

March 31, 2016



COUNCIL ADOPTS

SHORELINE MASTER PROGRAM UPDATE

At its meeting of March 29, the City Council adopted a Shoreline Master Program update for the city. This action was a significant step in a process that began more than three years ago.

Shoreline Master Programs for local jurisdictions are required to be established and periodically updated by the Washington State Shoreline Management Act of 1971 to promote orderly development along shorelines of major water bodies. Pullman adopted its first Shoreline Master Program (SMP) in 1974 as a cooperative venture with Whitman County to address shoreline activities in the vicinity of the South Fork of the Palouse River.

The update process began in October of 2012 when officials from the Washington State Department of Ecology (DOE) met with staff from Pullman and Whitman County to discuss the required procedures. In April of 2013, the City Council authorized the execution of an interlocal agreement between Whitman County and the cities of Pullman, Albion, Colfax, Malden, Rosalia, Tekoa, and Palouse to form a coalition for purposes of developing and adopting SMP updates for each jurisdiction. Soon thereafter, the county, with the assistance of Pullman planning staff, selected a consultant team (The Watershed Company of Kirkland and Berk, Inc. of Seattle) to perform the major tasks associated with this project. The Act requires the state to provide "reasonable and adequate" funding for

local jurisdictions to prepare their SMP revisions, and funds were allocated through DOE to Whitman County for this purpose.

In the fall of 2013, the consultants held a public "kickoff" meeting in Colfax to present a summary of the update process. In 2014, the consultant team conducted an extensive shoreline inventory and characterization study, and organized an open house in Pullman to obtain public feedback on local shoreline issues. During the first few months of 2015, the consultants prepared a draft SMP update for Pullman, along with a cumulative impacts analysis and shoreline restoration plan, as required by state law.

In March of last year, the Planning Commission entertained a presentation by the consultants on the draft SMP, and discussed some of the particulars with staff from the consultant team and DOE. In July, the Commission held a public hearing on the proposed SMP. After accepting comments from two citizens, the Commission recommended approval of the document with minor amendments.

The City Council conducted its preliminary review of the draft SMP update at a meeting in mid-August. Representatives from the two consulting firms were in attendance at the session to provide an overview of the shoreline planning process and the provisions of Pullman's proposed SMP. When the consultants completed their summary, Council members expressed satisfaction with the status of the project.

Inside this issue:

- Upcoming Planning Commission Discussion* 2
- Pending Land Use Proposals* 3-4

After the August Council meeting, the consultants transmitted the draft SMP update to the DOE for its preliminary review. DOE staff requested several changes to the document, all of which were incorporated by the consultant team. Planning staff then reformatted the document to be consistent with the structure of the city code, and presented the proposed SMP update to the Council for its approval.

The SMP update adopted by the Council on March 29 contains sections on goals; environment designations; general regulations; standards for specific land uses and modifications; and protection of critical areas. Four environment designations are proposed in the draft SMP: “High Intensity” (encompassing most of the shoreline area from downtown to the wastewater treatment plant, and most of the shoreline along Bishop



The SMP update adopted by the Council will establish a revised set of standards to promote appropriate activities along the South Fork of the Palouse River.

Boulevard), “Shoreline Parks” (which takes in Reaney Park, Spring Street Park, and City Playfield), “Shoreline Residential” (primarily located between City Playfield and the Professional Mall), and “Aquatic” (related to in-stream activities).

Now that the SMP update has been adopted by the Council, the city is required by state law to submit the document to DOE for its review and approval. This DOE review procedure, which can take up to six months to complete, will conclude with its decision to approve, approve subject to modifications, or reject the SMP. When DOE is completely satisfied with the document, it will issue a letter formally approving the program. The SMP update becomes effective 14 days after the date of this DOE letter.

PLANNING COMMISSION TO DISCUSS COMPREHENSIVE PLAN REVISION AND MARIJUANA REGULATIONS

The Planning Commission is scheduled to hold a special meeting on April 13 to address matters related to the Comprehensive Plan update and potential marijuana regulation amendments. Planning staff will help facilitate the dialogue.

With respect to the Comprehensive Plan revision, staff anticipates presenting to the Commission an updated draft of preliminary goals and policies pertaining to land use, community design, housing, transportation, parks and open space, and capital facilities and infrastructure. This list of preliminary objectives is being assembled through the combined efforts of planning staff and planning consultant David Evans and Associates, Inc. The Commission’s comments will be used to refine the proposed goals and policies in

advance of a public workshop on this topic that is scheduled to occur in late April or early May.

Concerning marijuana regulations, staff expects the Commission will continue its ongoing discussion involving possible amendments to city standards in response to 2015 state legislative changes. The Commission’s initial comments in this regard were presented in last month’s edition of this newsletter. At the upcoming meeting on April 13, staff anticipates the Commission will be asked for input on marijuana facility buffer zones relative to sensitive uses (such as schools and parks), and marijuana business signage.

Of course, any interested member of the public is encouraged to attend this meeting. During the proceedings, the Commission may, at its discretion, allow for public input regarding the items up for discussion.



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
Comprehensive Plan Revision	full-scale revision of city's Comprehensive Plan	Citywide	city staff reviewing consultant's existing conditions report; staff preparing for public meeting on Policy Bulletin
College Hill Design Review Standards	formulate design standards for new construction	College Hill Core	staff reviewing responses to recent stakeholder questionnaire
Shoreline Master Program Update	revise city's Shoreline Master Program in collaboration with Whitman County	Citywide	CC adopted Shoreline Master Program Update on 3/29/16; staff preparing documentation for review by DOE
Marijuana Regulation Revisions	amend city regulations in response to state legislation	Citywide	PC to discuss pertinent issues at 4/13/16 meeting
Harbour Lot Coverage Variance (V-16-1)	build house with 44 percent lot coverage	519 SW Winter Circle	BOA denied application on 2/29/16
Harris Shed Setback Variance (V-16-2)	permit shed with 2-foot side yard setback	330 SE Camino Street	BOA approved application on 2/29/16
Encounter Ministries Sign Variance (V-16-3)	allow internally illuminated wall sign	190 SE Crestview Street	staff awaiting complete application
City Fuel Island Shoreline Permit No. 89	construct 2-bay fuel island for city vehicle use	615 NW Guy Street	public comments on application due 4/6/16
Souza Animal Request (16-1)	keep 4 chickens on 12,246-square-foot lot	1035 SW Crestview Street	staff approved request 3/4/16
Coulter Airport Hangar site plan (15-13)	construct 4,800-square-foot hangar with attendant facilities	Pullman-Moscow Regional Airport	staff requested applicant to revise site plan
Campus Commons Maintenance Shop site plan (15-14)	build 525-square-foot shop at existing apartment complex	1920 NE Terre View Drive	staff requested applicant to revise site plan
Courtyard by Marriott Hotel site plan (15-19)	construct 122-room hotel with restaurant and meeting rooms	1295 NE North Fairway Road	staff requested applicant to revise site plan
Rima RV/Boat Storage Lot site plan (15-21)	establish 21,000-square-foot RV storage lot	1200 Block of SE Johnson Avenue	staff requested applicant to revise site plan
Jefferson Elementary School Addition site plan (16-1)	add four classrooms to existing school building	1150 NW Bryant Street	staff approved site plan 3/15/16
Bestebreuer Triplex site plan (16-2)	construct triplex on 15,579-square-foot lot	540 SW Barnes Court	staff requested applicant to revise site plan
2440 Entry Remodel site plan (16-3)	construct 3,429-square-foot addition to SEL manufacturing building and reconfigure parking lot	2440 NE Hopkins Court	staff reviewing revised site plan

Continued on Page 4

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.





Planning Department
325 SE Paradise St.
Pullman, WA 99163

Phone: 509-338-3213
Fax: 509-338-3282
Email: bethany.johnson@pullman-wa.gov

Pullman Planning Department Staff:

Pete Dickinson, Planning Director
Jason Radtke, Assistant Planner
Bethany Johnson, Public Works Administrative Assistant
Tana Crawford, Public Works Administrative Specialist

Planning Commission Members:

John Anderson, Vice-Chair
Brent Carper
Chris Clark
Marcus Crossler
Dave Gibney, Chair
Scott Hodge
Liza Morris
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.

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

Continued from Page 3

PROJECT	DESCRIPTION	LOCATION	STATUS
Riverwalk Residences site plan (16-4)	demolish existing building and construct two duplexes on 8,224-square-foot lot	308 NE Maple Street	staff approved site plan 3/30/16
The Learning Center site plan (16-5)	construct 15,165-square-foot child care center on 83,593-square-foot lot	945 SE Clearwater Drive	staff requested applicant to revise site plan
Auto Body Supercenter Site Improvements site plan (16-6)	create 6,700-square-foot graveled area for equipment storage	2445 N. Grand Avenue	staff requested applicant to revise site plan
Hilltop Suites/Apartments site plan (16-7)	construct new building for 3 offices and 28 living units	310 NW Old Wawawai Road	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; 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.

