

July 31, 2008



PLANNING COMMISSION RECOMMENDS HISTORIC PRESERVATION PROGRAM

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In last month's Planning Department Newsletter, we reported that the Planning Commission would be discussing the potential implementation of a Certified Local Government historic preservation program for Pullman in accordance with a 2008 City Council goal. The Commission conducted its meeting regarding this matter on July 23, and, after hearing public comment, came to the conclusion that the program would be beneficial for this community.

The meeting opened with a presentation by planning department personnel regarding the basics of the program and discussion topics



for consideration. Staff explained that the program is a federal/state/local partnership involving financial support, technical assistance, and regulatory control for the purpose of preserving historic resources. All local governments requesting admittance into the program through applicable state and federal agencies must accomplish several tasks, including adoption of an historic preservation ordinance, establishment of a qualified

historic preservation commission (HPC), and formulation of rules and architectural design review criteria for use by the HPC. When a local government has been certified to conduct the program, it must conduct a comprehensive inventory of historic resources in the community, create a Local Register of Historic Places, engage in a design review process for most construction activity associated with properties listed on the Local Register, allow for special property tax valuation for

historic property improvements, and perform various reporting and educational activities. With respect to discussion topics, staff noted that the program

would have cost ramifications; the role of owner consent in the Local Register listing process (and the consequent design review requirements) would need to be considered; and the size, composition, and authority of the HPC should be addressed.

The Commission then opened the meeting to public input. Nine citizens spoke in favor of the program. Six of

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these individuals were residents of College Hill, two had professional backgrounds in historic preservation, and one spoke as a representative of WSU. Two people (one landlord and one Military Hill resident) offered cautionary remarks about the proposal.

The public comments in support of the program included the following:

- a healthy community shows respect for its history
- the program would encourage responsible use of our community's historic resources, including properties already listed on the National Register of Historic Places and the downtown district
- good support for historic preservation has already been demonstrated by owners within the existing College Hill Historic District, inspiring a renewed sense of pride in the area
- the program would assist in preserving neighborhoods, and would likely improve the environment for families living on College Hill
- real estate values typically increase after property has been added to an historic register
- there is much flexibility inherent in the program so it can be catered to the local community's interests
- the program is inexpensive to operate
- much of the historic resource inventory work has already been accomplished in this community
- in the initial organization phase of the operation, the city should formulate an ad hoc committee to recommend action relative to program specifics

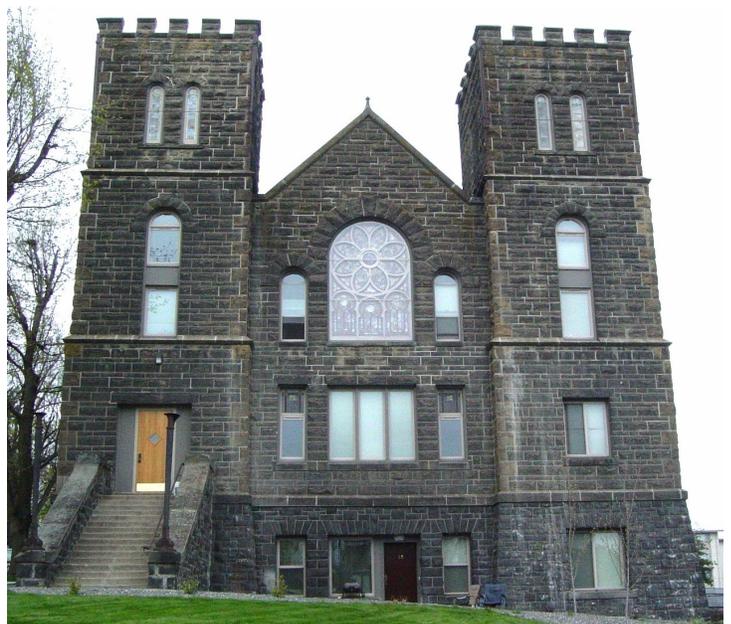
Those individuals who provided caveats about the program mentioned the following:

- if the program is created, it should not be too burdensome for owners who attempt to modify properties listed on the Local Register
- since many homes in the existing College Hill Historic District are rentals, a landlord(s) should be appointed to the HPC

- owner consent should be required for each property proposed to be listed on the Local Register
- owners should have the ability to withdraw their property from the Local Register (e.g., after a parcel is sold)
- the proposed program should be scrutinized to ensure it would be in the public interest

After receiving this input, the Commission discussed the merits of the program. Some members expressed concern about the increased workload and expense involved, but the panel reached consensus that the short- and long-term benefits of the program outweighed the costs. The Commission opined that the optimal size of the HPC would be nine members, the HPC should be provided the authority to make final decisions on historic preservation matters (as opposed to making recommendations to the City Council), and one member of the Planning Commission should be a voting member of the HPC.

At the end of the meeting, the Commission recommended that the city move forward with the proposal. It also suggested that the city create an ad hoc committee of knowledgeable individuals to help resolve the details of the program prior to adoption of the initiating ordinance. These recommendations will soon be reviewed by city staff and the City Council.



PULLMAN POPULATION HITS NEW HIGH

At the end of June, the Washington State Office of Financial Management (OFM) released its official April 1, 2008 population estimates for all cities and counties in the state. According to OFM, the 2008 population estimate for the city of Pullman is 27,150, which constitutes a record high population for this community. Using this estimate, our city's average annual popula-

tion growth since 2000 is 1.1 percent. Washington State University students are included in all of these demographic figures.

In eastern Washington, Pullman ranks as the ninth largest city. The table below provides basic population data for all cities containing more than 10,000 people in eastern Washington.

2008 POPULATION ESTIMATE AND ANNUAL PERCENTAGE INCREASE FROM 2000 TO 2008 FOR EASTERN WASHINGTON CITIES ABOVE 10,000 POPULATION			
RANK (POP.)	CITY	2008 POPULATION ESTIMATE	ANNUAL % INCREASE (2000-2008)
1	Spokane	204,400	0.6
2	Spokane Valley	88,920	1.7*
3	Yakima	84,300	2.2
4	Kennewick	65,860	2.5
5	Pasco	52,290	7.9
6	Richland	46,080	2.4
7	Walla Walla	31,350	0.7
8	Wenatchee	30,810	1.3
9	Pullman	27,150	1.1
10	Moses Lake	18,310	2.8
11	Ellensburg	17,330	1.6
12	Sunnyside	15,210	1.2
13	East Wenatchee	11,570	12.6
14	West Richland	11,180	4.2
15	Cheney	10,180	1.9
* Annual % increase since 2003 (following incorporation)			



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	applicant revising legal description of property
Kopf Annexation	annex 2.5 acres in C3 prezone for airport fire flow reservoir	north of Pullman-Moscow Regional Airport	staff preparing documentation to initiate annexation proposal
Zoning Code Text Amendments	modify commercial zone floor area ratio and housing density provisions	citywide	staff preparing revisions; PC hearing scheduled for 8/27
Animal Haven site plan (03-15)	develop 12,000-sq-ft animal shelter on 6..2-acre site	1350 SE Old Moscow Road	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
Well House No. 8/Booster No. 10 site plan (08-3)	construct pumping station for city potable water system	605 SE Derby Street	staff requested project engineer 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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