



COMPREHENSIVE PLAN NEIGHBORHOOD MEETINGS SET FOR SEPTEMBER

Inside this issue:

- Consultant Completes
Downtown Historic
Property Inventory* 3
- Pending Land Use
Proposals* 4

The city is embarking on a full-scale revision of its Comprehensive Plan this year, and the planning department has scheduled a series of neighborhood meetings to start the process. The purpose of these meetings is to gather input from local residents, business persons, and property owners for use in charting the most favorable course for the future layout and characteristics of Pullman.

The Comprehensive Plan is the city's basic guide for growth and development within the community. Our existing plan was adopted in 1999. It contains extensive background information on the local area and five "elements" that present goals and policies related to land use, housing, transportation, capital facilities, and parks/

open space. The city uses these goals and policies to craft the development regulations set forth in the zoning code, subdivision ordinance, historic preservation rules, and environmental standards.

One of the key components of a comprehensive plan is the urban growth area (UGA) map, that identifies the territory the city intends to grow into by a certain time frame. In March of last year, after extensive review by city officials, the City Council amended the Comprehensive Plan to include an updated UGA map. This updated UGA displays land use designations (e.g., residential, commercial, and industrial) for areas inside and outside the current city limits, and allows room for growth to the year 2060 according to the latest

population forecasts. The full-scale revision of the Comprehensive Plan will build on the work already done to create this amended UGA map.

schools, local business, cultural resources, and recreational programs. Refreshments will also be served during the sessions.

The upcoming neighborhood meetings will be informal, and participants will be able to provide their comments either orally or in writing. Topics likely to be discussed include population growth, housing, transportation, public facilities, environmental issues, parks,

neighborhood

If you cannot attend the session that

is occurring in your neighborhood, feel free to show up at one of the other meeting locations. The format for each of the meetings will be the same. We encourage everyone to participate in these events so we can help shape the future of this community together!



The time and place for each neighborhood meeting will be:

- Wednesday, September 10 at 7:00 p.m.
Jefferson Elementary School, 1150 NW Bryant Street
- Thursday, September 11 at 7:00 p.m.
Sunnyside Elementary School, 425 SW Shirley Street
- Wednesday, September 17 at 7:00 p.m.
Lincoln Middle School, 315 SE Crestview Street
- Monday, September 29 at 7:00 p.m.
Community Congregational Church, 525 NE Campus Street

If you have any questions about the neighborhood meetings, please contact planning director Pete Dickinson by phone at 509-338-3213, by email at pete.dickinson@pullman-wa.gov, or by visiting City Hall at 325 SE Paradise Street.



CITY OFFICES WILL BE CLOSED

MONDAY, SEPTEMBER 1, 2014 - LABOR DAY.

CONSULTANT COMPLETES DOWNTOWN HISTORIC PROPERTY INVENTORY

As described in the March edition of this newsletter, the city recently received a grant from the Washington State Department of Archaeology and Historic Preservation to conduct an inventory of historic properties in the downtown area. The city selected the Spokane-based consulting firm of A.D. Preservation to perform this work.

The consultant staff started the project in April by conducting research of available records regarding the history of the downtown and the individual sites therein. Interspersed with this research, the consultant team visited the central business district on several occasions to record notes and take photographs pertaining to buildings and objects in the area. The final phase of the project involved evaluation of the collected information and preparation of a survey report to document the consultant’s findings.

The area selected for the inventory encompassed approximately 30 acres. Originally, the city had requested that the consultant survey about 40 properties to be jointly selected by the city and the consultant.

Personnel from A.D. Preservation took the initiative to go far beyond that original request. At no additional cost to the city or the state, the consultant surveyed 89 sites in the downtown area, including 53 properties that were designated for “expanded discussion” in the final report.

The consultant noted that two downtown buildings (the U.S. Post Office at Paradise and Kamiaken Streets, and the Cordova Theater on North Grand Avenue) are already listed on the National Register of Historic Places. The consultant determined that three other buildings (the Washington National Guard Building on Main Street, the Mason Building [now known as the Anawalt Building] on North Grand Avenue, and the Jackson Block [which includes the former Audian Theater] on Main Street) are eligible for inclusion on the National Register. In addition, the consultant found that a portion of the downtown appears to be potentially eligible for listing as a National Register historic district, with 36 of the survey sites being included as contributing properties within this district.

To assist in disseminating this information to the community, the city has scheduled a public



The Jackson Block is one of three downtown buildings the consultant found to be eligible for addition to the National Register of Historic Places.

meeting for Tuesday, September 2, at 7:00 p.m. in the Council Chambers of Pullman City Hall, 325 SE Paradise Street. Professional staff from the A.D. Preservation firm will be in attendance at this meeting to present more details regarding

the inventory and answer questions from the audience. If you have an interest in this topic, you are encouraged to attend this upcoming meeting. Also, keep watching the Planning Department page of the city website as the consultant’s survey report is scheduled to be posted there in the near future.



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
Comprehensive Plan Revision	full-scale revision of city's Comprehensive Plan	Citywide	neighborhood meetings scheduled for September
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
Shoreline Master Program Update	revise city's Shoreline Master Program in collaboration with Whitman County	Citywide	consultant completed draft shoreline inventory 6/20/14; consultant drafting shoreline restoration plan
Davis Way street vacation petition	vacate 3,600 square feet of Davis Way right-of-way	Davis Way near its intersection with State Street	State Dept. of Transportation reviewing petition
Sunnyside Heights Addition No. 9 Preliminary Plat	divide 6.3 acres into 23 lots and public streets	south of Center Street and west of Itani Drive	staff reviewing application; probable PC hearing on 9/24/14
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	consultant completed survey report; public meeting to present results of report scheduled for 9/2/14
Itani Rentals LLC Boundary Line Adjustment Application	adjust boundary 0.4 feet between structures	1005 and 1015 SW Center Street	planning approved proposal; engineering reviewing application
Itani Rentals LLC Administrative Variance Application (AV-14-2)	allow structure with a 4.62-foot side setback	1005 SW Center Street	planning staff review pending outcome of associated boundary line adjustment
Itani Rentals LLC Administrative Variance Application (AV-14-3)	allow structure with a 4.54-foot side setback	1015 SW Center Street	planning staff review pending outcome of associated boundary line adjustment
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
Illinois Street Duplex site plan (14-10)	build duplex on 6,400-square-foot lot	815 NE Illinois Street	site plan approved 7/24/14
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	site plan approved 8/28/14
Pullman Building Supply site plan (14-13)	construct 115,000 square feet of retail and storage buildings on 11.5 acres	northwest corner of Fairmount and Harvest Drives	site plan approved 7/24/14
Golden Hills Multi-Family West Phase I site plan (14-14)	develop 48 apartments on 5.6-acre site	south of SW Old Wawawai Road and west of SW Golden Hills Drive	staff requested applicant to revise site plan
Blue Sky Storage Expansion site plan (14-15)	grade site for placement of future storage building	2500 S. Grand Avenue	staff requested applicant to revise site plan
Jess Ford Parking Lot site plan (14-16)	regrade and expand parking lot	2590 S. Grand Avenue	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; 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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WWW.PULLMAN-WA.GOV
