

## City of Pullman



# Planning Department Newsletter

### City Issues Final DNS for Wal-Mart

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On August 25, 2005, the city of Pullman issued a Final Determination of Nonsignificance (DNS) under the rules of the State Environmental Policy Act (SEPA) for the proposed Wal-Mart store in Pullman. This store is planned for a 28-acre site on the south side of Bishop Boulevard at its intersection with Harvest Drive. The Final DNS was made by the SEPA responsible official, public works director Mark Workman.

Mr. Workman wrote a memorandum to Mayor Glenn Johnson and the City Council regarding this matter on August 25. This memo includes these statements: "Following the issuance of a Preliminary Determination of Nonsignificance on June 22, 2005 on the Wal-Mart project, I received many comments in favor of and in opposition to the project. I have read all of the comments received. After consideration of all comments, it remains my decision that the project as presented and described in the SEPA Environmental Checklist does not result in a probable significant adverse environmental impact on the environment.

It is important to remember that any adverse environmental impact being considered must be both probable and significant to be considered as such."

Mr. Workman also wrote the following in his August 25 memo: "Over approximately the last year, much effort has been expended by the applicant and City staff to diligently identify the potential impacts of the proposed project and to ensure that they are being appropriately mitigated. With that having been accomplished and no outstanding issues remaining to be addressed, it is my decision as the Responsible Official that a Final Determination of Nonsignificance is the appropriate decision for the Wal-Mart SEPA process."

According to the Pullman City Code, any party may file an appeal of a Final DNS with the Pullman City Clerk within ten calendar days of the date the decision is made. Given city notification requirements, the appeal period in this instance will expire on Thursday, September 8, 2005 at 5:00 p.m. If an appeal is filed, the matter will be

transmitted to the city's hearing examiner for resolution. The city's current hearing examiner is John Montgomery, an attorney from Spokane. Questions regarding appeal procedures should be directed to Mr. Workman.

In addition to city review of the applicant's SEPA documents, a site plan application for the proposed Wal-Mart store is currently being considered by the city's Site Plan Review Committee. This committee consists of the public works director (who serves as the chairperson) and representatives from the engineering division, protective inspections division, planning department, and fire department. A decision regarding this site plan application may be forthcoming shortly after the SEPA appeal period has expired.

All application materials submitted by the applicant and all written decisions of the city are public documents. These documents can be viewed in the public works and planning departments at City Hall during business hours.

**Your comments, questions and suggestions are always welcome.**

## Back to School

With the start of the fall semester this month, we welcome back all of the new and returning Washington State University students. The vibrant energy of these young people gives Pullman its special character as a unique college town.

The city endeavors to make all WSU students feel like they are an integral part of the community. To this end, city staff has produced a "Welcome to Pullman" booklet for use by students (and others who are new in town).



This booklet provides listings for community services such as utility companies, taxi operations, private transit, and voter registration. It also furnishes contact information for city services such as police, fire, animal control, parking violations, library, parks and recreation, planning, public works, and public transit.

The "Welcome to Pullman" guide includes summaries of state and local regulations that may be of interest to newcomers in the community. The laws and services covered under this section involve noise restrictions, alcohol enforcement, parking regulations, animal control provisions, litter control, recycling operations, solid waste collection, property

maintenance, fireworks limitations, and residential occupancy constraints.

The pamphlet also includes a section related to rental housing. This section includes information on illegal provisions in rental agreements, refundable deposits, and acquiring copies of the Landlord-Tenant Act. A residential dwelling safety checklist is provided to itemize general health and safety features that should be present in each housing unit. The guide encourages tenants to contact the

city's building inspector or fire code inspector if they are concerned that their residence may not meet basic health and safety requirements.

Copies of this booklet can be acquired free of charge at City Hall. The booklet is also available on the city's website at <http://www.pullman-wa.gov/content/WYSIWYG/Home/Webformatwelcomebooklet.pdf>.

## Beth Johnson Joins the Planning Team

The planning and public works departments recently had the good fortune to hire Beth Johnson as our administrative specialist. Beth began her employment with us in late July. She replaced Tana Crawford, who relocated to a position in the city's maintenance and operations division.

Since the administrative specialist is usually the first contact for customers at the planning office, it is likely that you'll get to meet Beth if you come in for a visit. Her job duties also include processing documents regarding community planning matters, coordinating building permit and inspection functions, and providing support services for various city engineering activities. Together with administrative assistant Stephanie Landers, Beth also serves as secretary for the Planning Commission and Board of Adjustment.

As busy as things have been at City Hall lately, we've had to call on Beth to "hit the ground run-

ning" from her first day on the job. And she has impressed all of us with her ability to perform multiple complex tasks simultaneously. We're gratified to have Beth as a member of the planning team.



## Pullman's Population Continues to Increase

Every year, the Washington State Office of Financial Management (OFM) estimates the population of each city and county in the state. For the most part, these counts are based on new housing units completed and assumptions regarding occupant levels within each residence.

Recently, the OFM issued its final population estimate figures for 2005. They show that Pullman's 2005 population estimate is 26,590, an increase of 685 people over the 2004 figure of 25,905. These totals do include all Washington State University students who live within the city.

Since 2000, Pullman's growth rate has been 1.3 percent per year. In terms of population, Pullman is the 37th largest city in the state.

The 2005 population estimate for Whitman County overall is 42,400, an increase of 700 people over its 2004 estimate. The population for Washington state is now estimated to be 6,256,400. The state as a whole has experienced an annual growth rate of 1.2 percent since 2000.





## Pending Land Use Applications

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
Zoning Code Text Amendment	allow radio and television studios in C1 districts	C1 districts citywide	PC recommended approval; CC meeting date undetermined
Comprehensive Plan and Zoning Code Amendment	create new mixed use zoning district	citywide	staff conducting research
Airport Property South Annexation	annex 170 acres to city in C3 pre-zone district	south of Pullman-Moscow Airport	PC recommended approval; awaiting legal description
Hinrichs Annexation	annex 37 acres to city in R2 pre-zone district	west of Sunnyside Park and north of Old Wawawai Road	CC accepted annexation notice; city awaiting petition
Shompole Annexation	annex 2 acres to city (no pre-zone designation)	352 Johnson Road	CC accepted annexation notice; city awaiting petition
Barclay Estate Subdivision No. 1 Preliminary Plat	divide 6.7 acres into 21 lots in R3 district	west of SW Golden Hills Drive/Casey Court intersection	PC recommended approval; possible CC meeting on 9/20
Meadow Creek Subdivision Preliminary Plat	divide 10.0 acres into 33 lots and public streets in R1 district	south of high school on south side of 500 block of NW Larry Street	staff reviewing application; staff requested applicant to revise wetland plan
Big Sky Subdivision Preliminary Plat	divide 7.3 acres into 30 lots in R2 district	west of Sunnyside Park and north of Old Wawawai Road	staff reviewing application; staff requested applicant to submit wetland plan
SEL Residential Phase I Subdivision Preliminary Plat	divide 10.2 acres into 31 lots in requested R2 district	north end of NE Eastgate Boulevard (near WSU Research Park)	staff reviewing application
Hinrichs Zone Change (Z-04-3)	rezone 38.3 acres from R3 to R2	south end of SW Golden Hills Drive	PC recommended approval; CC meeting date undetermined
Radio Palouse Zone Change (Z-05-1)	change prezone of 9,000-sq-ft parcel from R2 to C1	west of Sunnyside Park and north of Old Wawawai Road	PC recommended approval; CC meeting date undetermined
SEL Zone Change (Z-05-2)	rezone 10.2 acres from I2 and IRP to R2	north end of NE Eastgate Boulevard	staff reviewing application; possible PC hearing on 9/28
Foursquare Church Conditional Use Permit (C-05-4)	establish a church in the Cordova Theater building within a C2 district	135 N. Grand Avenue	staff reviewing application; possible BOA meeting on 9/19
Blind Squirrel Tavern Conditional Use Permit (C-05-5)	establish an 11,900-square-foot tavern in the Adams Mall within a C1 district	600 NE Colorado Street	staff reviewing application; possible BOA meeting on 9/19
City Transit Building Addition Substantial Development Permit (No. 72)	construct a 5,570-sq-ft addition to the transit building on a 6.5-acre property	775 NW Guy Street	permit approved by city; state appeal period pending
Wal-Mart Supercenter site plan (04-26)	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Dr/Bishop Boulevard intersection	staff reviewing site plan
Oak Ridge Townhouses site plan (04-31)	develop 5 townhouses on a 18,150-sq-ft lot	715 NE Oak Street	staff requested applicant to revise site plan
R.B. Olson Storage Units site plan (05-13)	install 7 storage units on a 20,350-sq-ft parcel	300 SE Fairmount Road	staff requested applicant to revise site plan
Bishop Place Assisted Care Facilities site plan (05-14)	develop Alzheimer's facility, 40 apartments, and child care center on a 7.5-acre site	815 SE Klemgard Avenue	grading permit issued; staff reviewing site plan
Pullman Transit Facility Expansion site plan (05-15)	construct 5,568-sq-ft addition to the city transit building	775 NW Guy Street	staff reviewing site plan
Voicestream Wireless Facility site plan (05-16)	install wireless communication facility at the high school water tank	north end of NW Kenny Drive	staff reviewing site plan
Valley Road Apartments site plan (05-18)	develop 7 apartments on a 10,832-sq-ft lot	1245 NE Valley Road	staff reviewing site plan
North Campus Heights Apartments Expansion site plan (05-19)	develop 42 additional apartments at North Campus Heights complex	1540 NE Merman Drive	staff reviewing site plan
State Street Townhomes site plan (05-20)	construct 4 townhouses on a 14,800-square-foot parcel	540 SW State Street	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; DOE: State Department of Ecology

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**

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