



City of Pullman

Planning Department Newsletter



City Issues Preliminary Determination on Wal-Mart

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On June 22, 2005, the city of Pullman issued a Preliminary Determination of Nonsignificance (DNS) under the rules of the State Environmental Policy Act (SEPA) for the proposed Wal-Mart store in Pullman. As explained in previous newsletters, this store is planned for a 28-acre site on the south side of Bishop Boulevard at its intersection with Harvest Drive. The DNS was issued by the SEPA Responsible Official, public works director Mark Workman, upon review of a revised environmental checklist, filed on June 21, 2005, by CLC Associates of Spokane Valley.

The SEPA process involves several steps. It begins when the applicant submits an environmental checklist to the lead agency; this checklist addresses the environmental impacts of the project and proposed actions to reduce or eliminate those impacts. Upon review of this checklist, the Responsible Official issues a preliminary "threshold determination," which can be a Determination of Nonsignificance (a finding that the proposal, as presented in the

environmental checklist, is unlikely to have a significant adverse environmental impact); a Mitigated Determination of Nonsignificance (a finding that the proposal is unlikely to have a significant adverse environmental impact if certain conditions are applied); or a Determination of Significance (a finding that the proposal is likely to have a significant adverse environmental impact, necessitating the applicant's preparation of an Environmental Impact Statement). Once a preliminary threshold determination is made, there is a 14-day public comment period; at the end of this period, the Responsible Official reviews all comments received and makes a final threshold determination

(which is limited to one of the three identified above).

In this instance, the public comment period for the preliminary DNS regarding the proposed Wal-Mart store will extend until 5:00 p.m. on Monday, July 11, 2005. Those who wish to provide input regarding this preliminary DNS must transmit written comments to the Responsible Official, public works director Mark Workman, at Pullman City Hall, 325 SE Paradise Street, Pullman, Washington, 99163. The written comments received by the public works director during this comment period will constitute the public record that the director will rely on to retain or alter his original threshold determination. (continued on next page)

**Your comments,
questions and
suggestions are always
welcome.**



Wal-Mart is proposing to conduct a cultural resources study related to the city cemetery (shown on the left)

CITY ISSUES PRELIMINARY DETERMINATION ON WAL-MART (CONTINUED)

The preliminary DNS was issued in this case because the Responsible Official determined that the applicant's environmental checklist provided thorough documentation of project impacts and proposed measures to mitigate those impacts. The key features of the proposed Wal-Mart store are as follows:

- ◆ the floor area would be approximately 223,000 square feet;
- ◆ the parking lot would contain approximately 1,039 parking stalls;
- ◆ the primary entrance to the store would be at Bishop Boulevard where it intersects with Harvest Drive;
- ◆ besides the primary entrance, three other access routes into the site are planned along an extension of Fairmount Drive that would be constructed by the developer around the back (south) side of the property;
- ◆ the average daily traffic projected to be generated by the store is about 11,727 trips; and
- ◆ grading at the site would involve approximately 310,000 cubic yards of excavation.

The principal impact mitigation measures that are proposed to be provided by the applicant for the Wal-Mart project, as documented in the environmental checklist, are as follows:

- ◆ installation of a traffic signal at the intersection of Bishop Boulevard and Harvest Drive;
- ◆ construction of an extension of Fairmount Drive around the back (south) side of the property from the Community Action Center to the Bank of Whitman;
- ◆ changes in signal timing and turn lane striping at the Grand Avenue/Bishop Boulevard traffic signal;
- ◆ revisions to turn lane striping at the intersections of Bishop Boulevard and Fairmount Road, and Bishop Boulevard and Professional Mall Boulevard;
- ◆ construction of traffic calming devices for Harvest Drive in the form of a raised median on Harvest Drive north of Bishop Boulevard and signage discouraging vehicular use of Harvest Drive;
- ◆ provision of a right turn lane on Bishop Boulevard at the store entrance;
- ◆ a pledge by the developer to contribute 20 percent of the cost of a traffic signal at Bishop Boulevard and Fairmount Road;

- ◆ provision of water and sewer lines and a storm water collection system for the proposed new segment of Fairmount Drive;
- ◆ submittal of a wetland mitigation plan to compensate for the impact on a 4,390-square-foot wetland that would be affected by construction of the Fairmount Road extension;
- ◆ provision of landscaping and screening to buffer the development from certain properties, with additional plantings to be installed along the north boundary of the city cemetery;
- ◆ construction of solid masonry walls to screen trash compactors and chiller units for noise control;
- ◆ installation of downshielded light fixtures to minimize glare to adjacent property and the night sky; and
- ◆ preparation of a cultural resources and historic properties survey by a qualified archaeologist to address issues associated with development near the city cemetery.

In addition to city review of the applicant's SEPA documents, a site plan application for the proposed Wal-Mart store is currently being considered by the city's Site Plan Review Committee. This committee consists of the public works director (who serves as the chairperson) and representatives from the engineering division, protective inspections division, planning department, and fire department. A decision regarding this site plan application may be forthcoming shortly after the SEPA process is completed.

The property under consideration is zoned C3 General Commercial, and retail stores are allowed outright in this zoning district. As such, there is no public hearing required as part of the permit process. Each of the application submittals may be reviewed administratively by city staff.

All application materials filed by the applicant and all written decisions of the city are public documents. These documents can be viewed in the public works and planning departments at City Hall during business hours.

Update on Subdivision Proposals

In the January edition of the Planning Department Newsletter, we included an article about the sizable number of residential lots being proposed in Pullman this year. At that time, the department had received applications for four subdivisions containing a cumulative total of 256 lots. Those four proposals, plus one other small subdivision, were approved in preliminary form by the City Council this spring. In the last few months, four more subdivision applications, with a combined total of 115 lots, have been submitted to the city. These four proposed projects are outlined in the table below.

If the City Council accepts these pending requests, the city will have approved a grand total of 375 residential lots during 2005. This would be, by far, the largest number of lots ever approved in Pullman during a single year; the previous high was 102 lots, established back in 1994. As mentioned in the January

newsletter, the average annual total for new residential lots in this community is 58.

Several citizens have commented to planning department staff that they would like to see more home sites available for sale in Pullman. Based on the number of subdivision proposals we have been processing lately, it appears obvious that the real estate market is responding to fill this need.



PROPOSED SUBDIVISIONS				
SUBDIVISION	APPLICANT	LOCATION	TOTAL ACRES	NO. OF LOTS
Meadow Creek Subdivision	Billy Sherritt	NW Larry Street, south of the high school	10.0	33
Barclay Estate Subdivision No. 1	Phil and Max Hinrichs	west of SW Golden Hills Drive/Casey Court intersection	6.7	21
Big Sky Subdivision	Earl Russell Development	SW Old Wawawai Road, near Sunnyside Park	7.3	30
SEL Residential Phase I Subdivision	Schweitzer Engineering Laboratories, Inc.	NE Eastgate Boulevard, near the WSU Research Park	10.2	31



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	allow radio and television studios in C1 districts	C1 districts citywide	PC recommended approval; CC meeting date undetermined
Comprehensive Plan and Zoning Code Amendment	create new mixed use zoning district	citywide	staff conducting research
Big Sky Annexation	annex 7.3 acres to city in R2 pre-zone district	west of Sunnyside Park and north of Old Wawawai Road	petition filed 6/10; CC hearing scheduled for 7/12
Airport Property South Annexation	annex 170 acres to city in C3 pre-zone district	south of Pullman-Moscow Airport	PC recommended approval; awaiting legal description
Hinrichs Annexation	annex 37 acres to city in R2 pre-zone district	west of Sunnyside Park and north of Old Wawawai Road	CC accepted annexation notice; city awaiting petition
Shompole Annexation	annex 2 acres to city (no pre-zone designation)	352 Johnson Road	CC accepted annexation notice; city awaiting petition
Meadow Creek Subdivision Preliminary Plat	divide 10.0 acres into 33 lots and public streets in R1 district	south of high school on south side of 500 block of NW Larry Street	staff reviewing application; staff requested applicant to revise wetland plan
Barclay Estate Subdivision No. 1 Preliminary Plat	divide 6.7 acres into 21 lots in R3 district	west of SW Golden Hills Drive/Casey Court intersection	staff reviewing application
Big Sky Subdivision Preliminary Plat	divide 7.3 acres into 30 lots in R2 district	west of Sunnyside Park and north of Old Wawawai Road	staff action on application suspended until CC acts on corresponding annexation
SEL Residential Phase I Subdivision Preliminary Plat	divide 10.2 acres into 31 lots in requested R2 district	north end of NE Eastgate Boulevard (near WSU Research Park)	staff reviewing application
Hinrichs Zone Change (Z-04-3)	rezone 38.3 acres from R3 to R2	south end of SW Golden Hills Drive	PC recommended approval; CC meeting date undetermined
Radio Palouse Zone Change (Z-05-1)	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; CC meeting date undetermined
SEL Zone Change (Z-05-2)	rezone 10.2 acres from I2 and IRP to R2	north end of NE Eastgate Boulevard	staff reviewing application
Holland Court Alley Vacation	vacate 10-foot-wide alley	north of NE Michigan Street between Monroe and B Streets	staff reviewing application
Crimson Village Substantial Development Permit (No. 70)	develop 7,400-sq-ft bookstore structure on a 43,058-sq-ft site	1096 SE Bishop Boulevard	city approved permit; appeal period ends on 7/7
University Park Substantial Development Permit (No. 71)	demolish existing structure & construct 22,200-sq-ft commercial building on a 1.0-acre parcel	630 E. Main Street	staff reviewing application
Wal-Mart Supercenter site plan (04-26)	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Dr/Bishop Boulevard intersection	staff reviewing site plan
Oak Ridge Townhouses site plan (04-31)	develop 5 townhouses on a 18,150-sq-ft lot	715 NE Oak Street	staff requested applicant to revise site plan
Crimson Village site plan (05-11)	build 7,400-sq-ft bookstore structure on a 43,058-sq-ft site	1096 SE Bishop Boulevard	staff requested applicant to revise site plan
Zeppoz Recreation Center Addition site plan (05-12)	build 7,960-sq-ft addition to the Zeppoz building	780 SE Bishop Boulevard	staff reviewing site plan
R.B. Olson Storage Units site plan (05-13)	install 7 storage units on a 20,350-sq-ft parcel	300 SE Fairmount Road	staff requested applicant to revise site plan
Bishop Place Assisted Care Facilities site plan (05-14)	develop Alzheimer's facility, 40 apartments, and child care center on a 7.5-acre site	815 SE Klemgard Avenue	staff reviewing site plan
Pullman Transit Facility Expansion site plan (05-15)	construct 5,568-sq-ft addition to the city transit building	775 NW Guy Street	staff reviewing site plan
Voicestream Wireless Facility site plan (05-16)	install wireless communication facility at the high school water tank	north end of NW Kenny Drive	staff reviewing 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

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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