

April 30, 2008



Planning Department Newsletter

CITY COUNCIL SETS GOALS FOR 2008

On April 22, the City Council adopted its list of goals for 2008. The goal setting process commenced in January with the issuance of a news release by the Mayor requesting suggestions from individuals and organizations for the Council's consideration. On March 22 and April 15, the Council held retreats to formulate and refine their goal statements.

The 2008 goals that have been formally adopted by the City Council are as follows:

1. In view of the anticipated financial challenges within the General Fund for 2009, utilize the remaining 2007 year-end savings to fund the 13 percent General Fund reserve, the City Hall Plaza project, and additional reserves.
2. Continue to support the Pullman-Moscow Regional Airport improvement projects including the airport fire flow project and the realignment of the runway.
3. Continue to meet with Whitman County to discuss corridor tax sharing options.
4. Continue to support the Grand Avenue Greenway; Pullman entrances and waterway beautification projects; and welcoming signs by exploring lodging tax options.
5. Continue to support water conservation and water reuse.

8. Encourage growth, promote a welcoming business atmosphere, and consider passing a City Council resolution in support of the proposed Wal-Mart Supercenter in Pullman.
9. In the interest of public safety, continue to explore the creation of a business registration program that includes rental housing and continue to pursue options with WSU relating to the creation of an off-campus housing office.
10. Continue to explore affordable housing options.
11. Consider adopting an emergency snow removal and street cleaning ordinance to address the problem of parked vehicles that impede snow and gravel removal efforts.
12. Consider the creation of a self-supporting grant writer that would be funded through grants and possibly partnering with an outside organization.
13. Consider accepting payment methods other than cash or checks for the city of Pullman.
14. Consider the installation of surveillance cameras at key critical intersections and high risk public locations with the use of grant funding.
15. Explore the concept of Park & Ride lots.
16. Review existing ordinances and their enforcement.
17. Engage the WSU Architecture School to provide design concepts for multi-story parking garages at the intersections of Grand Avenue/Davis Way and Paradise Street/High Street that would not require interior vehicle ramps.
18. Review and act upon the recommendations of the Planning Commission and staff relative to downtown parking.

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SURVEY OF NEW HOMEOWNERS COMPLETED

This spring, the planning department conducted a survey of new homeowners to better understand growth trends in the city. A total of 44 homeowners were interviewed, all of whom had purchased newly-built single family homes within the last five years. An analysis of the data collected helps illuminate not just where development is taking place, but why.

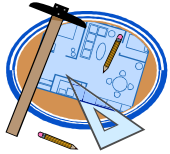


The results of the survey are provided in the table below. They show that the majority of new homeowners (73 percent) moved to their new dwelling from another residence in Pullman. In most cases (68 percent), these new homeowners vacated another single family house in town to move to their current dwelling. So, a significant factor in the residential market appears to be an interest on the part of property owners to upgrade their housing situation. The occupation most often cited among the new homeowners was “WSU staff.” According to the survey, the majority of homes vacated by the respondents were occupied by Pullman families.

The planning department conducted this same survey back in 1996. Comparing the data collected in the two surveys illustrates changes in the city’s growth characteristics. For instance, the number of households that recently relocated to their new home from another residence in Pullman declined in comparison to 1996 (back then, the figure was 79 percent). Also, in 1996, the most frequently cited occupation of new homeowners was “WSU faculty.” The number of people interviewed in 2008 who knew the folks moving into their former home dropped significantly, down from 50 percent in 1996 to just 27 percent this year. With respect to the occupations of those folks who moved into the homeowners’ former residences, the most frequent responses in 2008 were “engineering/science,” “finance/insurance,” and “WSU staff,” while in 1996, the most common reply was “WSU students.”

It is important for the planning department to keep an eye on growth trends in the city. By watching where, how, and why development is occurring, the city can maximize the benefits of growth while minimizing the negative impacts.

NEW HOMEOWNER SURVEY (2008)	
In the Spring of 2008, the City of Pullman conducted a telephone survey of 44 new homeowners in Pullman. Each of the respondents had acquired and occupied their new single family house within the last 5 years. The questions and responses associated with this survey are presented below.	
Where did you live before you moved into your present home: Pullman or somewhere else?	
Pullman: 73%	Somewhere else: 27%
Was your former residence a single family home or something else?	
Single Family Home: 68%	Apartment: 16%
Duplex: 7%	Other: 9%
What are the occupations of the adults in your household?	
WSU Staff: 21%	Engineering/Science: 14%
Service Industries: 12%	Finance/Insurance: 11%
Professional: 10%	Homemaker: 8%
Health/Safety: 6%	WSU Faculty: 6%
Student: 5%	Education (Not WSU): 4%
Retired: 2%	Public Administration: 1%
Do you know who lives in your former home now?	
Yes: 27%	No: 73%
If you do know who lives in your former home, did they move to that residence from another location in Pullman or from somewhere else?	
Pullman: 58%	Somewhere else: 42%
If you do know who lives in your former home, what are their occupations?	
Engineering/Science: 18%	WSU Staff: 18%
Finance/Insurance: 18%	Health/Safety: 11%
Service Industries: 6%	Homemaker: 6%
Education (Not WSU): 6%	WSU Faculty: 6%
Retired: 6%	Student: 5%



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.

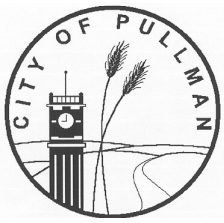
PROJECT	DESCRIPTION	LOCATION	STATUS
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	staff reviewing legal description of property
Askins Annexation	annex 35 acres to the city	Johnson Road south of the Village Centre Cinemas	annexation petition filed 12/10; staff reviewing legal description of property
Whispering Hills No. 5 Subdivision Preliminary Plat	divide 34.0 acres into 112 lots in R1 & R2 districts	west terminus of SW Center Street	staff awaiting complete application
Tractor Town Square Joint Parking Request	allow shared parking between a church and chiropractor office	745 N. Grand Avenue	staff reviewing request
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	hearing examiner hearing scheduled for 5/28
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
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

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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