



Planning Department Newsletter

PREPARATIONS BEGIN FOR SHORELINE MASTER PROGRAM UPDATE

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The Washington State Shoreline Management Act (SMA) was passed by the Legislature in 1971, and affirmed by state voters through a public referendum in 1972. The Act has three basic purposes, namely: 1) protect the environmental resources of the state's shorelines along streams, lakes, and the Pacific Ocean; 2) promote public access to and enjoyment of shorelines; and 3) accommodate the development of water-dependent uses such as marinas and port facilities. Designated shorelines under the Act are those adjacent to streams with more than 20 cubic feet per second mean annual flow, lakes greater than 20 acres in size, and marine waters. The SMA requires each city and county with applicable shorelines to develop a Shoreline Master Program (SMP) to fulfill the provisions of the law. The Washington State Department of Ecology (DOE) assists in this effort by supplying guidelines to outline the essential elements of SMPs, providing technical support, and ruling on the sufficiency of local SMPs.

In Pullman, the only shorelines to which the SMA applies are those associated with the South Fork of the

Palouse River. Pullman's SMP was adopted in 1974 as part of a combined effort with Whitman County. For the various stretches of the river, the SMP assigns different environment designations (much like zoning classifications) that prescribe allowable uses. When a project is proposed within 200 feet of the South Fork of the Palouse River shoreline, the city requires the owner to submit a "Substantial Development Permit" application for review and action in accordance with Pullman's SMP.

The Shoreline Management Act requires periodic updates of each municipality's SMP. For Whitman County and all applicable cities therein, the law states that SMP updates are due by December 1, 2014. The law further states that local jurisdictions may request an additional year to complete the task. The current DOE guidelines created to regulate the creation of local SMP updates were adopted in 2003. They were the product of a negotiated settlement between several parties, including DOE, local governments, business groups, and environmental organizations. In order to conform with the

numerous provisions contained in these guidelines, SMP updates involve a substantial amount of work. The process for an SMP update demands a public participation plan; shoreline inventory and characterization; shoreline goals, policies, environment designations, and regulations; permit administration and enforcement rules; a cumulative impacts analysis; a shoreline restoration plan; State Environmental Policy Act compliance; and SMP approval by both the City Council and DOE. Given the extensive nature of this process, most local governments that have updated their SMPs report that the necessary steps take about three years to complete.

The SMA requires the state to provide “reasonable and adequate” funding for local jurisdictions to prepare their SMP revisions. For the 93 cities and counties that are or will be amending their SMPs, DOE currently holds \$4.5 million as a base level of grant funding, and the agency will be requesting an additional \$2.3 million during next year’s legislative session. DOE staff anticipates that a proportional share of these resources will be available to Whitman County and its incorporated cities in July of 2013 to defray the costs of the SMP updates.

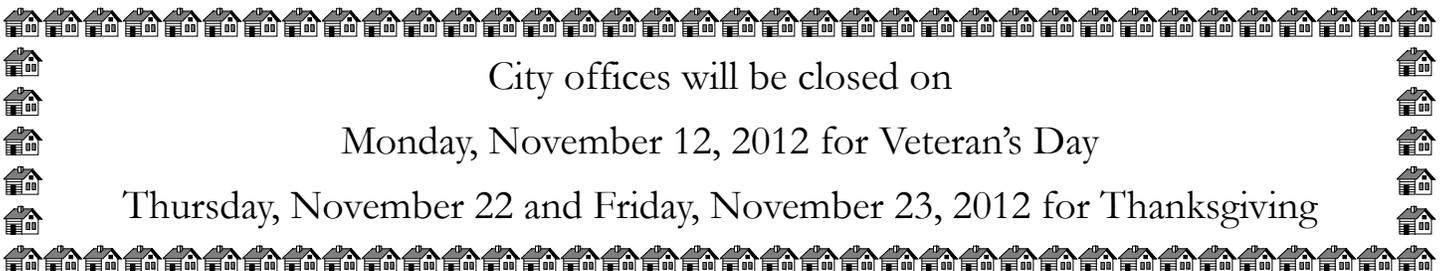
Earlier this month, DOE staff conducted a meeting with officials from Whitman County, Pullman, and other applicable cities in the county to discuss the SMP revision process. At this session, DOE personnel indicated that, due to workload and technical expertise limitations,

the vast majority of local jurisdictions retain environmental consultants to perform the SMP amendment work. Also, for the sake of efficiency and comprehensiveness, DOE staff recommended that Whitman County and each of the pertinent cities form a coalition to prepare a joint SMP update for all of the shorelines in the county.



The only shorelines in Pullman that come under the jurisdiction of the Shoreline Management Act are those adjacent to the South Fork of the Palouse River.

Pullman planning staff expects to introduce this topic to the City Council at its meeting of November 13. Watch for more information on this SMP update in future editions of this newsletter. And if you have any comments or questions in the meantime, please contact the planning department.



 City offices will be closed on

 Monday, November 12, 2012 for Veteran’s Day

 Thursday, November 22 and Friday, November 23, 2012 for Thanksgiving

STAFF ARRANGING AIRPORT STAKEHOLDERS MEETING

As reported in previous editions of this newsletter, the city has been working on a proposal to expand its urban growth area (UGA) in order to designate land for future urban development. When a city includes property in a UGA that is outside the city limits, that municipality is basically extending an invitation to the owners of that property to annex their land. In this instance, Pullman is devising a UGA that would provide sufficient land for urban growth to the year 2060. As such, our proposed UGA expansion is larger (in terms of percentage) than most other cities in Washington state that update their plans based on a 20-year time horizon. Last year, the City Council endorsed a plan that would expand the city's existing 7,850-acre UGA by an additional 8,185 acres. The proposal would increase the size of the city's UGA in all directions around the city, including the area near the Pullman-Moscow Regional Airport.

Land uses have the potential to interfere with airport functions by creating height hazard/airspace obstructions and by introducing groups of people (e.g., at hospitals or churches) in areas that are susceptible to aircraft accidents. Consequently, whenever a municipality

revises land use designations in the vicinity of a public airport, state law requires the local jurisdiction to conduct a formal consultation process with airport stakeholders to promote compatibility with airport operations. The stakeholders include the airport board and managers, private operators, general aviation pilots, adjacent landowners, neighboring governmental agencies, local port districts, and the Washington State Department of Transportation Aviation Division.

In fulfillment of this state requirement, planning staff is arranging for a public meeting to which all pertinent stakeholders will be invited. Staff is currently assembling copies of the UGA expansion proposal and airport facility plans, preparing a written notice for the upcoming meeting, and creating a mailing list for distribution of the notice. At the meeting, city staff will outline the proposal and solicit input from all attendees. The meeting time and place has not yet been set, although it is likely that it will be held on airport property in the latter half of November. If you have an interest in attending this session, please contact planning staff or check the planning department page of the city's website for updates.



The city will be soliciting input from a wide variety of stakeholders, including those involved with general aviation.



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 preparing for airport stakeholders meeting
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	DAHP approved application 6/18; staff sent signed contract to DAHP 9/25
Golden Hills Drive Street Dedication	dedicate 800-foot-long segment of public street	between SW Old Wawawai Road and SW Panorama Drive	PC recommended approval 9/26/12; proposal to be transmitted to Council
Monroe Triplex Townhouses site plan (12-11)	construct 6 dwellings on 25,091-square-foot parcel	1215 NE Monroe Street	staff reviewing revised site plan involving 4 dwellings on site
SEL Airport Parking Lot Addition site plan (12-13)	construct 29-stall parking lot at SEL airport hangar	7100 Airport Complex North	applicant requested delay in city review to resolve airport safety issues
The Grove Apartment Complex site plan (12-14)	develop 216-unit apartment complex on 11-acre site	southeast corner of NE Terre View Drive and NE Brandi Way	staff approved site plan 10/5/12
The Grove Marketing Compound site plan (12-16)	establish 2,200-square-foot office facility on 15-acre parcel	south side of NE Terre View Drive, west of NE Eastgate Boulevard	staff approved site plan 10/16/12
Ruby Street Park site plan (12-17)	create public park on 17,937-square-foot lot	southeast corner of NE Colorado and Ruby Streets	staff approved site plan 10/8/12
Sterling Bank Driveway Reconstruction site plan (12-18)	replace driveway pavement on north side of structure	225 N. Grand Avenue	staff approved site plan 10/17/12

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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