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Planning Department Newsletter

PUBLIC WORKS PROJECTS IN THE WORKS FOR 2014

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The public works department will be working on a number of construction projects this summer and fall. The following is a summary of the major activities planned for 2014.

Stadium Way Resurfacing

Federal grant funding has been secured to repave Stadium Way from Grand Avenue to Orchard Drive/Colorado Street, following up on the utility repairs and upgrades that were accomplished in this roadway last year. The work includes reconstructing 27 curb ramps to ADA (Americans with Disability Act) standards, and improving

traffic signals at Stadium Way's intersections with Grand Avenue and B Street/Valley Road (primarily involving a switch to video detection). The curb work has already begun, and the project is expected to be done by August.

Reaney Park Pool Complex Improvements

As reported in previous editions of this newsletter, a new splash pad with various water features will be constructed adjacent to the existing outdoor pools at Reaney Park. This undertaking will also involve a new liner for the diving pool, remodel of the existing restroom facility, and expansion of the pool deck (to compensate for the loss of pool deck space due to the new splash pad). The work will include the establishment of a 15-space parking lot on the west side of the pool complex. Construction is expected to start in June and be completed in September.



Construction has already begun on the curb ramps along Stadium Way.

Reaney Park Street and Utility Improvements

The streets surrounding Reaney Park will be reconstructed as part of this project. The streets affected will be Lentil Lane, Reaney Way, Gray Lane, and Morton Street. The work will include replacement of existing sanitary sewer and storm drain lines, and construction of a section of new storm drain piping. Also, 11 new accessible curb ramps will be installed as part of this venture. This project was initially scheduled to be done this summer, but, given the busy schedules of local contractors, it is now planned to be concluded by October.

Old Wawawai Road Improvements

The portion of Old Wawawai Road between Davis Way and Marcia Drive is the focus of this improvement project. The segment of the roadway from Davis Way to Main Street will be widened, and a pathway will be added to fill in the existing gap at

this location. The plans also call for new asphalt paving out to Marcia Drive. This activity is slated to be finished by mid-October.

SR 270/Terre View Drive Sewer

This project involves construction of a large diameter trunk line to extend the city's sanitary sewer system from Bishop Boulevard easterly along State Route 270 (Pullman-Moscow Highway) to Terre View Drive, and then northerly along Terre View Drive to Grimes Way. This venture is jointly funded by the city and WSU, with assistance from a grant obtained through Whitman County. The trunk sewer will be oversized to accommodate future growth in the Pullman-Moscow corridor, and on the east side of the WSU campus.

These and other projects around town will affect most motorists, pedestrians, and bicyclists who are out and about this summer and fall. Please exercise caution in all construction zones, and please be courteous to all construction workers.



The portion of Old Wawawai Road between Davis Way and Main Street is slated for widening and the addition of a pathway.

TRAFFIC CALMING DISCUSSED AT SUBDIVISION HEARINGS

On May 13, the City Council approved two subdivision applications for residential development. The first of these applications was the Paradise Hills Subdivision No. 8 preliminary plat, which relates to the division of 14 acres of land into 38 lots and public streets south of the intersection of NW Terre View Drive and Marshland Street on Military Hill. The second request was the Sunnyside Heights Addition No. 8 preliminary plat, which involves the division of 3.2 acres of land into 11 lots and public streets located on Panorama Drive just south of Sunnyside Park.

These two applications were considered by the Planning Commission on April 23 at separate public hearings. At both hearings, vehicular traffic was the major topic of interest.

The Paradise Hills proposal includes a new street segment, Canyon View Drive, that would extend from NW Terre View Drive south about one-quarter of a mile. The southern

terminus of this proposed roadway is located about 350 feet north of the existing segment of Canyon View Drive in the residential development west of the high school. The developer could not propose a connection for the proposed and existing sections of Canyon View Drive because some of the property in between is owned by the Pullman School District (which is considering the release of this property in the future). At the Commission's hearing, several individuals who live in the vicinity of the existing Canyon View Drive expressed concern about vehicular traffic that would use the roadway when the connection is eventually made. They asked that the city be proactive in its approach to managing transportation impacts in the area by imposing traffic calming measures (e.g., speed humps, reduced street width at selected points, median islands) on the proposed portion of Canyon View Drive in anticipation of future traffic,



It is likely that future subdivision activity in the vicinity of the high school will transform this existing segment of Canyon View Drive into a through street.

asserting that these measures would help slow down vehicles and enhance public safety. During its deliberations, the Commission reached consensus that it would be inappropriate to require traffic calming measures on the proposed segment of Canyon View Drive before the street connection is made, but it did acknowledge the testimony it received in its formal recommendation to the City Council.

At the Commission's hearing related to the Sunnyside Heights subdivision, the majority of public input revolved around vehicular traffic on Center Street. The applicant, and two residents from the neighborhood, commented that there is a large volume of traffic on Center Street that travels at excessive speed now that

the roadway has been connected through to Lost Trail Drive. The residents called for the implementation of traffic calming measures on the street before serious accidents occur. Planning staff mentioned that the city is currently acting on this matter by coordinating with a local engineering firm to conduct a transportation study for Center Street. As with the previous proposal, the Commission noted the traffic concerns of those who testified in its official recommendation to Council.

Construction work on both of the approved subdivisions is expected to begin this summer. As these developments progress, the city will monitor traffic impacts and take action as appropriate to address public safety.

PLANNING COMMISSION MEMBER RESIGNATIONS

During the month of May, three Planning Commission members transmitted letters of resignation to Mayor Glenn Johnson. The three departing members are Ken Paulson, Garren Shannon, and Chud Wendle.

Ken served on the Commission for 7½ years, Garren for 6½ years, and Chud for five years. Collectively, these members reviewed 20 zoning map changes, 14 subdivisions, six annexations, six street dedications, 12 street vacations, and four zoning code text amendments. During their tenure, they addressed such varied topics as downtown parking, the College Hill Core Neighborhood Plan, a proposal to establish pre-development neighborhood meetings, the WSU Campus Master Plan update, urban growth area

expansion, development of the city's historic preservation program, keeping of miniature pigs, recreational marijuana, annual capital improvement programs, and the city's shoreline master program update. The planning department is grateful to each of these members for their assistance in facilitating the orderly development of Pullman over the years.

Citizens who have an interest in being considered for membership on the Commission are encouraged to apply to the mayor's office. Applications are available at City Hall or at the following City of Pullman webpage: <http://www.pullman-wa.gov/city-council-boards/city-boards>.



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	PC reviewed concepts 1/15/14 and 2/26/14; CC reaffirmed project 4/1/14; staff formulating standards
Zoning Code Amendment (Pigs and Electric Fences)	code amendment to allow miniature pigs and electric fences in city	Citywide	CC directed staff on 8/27/13 to draft pig code amendments; PC recommended draft amendments 5/28/14
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
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	PC recommended approval 4/23/14; CC approved plat 5/13/14
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	PC recommended approval 4/23/14; CC approved plat 5/13/14
Davis Way street vacation petition	vacate 3,600 square feet of Davis Way right-of-way	Davis Way near its intersection with State Street	staff reviewing sufficiency of petition
Concordia Church Preschool Conditional Use Permit (C-14-3)	establish preschool in existing house	1765 NE Lower Drive	probable BOA hearing on 6/16/14
Pimlico Apartments Sign Variance (V-14-1)	retain existing sign at 30 square feet in area and 8 feet in height	1455 NE Brandi Way	staff reviewing application; probable BOA hearing on 7/21/14
Harrington Setback Variance (V-14-2)	construct garage and house addition with 6-foot rear setback	230 NW Olsen Street	staff reviewing application
Downtown Historic Property Inventory	use federal funds for a survey of about 40 historic properties	downtown area	CC approved contract 11/12/13; consultant selected 2/24/14; consultant conducting survey
Pioneer Hill Historic Property Inventory Grant Application	use federal funds for a survey of about 35 historic properties	vicinity of the High Street/Jackson Street intersection	CC endorsed application 4/1/14; application sent to DAHP 4/14/14
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 granted consent 5/6/14; probable HPC meeting 7/14/14
Veterans' Memorial Local Historic Register Nomination	list the Veterans' Memorial on the historic register	northeast corner of NE Spring and E. Main Street	CC granted consent 5/6/14; probable HPC meeting 7/14/14
St. James Episcopal Church Local Historic Register Nomination	list the church on the historic register	600 NE Oak Street	HPC meeting scheduled for 6/9/14
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	city approved permit and transmitted same to DOE; state appeal period ended 5/2/14
Guyett Animal Request (14-3)	keep up to 6 chickens on residential lot	800 SE Meadow Vale Drive	staff approved request 4/28/14; appeal period ended 5/12/14
Concordia Church Preschool Joint Parking Request	share parking spaces between preschool and church	1015 NE Orchard Drive	staff approved request 5/22/14; appeal period ends 6/6/14
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

Pending Land Use Proposals (continued)

PROJECT	DESCRIPTION	LOCATION	STATUS
Chapman Duplex site plan (14-4)	develop duplex on 6,016-square-foot lot	1063/1065 NE B Street	site plan approved 5/9/14
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	site plan approved 5/7/14
Pullman High School Bid Package 1 site plan (14-8)	conduct first phase of high school reconstruction project	510 NW Greyhound Way	site plan approved 5/22/14
Reaney Park Sprayground site plan (14-9)	construct 3,300-square-foot spray pad and other pool improvements	690 NE Reaney Way	site plan approved 5/15/14
Illinois Street Duplex site plan (14-10)	build duplex on 6,400-square-foot lot	815 NE Illinois Street	staff reviewing revised site plan
Wysup Imports and More site plan (14-11)	create 17 paved auto display areas in existing grass area	1220 S. Grand Avenue	staff requested applicant to revise site plan
Pullman High School Bid Package 2 site plan (14-12)	demolish majority of existing building, renovate 47,000 square feet of existing building, and add 135,000 square feet of floor area	510 NW Greyhound Way	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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WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
