



Planning Department Newsletter

BANNER YEAR FOR BUILDING PERMIT ACTIVITY

In the July edition of this newsletter, we reported that the city of Pullman was on record pace for the value of construction projects permitted this year. As we approach the end of December, our figures show that 2013 has been by far the highest building permit valuation year in Pullman's history.

The value of each building permit is based on an assessment made by the protective inspections division of the public works department. This assessment takes into account the size and type of construction proposed. As of December 30, the value of all permits released this year is \$75.5 million. The previous record, set in 2005, was \$64.3 million.

During 2013, building permit activity was brisk in all sectors—single family homes, apartments, and business/institutional establishments. As of December 30, the city has issued permits for 65 single family homes. This total matches the annual average for single family houses permitted in Pullman over the previous ten years (2003-2012). With regard to apartments, the city has granted permits for 308 dwellings

so far this year. These new multi-family units are located primarily in the NE Terre View Drive area. The annual average of apartments approved by the city for the past ten years was 146.



At \$11.1 million, the Marriott Residence Inn project had the highest building permit value of all commercial developments this year. Construction on the hotel started in April.

In 2013, the city released permits for commercial development amounting to \$18.2 million in value. This compares favorably with the annual average value for commercial permits issued over the previous ten years (\$10.4 million). Several significant business and institutional projects were initiated in 2013, including the 131-room Marriott Residence Inn on the WSU campus directly northeast of the Student Recreation Center on North Fairway Road, the WSU Visitor Center at the

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intersection of Main and Spring Streets, the Washington State Employees Credit Union on Bishop Boulevard, interior improvements at the Schweitzer Engineering Laboratories Solution Delivery Center No. 2 building on Schweitzer Drive, renovation of the Pullman Armory Building on Main Street, and the addition of six classrooms at Franklin Elementary School on Klemgard Avenue.

Given the development proposals under current review by the city (including reconstruction of the high school, several more apartment complexes, and major commercial developments in the vicinity of Fairmount Drive), planning staff expects 2014 to be another busy year for building permits. Watch for updates on construction projects in future issues of this newsletter.

ANOTHER EVENTFUL YEAR COMES TO A CLOSE

In addition to extensive building permit activity, the planning department took part in a number of significant projects in 2013. A summary of these projects is presented below:

- On February 5, the City Council approved the preliminary plat for the Palouse Business Center Subdivision, which involves the division of 43.4 acres into 22 lots for commercial development on land located south of the Pullman Regional Hospital and east of the Pullman Cemetery.



Grading operations for the Palouse Business Center Subdivision occurred throughout the summer months.

- On March 5, the Council approved Comprehensive Plan and Zoning Code amendments to expand the city's Urban Growth Area by approximately 8,185 acres. This expansion is designed to accommodate expected growth in the community for the next 50 years.

- In March, the Historic Preservation Commission and planning staff prepared a grant application to survey historic buildings in the downtown area. This application was approved by the Washington State Department of Archaeology and Historic Preservation (DAHP) in May. Following City Council endorsement of the grant contract this fall, planning staff distributed to area consultants a Request for Proposals to conduct this survey of approximately 40 buildings in the central business district. This project is scheduled to be completed in 2014.
- In April, the city's Historic Preservation Commission conducted a public forum at Neill Public Library to provide information on preservation opportunities in the community. A representative from the Washington Trust for Historic Preservation was also in attendance to report on this organization's efforts to safeguard historic resources statewide.
- On July 15, the Board of Adjustment approved a conditional use permit application for a six-classroom addition at Franklin Elementary School on Klemgard Avenue.
- Acting on a request from a Pullman citizen who owns a pot-bellied pig, the Council in August directed planning staff to develop regulations that would allow miniature pigs in the community under certain circumstances. Staff is developing draft regulations for submittal to the Planning Commission and City Council by the spring of 2014.

- The planning department utilized the services of local professional consultant Rain Shadow Research this year to complete an inventory of 38 historic buildings in the vicinity of Maple Street on College Hill. The consultant filed its final project report in August, and it was approved soon thereafter by DAHP. The consultant will conduct a public meeting on January 30 at City Hall to present the findings of this survey. Funding for this project came from a federal grant, along with a significant donation of services by the consultant.
- On September 16, the Board of Adjustment approved a conditional use permit request from the public services department to develop a nine-stall parking lot on the north side of South Street directly across from the parks shop. The public hearing on this matter spanned three Board meetings from July through September to address the concerns of neighbors.
- The preliminary plat of Barclay Estate Subdivision No. 3, proposed to divide 6.5 acres of land into 18 lots for residential development in the area south of the intersection of Golden Hills Drive and Casey Court on Sunnyside Hill, was approved by the Council on September 24. This was the first residential preliminary plat application submitted to the city since 2008.
- On September 24, the Council adopted an ordinance imposing a six-month moratorium on recreational marijuana establishments to provide the city sufficient time to conduct research and prepare local regulations for such establishments. Planning staff anticipates transmitting a set of draft standards to the Planning Commission early in 2014.
- Also on September 24, the Council approved a request to change the zoning of the Askins property directly south of the Village Centre Cinema complex from R1 to R2 for 9 acres, R3 for 10.5 acres, and C3 for 8.4 acres. The property is currently for sale.
- The city's proposal to annex about 2.2 acres southeast of the intersection of Old Moscow Road and Johnson Avenue for Mary's Park was reviewed by the Planning Commission in October. During the following month, the Council authorized the submittal of an application to annex the property to the Pullman Regional Hospital District. Planning staff expects city annexation of this property early in 2014.
- At its October 1 meeting, the Council tentatively approved a budget proposal to begin the process of updating the city's Comprehensive Plan in 2014. In December, the Council confirmed its earlier decision by formally adopting the 2014 budget.
- On October 21, the Board of Adjustment approved a conditional use permit request to construct a 165-foot-tall communication tower in the Palouse Business Center Subdivision east of the Pullman Cemetery.
- In November, the Planning Commission entertained a zoning petition from residents of the neighborhood near the west end of NW Terre View Drive on Military Hill. The request of the residents was to amend the zoning of the area from R2 to R1. After a thorough discussion, the Commission decided not to act on the petition.
- During 2013, the College Hill Association submitted a nomination to list the brick-paved portions of Maple and Palouse Streets to the Pullman Register of Historic Places. On November 12, the nomination was presented to the Council for its consent. At that time, the Council directed staff to draft city code amendments that would allow for greater Council involvement in review of proposed changes to properties listed on the local register. Planning staff expects to present these amendments to the Council early in 2014.
- In 2011, staff drafted a set of design review concepts for the College Hill Core area in accordance with the objectives of the city's College Hill Core Neighborhood Plan. Staff revised these concepts for presentation to the Planning Commission on November 13 and December 18 of this year. At those sessions, the Commission took public input and scheduled a workshop for January 15 to address the concepts in detail.



The City Council delayed a decision to grant consent for the historic nomination of the brick-paved portions of Palouse and Maple Streets pending consideration of a city code change.

- Whitman County, Pullman, and several other towns in the county formed a coalition this year for the purpose of updating the jurisdictions' respective Shoreline Master Programs in compliance with the Washington State Shoreline Management Act. The group selected a consultant team (The Watershed Company of Kirkland and Berk, Inc. of Seattle), and this team conducted a kickoff meeting for the project on December 4 to introduce the community to the update process.
- On December 16, the Board of Adjustment approved a conditional use permit request to reconstruct the Pullman High School at its existing location. The project entails demolition of the majority of the existing structure, renovation of 47,000 square feet of existing building floor area, construction of 135,000 square feet of new building floor area, and the addition of 14 on-site parking spaces.
- On December 16, the Board also approved a conditional use permit application to construct a 14,000-square-foot child care center for Schweitzer Engineering Laboratories, Inc. The center will be built at the intersection of Hopkins Court and Andrus Drive in the Port of Whitman County Industrial Park.
- On December 18, the Planning Commission recommended approval of the Sunnyside Heights Addition No. 7, a proposed subdivision containing 11 lots on 3.4 acres north of the intersection of Center Street and Panorama Drive. The Council will likely take action on this proposal in January.
- On December 2, the Council approved the final plat for the Whispering Hills No. 9 Subdivision, which established 32 lots on 9.9 acres. This subdivision connected the two ends of Center Street to allow travel on this roadway from South Grand Avenue to Old Wawawai Road.



City offices will be closed:

Wednesday, January 1, 2014 - New Year's Day

Monday, January 20, 2014 - Martin Luther King, Jr. Day



Pending Land Use Proposals

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
College Hill Design Standards	formulate design standards for new construction	College Hill Core	stakeholders meeting held 10/27/11 on design concepts; PC accepted input on concepts 11/13/13 and 12/18/13; continued PC review scheduled for 12/15/13 meeting
Mary's Park Annexation	annex approximately 2.2 acres to city	southeast of Old Moscow Road/Johnson Avenue intersection	PC reviewed proposal 10/23/13; CC authorized submittal of hospital district annexation petition on 11/12/13; CC meeting for action on city annexation to be scheduled for January
Sunnyside Heights Addition No. 7 Preliminary Plat	divide 3.4 acres into 11 lots and public streets in R2 zone	north of intersection of SW Center Street and SW Panorama Drive	PC recommended approval 12/18/13; staff preparing documents for CC review
Whispering Hills No. 9 Final Plat and Final PRD	divide 9.9 acres into 32 lots and public streets, including a 9-lot planned residential development	SW Center Street south of SW Panorama Drive	CC approved plat and PRD 12/2/13
Zoning Code Amendment (Pigs)	code amendment to allow pigs in city	Citywide	CC directed staff on 8/27/13 to draft amendment to allow pigs with qualifications; staff developing standards
Zoning Code Amendment (Recreational Marijuana)	code amendment to regulate recreational marijuana facilities	Citywide	CC passed six-month moratorium 9/24/13; staff developing standards
Shoreline Master Program Update	revise city's Shoreline Master Program in collaboration with Whitman County	Citywide	public kickoff meeting held 12/4/13
Pullman High School Reconstruction Conditional Use Permit (C-13-4)	demolish portion of existing building, renovate 47,000 square feet of existing building, and add 135,000 square feet of floor area	510 NW Greyhound Way	BOA approved permit 12/16/13
SEL Child Care Center Conditional Use Permit (C-13-5)	construct 14,000-square-foot child care center building on 2.2-acre site	southwest corner of NE Hopkins Court and NE Andrus Drive	BOA approved permit 12/16/13
College Hill Historic Property Inventory	use federal funds for an historic building survey	vicinity of NE Maple Street	consultant filed draft survey report 8/19/13; DAHP approved report 10/10/13; consultant to present findings at a 1/30/14 public meeting
Downtown Historic Property Inventory Grant Application	use federal funds for an historic survey of about 40 properties	vicinity of Grand Avenue and Main Street	DAHP approved application 6/10/13; CC approved contract 11/12/13; request for consultant proposals distributed 12/16/13
Palouse/Maple Streets Local Historic Register Nomination	list parts of Palouse and Maple Streets on the local historic register	Palouse and Maple Streets from Kamiaken Street to Whitman Street	CC reviewed nomination on 11/12/13, and postponed action pending possible code revision
Veterans' Memorial Local Historic Register Nomination	list the Veterans' Memorial on the local historic register	northeast corner of NE Spring and E. Main Street	CC action deferred pending possible code revision
940 Maple Street Addition site plan (13-5)	add four bedrooms to existing duplex	940 NE Maple Street Extension	staff requested applicant to revise site plan
Valley Road Apartments site plan (13-8)	develop 6-plex on 11,675-square-foot lot	1245 NE Valley Road	staff requested applicant to revise site plan



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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.

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

Pending Land Use Proposals (continued)

PROJECT	DESCRIPTION	LOCATION	STATUS
Golden Hills Multi-Family West site plan (13-9)	develop 24 apartments on two-acre site	south of SW Old Wawawai Road and west of SW Golden Hills Drive	staff requested applicant to revise site plan
Relay Application Innovation Office Building site plan (13-11)	construct 5,800-square-foot building on 83,445-square-foot lot	895 SE Clearwater Drive (south of Pullman Regional Hospital)	staff requested applicant to revise site plan
PBC/KIP Communication Tower site plan (13-13)	construct 165-foot-tall cell tower and related facilities	east of City Cemetery and south of Pullman Regional Hospital	staff approved site plan 12/11/13
Washington State Dept. of Transportation Wash Building site plan (13-14)	construct 1,200-square-foot wash building	980 NW Davis Way	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; 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.

