

June 19, 2020



DRAFT COMPREHENSIVE PLAN UPDATE RELEASED

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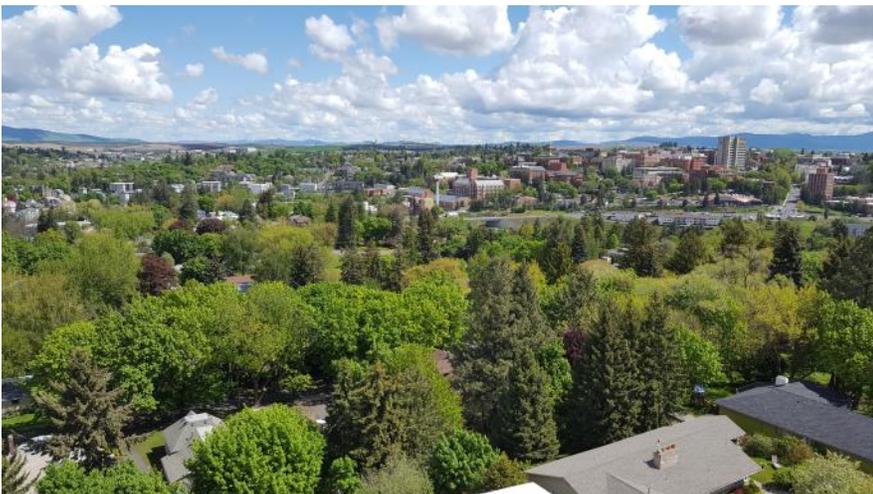
Earlier this week, the planning department released a draft Comprehensive Plan Update for review by the community. The document is available for examination at the “Draft Comprehensive Plan” portal on the home page of the city’s website, or by means of this link: <https://bit.ly/2UO0koP>.

This draft plan has been created to replace the city’s existing Comprehensive Plan, which was adopted in 1999, with significant amendments approved in 2013. The planning department has been gathering public input and background data for several years to produce the content of the draft plan. The basic purpose of the plan is to establish a vision for the community, and identify the steps

necessary to make that vision a reality.

This draft plan was prepared by planning staff with considerable input from the Planning Commission, and with attention paid to recent City Council priorities. BERK Consulting, Inc. of Seattle has been working with the planning department over the past six months to help prepare the draft update. Prior to that, the consulting firm of David Evans and Associates, Inc. provided assistance on this project.

The document contains six “elements” that set forth goals and policies regarding the following topics: Land Use, Community Design, Housing, Transportation, Parks and Open Space, and Capital Facilities. Two of these elements (Land Use and Transportation) are required by state law to be incorporated into a Comprehensive Plan for a municipality such as Pullman that is partially planning under the Growth Management Act. The other elements have been included to address vital aspects of a healthy community. The plan includes extensive background information and statistics related to various subjects. This material is



spread throughout the body of the document, and in the appendices supplied at the end.

The document has been formulated to plan for growth and development out to the year 2060. The plan anticipates that the city's current population of 34,560 will expand to 46,000 at the end of this 40-year period.

The draft plan contains nine chapters and the appendices mentioned previously. The chapters are summarized below.

Chapter 1: Plan Foundation

This chapter provides an introduction to the draft plan and recounts the public input processes that were employed to develop the plan's vision and goals. It also outlines the organization of the plan, and notes the importance of amending the plan as circumstances change.

Chapter 2: Vision & Framework

The vision statement is provided at the beginning of this chapter, which describes Pullman as "an innovative education- and agricultural-center in the heart of the Palouse." This statement is followed by a series of "Framework Principles" that define the community's ongoing aspirations for a welcoming sense of place, an abundant variety of high quality and affordable housing, a diverse and thriving economy, accessible transportation choices, sound public facilities, and a healthy natural environment.

Chapter 3: Land Use

Land use is a central feature of the Comprehensive Plan because it influences many aspects of community health and vitality, and it serves as the basis for establishing zoning and other development regulations that determine where people live, work, shop, and recreate. In addition to land use, this chapter addresses economic development and environmental matters. This element also presents the Land Use Plan Map that depicts

existing and proposed land use designations within the city's urban growth area (i.e., land that is allocated for future community growth). The goals and policies in this chapter call for efficient urban development and farmland preservation, conservation of natural resources, and self-sufficient residential neighborhoods that are readily accessible to basic services and amenities such as businesses and parks. In addition, the objectives promote a thriving commercial sector, diversified industry, and a successful partnership with WSU. A new "Mixed Use" zoning district is also proposed in this element to facilitate a combination of residential, business, and institutional growth in appropriate settings.

Chapter 4: Community Design

The appearance of a community plays a key role in creating and maintaining a livable community. This is a new element for the city's Comprehensive Plan, underscoring the importance of design in the city's development. The goals and policies in this chapter support improving community appearance, including entrances to town, streetscapes, and residential and business districts; promoting the historic identity of Pullman through preservation of historic and cultural resources; developing a design review program for downtown, followed by expansion to other areas in town; and integrating Pullman's natural setting into the city's community design.

Chapter 5: Housing

The provision of safe and affordable housing within a comfortable neighborhood is a fundamental aspect of a healthy community. This housing element presents a number of statistics that reflect the city's location in a resident-based college community. The goals and policies in this element include rehabilitating residential districts as appropriate to protect neighborhood livability, encouraging a wide variety of housing types at a range of

prices, proactively engaging with other entities to provide affordable housing, and addressing local homelessness through collaboration with appropriate organizations.

Chapter 6: Transportation

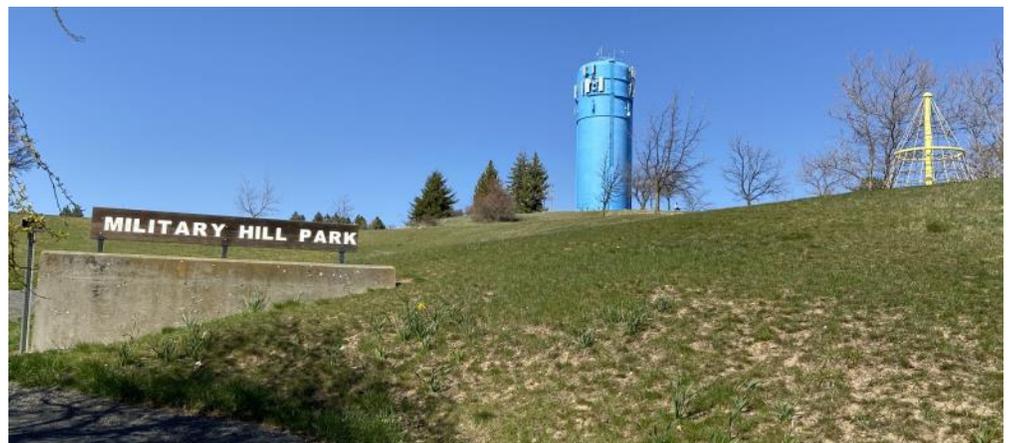
The transportation element recognizes the critical role that circulation plays in the functioning of a community. This chapter includes maps depicting plans for vehicular and pedestrian/bicycle routes in the Pullman area. The goals and policies in this element promote full connectivity throughout the community by means of all transportation modes, development of a funding plan for the construction of a bypass route(s) and for the construction of missing ring routes within the city, construction of street improvements in accordance with the city’s complete streets policy, updating of the city’s Pedestrian/Bicycle

Circulation Plan, expansion of facilities and services at the Pullman-Moscow Regional Airport, continued extension of the city’s transit system, reduction of parking space requirements for multi-family dwellings and businesses in certain circumstances to better reflect vehicle usage, and implementation of a mandatory on-street parking permit system for all streets in the College Hill Core area.



Chapter 7: Parks and Open Space

Parks and open space add substantially to the quality of life in a community. The goals and policies in this chapter support creation of opportunities for community gathering and healthy lifestyles through a robust park and recreation system; establishing level of service criteria for parkland and recreation facilities; consideration of a program to require parkland, or a fee in lieu of, for new residential subdivisions; and development of a plan for a regional recreation center that provides both indoor and outdoor facilities.



Chapter 8: Capital Facilities

Capital facilities and utilities are the basic services furnished to support land use and development in the community. These facilities include systems operated by the city as well as those operated by other public agencies (e.g., WSU) and private companies. The goals and policies presented in this element encourage the provision of facilities, utilities, and services for all land uses to support community growth, and to provide for public health, safety, and economic well-being; continued collaboration with neighboring jurisdictions through the Palouse Basin Aquifer Committee to ensure a sustainable water supply for the region; and the pursuit of enhanced revenue to maintain a sustainable tax base for the provision of public services. This chapter also advocates for the creation of a “Public Facilities” zoning district

to facilitate the establishment and expansion of public facilities at appropriate sites.

Chapter 9: Implementation

This chapter identifies the specific actions needed to implement the vision, goals, and policies that are contained in the plan. The tables provided in this chapter set forth the proposed implementation measures and the departments/agencies that would be responsible for their administration.

Planning staff will be introducing the draft Comprehensive Plan Update at the City

Council meeting of June 23 and at the Planning Commission session of June 24. The planning department anticipates that the Planning Commission will conduct multiple public workshops before the city advances to required formal hearings and meetings hosted by the Commission and Council.

The planning department welcomes feedback from community members regarding the content of the draft plan. Staff encourages submittal of comments by means of email, postal mail, or telephone communication.

PETE’S LAST NEWSLETTER

As noted in the March 2020 edition of this newsletter, Planning Director Pete Dickinson is retiring next week after 36 years in the Pullman planning office. Economic Development Manager Jennifer Hackman will assume leadership responsibilities for the planning department on an interim basis until a new planning director is appointed.

I’ve thoroughly enjoyed the opportunity to serve the members of this community over the past 36 years.

Pete offered these words as he bids farewell:

So, this is it—the last newsletter to be produced under my supervision as planning director. We started this bulletin back in November of 2004, and we have published an edition almost every month since then. That amounts to 184 contributions to inform the public about planning and development matters in this community. I trust that this newsletter has served a valuable purpose for all who have read its pages from time to time.

I want to thank my colleagues for their input and inspiration with regard to the content of these newsletters. I am grateful to Assistant Planner Jason Radtke, Administrative Specialists Valerie Weaver and Cynthia Goodwater, and Planning Aide Ariel Medeiros for all of their support. And I especially want to thank Administrative Assistant Beth Johnson for her painstaking work in formatting each of these newsletters to make them always look so sharp (and for correcting my awkward sentence structure every once in a while :-)).

It’s been a great experience sharing information about the many achievements here in Pullman.



Left to right: Valerie, Beth, Pete, and Ariel. Jason and Cynthia unavailable for photo.

City offices will be closed on Friday, July 3, 2020 in observance of the Independence Day holiday.

You are invited to
**an open house
retirement party**

honoring Pete Dickinson



DATE: Thursday, June 25th, 2020
TIME: 2:00pm—5:00pm
(open house style; stop by when you can)
LOCATION: New Parks & Recreation Gym
190 SE Crestview, Bldg. B

*****Please use the entrance to the Senior Center
(on the north side of the building)*****

Pete has been with the City of Pullman Planning Department since 1982. This is an opportunity to congratulate him on a successful career guiding the development of our community.

This event will comply with current COVID-19 & Phase 3 restrictions:

- Only 50 people will be allowed into the space at a time.
- Cloth facial coverings are required (***please bring your own mask***).
- Social distancing shall be maintained.
- Attendees will be asked to sign-in upon arrival for contact tracing purposes.
- Please refrain from attending if you have had any possible symptoms of COVID-19 or think you may have been exposed.





Pending Land Use Proposals

Displayed below are land use applications submitted for planning department action 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	draft plan released 6/16/20; CC discussion meeting scheduled for 6/23/20; PC discussion meeting scheduled for 6/24/20
Animal/Fowl Zoning Code Amendments	amend code related to keeping of chickens and miniature pigs	Citywide	PC held discussions at 3/27/19 and 4/24/19 meetings; PC recommended approval on 12/18/19; CC action suspended
Small Cell Facilities Zoning Code Amendments	revise code to provide for small cellular network equipment	Citywide	PC hearing continuance scheduled for 4/22/20 was canceled; further action suspended
Hearing Examiner Zoning Code Amendments	amend code to establish a hearing examiner system	Citywide	CC discussion suspended
Kamiak Cottages PRD Preliminary Plat and Kamiak Cottages Planned Residential Development	divide 3.7 acres into 18 lots and develop 12 cottage homes and accessory structures on a portion of the site	300 feet southeast of the intersection of NW Terre View and NW Canyon View Drives	PC action suspended
Gilbane Zone Change Application (Z-20-1)	rezone 2.8 acres from R3 to R4	northeast of intersection of NW Ritchie Street and NW Stadium Way Extension	PC action suspended
Vulelich Annexation	annex 106 acres of land into the city	southeast of intersection of S Grand Avenue and SW Golden Hills Drive	PC action suspended
Elevate Student Housing Conditional Use Permit Application (C-19-3)	develop 292 apartments and commercial parking on 4.9-acre site with variances involving number of parking stalls, parking area dimensions, building height, and floor area ratio	1200 block of SE Johnson Avenue	applicant revising application materials
High Street Short Term Rental Conditional Use Permit Application (C-20-1)	establish short term rentals in an existing duplex	208/210 SE High Street	applicant submitted revised application materials 6/8/20; BOA action suspended
Irving Street Short Term Rental Conditional Use Permit Application (C-20-2)	establish short term rentals in an existing duplex	511/513 NW Irving Street	applicant submitted revised application materials 6/8/20; BOA action suspended
Islamic Center Expansion Conditional Use Permit Application (C-20-3)	construct new 4,200-square-foot building for prayer room and two dwellings, with variances requested for building setbacks	1155 NE Stadium Way	application submitted 6/1/20; BOA action suspended
Elevate Student Housing Shoreline Permit Application (No. 97)	develop 292 apartments and commercial parking on 4.9-acre site near South Fork of Palouse River	1200 block of SE Johnson Avenue	applicant revising application materials

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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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Continued from previous page

PROJECT	DESCRIPTION	LOCATION	STATUS
Elevate Short Plat Application	divide 4.9 acres into two lots	1200 block of SE Johnson Avenue	staff reviewing application
Alumni Pointe at University Crossing site plan (19-5)	construct condominiums on 3.2-acre parcel	1300 NE North Fairway Drive	staff asked applicant to revise site plan
T-Mobile Wireless Facility site plan (19-16)	install 35-foot-tall cell tower and ground equipment	2992 NE Airport Road	staff asked applicant to revise site plan
Hilltop Suites site plan (20-1)	construct building and parking to provide apartments/hotel rooms	310 NW Old Wawawai Road	staff reviewing revised site plan
Maple Street Apartments site plan (20-2)	demolish existing residence and construct 4-plex	970 NE Maple Street	staff asked applicant to revise site plan
Lincoln Middle School Addition and Renovation site plan (20-3)	construct 14,000-square-foot addition and other site improvements	315 SE Crestview Street	staff approved site plan 6/12/20
Annex Apartments site plan (20-4)	develop 204 apartments on a 9.7-acre parcel	1555 NE Northwood Drive	staff reviewing revised site plan
Aspen Heights Apartments site plan (20-5)	develop 196 apartments on a 23-acre property	southeast of intersection of N Grand Avenue and Albion Drive	staff asked applicant to revise site plan
Lawson Garden House site plan (20-6)	construct 3,820-square-foot event center on 13-acre park property	705 SE Derby Street	staff asked applicant to revise site plan
Illinois Street Duplex site plan (20-7)	construct duplex on a proposed 8,305-square-foot lot	610 NE Illinois Street	staff reviewing revised site plan
Whitman County Transportation Co-op site plan (20-8)	build 29,180-square-foot bus maintenance facility on a 5.4-acre parcel	170 NW Albion Drive	staff reviewing site plan
Palouse Care Network site plan (20-9)	construct 5,914-square-foot health care building on a 20,955-square-foot lot	1540 NE Stadium Way	staff reviewing site plan
SEL Hangar and Terminal Building site plan (20-10)	construct additions to two SEL airport hangars (3,294- and 1,194-square-foot additions, respectively)	7400 and 7540 Airport Complex North	staff reviewing site plan
485 SE Brelsford Drive site plan (20-11)	develop 2,300-square-foot building on 40,756-square-foot lot	485 SE Brelsford Drive	staff reviewing site plan

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*Planning Department
325 SE Paradise St.
Pullman, WA 99163*

Phone: 509-338-3213

Fax: 509-338-3282

Email: bethany.johnson@pullman-wa.gov

Pullman Planning Department Staff:

Pete Dickinson, Planning Director
Jason Radtke, Assistant Planner
Bethany Johnson, Public Works Administrative
Assistant
Valerie Weaver, Public Works Administrative
Specialist
Cynthia Goodwater, Public Works
Administrative Specialist

Planning Commission Members:

John Anderson, Vice-Chair
Brent Carper
Dave Gibney, Chair
Marcia Gossard
Scott Hodge
Joe O'Callaghan
Bob Olsen
Stephanie Rink
Scott Vik

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WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
