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Planning Department Newsletter

NORTH GRAND AVENUE WIDENING PROJECT IN THE WORKS

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Late last month, the public works department issued a “Notice to Proceed” for Motley-Motley, Inc. to begin work on the North Grand Avenue widening project. This project consists of the following elements:

- widen and reconstruct Grand Avenue to add a two-way left turn lane from the bridge near the United Parcel Service building to Nye Street, with a left turn pocket at Ritchie Street
- realign Ritchie Street so that it intersects with Grand Avenue at more of a right angle
- construct a pedestrian bridge over Missouri Flat Creek to connect Grand Avenue to existing pedestrian pathways on the east side of the creek
- replace a water line about 1000 feet in length located within the subject section of Grand Avenue

- replace a water line and sewer line that traverse Missouri Flat Creek near Ritchie Street
- remove material (including abandoned rail lines and old fill deposits) from the Missouri Flat Creek floodplain to improve its water storage capacity during flood events

Most of the widening on Grand Avenue will be to the east side (toward businesses such as the Tesoro gas station and Cougar Country Drive-In). In the process, Grand Avenue will be elevated almost three feet above its current grade in some places to reduce the impact on adjacent businesses and facilitate the improved connection to Ritchie Street.

The plan at this point is to conduct the excavation work in the Missouri Flat Creek floodplain this fall. Activity on the project will then be suspended over the winter. As soon as the WSU spring semester concludes next May, the contractor will start on the road widening and other aspects of the project with a goal of completing all tasks by mid-August.

The city received a \$1,234,175 grant from the Washington State Transportation Improvement Board for this undertaking. The successful bid from Motley-Motley, Inc. on the project was \$1,255,707.



The widening work on North Grand Avenue is scheduled for the summer of 2011.

REMINDER ABOUT RESIDENTIAL DISTRICT OCCUPANCY RULES

This fall, as the students return to town, the planning department felt it was an appropriate time to remind tenants and landlords of the occupancy regulations in Pullman. This will help to eliminate some of the confusion over how many people are permitted to live in one dwelling.

There are two basic units of occupancy: the “traditional family” and the “functional family”. The traditional family is exactly what it sounds like - members of a family that are related by blood, adoption or marriage (e.g., husband and wife, parent and child, siblings, grandparents, aunts, and uncles) Cousins are excluded from this definition, however.

The functional family is more loosely defined. Essentially, it means two adults living together “as a single housekeeping unit, and sharing and operating a unified and common household.” A functional family may have any traditional family members living with them. An example of this would be an unmarried, cohabitating couple, along with any children they may have.

Both family forms share the same occupancy restrictions. In an R1 zone, one additional person unrelated to the “family” is allowed to reside at the address. In the R2 zone, two additional unrelated people are allowed. This limits, in essence, the number of unrelated persons in an R1 zone to three; four would be permitted in an R2.

In addition to these limits, if a complaint is raised regarding the occupancy status of a functional family, the planning department may require one or more proofs of the “unified and common” keeping of the household by the people identified as the functional family. These proofs may be in the form of shared utilities or expenses, joint accounts, or site inspections, among others.

The planning department also enlists the assistance of the Pullman police department to aid in zoning code enforcement efforts. The police are beneficial in the areas of gathering information, monitoring suspected violations, and reporting potential cases. In some instances, the police can also issue infractions for code infringement.

Please keep these regulations in mind as you settle on living arrangements for the new semester. If you have any questions or concerns, or if you wish to report a possible overoccupancy, please contact the planning department at (509) 338-3213.



COUNCIL ACCEPTS MADER NORTH ANNEXATION

At its meeting of August 24, the City Council voted unanimously to accept the proposed Mader North Annexation, which involves the incorporation of 506 acres of land north of Military Hill between Brayton Road and the Palouse Highway. The Council’s decision came with instructions to the applicant to assume city indebtedness upon annexation, accept the pre-assigned zoning classifications for the property, incorporate the land into the local hospital district, and add two properties (a six-acre parcel at the northwest corner of Albion Road and the Palouse Highway, and a portion of the Albion Road right of way) to the proposed annexation area. In July, the Planning Commission had recommended to the Council that the annexation be accepted with the instructions described above.

Most annexations submitted by private parties such as this are processed in two steps. The first step is initiated with the submittal of what is called a “Notice of Intent to Annex.” This notice is reviewed by the Planning Commission and City Council. If the Council accepts the annexation, as it has just done in this case, the applicant begins the second stage by filing a “Petition for Annexation.” The Council then holds a public hearing to consider this petition and, at the conclusion of this hearing, acts on an ordinance approving or denying the requested annexation.

So, in the case of the Mader North Annexation, the applicant now has the responsibility of preparing the necessary petition. When this document is filed, the city will continue to process the request.



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.

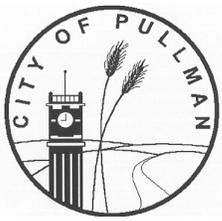
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	Citywide	CC requested ordinance revisions on 1/20/09; ad hoc committee met on 2/9/09 to address ordinance revisions; legal staff reviewing draft ordinance amendments; CC discussion scheduled for 9/21
College Hill Architectural Design Standards	formulate design standards for new construction	College Hill Core	PC approved review process 3/24; PC public forum held 7/28; PC discussion scheduled for 9/22
Historic District Rezone (Z-10-2)	rezone 29 acres from R2 to RT	vicinity of Monroe and Michigan Streets	PC recommended denial of rezone on 6/23; CC hearing scheduled for 9/14
SEL Residential Rezone (Z-10-3)	rezone 39 acres from I2 to R2	between Hickman Court and Eastgate Boulevard near NE Terre View Drive	PC recommended approval on 8/25; CC meeting scheduled for 9/21
Old Wawawai Road Rezone (Z-10-4)	rezone five acres from C3 to R2	southwest corner of SW Old Wawawai Road and SW Effie Drive	PC hearing scheduled for 9/22
Mader North Annexation	annex 506 acres to city	north of Military Hill between Palouse Highway and Brayton Road	PC recommended approval on 7/28; CC accepted proposal at meeting of 8/24; city awaiting formal petition
Johnson Avenue Storage Lot site plan (09-10)	construct 360-sq-ft carport and conduct grading on 4.9-acre site	1222 SE Johnson Avenue	staff requested applicant to revise site plan
Hilltop Inn Addition site plan (10-7)	demolish Hilltop Restaurant and construct 54-room addition to existing motel	928 NW Olsen Street	staff requested applicant to revise site plan
City Equipment Shop Expansion site plan (10-8)	renovate and expand shop by 10,250 square feet at city maintenance grounds	725 NW Guy Street	staff requested applicant to revise 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; DOE: State Department of Ecology; LC: Landmarks Commission

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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