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City of Pullman



Planning Department Newsletter

Wal-Mart Hearing Dates Set

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Pullman hearing examiner John Montgomery recently scheduled dates for the public hearing on appeals filed in relation to the proposed Wal-Mart store in Pullman. The hearing will begin on Friday, January 13, 2006, at 10:30 a.m. in the Gladish Community Center Auditorium until adjourned that day by Mr. Montgomery. The hearing will be continued on Friday, January 20, 2006, at 10:30 a.m. in the Pullman City Hall Council Chambers. The Gladish Community Center is located at 115 NW State Street; City Hall is located at 325 SE Paradise Street.

This public hearing is being conducted to review two appeals filed by the Pullman Alliance for Responsible Development (PARD). The first of these appeals was submitted on September 7, 2005.

It challenged the city's Determination of Nonsignificance (DNS) issued for the project under the rules of the State Environmental Policy Act. The second appeal was presented on October 3, 2005. It contested the city's conditional approval of a site plan for the proposed development.

During the proceedings that start on January 13, the hearing examiner will take public testimony and then render a written decision on both appeals. By city code, the hearing examiner must issue a decision within 30 calendar days of the conclusion of the hearing unless he finds that "unusual circumstances" warrant a longer review time. For the DNS appeal, the hearing examiner has the options of affirming the decision, remanding the case for further information, or reversing the decision.

For the site plan appeal, the hearing examiner may affirm, modify, or reverse the decision. Final decisions made by the hearing examiner are appealable to Whitman County Superior Court.

All of the city's written materials related to this case, including the appeals, DNS, site plan approval letter, and accompanying documentation are available for public review in the public works department office at City Hall. Future issues of this newsletter will provide updates as to the status of this matter.

Your comments, questions and suggestions are always welcome.

Historic Property Special Valuation Program

The Greystone Church site at 430 NE Maple Street has been listed on the National Register of Historic Places since 1989. As many community members know, it has recently been developed with 15 apartment units. The owners of this property, Glenn and Melodie Petry, have requested that the city adopt a “special valuation” program authorized by the state of Washington to encourage investment in historic landmarks. This special valuation program allows the county assessor to assess historic sites at a rate that excludes, for up to ten years, the cost of rehabilitation of the property. A “local review board” in the applicable jurisdiction decides whether to grant each application for special valuation. If adopted, this process would be available for all owners of historic property in Pullman.

The City Council tentatively has determined that the Planning Commission would serve as the local review board for our community’s special valuation program. This would be a different role for the Planning Commission because, unlike all of its other decisions that take the form of recommendations to the Council, the Commission would make final decisions (appealable to Whitman County Superior Court) with respect to the special valuation program.

The program would be initiated by means of a City Council ordinance that outlines the process and creates approval criteria. The basic application procedure would be as follows:

- 1) a party files an application with the Whitman

County assessor

- 2) the county assessor forwards the application to the city
- 3) the local review board (Planning Commission) determines: a) whether the subject property can be classified as historic given the provisions of the Council ordinance, b) if rehabilitation expenses incurred by the owner over the past two years are equal to or greater than 25 percent of the assessed valuation of the structure, and c) if the rehabilitation work meets the historic preservation criteria in the ordinance
- 4) if the local review board approves the project, it enters into an agreement with the owner to maintain the historic character of the property and notifies the county assessor and state review board for historic preservation of its decision

At its meeting of December 14, the Planning Commission discussed this proposed program. Overall, Commission members expressed interest in taking on this new challenge. Planning department staff expects to prepare a draft ordinance soon regarding this matter. Once this preliminary document is produced, the Commission and Council will conduct public meetings to review and take action on it.



Work at the Greystone Church inspired the city to act on the special valuation process, but the program would be available for other historic properties, such as the Gladish Community Center (left) and Old Post Office Building (right)

Mixed Use Zoning

Recently, community members have expressed interest in the creation of a mixed use zoning district for Pullman. This potential district would allow for a combination of residential, commercial, and industrial land uses within close proximity to one another.

Some mixed use zoning already exists in the city. For instance, in commercial districts, like the downtown area, housing units are allowed on the upper stories above businesses located at the ground level. Residential uses are prohibited on the ground floor of structures within the downtown to support commerce as the primary activity in that particular area. In contrast, a mixed use zone would not promote one land use over another. It would provide flexibility for different types of uses arranged in a manner that would conform to certain criteria in the city code.

This concept of mixed use zoning was discussed by the Planning Commission at its December 14 meeting. Commission members at that time said they were generally receptive to the idea.



The area south of the industrial park along NE Terre View Drive is a possible location for a mixed use zoning district

Since the introduction of this zoning district would be new for Pullman, the planning department is soliciting input from the public in relation to this matter. As the city proceeds with this project, it will conduct public meetings to determine community sentiment regarding the various aspects of this proposal, including the fundamental question of whether the mixed use district should be created at all. If you have information you wish to convey to planning staff about this topic, please contact us. We welcome your comments.

**Season's Greetings
from all of us here
at the Pullman
planning
department!**

**We wish you and
yours a happy
holiday season and a
fulfilling 2006!**



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
Comprehensive Plan and Zoning Code Amendment	create new mixed use zoning district	citywide	staff conducting research and soliciting public input
Fairbanks Annexation	annex 58 acres to city in R2 and C3 pre-zone districts	north of city limits and west of State Route 27 (Palouse Highway)	CC accepted annexation notice; city awaiting petition from applicant
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 reviewing wetland information from applicant
Sunnyside Heights Subdivision No. 6 Preliminary Plat	divide 11.6 acres into 38 lots in R1 and R2 districts	southeast of intersection of SW Center Street and Itani Drive	PC recommended conditional approval on 12/14; CC meeting scheduled for 1/31
Oak Street Zone Change (Z-05-3)	rezone 18,000 square feet from R2 to R4	400 and 420 NE Oak Street	PC hearing scheduled for 1/25
City Transit Storm Water Project Substantial Development Permit No. 73	reroute and enlarge storm water outfall pipe	775 Guy Street	notice of application distributed; comment period ends 1/16
Appeal of Notice of Violation (A-05-4)	appeal of violation notice citing 3 dwellings on 6,500-sq-ft lot in R2 district	645 SE Taylor Street	BOA hearing of 12/19 continued to 1/30 to obtain additional evidence
Wal-Mart Supercenter SEPA determination and site plan	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Dr/Bishop Boulevard intersection	hearing examiner appeal hearing scheduled for 1/13 and 1/20
Valley Road Apartments site plan (05-18)	develop 7 apartments on a 10,832-sq-ft lot	1245 NE Valley Road	staff requested applicant to revise site plan
North Campus Heights Apartments Expansion site plan (05-19)	develop 42 additional apartments	1540 NE Merman Drive	staff requested applicant to revise site plan
State Street Townhomes site plan (05-20)	construct 4 townhouses on a 14,800-square-foot parcel	540 SW State Street	staff requested applicant to revise site plan
Kenwood Square Storage Building site plan (05-23)	construct a 468-sq-ft storage building at Kenwood Square apartment complex	225 NW Nye Street	staff reviewing site plan
Courtyard Heights Apartments site plan (05-24)	construct an 8-unit apartment house on 10,424-sq-ft lot with parking on nearby parcel	1020 NE B Street	staff reviewing site plan
River Trail Apartments site plan (05-25)	build a 30-unit apartment building above commercial space on a 30,197-sq-ft lot	1240 SE Latah Street	staff reviewing site plan
Cedar Pointe Condominiums site plan (05-29)	develop 9 condominiums on a 26,528-sq-ft parcel	2115 NE Westwood Drive	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

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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