

October 5, 2020



Planning Department Newsletter

AN INTRODUCTION TO NEW PLANNING DIRECTOR

RJ LOTT

Please let me introduce myself.

Hello everybody. Wow, what a great first month with the City of Pullman! Since I have not had the pleasure of meeting all of you yet, I thought my first planning newsletter would include an introduction of myself. Rather than ramble on about myself in an incoherent fashion, I am going to include a few of the questions that Councilman Chapman asked me as part of materials that he produces on a routine basis.

Q: Why were you interested in the Planning position here in Pullman?

There were a lot of factors that piqued my interest in the Planning Director position here with the City of Pullman. First and foremost, my existing relationships with the former Director, Pete Dickinson and the City Administrator, Adam Lincoln (I'm saddened to see him go.) I had met Pete in planning circles about a half a dozen times prior to my interest in Pullman. He always was professional and represented the City well. I first spoke with Adam a few years ago when I was contemplating a Master's in Public Administration. He guided me well and offered great advice as to what to look for in a program. Relationships are

important to me, and having two contacts within the City of Pullman put this position at the top of the list.

Secondly, education and college athletics are a big part of my life. Pullman, of course, has both of those. At some point in my career, such as semi-retired, I would like to become an instructor at Washington State University. The infectious energy that a university brings is hard to ignore and I figure that if I'm an instructor in my sixties, that I can use that energy to stay young. College athletics is near and dear to my heart, especially college football. I was raised on Oregon Ducks football in the early 1990's while growing up in rural western Oregon. I was also part of the 1998 Utah Utes football team as a student manager as an undergrad. While 2020 has been frustrating, I'm hoping that 2021 is much better.

Lastly, and not least important, Pullman is a wonderful place to raise a family. My two-year wedding anniversary is in early October (yes that makes me a marriage expert) and with that came two fantastic step daughters Charli and Randi. I want the best

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for them and knowing that Pullman has low crime statistics and a fantastic public school system helped make the decision to come here much easier.

Q: Without even knowing who the other candidates were, what unique perspectives do you believe you brought to the table that made you the most attractive candidate?

Great question! Without knowing much about the competition for the position, I tried my best to just be me. I am a customer-service oriented planner and staff member. With interviews for the position being remote, I tried to let my perspective on this shine through. I am a firm believer in open and honest communication between my position with the City and its stakeholders. Quite simply, returning emails and phone calls is a priority. I don't believe in withholding information as a form of power. Planning is just as much about relationships and trust as it is about zoning and setbacks. I've already made some great connections with the public, and I am excited about what the future holds.

I also bring with me a sense of innovation. I don't intend to "blow up" what Pete has built here, but there are some aspects that could certainly use updating. Just to level the playing field, Pullman is behind in how the municipal code is displayed on the website, a lack of a viable GIS program, permit tracking software, and other processes that I'll dive into as my time here continues. There is no reason that Pullman can't be cutting edge and a leader in planning for all public organizations within eastern Washington. It will take time, but we'll get there eventually.

Q: As planner, who is it you feel you serve, and why?

I feel like I touched on this briefly already. I serve a variety of stakeholders; from the citizens, to developers, to the City Council and the Mayor, there are a wide range of people that I serve. Serving the stakeholders should be a collaborative, not combative,

effort. This means that my role as Planning Director is as a facilitator not a gatekeeper. My career is full of strong, meaningful relationships with a wide variety of groups and interests and that will be no different here in Pullman. I place a high level of service on all stakeholders because quite simply, it was what I was hired to do. I would be doing the City a disservice to not give my best effort to all that have a vested interest in Pullman.



Q: What do you like about Pullman thus far?

The people of Pullman are so friendly! This is by far the most impressive aspect of Pullman. I cannot recall how many people have taken the time to personally welcome me and my family to town. The offers of assistance have, at times, been overwhelming. It is clear that Pullman is a community that is unlike any other. My family and I look forward to a long history here in Pullman.

KAMIAK COTTAGES: UNIQUE SMALL HOME PROJECT APPROVED

On August 11th, the City Council approved the Kamiak Cottages project on Military Hill. The final Planned Residential Development is scheduled to go before the City Council in mid to late October of 2020. Kamiak Cottages is a new 12 home neighborhood at the end of a cul-de-sac, surrounded by the Paradise Hills subdivision and just one block from the new Kamiak Elementary School.

The neighborhood design is intended to create a small scale community within the larger scale neighborhood of the Paradise Hills subdivision. The arrangement as a group of homes that relate to each other and share a central landscaped “green” is intended to raise a greater sense of belonging and security. This “center green”, surrounded by a broad walkway is the centerpiece of the neighborhood, onto which each house faces and each path leads.

High pitched roof lines and quality architectural detailing provide a Farm style look that is distinctive to Pullman. Each home is unique yet each home harmonizes with the others. Floor plans include 2 bedrooms in the Ashton and Woodstock models and a 2 bedroom plus office/bonus room in the Farmhouse plan.

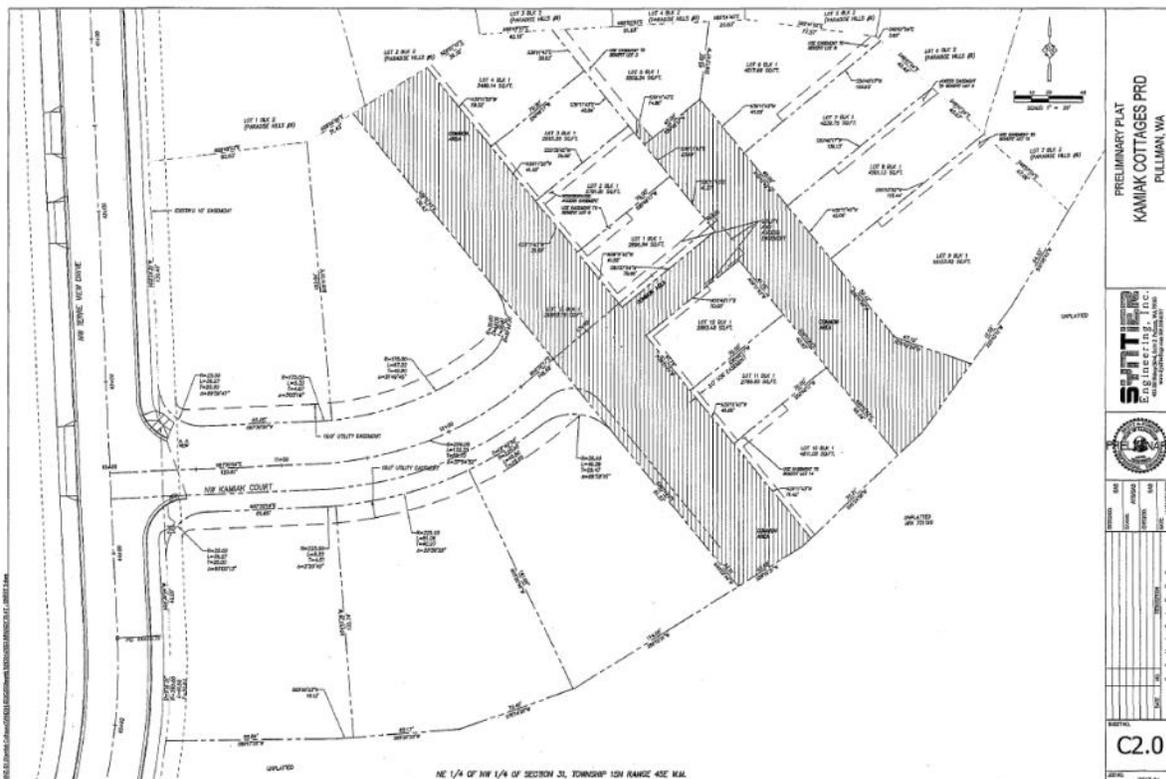
At the south end of the green is the Commons Building, a focal of the Commons including indoor space and adjacent outdoor space where residents can gather for potlucks, meetings or family reunions and get-togethers that just don’t comfortably fit in the house. The Commons Building opens onto a courtyard terrace with café tables. Inside, there is space for about two dozen people to sit with a gas fired stove.

Each resident will have one 12’ x 22’ garage space. The garages, the Commons Building and the common area landscape will be maintained by the Kamiak Cottages Home Owners Association.

The Wintz Company has built over 200 homes over the past 30 years including two projects for which they have received the Gold Nugget Awards from the Pacific Coast Builders Conference for “Best Small Home Project.”

Kamiak Cottages is scheduled to begin construction in Fall of 2020 and be completed in the Spring/Summer of 2021. Sales will be managed by ReMax. The project details can be viewed at kamiakcottages.com or by contacting Pullman City Hall.

Many thanks to Mark Wintz for the Kamiak Cottages information.





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 approved on 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 recommended denial 8/26/20; CC denied 9/15/20
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 special meeting in November or December, date TBD
Brelsford Harvest Drive Street Vacation	petition for vacation of right-of-way	a portion of Harvest Drive	PC hearing tentatively scheduled for special meeting in November or December, date TBD
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 tentatively scheduled for 10/19/20
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 tentatively scheduled for 10/19/20
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

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Harry C Weller House Local Register Nomination	Record building on Pullman Historic Register	630 NE Illinois Street	HPC approved 9/14/20
Osburn House Local Register Nomination	Record building on Pullman Historic Register	635 NE Illinois Street	HPC meeting scheduled for 10/12/20
Glenn Horner House Local Register Nomination	Record building on Pullman Historic Register	1040 NE Creston Lane	HPC meeting scheduled for 10/12/20
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 asked applicant to revise 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 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 approved site plan 9/11/20
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 approved site plan 9/16/20
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
SEL Parking Lot – Lot 2 (20-14)	15,170 square foot asphalt parking lot with sidewalk and stormwater runoff systems	Lot 2, Port of Whitman County Industrial Park Subd. No. 2	staff asked applicant to revise site plan
Beta Theta Pi Fraternity Life Safety Upgrades (20-15)	780 square foot egress stair upgrade and addition	820 NE Linden Street	staff reviewing site plan

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

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