

February 27, 2014



Planning Department Newsletter

COUNCIL ADOPTS RECREATIONAL MARIJUANA REGULATIONS

At its meeting of February 25, the City Council approved zoning code amendments that will allow recreational marijuana facilities in Pullman. This action was taken following the Planning Commission's favorable recommendation in January.

As explained in last month's newsletter, the city is addressing this matter in response to the passage of Initiative 502 in November of 2012. This initiative, which passed with the approval of 55.7 percent of voters statewide and 60.6 percent of voters in Pullman, legalized limited use of marijuana by persons aged 21 and older, and provided for the production, processing, and sale of marijuana products. The state, through the efforts of the Liquor Control Board, has developed an extensive set of rules to govern the process of licensing and operating marijuana facilities throughout Washington.

The zoning code regulations adopted by the Council will supplement the state's rules by specifying the parameters within which recreational marijuana businesses may function in Pullman. Under the new provisions, marijuana production and processing facilities will be permitted uses in the I1 Light Industrial and I2 Heavy Industrial districts, and marijuana retail facilities will be permitted uses in the C3 General Commercial zone. The regulations include off-street parking standards; restrictions on signs, advertising, and displays; provisions regarding abatement of odors and nuisances; a requirement that all recreational marijuana operations be conducted within a fully-enclosed building; a prohibition against a recreational marijuana facility being established in any building that contains a dwelling; a size limit for marijuana retail facilities of 6,000 square feet of net floor area; a limit on retail facility

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hours of operation from 8:00 a.m. to 12:00 midnight; and a 1,000-foot separation requirement from “sensitive uses” such as schools and child care centers. The last two items are reiterations of state rules that the city believed were sufficiently important to re-emphasize in our local standards.

Last September, the Council imposed a moratorium on the establishment of recreational marijuana sales, production, or processing facilities in Pullman. The Council made this decision to provide time for city officials to develop a response to this new law without interference from potential facility operators.

The zoning code amendments related to recreational marijuana facilities will go into effect on March 6. The moratorium that has been in place since September will be lifted on that same date.

The Liquor Control Board is currently reviewing a number of applications for locating marijuana facilities in Pullman. The Board issued a press release on February 19 stating that it intends to begin issuing licenses “in the coming weeks.” City staff will ensure that, if licenses are granted for properties in Pullman, the facility operators are in full compliance with the regulations adopted by the Council.

BOARD OF ADJUSTMENT APPROVES REANEY PARK SPRAY PAD

At long last, the proposal to establish a spray pad at the Reaney Park pool complex has successfully proceeded through the first stage of the development review process. At a public hearing on February 24, the Board of Adjustment granted a conditional use permit for this project, subject to two conditions described below.

Reaney Park is located within an R4 High Density Multi-Family Residential zoning district. The permit application was necessary because park improvements are classified in the zoning code as conditional uses in all residential districts (meaning they demand a higher degree of scrutiny than residential developments in those districts).

The application for the proposed spray pad was assembled by the city public works department in concert with personnel from the parks and recreation office. The planned spray pad will consist of a variety of water spray features over a 3,300-square-foot space located directly south of the existing dive pool. Installation of the spray pad will entail mechanical and electrical upgrades as well as a new building to house the new equipment. Additional work around the pool complex will include: replacing the liner in the dive pool; constructing disabled

access improvements for the dive pool; and conducting pool house renovations involving improvements to the restrooms and possibly the addition of one or more family changing restrooms. The city is also proposing to construct approximately 2,700 square feet of new pool deck space and remodel another 600 square feet of the deck to compensate for the area lost through the installation of the spray pad. Development of the new deck space is expected to eliminate four parking spaces on the Morton Street side of the pool complex.

Public works will ensure that a public safety vehicle turnaround will be provided west of the pool complex.

According to City Code, one off-street parking space is required for every 100 square feet of lot area used for pool facilities. Planning staff determined that 31 parking spaces are required for this project (27 new parking spaces for the spray pad plus four parking spaces to offset those lost in the construction of the new pool deck). Given the site constraints at Reaney Park, including the

presence of the South Fork of the Palouse River just to the south, the public works department proposed to install only 15 additional parking spaces at the property (to be located west of the pool complex off Morton Street), and requested a parking variance as part of the conditional use permit application. As part of its justification for this request, public works noted in its application that Reaney Park is centrally located, thereby facilitating pedestrian/bicycle travel to the site; the Reaney Park pools are open only during the summer, when parking demand in Pullman is decreased; and there are existing city-operated parking lots on nearby Spring Street to store vehicles.

Planning staff distributes notice of pending conditional use permit applications to all affected city departments. When the fire department reviewed the proposal to place 15 parking spaces west of the pool complex, it noted that this area is currently utilized as a turnaround for public safety vehicles. Accordingly, the fire department responded by stating that any plans to add parking spaces in this area should accommodate the department's need for a turnaround at this location.

At the public hearing for this proposal, deputy public works director Clayton Forsmann and parks superintendent Kurt Dahmen provided testimony. Mr. Forsmann indicated that public works will be working with the fire department to ensure that a proper public safety vehicle turnaround is provided at the site. Towards that end, he said the public works department may install some of the new parking spaces along Morton Street or Gray Lane when those roadways are improved this summer rather than add all of the new parking west of the pool complex.

Mr. Dahmen mentioned that many community members over the years have worked to make the spray pad a reality. He said that some Pullman citizens rallied as early as 1985 to promote the construction of such a facility. In recent years, former City Council member Bill Paul became well known as a staunch advocate, expressing interest on multiple occasions in allocating the necessary resources for the spray pad.

After receiving this testimony, the Board of Adjustment discussed the application. All members agreed that the proposed improvements would be a benefit for the community and would fit in comfortably with the neighborhood. In the end, the Board unanimously approved the application, subject to the following conditions:

- 1) the applicant shall cooperate with the fire department to provide an acceptable public safety vehicle turnaround at the subject property; and
- 2) the required off-street parking for the project is allowed to be reduced from 31 parking spaces to 15 spaces, with the recognition that this condition authorizes a variation from the existing zoning code standards, as permitted in the conditional use permit chapter of the Zoning Code.

Public works staff expects construction of the spray pad and associated improvements to occur this summer. The entire Reaney Park pool complex will be closed for all of 2014 as this construction occurs.



The Reaney Park pool complex will be closed for all of 2014 to accommodate construction of the spray pad and attendant facilities. The location of the proposed spray pad is the deck area shown on the right side of this photograph.



Pending Land Use Proposals

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
College Hill Design Standards	formulate design standards for new construction	College Hill Core	stakeholders meeting held 10/27/11 on design concepts; PC reviewed concepts 1/15/14 and 2/26/14
Zoning Code Amendment (Pigs)	code amendment to allow pigs in city	Citywide	CC directed staff on 8/27/13 to draft amendment to allow pigs with qualifications; staff developing standards
Zoning Code Amendment (Recreational Marijuana)	code amendment to regulate recreational marijuana facilities	Citywide	CC passed six-month moratorium 9/24/13; PC recommended action 1/29/14; CC approved amendment 2/25/14
Shoreline Master Program Update	revise city's Shoreline Master Program in collaboration with Whitman County	Citywide	public kickoff meeting held 12/4/13; consultant conducting shoreline inventory
Harrison and Windus Street Vacations	vacate portions of NW Harrison and NW Windus Streets	between NW Ritchie Street and N. Grand Avenue	PC recommended approval 2/26/14; CC meeting to be scheduled
Paradise Hills Subdivision No. 8 preliminary plat	divide 14.0 acres into 38 lots and public streets	south of intersection of NW Terre View Drive and NW Marshland Street	staff reviewing application; possible PC hearing on 3/26/14
Whispering Hills West Subdivision preliminary plat	divide 50.1 acres into 156 lots and public streets	west of intersection of SW Golden Hills Drive and SW Panorama Drive	staff reviewing application; possible PC hearing on 3/26/14
Sunnyside Heights Addition No. 8 preliminary plat	divide 3.2 acres into 11 lots and public streets	north of intersection of SW Center Street and SW Panorama Drive	staff reviewing application; possible PC hearing on 3/26/14
Reaney Park Pool Spray Pad Conditional Use Permit (C-14-1)	construct 3,300-square-foot spray pad and attendant facilities	Reaney Park, 690 NE Reaney Way	BOA approved application 2/24/14
Mary's Park Conditional Use Permit (C-14-2)	develop park facilities on 5-acre site	southeast of intersection of SE Johnson Avenue and SE Old Moscow Road	staff reviewing application; probable BOA hearing on 4/21/14
College Hill Historic Property Inventory	use federal funds for an historic building survey	vicinity of NE Maple Street	consultant filed draft survey report 8/19/13; DAHP approved report 10/10/13; consultant presented findings at a 1/30/14 public meeting
Downtown Historic Property Inventory Grant Application	use federal funds for an historic survey of about 40 properties	vicinity of Grand Avenue and Main Street	DAHP approved application 6/10/13; CC approved contract 11/12/13; consultant selected 2/24/14
Palouse/Maple Streets Local Historic Register Nomination	list parts of Palouse and Maple Streets on the historic register	Palouse and Maple Streets from Kamiaken Street to Whitman Street	CC reviewed nomination on 11/12/13, and postponed action pending code revision
Veterans' Memorial Local Historic Register Nomination	list the Veterans' Memorial on the historic register	northeast corner of NE Spring and E. Main Street	CC action deferred pending code revision
Pullman Armory Shoreline Substantial Development Permit (No. 82)	pave parking area in rear of lot	540 E. Main Street	staff approved permit and transmitted pertinent documentation to DOE 2/24/14
Klemgard/Bishop Signal Shoreline Substantial Development Permit (No. 83)	install traffic signal and widen roadway	intersection of SE Bishop Boulevard and SE Klemgard Avenue	staff approved permit and transmitted pertinent documentation to DOE 2/11/14
Reaney Park Pool Spray Pad Shoreline Substantial Development Permit (No. 84)	construct 3,300-square-foot spray pad and attendant facilities	Reaney Park, 690 NE Reaney Way	notice of application issued 2/21/14; comments due 3/24/14

Pending Land Use Proposals (continued)

PROJECT	DESCRIPTION	LOCATION	STATUS
Mary's Park Shoreline Substantial Development Permit (No. 85)	develop park facilities on 5-acre site	southeast of intersection of SE Johnson Avenue and SE Old Moscow Road	notice of application issued 2/21/14; comments due 3/24/14
State Street Water Line Shoreline Substantial Development Permit (No. 86)	replace water line in NW State Street	NW State Street from NW Davis Way to NW Harrison Street	staff reviewing application
Joswig-Jones Animal Request (No. 14-2)	keep up to 4 chickens on 16,000-square-foot property	420 W. Main Street	staff approved request 2/25/14
Valley Road Apartments site plan (13-8)	develop 6-plex on 11,675-square-foot lot	1245 NE Valley Road	staff requested applicant to revise site plan
Golden Hills Multi-Family West site plan (13-9)	develop 24 apartments on two-acre site	south of SW Old Wawawai Road and west of SW Golden Hills Drive	staff requested applicant to revise site plan
Washington State Dept. of Transportation Wash Building site plan (13-14)	construct 1,200-square-foot wash building	980 NW Davis Way	staff requested applicant to revise site plan
Sherwin Williams Commercial Building site plan (14-1)	demolish existing structure and construct 3,500-square-foot building	1225 S. Grand Avenue	staff requested applicant to revise site plan
Restaurant Addition to Bell Tower site plan (14-2)	add vestibule/deck and remodel 2,167 square feet of existing building	125 SE Spring Street	staff requested applicant to revise site plan
Holiday Inn Express Remodel site plan (14-3)	remodel portions of hotel and add 430-square-foot breakfast buffet area	1190 SE Bishop Boulevard	staff approved site plan 2/24/14
Chapman Duplex site plan (14-4)	develop duplex on 6,016-square-foot lot	1063/1065 NE B Street	staff requested applicant to revise site plan
SEL Child Care Center site plan (14-5)	construct 28,000-square-foot child care building on 2-acre site	southwest corner of NE Hopkins Court and NE Andrus Drive	staff reviewing site plan
Taco Bell Restaurant site plan (14-6)	demolish existing structure and construct 2,400-square-foot restaurant	425 NE Stadium Way	staff reviewing site plan
Aspen Heights Multi-family site plan (14-7)	develop 192 dwellings on a 45-acre parcel	northwest corner of the intersection of NE Merman and NE Skyview Drives	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; HPC: Historic Preservation Commission; DOE: State Department of Ecology; DAHP: State Department of Archaeology and Historic Preservation

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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