



# Planning Department Newsletter

## NEW PARK PROPOSED FOR COLLEGE HILL

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Recently, Washington State University filed a conditional use permit application for a new park on College Hill. The park is proposed to be located at the southeast corner of the intersection of Colorado and Ruby Streets in the vicinity of Adams Mall. The subject property, which encompasses approximately 18,000 square feet, is currently vacant. Several years ago, WSU purchased the land and demolished the residential structures that occupied the parcel.

In its application materials, WSU states the following:

WSU is proposing the use for this property be permitted to change to a simplistic park area for neighborhood pedestrian use. This use will help promote a strong, residential neighborhood by providing an open area for social interaction while relaxing or for bringing the neighborhood together for a variety of recreational activities such as Frisbee or catch. The Greek population will be encouraged to volunteer for ongoing rotations to keep the park clean, while the maintenance will continue to be provided by WSU staff assigned to College Hill. The park will offer a green, open space within a highly congested area, it will aid in protecting the environment by promoting pride in the neighborhood surroundings, and enhance the overall community appearance.

The property involved in this application is located within an R4 High Density Multi-Family Residential zoning district. According to the zoning code, a park is classified as a conditional use in all of the city's residential districts. A conditional use is an activity that warrants special consideration before being established or altered in a particular area due to its potential impacts on surrounding properties. Consequently, by code, requests for new conditional uses are presented to the city's Board of Adjustment for review at a public hearing.

The planning department has not yet settled on an official hearing date for the proposed park on Colorado Street. However, it is processing the application with the objective of scheduling the hearing for the next Board of Adjustment meeting on June 18.



The area selected for the proposed park is currently vacant. Adams Mall can be seen in the background to the right.

If appropriate approvals are granted for this proposal, development of the park could be initiated by this fall. Watch for updates on this project in future editions of this newsletter.

# CITY COUNCIL FORMULATES PRELIMINARY GOALS FOR 2012

For 2012, the City Council is engaging in its annual goal setting process a bit later in the year than it normally does. With the resignations of Council members Barney Waldrop and Keith Bloom over the past few months, the Council decided to wait until their replacements were selected before beginning its visioning activity for the year. New members Fritz Hughes and Derrick Skaug joined the rest of the Council for its first goal setting session on April 21. The group then met with department heads on May 15 to refine their objectives. The draft goals that came out of this May 15 discussion (many of which relate directly or indirectly to the work of the planning department) are cited below. The Council is scheduled to review and potentially adopt these goals at its meeting of June 5.

6. Provide strong support for the Pullman-Moscow Regional Airport runway realignment and lengthening project. Build support from the two cities, two universities, the two counties and the Port of Whitman County in working together for this project.
7. Continue to provide support for education from K-12 through higher education.
8. Emphasize sustainability in coordination with citizens and other organizations such as WSU.
9. Place a strong emphasis on housing, building safety, and beautification.
10. Given the growth in Pullman's population, develop a comprehensive traffic flow and parking plan.

1. Stay abreast of and make regular reports on the city's financial status and track the expenditures of all departments. Determine what actions need to be taken to address the projection that, before the end of the year, the General Fund cash reserves will be depleted to the extent that the city will not be able to meet payroll or pay its bills. Implement the Priorities of Government (POG) approach in order to guide the process of determining where cuts will have to be made within the adopted 2012 General Fund budget.
2. Continue to promote economic development and job creation through a broad range of initiatives in partnership with WSU, the Chamber of Commerce, SEWEDA, the Palouse Knowledge Corridor and other groups.
3. Work with the city of Moscow and our respective congressional delegations on getting Pullman and Moscow listed as a Metropolitan Statistical Area.
4. Continue to pursue options for development of the Pullman-Moscow corridor and meet with the Whitman County Commissioners once each year.
5. When city finances can support the effort, conduct a thorough update to the existing Comprehensive Plan.



One of the Council's draft goals is to develop a comprehensive traffic flow and parking plan.

11. Improve bicycle and pedestrian trails. Make it safer for biking and walking in Pullman. Update the Pedestrian/Bicycle Circulation Plan and work with WSU for a coherent plan throughout campus and the town.
12. Approach the WSU students on increasing the Pullman Transit fee to maintain the quality of transit service.
13. Recognize volunteers during National Volunteers Week. Consider having a volunteer of the year award similar to what Pullman Regional Hospital provides. Recognize volunteers in the Pullman Community UPDATE.
14. Continue to coordinate with others to develop the "Let's Move!" program in Pullman.



## Pending Land Use Proposals

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
College Hill Design Standards	formulate design standards for new construction	College Hill Core	staff sent draft standards to stakeholders 9/16/11; stakeholders meeting held 10/27/11; staff revising standards
City Urban Growth Area Expansion	expand urban growth area to accommodate future growth	greater Pullman area	PC recommended approval 3/23/11; CC endorsed UGA 6/28/11; staff conducting final preparations for CC adoption
Mary's Park Annexation	annex approximately 2.2 acres to city	southeast of Old Moscow Road/Johnson Avenue intersection	staff facilitating preparation of legal description for proposed annexation area
Whispering Hills No. 6 Preliminary Plat	divide 28.3 acres into 81 lots in R2 zone	west end of SW Center Street	staff reviewing application; possible PC hearing on 6/27
CLG Grant Application	apply for federal funds for an historic survey of about 50 properties	vicinity of NE Maple Street	HPC endorsed application 3/26; CC authorized submittal 4/10; application under review by DAHP
Ghirardo/Svingen Variance (V-12-1)	construct garage with 5-foot rear and 8-foot flanking street side yard setback	825 SE High Street	BOA approved permit on 5/21; appeal period ends 6/11
Colorado Street Park Conditional Use Permit (C-12-1)	Develop 18,000-square-foot park	southeast corner of Colorado and Ruby Streets	staff reviewing application; possible BOA hearing on 6/18
Community Child Care Center Conditional Use Expansion Request (12-1)	build 194-square-foot addition to existing facility at St. James Church	1410 NE Stadium Way	staff approved application 5/24; appeal period ends 6/5
Bishop 405 Building site plan (12-4)	construct 7,300-square-foot three-tenant commercial building on 1.69-acre site	405 SE Bishop Boulevard	staff reviewing site plan revisions
Kopf Storage Closets site plan (12-5)	construct two 350-square-foot storage buildings for existing apartment house	631 NE Oak Street	staff reviewing site plan revisions
Pimlico Apartments site plan (12-6)	develop 180 apartments on 10.1-acre site	southwest corner of NE Terre View Drive and NE Brandi Way	staff requested applicant to revise site plan
Washington State Crop Improvement Association Building site plan (12-8)	construct 4,592-square-foot office building on 35,263-square-foot parcel	2580 NE Hopkins Court	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; HPC: Historic Preservation Commission; DOE: State Department of Ecology; DAHP: State Department of Archaeology and Historic Preservation

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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