

December 18, 2007



# Planning Department Newsletter

## CITY AND COUNTY STAFF REVIEW AIRPORT STANDARDS

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The Pullman-Moscow Regional Airport is a critical component of the community's economy. It provides passenger and cargo service on a daily basis. It also serves as an integral part of local business operations by providing a transportation base for company jets, aerial application planes, and other commercial aircraft.

In order to facilitate the safe use of local airports such as this, the Federal Aviation Administration maintains regulations that limit the height of objects on and around airport properties. These provisions, which are enforced by local governments, establish theoretical surfaces that cannot be penetrated by structures or vegetation. (Some of these surfaces are depicted in the graphic below.) The regulations allow municipalities the opportunity to identify

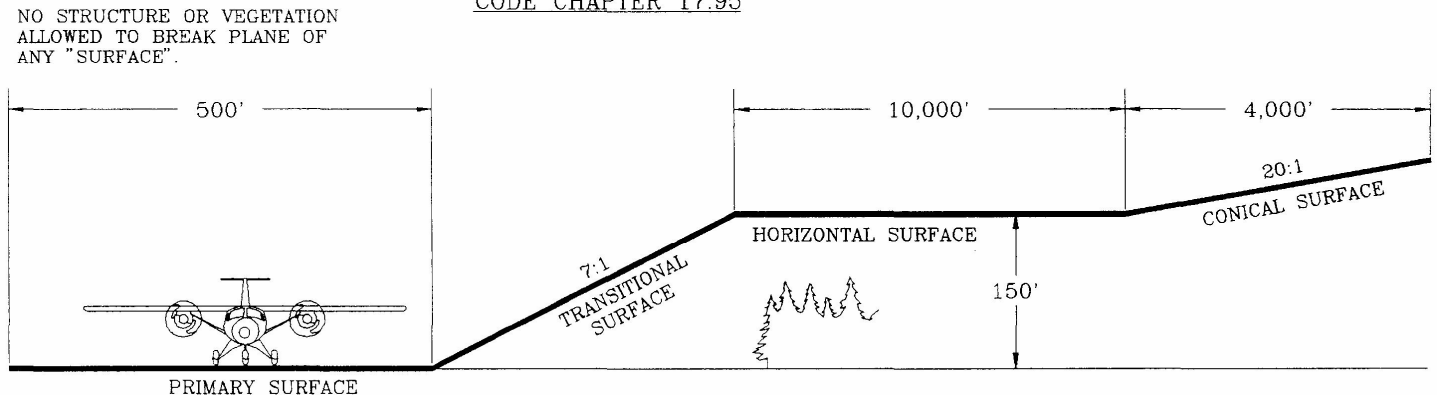
potential aeronautical hazards in advance to prevent adverse impacts on airport operations. Both Pullman and Whitman County administer standards based on these federal requirements.

In addition to the laws mentioned above, Pullman has established an "Airport Use Restriction Overlay District" which encompasses the airport and its environs. Within this district, certain land uses, such as housing, child care centers, educational facilities, hospitals, and churches, are prohibited. These types of land uses are considered to be incompatible with airport operations because they would be significantly affected by the high levels of noise generated by aircraft.

Recent development of land under the

*(Continued on page 2)*

DISPLAY OF AIRPORT-RELATED SURFACES AS NOTED IN ZONING CODE CHAPTER 17.95



county’s jurisdiction near the airport raised awareness for city and county personnel that the two agencies go about protecting the airport in somewhat different fashion. For instance, although the entities have the same basic height limitation rules, there are differences in code language and staff interpretation of that wording. Also, the county does not administer an airport use restriction overlay district. To

address these discrepancies, city staff, county officials, and airport management have initiated discussions. The goal of these meetings is to devise the means for seamless regulation of land use activity between the city and county in the vicinity of the airport. Through this effort, both governmental agencies are working to protect the viability of this important community asset.

## UPDATE ON DOWNTOWN PARKING DISCUSSIONS

In last month’s newsletter, we reported that the Planning Commission had reached consensus at its November meeting on four recommendations pertaining to the subject of downtown parking. These four recommendations promoted enhanced enforcement of parking regulations, better identification of parking opportunities downtown, exploration of a parking permit system for downtown residents, and establishment of design standards if an off-street parking regulation is imposed for residential uses in the central business district.

On December 4, the City Council conducted a discussion regarding the Planning Commission’s recommendations. At that time, several Council members expressed

their agreement with the suggestion for better enforcement. Other members encouraged city officials to examine a variety of alternatives for providing more parking opportunities downtown with the help of entities such as Washington State University and the Chamber of Commerce.

At the conclusion of its discussion, the Council stated its interest in obtaining more definitive recommendations from the Planning Commission on this topic, including an assessment of the need for an off-street parking requirement for downtown residential uses. In order to act on this matter in a timely fashion, the Council requested these recommendations from the Commission by March of next year.



## HAPPY HOLIDAYS!

SEASON’S GREETINGS FROM THOSE OF US HERE AT THE PULLMAN PLANNING DEPARTMENT. WE WISH YOU AND YOURS ALL THE BEST DURING THE UPCOMING HOLIDAYS!

THIS PAST YEAR HAS BEEN AN EVENTFUL ONE FOR THE PLANNING DEPARTMENT. FOR THE FIFTH STRAIGHT YEAR, WE HELPED PROCESS PERMITS AMOUNTING TO OVER \$30 MILLION IN BUILDING VALUATION. THUS FAR IN 2007, THE CITY HAS ISSUED PERMITS FOR 96 NEW SINGLE FAMILY HOUSES, 171 MULTI-FAMILY DWELLINGS, AND 28 NEW COMMERCIAL/INSTITUTIONAL BUILDINGS OR REMODELS. AS REGULAR PLANNING DEPARTMENT NEWSLETTER READERS KNOW, THE DEPARTMENT HAS ALSO BEEN BUSY WITH A VARIETY OF LONGER-TERM PROJECTS, INCLUDING THE COLLEGE HILL TOMORROW NEIGHBORHOOD STRATEGY, THE REEVALUATION OF THE CITY’S URBAN GROWTH AREA, AND THE DOWNTOWN PARKING STUDY. PLEASE WATCH FOR A FULL REVIEW OF 2007 COMMUNITY PLANNING ACTIVITIES IN AN UPCOMING EDITION OF THIS NEWSLETTER.





## 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 initiated case on 11/28; possible PC hearing in January
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	CC accepted annexation on 4/3; annexation petition filed 12/10; possible CC hearing in January
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 initiated case on 11/28; possible PC hearing in January
Bryant House Special Valuation	request for special property tax valuation for single family house rehabilitation	1005 NE Maple Street	LC authorized execution of agreement on 11/28; final meeting to be scheduled for December
LDS Church Conditional Use Permit (C-07-8)	construct 16,600-sq-ft church and parking lot on 4-acre parcel	520 NW Park View Drive	staff reviewing application; possible BOA hearing in January
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
Paradise Lofts site plan (07-17)	develop 9 dwellings atop commercial space on 5,400-sq-ft lot	435 SE Paradise Street	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.





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