



Planning Department Newsletter

CITY RECEIVES NEW RESIDENTIAL SUBDIVISION PROPOSAL

Late last month, the city received a preliminary plat application for the Barclay Estate Subdivision No. 3, which would be located south of the intersection of SW Golden Hills Drive and SW Casey Court on Sunnyside Hill. A preliminary plat is an initial proposal for the division of land into five or more lots. Under the Barclay Estate Subdivision No. 3 request, the property would be divided into 19 lots and public streets for residential construction. The land, owned by Phillip and Max Hinrichs and Emerald Pointe L.L.C., is 6.5 acres in size. It is located within an R2 Low Density Multi-Family Residential zoning district.

In addition to providing residential lots, this proposal would connect Barclay Ridge Drive and Golden Hills Drive, thereby increasing transportation options in the immediate neighborhood. It would also extend Golden Hills Drive 530 feet to the south. Golden Hills Drive, designated by the city as a collector arterial street, is planned to eventually connect Davis Way to Grand Avenue (in the vicinity of the Wheatland Shopping Center).

This application is remarkable in that it is the first residential preliminary plat application submitted to the city since 2008, when Copper Basin

Construction proposed a subdivision for housing on SW Lost Trail Drive. This is the longest stretch without a residential preliminary plat proposal in this community since the 1980s. Developers in Pullman collectively added a sizable number of lots here in the middle of the last decade. We even wrote about it in this newsletter—a January 2005 article entitled “Lots of Lots” stated that the city was processing four proposed subdivisions with a combined total of 256 lots. Preliminary plat applications submitted in the following few years provided an additional 150 housing lots. With that many parcels placed on the market in a relatively short span of time, it was understandable that demand for more residential preliminary plat applications would wane in the short term.

Now there are strong indications that additional residential subdivisions may be proposed in the near future. The city issued permits for 213 single family homes between 2008 and 2012. And so far this year, the city has permitted 32 more single family houses. That is the highest total of single family homes ever permitted in Pullman between January and April, including 2005 when the city set a record with 103 single family house permits issued for the entire year.

Inside this issue:

City Council Set to Adopt 2013 Goals 2

Pending Land Use Proposals 4

Upon review of the Barclay Estate Subdivision No. 3 application, planning staff has found that it is missing some information necessary to process the proposal. The applicant is currently working to obtain this information. When the application is deemed complete, staff will schedule a public hearing before the Planning Commission. This hearing could take place as early as May 22.

City offices will be closed
Monday, May 27, 2013
for the
Memorial Day Holiday.



The Barclay Estate Subdivision No. 3 would connect Barclay Ridge Drive (shown in the foreground) with Golden Hills Drive.

CITY COUNCIL SET TO ADOPT 2013 GOALS

The City Council has been working on its 2013 goals since January, when Mayor Glenn Johnson solicited proposed objectives from citizens, local organizations, and city employees. Council members held their first goal-setting retreat in March to review all of the input received and express their own ideas for community betterment. In early April, the Council conducted its second retreat—this time with city department heads—to refine its objectives. The Council is now reviewing a final draft of the goals, many of which are related to planning department functions.

The following are the goals that will be considered for adoption by the Council at its meeting on April 30:

1. Provide staff reports on the financial status of the City at mid-year and as otherwise needed to keep the City Council apprised of the expenditure status of City budgets; focusing primarily on the General Fund. Provide copies of the quarterly State of Washington Economic and Revenue Forecasts to Councilmembers for their information.

CITY COUNCIL SET TO ADOPT 2013 GOALS (cont.)

2. Continue to promote economic development opportunities to increase the retail sales tax base and job creation through a broad range of initiatives in partnership with WSU, the Chamber of Commerce, the community college located at Gladish Community Center, SEWEDA, the Palouse Knowledge Corridor, and other groups. Facilitate the designation of Pullman and Moscow as a Metropolitan Statistical Area as opportunities arise.
3. Continue to pursue options for development of the Pullman-Moscow corridor, including the proposed Tax Sharing Agreement with Whitman County and meeting with the Whitman County Commissioners once each year in the fall.



One of the Council’s proposed goals is to support the partial funding of a new Lawson Gardens garden house with two percent lodging tax dollars.

4. Provide strong support for the Pullman-Moscow Regional Airport realignment and lengthening project. Work with the two cities, two universities, two counties, the Port of Whitman County, the Federal Aviation Administration, and our federal and state congressional delegations in addressing regulatory issues and providing funding for this project.
5. Improve bicycle and pedestrian trails. Coordinate with WSU in the development of their bicycle plan, including connectivity to the City and incorporation of the Green Bike program. Enhance bicycle parking in the downtown area of Pullman.
6. Develop a plan and budget for providing a safe crossing for pedestrians crossing Grand Avenue at Ritchie Street.
7. Continue to pursue the water reuse project, including irrigation of the WSU golf course and other WSU green spaces and industrial applications as appropriate.
8. Encourage communication between WSU and the City of Pullman concerning decisions made on campus that impact traffic, parking, transit, police, fire, and the general public; including the consideration of closing Stadium Way.
9. Support the partial funding of the proposed Lawson Gardens garden house with 2% lodging tax funds.
10. To facilitate better communication with and coordination between the Pullman City Council and the Neill Public Library Board, consider having a City Councilmember serve as an ex-officio member of the Library Board.
11. Develop a budget and funding strategy using non-general fund budgets to the extent practicable for updating the Comprehensive Plan, including consideration of urban agriculture issues, beginning in 2014.
12. Pursue options to enhance revenue to the General Fund to allow the continuation of established service levels, address needed but deferred capital projects, and reestablish a 13% minimum reserve; and to the Street Fund to address deteriorating street surfacing conditions.
13. Work closely with Pullman Regional Hospital in recognition of the importance of the hospital to the city and developing challenges from the implementation of the Affordable Health Care Act.
14. Continue to pursue communication options with citizens via new and developing communication technologies.
15. Continue to pursue opportunities to improve personal safety and reduce crime throughout the City of 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	stakeholders meeting held 10/27/11 on design concepts; staff revising standards
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 19 lots and public streets in R2 zone	south of intersection of SW Golden Hills Drive and SW Casey Court	staff awaiting application materials
Ha Garage Setback Variance (V-13-1)	allow 15-foot setback from street for existing garage	235 SW Barclay Court	BOA conditionally approved application on 4/15/13
Krivsky Garage Lot Coverage Variance (AV-13-1)	create 36.75% lot coverage by constructing garage	1815 NW Kenny Drive	staff conditionally approved application; appeal period ends 5/9
Krivsky Garage Setback Variance (V-13-2)	allow 3-foot side yard setback for garage	1815 NW Kenny Drive	BOA hearing scheduled for 5/20
6 Cents/Prints Underground Sign Variance (V-13-3)	allow 101 square feet of signage on 28-foot-wide wall	325 NW State Street	staff reviewing application; possible BOA hearing on 5/20
College Hill Historic Property Inventory	use federal funds for an historic survey of about 50 properties	vicinity of NE Maple Street	DAHP approved application 6/18/12; consultant selected 2/13; consultant conducting property survey
Downtown Historic Property Inventory Grant Application	use federal funds for an historic survey of about 20 properties	vicinity of Grand Avenue and Main Street	application submitted to DAHP 4/18/13; grant awards to be announced by June
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
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	site plan approved 4/17/13
South Fork Public House Patio site plan (13-2)	installation of 600-square-foot pergola in patio	1680 S. Grand Avenue	site plan approved 4/12/13
WSU Visitor Center site plan (13-3)	develop 4,400-square-foot facility on 28,856-square-foot parcel	630 E. Main Street	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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