



Planning Department Newsletter

PULLMAN POPULATION TOPS 30,000

For the first time in Pullman's history, the population of the city has risen above 30,000. According to information released this week by the Washington State Office of Financial Management, the official 2012 population estimate for Pullman is 31,000. (The city's 2011 estimate was 29,820.) The average annual increase in our city's population since the 2010 Census is 2.0 percent, much higher than the state average of 0.7 percent over the same period. Due to Pullman's growth, Whitman County recorded the highest percentage increase in population of all counties in the state over the past year.

This boost in population occurred primarily because of the expansion in

student enrollment at Washington State University. Data from the university show that enrollment during the 2011-2012 academic year increased by 1,023 students. And all of these students who live in Pullman are counted as part of the city's population. Job growth in the community's high tech industries, such as Schweitzer Engineering Laboratories, Inc., has also contributed to the increase in residents here.

The table below lists the ten largest cities (by population) in eastern Washington. As noted, among these cities, only Pasco is growing at a faster rate than Pullman.

2012 POPULATION ESTIMATE DATA FOR EASTERN WASHINGTON CITIES ABOVE 20,000 IN POPULATION			
CITY	RANK BY POPULATION STATEWIDE	2012 POPULATION ESTIMATE	% POPULATION INCREASE (2010-12)
Spokane	2	210,000	0.52
Yakima	9	91,930	2.49
Spokane Valley	10	90,550	0.89
Kennewick	14	75,160	1.68
Pasco	16	62,670	4.83
Richland	21	49,890	3.81
Wenatchee	32	32,400	1.49
Walla Walla	34	31,740	0.03
Pullman	37	31,000	4.03
Moses Lake	46	20,950	2.87

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STATE APPROVES GRANT APPLICATION FOR HISTORIC INVENTORY

On June 18, the Washington State Department of Archaeology and Historic Preservation (DAHP) notified the planning department that it had approved Pullman’s grant application for federal funding to conduct an inventory of historic properties on College Hill. This project, which was introduced to Planning Department Newsletter readers in the March 2012 issue, relates to an intensive level survey of approximately 50 properties in the vicinity of Maple Street between Whitman Street and Colorado Street. The survey will involve in-depth archival research and field work to produce a thorough record of the historical significance of each property.

As noted in previous newsletters, the city was recently designated as a Certified Local Government (CLG) for purposes of practicing historic preservation. One of the primary duties of a CLG community is to conduct a comprehensive inventory of its historic resources. The project described above is the first step in accomplishing this inventory.

Grant dollars for this program are distributed by the National Park Service to State Historic Preservation Offices on an annual basis; the Washington State historic preservation office then solicits applications from the 69 CLGs under its jurisdiction. This year, DAHP had approximately \$100,000 in total grant funding available. In response to DAHP’s call for applications, 17 CLGs (including Pullman) submitted grant requests for a total of \$149,408. So, the application review panel at DAHP had to make some tough decisions based on its approval

criteria and the strength of the various grant requests.

The total cost of Pullman’s project is \$15,783, but the city requested only \$4,477 in grant funds from DAHP. The grant funds will be used primarily to pay the hourly rate for the “architectural surveyors,” who will do the majority of the field work. The remainder of the project costs involves donations of time and materials by professional consultants (valued at \$9,831) and a local government match in the form of planning staff administrative services (valued at \$1,475).



One of the properties that would likely be surveyed as part of this project is the Elmhurst Apartments site on Oak Street. This building was constructed in 1920.

Over the next few months, the city’s Historic Preservation Commission will discuss the necessary arrangements for this undertaking. The actual survey work will likely begin next spring and continue through the summer months. Updates on this project will be provided in future editions of this newsletter.

BOARD APPROVES COLORADO STREET PARK PERMIT

In last month's newsletter, we reported that Washington State University had filed a conditional use permit application to establish a park that would encompass approximately 18,000 square feet of land at the southeast corner of the intersection of Colorado and Ruby Streets on College Hill. The university indicated in its application materials that it would maintain the park features, which would include grass, trees, shrubs, pathways, and seating areas. At its public hearing regarding this matter on June 25, the Pullman Board of Adjustment conditionally approved WSU's request.

During the public hearing before the Board, two individuals (Mel Taylor, Executive Director of Real Estate and Local Relations at WSU; and Kyle Erdman, President of the Associated Students of Washington State University) spoke in favor of the proposal. After accepting this testimony, the Board decided to approve the conditional use permit for the facility, subject to the following condition:

In addition to the city's standard site plan review procedures for the subject proposal, the site plan review application for this park shall require specific written approval from the Pullman Police Department prior to the initiation of park development activities.

As indicated in the above condition, the next step in the process for WSU is the submittal of a site plan review application to the city. If all goes smoothly, the university is hoping to initiate this project sometime this fall.

The Pullman police department is concerned about potential security issues because the general area experiences a substantial number of public disturbances.

As part of its usual procedure prior to a public hearing of this nature, planning staff distributed notice of this application to other city departments. The Pullman police department responded to this notice by expressing concern about potential security issues because the general area in which the park is to be located experiences a substantial amount of public disturbances. The police department called for proper review of design plans, including adequate lighting for the park.



A view of the proposed park area from Ruby Street.

City offices will be closed on Wednesday, July 4, 2012 for Independence Day.



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
CLG Grant Application	apply for federal funds for an historic survey of about 50 properties	vicinity of NE Maple Street	HPC endorsed application 3/26/12; CC authorized submittal 4/10/12; DAHP approved application 6/18/12
Colorado Street Park Conditional Use Permit (C-12-1)	develop 18,000-square-foot park to be maintained by WSU	southeast corner of Colorado and Ruby Streets	BOA approved permit on 6/25/12; appeal period ends 7/16/12
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 requested applicant to revise site plan
Center Street Apartments site plan (12-9)	develop seven 6-plexes (42 total dwellings) on 3.8-acre site	southeast corner of SW Old Wawawai Road and proposed Golden Hills Drive	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.





*Planning Department
325 SE Paradise St.
Pullman, WA 99163*

Phone: 509-338-3213

Fax: 509-338-3282

Email: bethany.johnson@pullman-wa.gov

Pullman Planning Department Staff:

Pete Dickinson, Planning Director
Jason Radtke, Assistant Planner
Bethany Johnson, Public Works Administrative
Assistant
Tracey Lane, Public Works Administrative
Specialist
Ruth Younce, Engineering/Planning Aide

Planning Commission Members:

John Anderson, Vice-Chair
Marcus Crossler
Norma Crow
Dave Gibney
Ken Paulson
Liza Morris
Garren Shannon, Chair
Chud Wendle

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