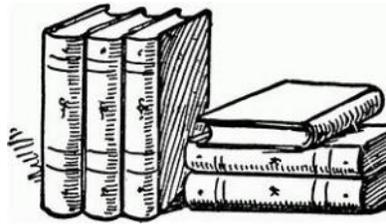


July 31, 2020



## CITY HIRES NEW PLANNING DIRECTOR

On July 28, Mayor and Council approved RJ Lott as the City’s new Planning Director. RJ has seventeen years of planning experience and has worked on many aspects of planning. He holds a Bachelor’s in Urban Planning from Utah, a Master’s in Public Administration from ASU and is AICP certified. See RJ’s letter to the Pullman Community, below:

I bring with me over 17 years of eastern Washington land use planning experience with a majority of that time being with Benton County in the Tri-Cities and most recently with Chelan County in Wenatchee. I have experience in a wide range of planning fields including both short and long range planning, project management, grant writing, and work with consultants, among others. As an AICP certified planner, I have two Bachelor’s degrees, one in Urban Planning and another in Business Management as well as a Master’s in Public Administration. I will soon begin my nine-month program to be designated as a Certified Public Manager.

In my free time, when that does exist, I enjoy travel, comedy, distance running, golf, college football and following commercial aircraft and airports. I am recently married about two years ago in Bali, Indonesia, and have gained two wonderful step daughters, Charli and Randi. We also have a fantastic German Shepherd/Lab mix dog named Molly. We look forward to becoming engrained into the Pullman community.

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To the Pullman Community,  
My family and I are blessed and very excited to be offered the position of Planning Director for the City of Pullman. I am eager to meet and work with all of you!

## PRESERVING PULLMAN'S HISTORY

by Allison Munch-Rotolo

The principal means of safeguarding the heritage of our community as represented by buildings and historic neighborhood districts is the voluntary listing of eligible properties on the Pullman Register of Historic Places. Once listed on the Register, properties are protected by local ordinance. Potential benefits of listing on the local register include special property tax valuation\* for funding renovations, guidance in preserving or enhancing historic features, and flexibility in certain code provisions. But the main benefit of register listing is the satisfaction that comes from preserving for future generations the unique character of Pullman's built environment.

Pullman's Historic Preservation Commission is charged with preserving historic sites and structures. Educating and informing the public about the history embodied in our built environment is one of the Historic Preservation Commission's most enjoyable responsibilities. Regrettably, this year's Historic Walking Tour, which normally occurs in late July, was

cancelled. But there are still some great ways to appreciate our community's rich history:

- An artisanal-quality Pullman walking tour guide designed by WSU's School of Design and Construction is available in at the Pullman Chamber and the Brelsford WSU Visitor Center. This resource can be accessed digitally [here](#):
- The Clio app puts "history in your pocket" by providing interpretive historic information about nearby sites wherever you may happen to be—whether traveling or exploring right here in Pullman. Clio can also be accessed from a desktop device here: <https://www.theclio.com/>

To find out how to add your property to Pullman's Register, or to learn more about the historic preservation in Pullman, please contact the city's planning staff at 509-338-3213.

\*A special tax valuation is a tax incentive to encourage renovation. Special valuation is a revision of the assessed value of a historic property which subtracts, for up to ten years, such rehabilitation costs as are approved by the local review board.



Preserved structures add character and charm, enhance neighborhood pride, and foster a strong cultural identity among generational residents. The best way to preserve a historic structure in Washington is to add it to a local Register of Historic Places.



## 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 on 6/23/20; PC discussions on 6/24/20 & 7/22/20; HPC discussion on 7/13/20
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 forthcoming
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 forthcoming
Hearing Examiner Zoning Code Amendments	amend code to establish a hearing examiner system	Citywide	CC discussion forthcoming
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 recommended approval on 7/22/20; CC hearing scheduled for 8/11/20
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 hearing tentatively scheduled for 8/26/20
Bishop/Crithfield Annexation	annex 106 acres of land into the city	southeast of intersection of S Grand Avenue and SW Golden Hills Drive	PC hearing tentatively scheduled for 8/26/20
Brelsford Harvest Drive Street Vacation	petition for vacation of right-of-way	a portion of Harvest Drive	PC hearing tentatively scheduled for 8/26/20
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
Olsen 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 hearing on 8/17/20
Olsen 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 hearing on 8/17/20
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	BOA approved application 7/20/20

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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.





## Pending Land Use Proposals

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*Continued from previous page*

PROJECT	DESCRIPTION	LOCATION	STATUS
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
Harry C Weller House Local Register Nomination	Record building on Pullman Historic Register	630 NE Illinois Street	staff reviewing application; HPC meeting tentatively scheduled for 9/14/20
Osburn House Local Register Nomination	Record building on Pullman Historic Register	635 NE Illinois Street	staff reviewing application; HPC meeting tentatively scheduled for 9/14/20
Glenn Horner House Local Register Nomination	Record building on Pullman Historic Register	1040 NE Creston Lane	staff reviewing application; HPC meeting tentatively scheduled for 9/14/20
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 asked applicant to revise site plan
Maple Street Apartments site plan (20-2)	demolish existing residence and construct 4-plex	970 NE Maple Street	staff reviewing revised site plan
Annex Apartments site plan (20-4)	develop 204 apartments on a 9.7-acre parcel	1555 NE Northwood Drive	staff asked applicant to revise 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 approved site plan 7/10/20
Illinois Street Duplex site plan (20-7)	construct duplex on a proposed 8,305-square-foot lot	610 NE Illinois Street	staff approved site plan 6/29/20
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 revised 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 asked applicant to revise site plan

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

This newsletter is an occasional and voluntary publication of the planning department and does not take the place of official notices required by law. Information provided in this newsletter is subject to change. Please contact the planning department or review official notices distributed by the city to confirm the information contained herein.

For any readers who are not currently receiving this newsletter by email and who wish to register for this service, please contact the planning department for assistance.

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**WE'RE ON THE WEB!**  
**WWW.PULLMAN-WA.GOV**

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PROJECT	DESCRIPTION	LOCATION	STATUS
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 approved site plan 7/14/20
485 Brelsford Drive site plan (20-11)	develop 2,300-square-foot building on 40,756-square-foot lot	485 SE Brelsford Drive	staff asked applicant to revise site plan
B & Harvey Triplex site plan (20-12)	convert existing duplex into triplex, increasing the number of bedrooms by 4	1110 NE Harvey Drive	staff reviewing revised site plan
Inland Casey-Pullman Water Tank (20-13)	add antennas and other equipment to existing wireless communication facility	1885 SW Barclay Ridge Drive	staff approved site plan 7/30/20

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