees:

Environmental Checklist Filing Fee ..... \$ 150.00

## **A. Background**

1. Name of proposed project, if applicable.  
Port of Whitman Agriculture Advancement Campus
2. Name of applicant.  
Port of Whitman County
3. Address and phone number of applicant and contact person.  
Kara Riebold – 509-397-3791  
302 N. Mill Street, Colfax, Wa 99111  
SynTier Engineering,  
Tom Stirling (Consultant)-509-339-6187  
405 SE Brelsford Drive Ste C, Pullman, WA 99163
4. Date checklist prepared.  
March 1, 2023
5. Agency requesting checklist.  
City of Pullman
6. Proposed timing or schedule (including phasing, if applicable.)  
Start Spring of 2023.
7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.  
Yes, Property is projected to be a business/technology campus with an emphasis on agriculture. Future subdivision of the property to develop parcels for the opportunity of relevant users to locate into this Campus. The Port of Whitman does not contemplate the construction of any private facility, as such, all new facilities will be subject to their individual permitting activities.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
Potential critical areas, study
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.  
None

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

- Construction Stormwater General Permit
- City of Pullman Stormwater Permit
- Grading Permit
- Building Permit
- Site Plan Review

11. Give 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 do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Proposed infrastructure construction of the new business/technology campus for use by additional agricultural / assembly / office / research facilities and a Neighborhood Commercial district, along with a portion of the property to be dedicated for a community park. All of which will be constructed on approximately 88 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 know. 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 agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

There are two sites within this proposed project.

Site A: A portion of an unplatted parcel of land situated within the Southwest quarter of Section 1, Township 14 North, Range 44 East, W.M, Pullman, Whitman County Washington.

Site B: The Southwest quarter of Section 1, Township 14 North, Range 44 East, W.M. Whitman County, Washington, that lies Southerly of the right-of-way boundary of Old Wawawai Road / County Road No. 9011 and Easterly of State Route 195. Except for the portion that was platted as a portion of the Harlow Properties LLC Short Plat as filed under Whitman County Auditor's File No. 492555. Also Except for the portion as described in Site A above.

### ***Environmental Elements***

#### **1. Earth**

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

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

Up to 45 percent slopes.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of

long-term commercial significance and whether the proposal results in removing any of these soils.

Typical Palouse silty soils underlain with basalt are found at the site. The soils are Palouse Silt loam which is farmland of statewide importance.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Palouse soils are subject to moderate erosion within the project site.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading will be completed to transform the area to the proposed layout for parking, driveway, and business complexes. Approximately 300,000 cubic yards of dirt will need to be cut to achieve desired grades. Generally, fill soils will originate on-site from cut operations or from locally source basalt gravel or approved native borrow site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion typically associated with the removal of topsoil from this area's Loess type soils during construction activities, and during the re-establishment of vegetation after construction is expected.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

After the construction of the site, approximately 35% of the site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

A grading and erosion control plan, utilizing appropriate *Best Management Practices* (BMPs) will be completed per the City of Pullman's requirements when construction/development is initiated. Typical BMPs utilized in this area include: silt fencing, inlet protection, and construction entrance, as necessary.

## **2. Air**

- a. What types of emissions to the air would result from the proposal during construction operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During Construction: Dust and construction equipment emissions.

After Construction: Standard automobile emissions

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

None.

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

During Construction: Dust abatement as necessary.

After Construction: None.

### **3. Water**

- a. Surface Water:

- 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 yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.

None.

- 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 know.

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 Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general 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 (For example: 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.

None.

c. Water runoff (including stormwater):

- 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.

For the construction of the site, stormwater runoff will be collected in a city approved system of catch basin, manholes, and stormwater pipes, and routed to a proposed treatment and detention pond on site. To match natural drainage patterns of the property, the collected runoff will be released at predeveloped rates downhill of the site. This stormwater will eventually drain in the South Fork of the Palouse River.

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

Waste materials from automotive spills and general household spills, and overflows of sanitary sewer systems have minimal possibility of entering ground or surface waters through the proposed stormwater runoff collection system. Infiltration rates in Palouse Loess are very low. Stormwater treatment will be in place and properly functioning to reduce or mitigate any harmful pollutants from entering public water bodies.

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

The completion of a grading and erosion control plan will be per City of Pullman requirements. Department of Ecology BMP's will be implemented and monitored throughout construction.

#### 4. **Plants**

- a. Check the types of vegetation found on the site.

Deciduous tree: alder, maple, aspen, other

Evergreen tree: fir, cedar, pine, other

Shrubs

Grass

Pasture

**Crop or grain**

Wet soil plants: cattail, buttercup, bulrush, 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?

All those noted above.

- c. List threatened and endangered species known to be on or near the site.  
None at this time.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.  
A landscaping plan will be generated that includes grass, shrubs and trees for future development.
- e. List all noxious weeds and invasive species known to be on or near the site.  
None.

## **5. Animals**

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.  
Birds: Hawk, eagle, Pheasant, Geese, other  
Mammals: deer, elk, coyote, other  
Fish: None
- b. List any threatened and 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.  
None at this time.
- e. List any invasive animal species known to be on or near the site.  
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? Describe whether it will be used for heating, manufacturing, etc.  
Electrical, natural gas, and solar for heating and cooling.
- 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.

Actual hazards will be typical for a business / research campus and are to be determined on a per user basis and subject to their own SEPA process.

- 1) Describe any known or possible contamination at the site from present or past uses.

None.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None.

- 4) Describe special emergency services that might be required.

None, outside of those provided for by the City of Pullman. Namely, injury rescue, life support, etc.

- 5) Proposed measures to reduce or control environmental health hazards, if any.

None.

### **b. Noise**

- 1) What types of noise exist in the area which may affect your project (For example: 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 (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Development will have normal construction noise on a short-term basis. Long-term noise impacts would be traffic generated by employees and visitors. City of Pullman noise ordinance will prevail.

- 3) Proposed measures to reduce or control noise impacts, if any.

Manufacturing facilities will be contained within closed buildings. Also, physical perimeter buffers to adjacent residential properties will be incorporated.



## **8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The project site is undeveloped farmland. The adjacent properties to the north, southeast, south, and west are largely undeveloped properties, except for an existing grain transfer/storage facility, a recently constructed chemical storage facility by Agrow Solutions, and a construction equipment yard. The adjacent property to the northeast is residential housing development.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or farmland or forest land tax status will be converted to nonfarm or nonforest use?

Yes, in the historic past and currently farmland. The entire property will be converted to nonfarm use.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how.

No.

- c. Describe any structures on the site.

None.

- d. Will any structures be demolished? If so, what?

None.

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

R1, R2, C1

- f. What is the current comprehensive plan designation of the site?

Low Density Residential, Low Density Multifamily, Neighborhood Commercial

- g. If applicable, what is the current shoreline master program designation of the site?

None.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

None.

- i. Approximately how many people would reside or work in the completed project?

None for immediate infrastructure construction. Future employees will be determined as tenants build their own facilities which will require their own SEPA'(s)

- 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.  
This project will need to be rezoned as IRP-Industrial Research Park and C1-Neighborhood Commercial which should not disrupt anything in the comprehensive plan, state or federal requirements.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.  
Incorporating physical buffers to avoid vehicular and/or pedestrian access to adjacent farmland.

## **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
None.
- 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 tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
Not Applicable at this time.  
  
Exterior Materials: Anticipating Architectural steel and metal sidings. CMU veneer, metal frame, Hardie plank siding, metal roof and typical office building materials.
- b. What views in the immediate vicinity would be altered or obstructed?  
Currently immediate adjacent housing is below the current topographical features.
- c. Proposed measures to reduce or control aesthetic impacts, if any.  
A vertical landscaped topographic feature will be incorporated as a buffer. In addition, the new development will be designed lower than the buffer.

### **11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
Typical light production at night associated with a business / research campus.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
Not foreseen as a hazard. Some interference with view of nighttime sky only.
- c. What existing off-site sources of light or glare may affect your proposal?  
None.
- d. Proposed measures to reduce or control light and glare impacts, if any.  
Directional lighting will be incorporated and directed downward.

### **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
None.
- 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 recreation opportunities to be provided by the project or applicant, if any.  
Walking/biking paths and a neighborhood park are anticipated.

### **13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so specifically describe.  
None.
- b. Are there any landmarks, features, or other evidence of Native American or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.  
None.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.  
None.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

#### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is directly accessed from Old Wawawai Road (arterial).

The site is indirectly accessed from SR 195 (State Highway).

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not directly. There is a bus stop at SW Golden Hills Drive approximately 0.5 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Overall property will require parking on a per user basis, to be determined.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Potential improvements will be made to allow access to and from Old Wawawai Road and SR 195.

Sidewalk and/or pedestrian paths will be incorporated.

- e. Will the project or proposal use (Or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Total AM peak trips are 1,140

Total PM peak trips are 1,017

A maximum of 2,157 trips per day will be generated from this rezone. This is based on ITE Trip Generation Manual 10<sup>th</sup> Addition.

Peak volumes will be between 8 a.m. – 5 p.m. Monday through Friday.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any.  
None at this time.

**15. Public Services**

- a. Would the project result in an increased need for public services (For example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.  
Yes, it will increase the need for public services typical for a new business / research campus.
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
None at this time.

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, communications, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.  
All utilities listed in item A above to be extended to the proposed buildings.  
Construction activities will include storm sewer pipe installation, water and sanitary sewer utility extension, grading and paving.

**B. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decisions.

Signature: *Kara Z Riebold*

Name of signee: *Kara Riebold*

Position and Agency/Organization: *Port of Whitman County, Executive Director*

Date Submitted: *3/2/2023*

REZONE PARCEL 1

A PORTION OF THAT PARCEL OF LAND THAT WAS ANNEXED TO THE CITY OF PULLMAN UNDER AUDITOR'S FILE NUMBER (AFN) 738777, WHITMAN COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 44 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PULLMAN, WHITMAN COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER NORTH  $00^{\circ}45'42''$  EAST A DISTANCE OF 2009.99 FEET TO THE **POINT OF BEGINNING**:

THENCE LEAVING SAID EAST LINE NORTH  $89^{\circ}12'51''$  WEST A DISTANCE OF 725.43 FEET;

THENCE NORTH  $15^{\circ}47'33''$  EAST A DISTANCE OF 21.75 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS THAT BEARS NORTH  $74^{\circ}12'27''$  WEST A DISTANCE OF 400.00 FEET, A CENTRAL ANGLE OF  $26^{\circ}58'19''$ , THE CHORD OF WHICH BEARS NORTH  $02^{\circ}18'24''$  EAST A DISTANCE OF 186.57 FEET, AN ARC LENGTH OF 188.30 FEET;

THENCE NORTH  $11^{\circ}10'46''$  WEST A DISTANCE OF 68.61 FEET TO POINT ON THE SOUTHERLY RIGHT OF WAY (ROW) LINE OF COUNTY ROAD NO. 9011 (OLD WAWAWAI ROAD);

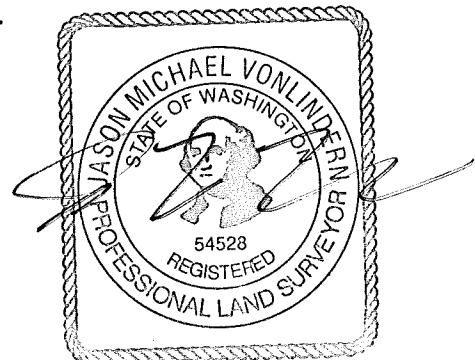
THENCE EASTERLY ALONG SAID ROW LINE FOR THE FOLLOWING TWO (2) COURSES:

- (1) NORTH  $78^{\circ}49'14''$  EAST A DISTANCE OF 393.57 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- (2) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS THAT BEARS SOUTH  $11^{\circ}10'46''$  EAST A DISTANCE OF 905.00 FEET, A CENTRAL ANGLE OF  $21^{\circ}54'34''$ , THE CHORD OF WHICH BEARS NORTH  $89^{\circ}46'31''$  EAST A DISTANCE OF 343.96 FEET, AN ARC LENGTH OF 346.06 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 1;

THENCE ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER, ALSO BEING THE WESTERLY BOUNDARY OF WHISPERING HILLS WEST 2.0 SUBDIVISION NO. 2, AFN 738226, RECORDS OF WHITMAN COUNTY, SOUTH  $00^{\circ}45'42''$  WEST A DISTANCE OF 362.28 FEET TO THE **POINT OF BEGINNING**.

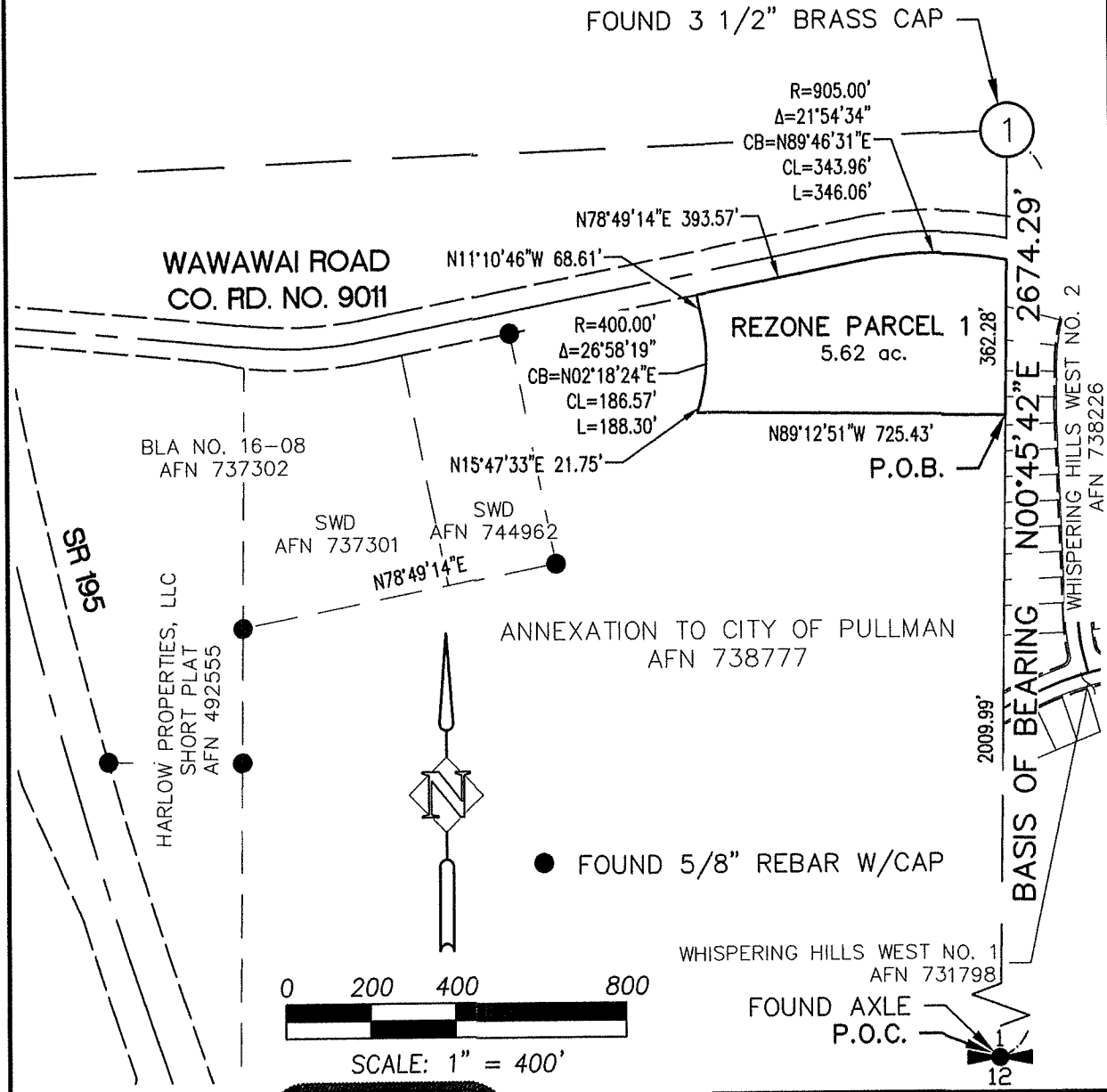
**CONTAINING:** 5.62 ACRES OF LAND, MORE OR LESS.

PREPARED BY SYNTIER ENGINEERING.



# REZONE PARCEL 1 EXHIBIT

PART OF THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 14 NORTH, RANGE 44 EAST, WILLAMETTE MERIDIAN,  
CITY OF PULLMAN, WHITMAN COUNTY, WASHINGTON



THIS EXHIBIT DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY



SHEET 1 OF 1

# SYNTIER

Engineering, Inc.

405 Brelsford Drive, Suite C  
Pullman, WA 99163  
www.SynTierEngr.com 509.467.1550

REZONE PARCEL 2

A PORTION OF THAT PARCEL OF LAND THAT WAS ANNEXED TO THE CITY OF PULLMAN UNDER AUDITOR'S FILE NUMBER (AFN) 738777, WHITMAN COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 44 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PULLMAN, WHITMAN COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTH  $87^{\circ}21'38''$  WEST A DISTANCE OF 321.97 FEET;

THENCE LEAVING SAID SOUTH LINE NORTH  $07^{\circ}35'38''$  EAST A DISTANCE OF 101.04 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS THAT BEARS NORTH  $82^{\circ}24'22''$  WEST A DISTANCE OF 200.00 FEET, A CENTRAL ANGLE OF  $43^{\circ}15'47''$ , THE CHORD OF WHICH BEARS NORTH  $14^{\circ}02'16''$  WEST A DISTANCE OF 147.45 FEET, AN ARC LENGTH OF 151.02 FEET;

THENCE NORTH  $35^{\circ}40'09''$  WEST A DISTANCE OF 67.58 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS THAT BEARS NORTH  $54^{\circ}19'51''$  EAST A DISTANCE OF 400.00 FEET, A CENTRAL ANGLE OF  $46^{\circ}35'59''$ , THE CHORD OF WHICH BEARS NORTH  $12^{\circ}22'10''$  WEST A DISTANCE OF 316.43 FEET, AN ARC LENGTH OF 325.33 FEET;

THENCE NORTH  $10^{\circ}55'50''$  EAST A DISTANCE OF 68.63 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS THAT BEARS NORTH  $79^{\circ}04'10''$  WEST A DISTANCE OF 400.00 FEET, A CENTRAL ANGLE OF  $15^{\circ}30'02''$ , THE CHORD OF WHICH BEARS NORTH  $03^{\circ}10'49''$  EAST A DISTANCE OF 107.88 FEET, AN ARC LENGTH OF 108.21 FEET;

THENCE NORTH  $04^{\circ}34'12''$  WEST A DISTANCE OF 231.77 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS THAT BEARS SOUTH  $85^{\circ}25'48''$  WEST A DISTANCE OF 400.00 FEET, A CENTRAL ANGLE OF  $06^{\circ}22'06''$ , THE CHORD OF WHICH BEARS NORTH  $07^{\circ}45'15''$  WEST A DISTANCE OF 44.44 FEET, AN ARC LENGTH OF 44.46 FEET;

THENCE NORTH  $10^{\circ}56'18''$  WEST A DISTANCE OF 314.92 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS THAT BEARS SOUTH  $79^{\circ}03'42''$  WEST A DISTANCE OF 300.00 FEET, A CENTRAL ANGLE OF  $30^{\circ}33'12''$ , THE CHORD OF WHICH BEARS NORTH  $26^{\circ}12'54''$  WEST A DISTANCE OF 158.09 FEET, AN ARC LENGTH OF 159.98 FEET;



THENCE NORTH 41°29'30" WEST A DISTANCE OF 80.23 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS THAT BEARS NORTH 48°30'30" EAST A DISTANCE OF 400.00 FEET, A CENTRAL ANGLE OF 57°17'03", THE CHORD OF WHICH BEARS NORTH 12°50'59" WEST A DISTANCE OF 383.47 FEET, AN ARC LENGTH OF 399.92 FEET;

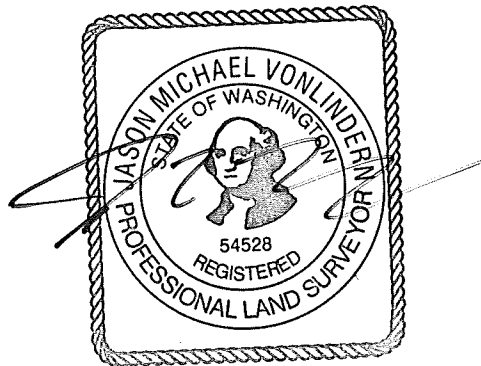
THENCE NORTH 15°47'33" EAST A DISTANCE OF 95.85 FEET;

THENCE SOUTH 89°12'51" EAST A DISTANCE OF 725.43 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 1, ALSO BEING THE WESTERLY BOUNDARY OF WHISPERING HILLS WEST 2.0 SUBDIVISION NO. 2, AFN 738226, RECORDS OF WHITMAN COUNTY;

THENCE ALONG SAID EAST LINE SOUTH 00°45'42" WEST A DISTANCE OF 2009.99 FEET TO THE **POINT OF BEGINNING**.

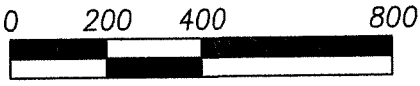
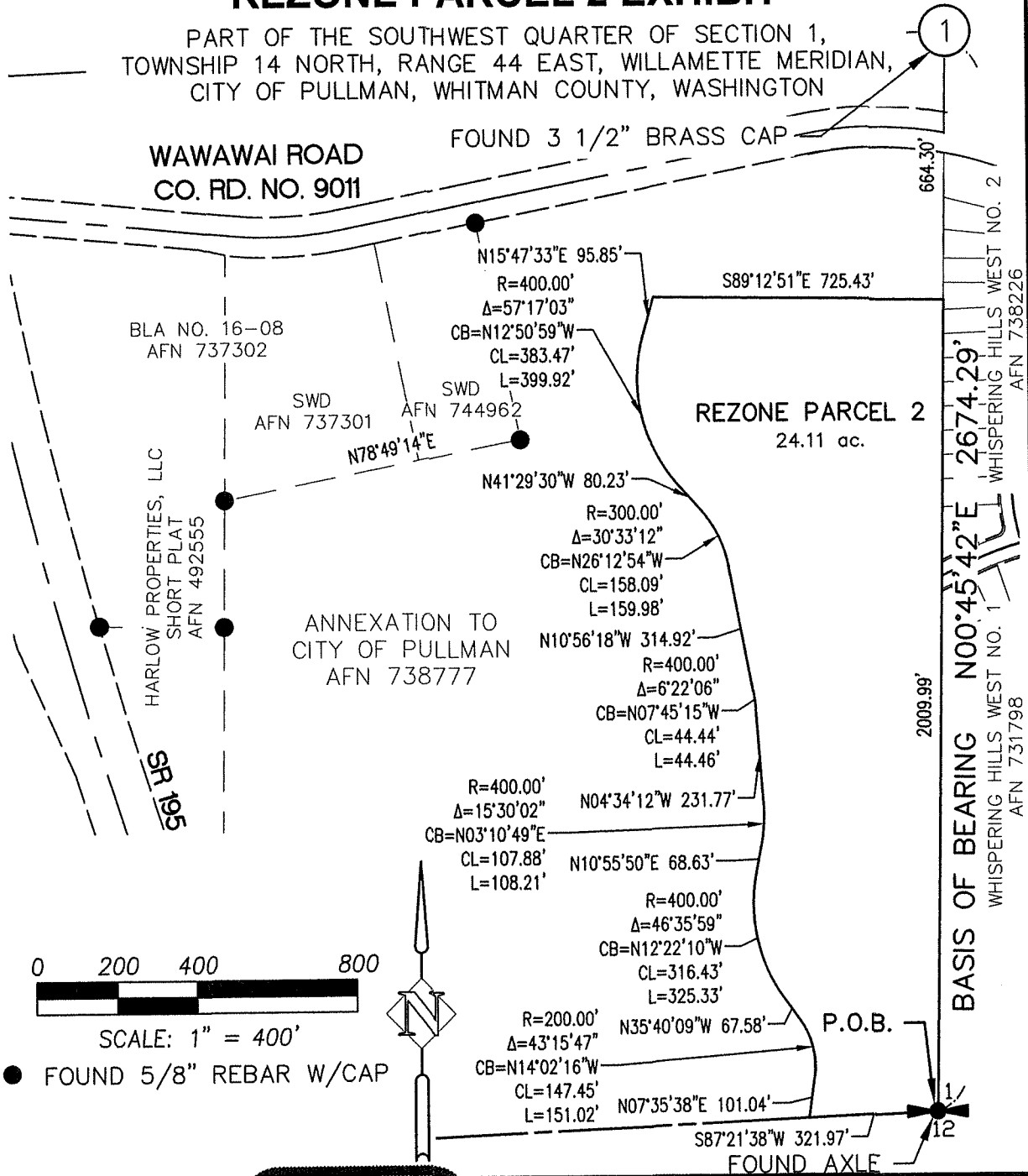
**CONTAINING:** 24.11 ACRES OF LAND, MORE OR LESS.

PREPARED BY SYNTIER ENGINEERING.



# REZONE PARCEL 2 EXHIBIT

PART OF THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 14 NORTH, RANGE 44 EAST, WILLAMETTE MERIDIAN,  
CITY OF PULLMAN, WHITMAN COUNTY, WASHINGTON



SCALE: 1" = 400'

● FOUND 5/8" REBAR W/CAP

THIS EXHIBIT DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY



SHEET 1 OF 1

## SYNTIER

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REZONE PARCEL 3

A PORTION OF THAT PARCEL OF LAND THAT WAS ANNEXED TO THE CITY OF PULLMAN UNDER AUDITOR'S FILE NUMBER (AFN) 738777, WHITMAN COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 44 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PULLMAN, WHITMAN COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTH 87°21'38" WEST A DISTANCE OF 321.97 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 87°21'38" WEST A DISTANCE OF 1345.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY (ROW) LINE OF STATE ROUTE 195;

THENCE NORTHERLY ALONG SAID ROW LINE FOR THE FOLLOWING FOUR (4) COURSES:

- (1) NORTH 18°57'47" WEST A DISTANCE OF 244.63 FEET;
- (2) NORTH 09°06'34" EAST A DISTANCE OF 85.00 FEET;
- (3) NORTH 18°57'47" WEST A DISTANCE OF 150.00 FEET;
- (4) NORTH 38°15'11" WEST A DISTANCE OF 3.88 FEET TO THE SOUTHEAST CORNER OF HARLOW PROPERTIES, LLC SHORT PLAT, AFN 492555, WHITMAN COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID SHORT PLAT NORTH 00°33'51" EAST A DISTANCE OF 827.17 FEET;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°33'51" EAST A DISTANCE OF 313.18 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN STATUTORY WARRANTY DEED AFN 737301;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 78°49'14" EAST A DISTANCE OF 494.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN STATUTORY WARRANTY DEED AFN 744962;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 78°49'14" EAST A DISTANCE OF 260.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE EAST LINE OF SAID PARCEL NORTH 11°10'46" WEST A DISTANCE OF 548.00 FEET TO A POINT ON THE SOUTHERLY ROW LINE OF COUNTY ROAD NO. 9011 (OLD WAWAWAI ROAD);

THENCE ALONG SAID ROW LINE NORTH 78°49'14" EAST A DISTANCE OF 448.37 FEET;

THENCE LEAVING SAID ROW LINE SOUTH 11°10'46" EAST A DISTANCE OF 68.61 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS THAT BEARS SOUTH 78°49'14" WEST A DISTANCE OF 400.00 FEET, A CENTRAL ANGLE OF 26°58'19", THE CHORD OF WHICH BEARS SOUTH 02°18'24" WEST A DISTANCE OF 186.57 FEET, AN ARC LENGTH OF 188.30 FEET;

THENCE SOUTH 15°47'33" WEST A DISTANCE OF 117.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS THAT BEARS SOUTH 74°12'27" EAST A DISTANCE OF 400.00 FEET, A CENTRAL ANGLE OF 57°17'03", THE CHORD OF WHICH BEARS SOUTH 12°50'59" EAST A DISTANCE OF 383.47 FEET, AN ARC LENGTH OF 399.92 FEET;

THENCE SOUTH 41°29'30" EAST A DISTANCE OF 80.23 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS THAT BEARS SOUTH 48°30'30" WEST A DISTANCE OF 300.00 FEET, A CENTRAL ANGLE OF 30°33'12", THE CHORD OF WHICH BEARS SOUTH 26°12'54" EAST A DISTANCE OF 158.09 FEET, AN ARC LENGTH OF 159.98 FEET;

THENCE SOUTH 10°56'18" EAST A DISTANCE OF 314.92 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS THAT BEARS SOUTH 79°03'42" WEST A DISTANCE OF 400.00 FEET, A CENTRAL ANGLE OF 06°22'06", THE CHORD OF WHICH BEARS SOUTH 07°45'15" EAST A DISTANCE OF 44.44 FEET, AN ARC LENGTH OF 44.46 FEET;

THENCE SOUTH 04°34'12" EAST A DISTANCE OF 231.77 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS THAT BEARS SOUTH 85°25'48" WEST A DISTANCE OF 400.00 FEET, A CENTRAL ANGLE OF 15°30'02", THE CHORD OF WHICH BEARS SOUTH 03°10'49" WEST A DISTANCE OF 107.88 FEET, AN ARC LENGTH OF 108.21 FEET;

THENCE SOUTH 10°55'50" WEST A DISTANCE OF 68.63 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS THAT BEARS SOUTH 79°04'10" EAST A DISTANCE OF 400.00 FEET, A CENTRAL ANGLE OF 46°35'59", THE CHORD OF WHICH BEARS SOUTH 12°22'10" EAST A DISTANCE OF 316.43 FEET, AN ARC LENGTH OF 325.33 FEET;

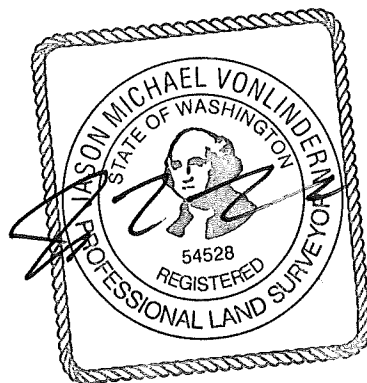
THENCE SOUTH 35°40'09" EAST A DISTANCE OF 67.58 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS THAT BEARS SOUTH 54°19'51" WEST A DISTANCE OF 200.00 FEET, A CENTRAL ANGLE OF 43°15'47", THE CHORD OF WHICH BEARS SOUTH 14°02'16" EAST A DISTANCE OF 147.45 FEET, AN ARC LENGTH OF 151.02 FEET;

THENCE SOUTH 07°35'38" WEST A DISTANCE OF 101.04 FEET TO THE **POINT OF BEGINNING**.

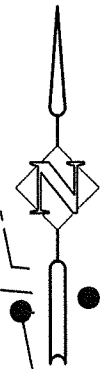
**CONTAINING: 55.36 ACRES OF LAND, MORE OR LESS.**

PREPARED BY SYNTIER ENGINEERING.



# REZONE PARCEL 3 EXHIBIT

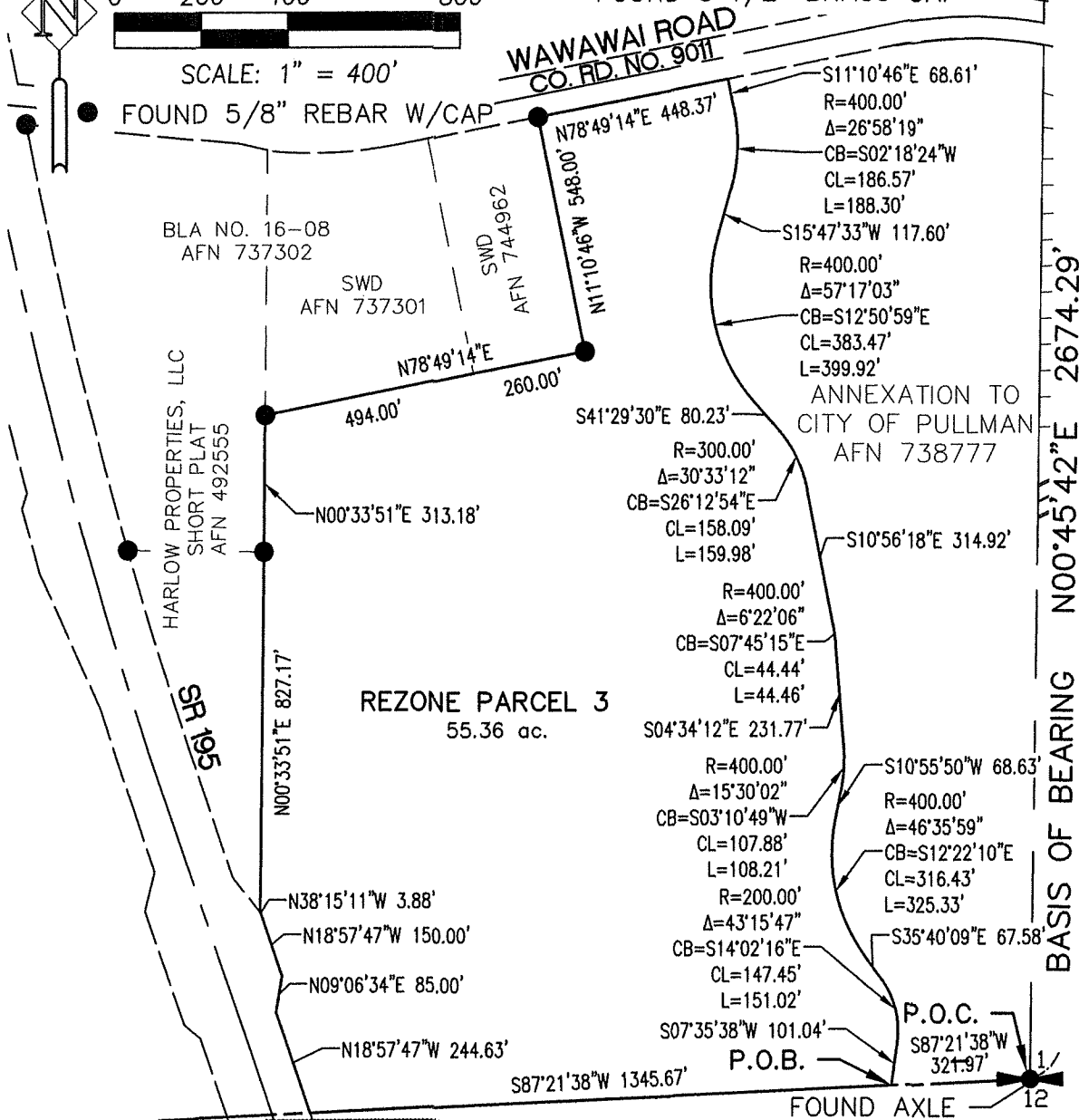
PART OF THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 14 NORTH, RANGE 44 EAST, WILLAMETTE MERIDIAN,  
CITY OF PULLMAN, WHITMAN COUNTY, WASHINGTON



SCALE: 1" = 400'

FOUND 3 1/2" BRASS CAP

1



THIS EXHIBIT DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1



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