

March 29, 2013



Planning Department Newsletter

COUNCIL ADOPTS EXPANDED URBAN GROWTH AREA

**HISTORIC
PRESERVATION
FORUM
APRIL 18
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After several years of work by various public officials, the City Council earlier this month adopted an expanded urban growth area for Pullman. This urban growth area, or UGA, is designed to satisfy the city's land use growth needs to the year 2060.

A UGA is developed to set limits on the area that can be reasonably served by municipal operations during the specified time frame, and it represents an open invitation to property owners within the UGA to annex their land to the city if they choose to do so. The vast majority of cities in Washington state maintain urban growth areas (for those cities fully functioning under the state's Growth Management Act, UGAs are required). Creating a UGA with nearly a 50-year time horizon, as Pullman has done in this case, is remarkable; based on planning staff's queries, it is likely the longest range UGA of any jurisdiction in Washington state. This forward-thinking plan is a credit to the City Council and its interest in orderly growth and wise stewardship of city resources.

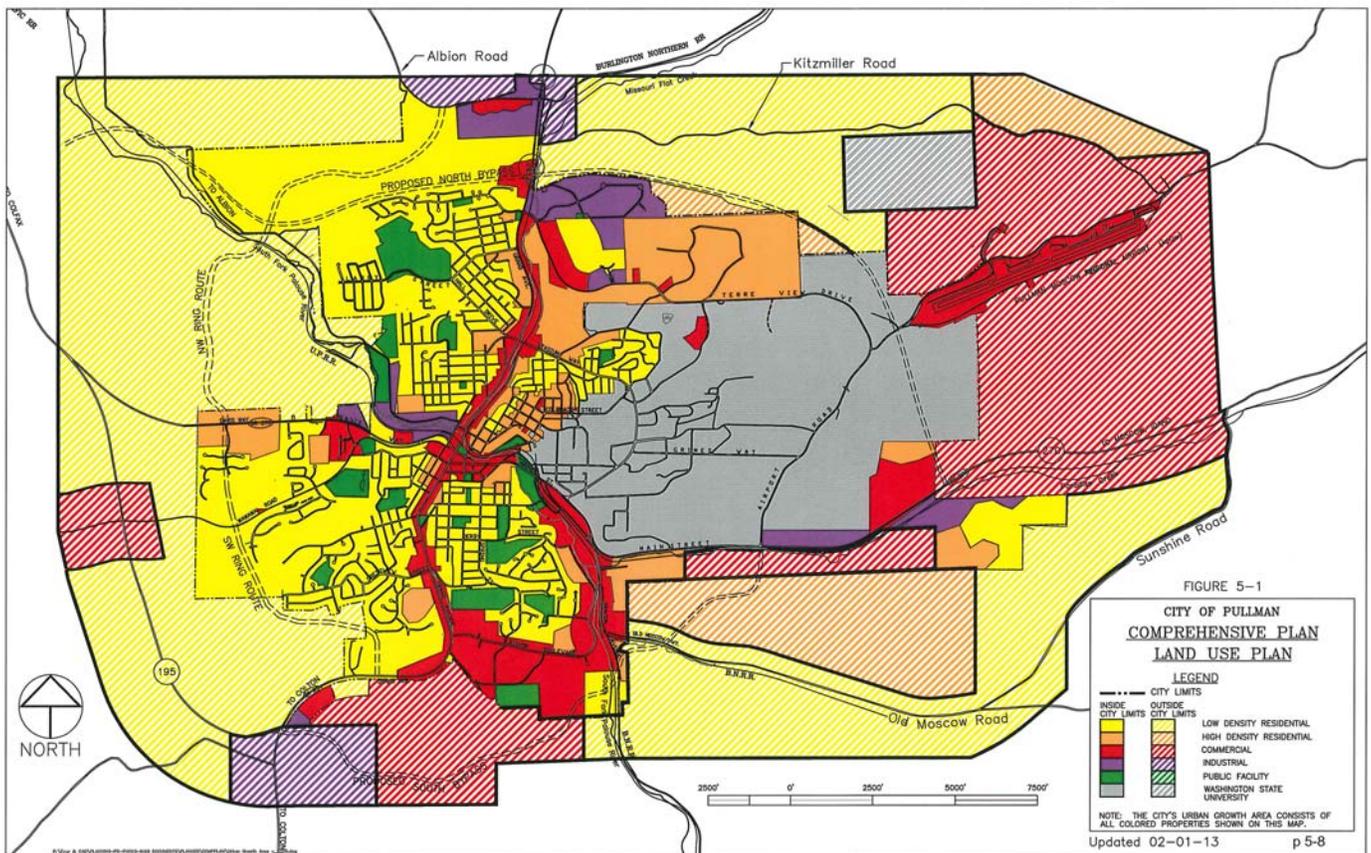
As alluded to above, this project has a fairly long history. Back in 2007, at the request of the City Council, planning staff performed a land capacity analysis to determine the amount of property needed by the city over the course of the next 50 years based on state and local population forecasts and urban land consumption formulas. In this study, the planning department predicted that the city's population of 31,000 would increase to 46,000 by the year 2060. The results of this analysis showed that property would need to be added to the UGA within the designated time frame.

Pullman's UGA, with nearly a 50-year time horizon, is likely the longest range UGA of any jurisdiction in Washington state.

Once planning staff developed a draft UGA map, it then guided

the proposal through an extensive public review process. The Planning Commission held four workshops on this matter during 2009 and 2010, and then completed its work on the project with a public hearing in March of 2011. The Council conducted two separate hearings on the proposal later in 2011, and it conducted a discussion on the topic at a public session in November of 2012. The last public review activity involved state-mandated consideration and comment from stakeholders associated with the Pullman-Moscow Regional Airport in December of last year.

Prior to the Council's approval of the proposal, Pullman's UGA encompassed an estimated 7,850 acres, which included land inside and outside the city limits. The approved expansion added approximately 8,185 acres to the total, with this additional territory extending out in all directions from the city's perimeter. As shown on the map accompanying this article, the city has assigned land use designations for the property within the UGA to help organize future growth in Pullman. The city anticipates that this newly adopted UGA will offer benefits to its citizens for many years to come.



You can see a larger version of this map on the City of Pullman website:

http://www.pullman-wa.gov/departments/city-clerk/interlocal-agreements/doc_download/2486-uga-map

HISTORIC PRESERVATION FORUM TO BE HELD APRIL 18

As reported in last month's newsletter, the city's Historic Preservation Commission is working to get the word out to area residents and business owners about opportunities available to safeguard our local heritage. To assist with this effort, the Commission has scheduled a public forum for Thursday, April 18, 2013 from 7:00 to 9:00 p.m. in the Hecht Meeting Room of Neill Public Library.

This event will feature speakers from the Washington Trust for Historic Preservation, the Pullman planning department, and the Pullman Historic Preservation Commission. The presenters will provide information regarding Washington Trust activities, the Washington State Heritage Barn Preservation Initiative, the various features

of Pullman's Certified Local Government program for historic preservation, renovation of the Old Post Office Building (listed on the National Register of Historic Places), and formation and maintenance of the College Hill Historic District (also listed on the National Register). There will also be time available at the session for questions and comments from the audience.

Anyone with an interest in these topics is encouraged to attend the forum. The information will be certainly be useful to all community-minded individuals, and refreshments — some of which will be prepared by the Commission members themselves — will be served, too. We hope to see you there!



The forum will address the means available to preserve and enhance local historic resources, such as these homes on Sunnyside Hill.

PARTICIPATION SOLICITED IN COMMUNITY ACTION CENTER SURVEY

The Whitman County Community Action Center (CAC) is one of more than 900 such entities established under the Federal Economic Opportunity Act of 1964 to assist those individuals who are living in poverty. The mission of this local CAC is to empower the people and communities of Whitman County to be self-sustaining by promoting the self-reliance of people with low to moderate income, and by promoting cooperation between local communities to enhance social and economic resource development.

The Whitman County CAC is currently engaged in a needs assessment process. As part of this activity, it has prepared a survey to obtain input from local community members on important issues and significant needs in the county. The electronic link to the survey is: <http://www.surveymonkey.com/s/M9LPSH3>. The questionnaire contains 10 questions, and should take no longer than 15 minutes to complete. The CAC is inviting all residents, property owners, and business persons in the county to participate by filling out the questionnaire.

The CAC will use the survey results to help plan future service activities in the area. For more information about our local CAC, please visit its website at <http://www.cacwhitman.com>.



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	stakeholders meeting held 10/27/11 on design concepts; 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 & 11/13/12; airport stakeholders meeting held 12/12/12; CC approved UGA on 3/5/13
Mary's Park Annexation	annex approximately 2.2 acres to city	southeast of Old Moscow Road/Johnson Avenue intersection	engineering staff preparing legal description for proposed annexation area
Barclay Estate Subdivision No. 3 Preliminary Plat	divide 6.5 acres into 18 lots and public streets in R2 zone	south of intersection of SW Golden Hills Drive and SW Casey Court	staff reviewing application
Ha Garage Setback Variance	allow 15-foot setback from street for existing garage	235 SW Barclay Court	BA hearing scheduled for 4/15/13
College Hill Historic Property Inventory	use federal funds for an historic survey of about 50 properties	in the vicinity of NE Maple Street	DAHP approved application 6/18/12; consultant selected 2/13; consultant agreement executed 3/11/13; letter sent to affected property owners 3/14/13
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
Residence Inn Pullman site plan (12-20)	develop 131-room hotel on 7.5-acre parcel	1255 NE North Fairway Road	site plan approved 3/20/13
1015 B Street Boarding House site plan (13-1)	convert single family home to boarding house	1015 NE B Street	staff requested applicant to revise site plan
The Grove Apartments site plan revision (12-14)	add emergency access road at 216-unit apartment complex	1560 NE Brandi Way	staff reviewing site plan
South Fork Public House Patio Site Plan (13-02)	Installation of 600-square-foot pergola in patio	1680 S. Grand Avenue	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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WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
