

February 29, 2008



Planning Department Newsletter

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BOARD APPROVES NEW CHURCH ON MILITARY HILL

Late last year, the Church of Jesus Christ of Latter Day Saints (LDS) submitted a conditional use permit application for a new church at 520 NW Park View Drive, a short road that extends off Robert Street just north of the high school. The proposal involves a 16,600-square-foot church facility (with a 67-foot-high steeple) and a 204-stall parking lot on a four-acre parcel in an R2 Low Density Multi-Family Residential zoning district.

According to the Pullman City Code, churches are classified as "conditional uses" within all residential zones. Conditional uses are developments that may be established or altered in a particular area only after they have received special attention regarding their impact on surrounding properties. By code, the city's Board of Adjustment is authorized to consider and act on conditional use permit applications. The Board's ruling on these matters is the final decision at the municipal level. If an aggrieved party wishes to challenge the Board's determination, he/she must file an appeal with the Whitman County Superior Court.

The Board initiated its public hearing regarding the LDS church application on January 28. At that time, 16 members of the public offered testimony in favor of and

opposed to the requested development. Proponents stated that the proposed land use would enhance the neighborhood by providing an attractive facility within walking distance of many congregation members, and claimed that any adverse impacts on surrounding properties would be minimal. Opponents raised concerns about excessive traffic, the extensive size of the proposed parking lot, the lack of landscaping proposed, storm water runoff, and the height of the proposed steeple. The apprehension over traffic caused the Board to postpone a decision on the matter until city staff provided more information on anticipated vehicle flow from the proposed facility.

On February 25, the Board reconvened the hearing, and reviewed documentation regarding traffic from staff, proponents, and opponents. According to Board members, the most illuminating exhibit presented was a traffic analysis from the public works department that concluded that "traffic impacts from the proposed development will not create a significant adverse environmental impact and mitigation or rejection of the proposal is not warranted."

At the conclusion of its hearing, the Board decided to approve the application subject to

the following conditions: 1) all buildings and parking areas shall maintain a 15-foot setback from property lines; 2) a screen (consisting of a solid fence or wall plus sight-obscuring landscaping) shall be established around the perimeter of the property; and 3) the parking area shall be screened along the property line abutting Park View Drive with a landscaped hedge. Barring any appeals, the applicant is expected to act on this construction project within the next year.



The site for the proposed church is currently vacant. High school facilities can be seen to the right in the background.

PULLMAN RECOGNIZED AS PEDESTRIAN-ORIENTED COMMUNITY

The Planning Department recently learned that, according to the “STREETSBLOG” website sponsored by the Open Planning Project of New York, Pullman is in the top ten nationwide of “walk to work” communities containing over 20,000 residents. The website presents a database from “Bikes at Work” that uses U.S. Census figures to show how many people walk to their jobs in cities across the country. The entire top ten list is furnished in the table below (please note that population counts are from the 2000 Census).

RANK	LOCATION	POPULATION	% WALK TO WORK
1	Ithaca, NY	29,006	43.3%
2	Athens, OH	21,192	42.4%
3	State College, PA	38,420	41.8%
4	North Chicago, IL	36,001	29.1%
5	Oxford, OH	22,087	28.9%
6	Fort Bragg, NC	29,246	26.1%
7	Cambridge, MA	101,355	25.8%
8	Fort Hood, TX	33,595	23.9%
9	College Park, MD	24,590	23.3%
10	Pullman, WA	24,470	22.5%

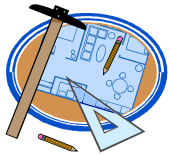
Not surprisingly, all of the cities identified in this list contain major institutions of higher learning or military installations which lend themselves to pedestrian traffic. However, the STREETSBLOG website states that this characteristic alone does not explain the higher percentage of residents who walk to their destinations. The website’s narrative reads, in part, as follows:

It would seem that there are two major factors that influence the walkability of a city or town: institutional presence and pre-auto urban design. The key to both appears to be co-location of housing with the various destinations that people need and desire.

For more information on this topic, you can view the STREETSBLOG website at the following address:

<http://www.streetsblog.org/2007/12/14/walking-towns-universities-military-bases-pre-auto-urban-areas/>





Pending Land Use Applications

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.

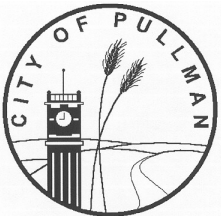
PROJECT	DESCRIPTION	LOCATION	STATUS
Zoning Code Text Amendment	code revision to allow radio and TV studios in C1 district	citywide	PC recommended approval on 1/23; CC meeting scheduled for 3/4
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	staff reviewing legal description of property
Askins Annexation	annex 35 acres to the city	Johnson Road south of the Village Centre Cinemas	annexation petition filed 12/10; staff reviewing legal description of property
Radio Palouse Wawawai Road Rezone (Z-07-2)	change prezone of 9,000-sq-ft parcel from R2 to C1	west of Sunnyside Park and north of Old Wawawai Road	PC recommended approval on 1/23; CC meeting scheduled for 3/4
Lost Trail Townhomes Subdivision Preliminary Plat	divide 3.6 acres into 21 lots in R2 district	northwest of SW Lost Trail Drive and SW Lochsa Lane intersection	staff reviewing application; probable PC hearing on 3/26
Appeal of Wal-Mart Supercenter SEPA determination and site plan	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Drive/ Bishop Boulevard intersection	Superior Court judge denied PARD appeal on 10/18/06; PARD filed appeal with Court of Appeals on 11/27/06
Appeal of Animal Haven SEPA determination	develop 12,000-sq-ft animal shelter on 6.2-acre site	1350 SE Old Moscow Road	staff reviewing appeal documentation
Crimson Village site plan (07-2)	develop mixed-use retail/residential buildings totaling 66,000 sq ft on 10.5-acre lot	1000 block of SE Bishop Boulevard	staff requested applicant to revise site plan
Tomason Place Apartments site plan (07-11)	establish 26-unit apartment building on 82,600-sq-ft parcel	555 NE Terre View Drive	staff requested applicant to revise site plan
Hospital Parking Lot Addition site plan (07-15)	established 37-stall parking lot	835 SE Bishop Boulevard	staff requested applicant to revise site plan
Water Tank No. 10 site plan (07-20)	install city water tank and control house on 33,500-sq-ft parcel	south of 1700 block of SW Casey Court	staff requested applicant to revise site plan
High School Storage Building site plan (07-21)	construct 840-sq-ft storage building at high school	510 NW Larry Street	staff requested applicant to revise site plan
General Aviation Airport Improvements Phase 4 site plan (07-22)	reconstruction of general aviation pavement area, replacement of underground fuel tanks with above-ground tanks, and utility work	Pullman-Moscow Regional Airport	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.





*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
Kealan Emerson, Public Works Administrative
Specialist
Neil Jeffers, Engineering/Planning Aide
Evan Pond, Engineering/Planning Aide

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WE'RE ON THE WEB!
WWW.PULLMAN-WA.GOV
