

September 30, 2005



## City of Pullman



# Planning Department Newsletter

## City Approves Wal-Mart Site Plan

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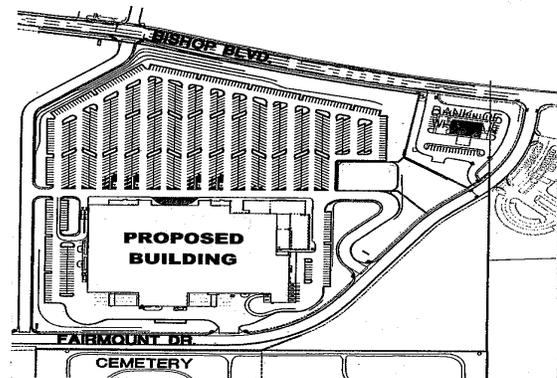
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On September 22, 2005, Pullman public works director Mark Workman issued a decision to conditionally approve the site plan application submitted by CLC Associates of Spokane Valley, Washington for the proposed Wal-Mart store in Pullman. This store is planned for a 28-acre site on the south side of Bishop Boulevard at its intersection with Harvest Drive.

A site plan is a detailed drawing(s) of the exterior improvements proposed for a particular development. In Pullman, site plan review is generally required for all proposed commercial, industrial, and institutional developments, and for all residential projects except single family dwellings, duplexes, and manufactured homes. When a site plan application is submitted, it is reviewed by representatives from the planning department, public works department, and fire department. The chairperson of this site plan review committee is the public works director.

Mr. Workman approved the Wal-Mart store site plan application subject to 35 conditions. These conditions include the following requirements:

- a) compliance with all proposed mitigation measures in the applicant's environmental checklist;
- b) compliance with city wetland and aquifer recharge area rules;
- c) submittal of reports, plans, and/or calculations for water supply, storm water drainage, erosion control, retaining walls, grease interceptors, and oil/water separators;
- d) compliance with city construction specifications and standard plans;
- e) acquisition of grading permits from the city and from Washington State Department of Ecology;
- f) construction of Fairmount Road in accordance with public works department directives, including reconstruction of a 150-foot-long distressed asphalt section near Grand Avenue and construction of ramps at appropriate locations in the sidewalk;
- g) establishment of distinct crosswalks through parking areas for the pedestrian walkway;
- h) installation of a vegetative screen along the entire north boundary of the cemetery;
- i) compliance with fire department requirements, including fire lane markings, operation of fire hydrants and fire sprinkler systems, and building address identification;
- j) establishment of appropriate utility easements and relinquishment of existing easements;
- k) inspection by the city of all public improvements associated with the project, and payment of an appropriate inspection fee;
- l) acquisition of sign permits for any commercial signage (*continued on next page*)



Your comments, questions and suggestions are always welcome.

## City Approves Wal-Mart Site Plan (Continued)

at the site.

According to the city code, once a site plan decision is made, a ten-day appeal period is commenced. The appeal period for this site plan decision will extend until Monday, October 3, 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 hearing examiner is John Montgomery, an attorney from Spokane.

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.

### Wal-Mart Appeal Filed

On September 7, 2005, the city of Pullman received an appeal of its Final Determination of Nonsignificance (DNS) for the proposed Wal-Mart store in Pullman. As explained in last month's newsletter, the Final DNS was issued by the city under the rules of the State Environmental Policy Act (SEPA) for the proposed store.

The appeal was filed by the Pullman Alliance for Responsible Development through the law firm of Winston & Cashatt from Spokane. The appeal presents several concerns regarding the project, including the following: a) the applicant has not provided sufficient information to ensure protection of the historic city cemetery; b) the proposed storm water management facilities appear inadequate to effectively control the quality and quantity of runoff from the site; c) the proposed store's business practices would bring about economic blight in the community and would effect a net loss in tax revenues for local governmental agencies; and d) increased traffic related to the proposed development would result in greater vehicular congestion, additional air pollution, and public safety hazards—in particular, detrimental impacts to hospital access and emergency response.

The appeal requests that the Final DNS be found clearly erroneous and asks that relief be provided in the following manner:

- 1) that the city of Pullman's decision to issue a DNS for the project be reversed;

- 2) that the hearing examiner direct the city of Pullman upon remand to order the issuance of a determination of significance for the project, thereby requiring the preparation of an Environmental Impact Study for the project;
- 3) that the hearing examiner, in the alternative, direct the city of Pullman upon remand to study the matter further and issue a new threshold determination in accordance with the requirements of SEPA and local regulations;
- 4) that the city of Pullman's Final DNS be reversed and remanded to correct the errors and omissions identified in the appeal, and to accept new and supplemental comments on the project, or to conduct public meetings or hearings as necessary or appropriate;
- 5) for such other and further relief as the hearing examiner deems just and equitable.

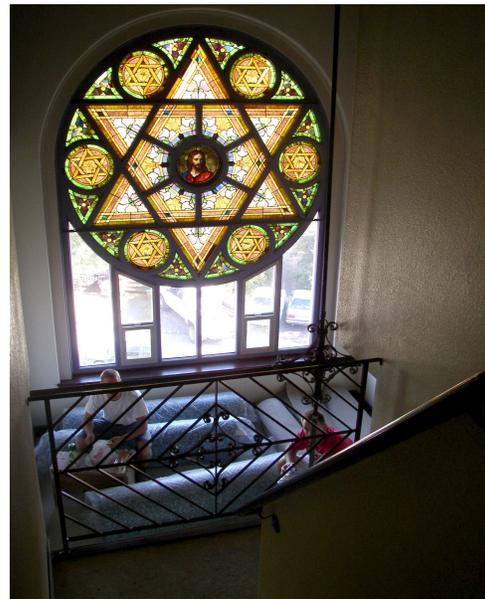
This appeal is being transmitted to the city's hearing examiner for resolution. The city's hearing examiner is John Montgomery, an attorney from Spokane.

Future editions of the Planning Department Newsletter will provide updates as to the status of this case.

## Greystone Church Apartments Finished

Thanks to the efforts of property owners Glenn and Melodie Petry, the apartments in the Greystone Church building at 430 NE Maple Street have recently been completed. Tenants moved in to the residences in August. The building houses 15 apartment units, with the number of bedrooms per unit ranging from two to five. A typical size apartment in the structure is approximately 1,000 square feet. Much of the original interior architectural elements, as well as the stained glass windows, have been retained in the construction of these apartment units, making them some of the most exceptional apartments in the region.

The Petrys are planning an open house and dedication ceremony for this development at 12:00 noon on October 19. Tours of the facility will be conducted, and Glenn Petry will be on hand to comment about the project and answer questions from community members.



The Greystone Church apartments are characterized by beautiful stained glass windows and unique architectural elements.

### Planning Short Course Coming to Pullman

Several new members have joined the Pullman Planning Commission in the past couple years. With the appointment of these new members, it is appropriate to provide training on the proper means to assist with community planning. So, planning staff has arranged with the Washington State Department of Community, Trade, and Economic Development (DCTED) to conduct a "Short Course on Local Planning" here in Pullman.

The Planning Short Course is a three-hour workshop that covers the legal basis of planning in Washington State, explains the basics of comprehensive planning and plan implementation, and discusses the role of the Planning Commission. The presenters at the workshop are attorneys and planners who practice outside the local jurisdiction. The sessions are co-sponsored by DCTED and the Planning Association of Washington.

The Pullman Planning Short Course will take place on Wednesday, November 9, 2005 at 6:30 p.m. in the Pullman City Hall Council Chambers. In addition to the Planning Commissioners, the City Council, Board of Adjustment, Whitman County officials, and interested members of the public are all invited to attend the seminar. Everyone who comes to the workshop receives a copy of the Planning Short Course manual. There is no charge for the course.

Please mark your calendars now for this important event. We hope to see you there!



## 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
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
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 and accompanying wetland information
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)	PC recommended approval; possible CC meeting on 10/25
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	PC recommended approval; possible CC meeting on 10/25
Foursquare Church Conditional Use Permit (C-05-4)	establish a church in the Cordova Theater building within a C2 district	135 N. Grand Avenue	BOA hearing scheduled for 10/10
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	BOA hearing scheduled for 10/10
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 approved site plan 9/22
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
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
Valley Road Apartments site plan (05-18)	develop 7 apartments on a 10,832-sq-ft lot	1245 NE Valley Road	staff requested applicant to revise 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 requested applicant to revise site plan
State Street Townhomes site plan (05-20)	construct 4 townhouses on a 14,800-square-foot parcel	540 SW State Street	staff requested applicant to revise site plan
Zoe Coffee House site plan (05-21)	construct 2,000-sq-ft addition to existing building	1960 NE Terre View Drive	staff requested applicant to revise site plan
Chapman Duplex site plan (05-22)	establish duplex on proposed 6,055-sq-ft lot	1305 NE Orchard Drive	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; 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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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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