

April 25, 2016



Planning Department Newsletter

COMPREHENSIVE PLAN PUBLIC WORKSHOP TO BE HELD ON MAY 5

Inside this issue:

- Total Building Permit Value Rises in First Quarter of 2016* 2
- Pending Land Use Proposals* 3-4

As reported in recent editions of this newsletter, the planning department has spent the last few months developing preliminary goals and policies for the city's Comprehensive Plan update. The document that contains these preliminary objectives has been assembled through the combined efforts of planning staff, the Planning Commission, and consultant David Evans and Associates, Inc.

In order to obtain public feedback on the draft goals and policies cited in the document, the planning department has scheduled a community workshop for Thursday, May 5, at 6:30 p.m. in the Senior Lounge of Pullman City Hall. Citizen comments at this workshop will be used in the formulation of provisions that will guide the City's growth and development for the next 50 years.

The draft goals and polices to be discussed are organized under the following topic areas:

Land Use, Community Design, Housing, Transportation, Parks and Open Space, and Capital Facilities and Infrastructure. A proposed vision statement for the future of this community will also be presented. The document that includes all of these preliminary objectives is currently available for viewing at the planning department website (www.pullman-wa.gov/departments/planning).

The workshop on May 5 will be informal, and participants will be able to provide their remarks either orally or in writing. Refreshments will also be available.

All interested members of the community are encouraged to attend the meeting and voice their opinions. For those citizens who are unable to attend this event, the planning department will be accepting public comment on the preliminary goals and policies through the summer months. Contact information for planning staff is listed on the aforementioned planning department website.



TOTAL BUILDING PERMIT VALUE RISES IN FIRST QUARTER OF 2016

The city saw a marked increase in the value of building permits issued over the first three months of this year, in comparison to the same period in 2015. The total value of all permits released through March 31 of this year was more than \$41 million. In contrast, the total for the first quarter of last year was about \$3.6 million.



The city issued a permit for “The Flats @ Terre View” apartment complex last month. During the first quarter of 2015, no permits were issued for the construction of apartments in Pullman.

The primary reason for the increase in valuation is that, starting last July, the city has been issuing building permits for WSU construction projects. So far this year, the city has delivered to the university eight permits for developments worth over \$26.7 million. Projects initiated on campus this year include the conversion of the “Old Bookie” on Thatuna

Street into the new “Chinook Building” (a student study and social space), the construction of the digital classroom building near Cleveland Hall, a remodel of the public safety building on Grimes Way, a remodel of the WSU President’s house, and an update for restrooms at Beasley Coliseum.

Absent the construction at WSU, the city would still be well ahead in building permit value for 2016 relative to last year. The number of permits released for single family homes this year is nearly double the amount issued for the same period in 2015. In addition, the city issued a permit last month for “The Flats @ Terre View” 60-unit apartment complex on NE Terre View Drive, a project valued at more than \$7.5 million. Also in March, the Pullman School District received a permit to construct four new classrooms at Jefferson Elementary School; that undertaking is worth nearly \$1.8 million. The total value of all non-WSU permits issued in the first quarter of 2016 was approximately \$14.6 million, far exceeding last year’s first quarter total of about \$3.6 million.

The statistics for building permit activity in the first three months of 2015 and 2016 are presented in more detail in the table below:

COMPARISON OF PULLMAN BUILDING PERMIT ACTIVITY IN 2015 AND 2016 (JANUARY-MARCH)				
CATEGORY	2015		2016	
	PERMITS	VALUE	PERMITS	VALUE
Single Family Houses	8	\$2,286,937	14	\$4,090,518
Apartments	0	\$0	1*	\$7,564,380
New Commercial	1	\$15,875	0	\$0
Commercial Remodels	6	\$114,000	8	\$203,200
WSU Projects	0	\$0	8	\$26,724,040
Other	103	\$1,147,589	85	\$2,727,125
TOTALS	118	\$3,564,401	116	\$41,309,263

* One permit issued for 60 apartments.



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	public workshop on draft goals and policies to be held 5/5/16
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 transmitted documentation for review by DOE
Marijuana Regulation Revisions	amend city regulations in response to state legislation	Citywide	PC discussed pertinent issues at 4/13/16 meeting; staff preparing draft code revisions
Encounter Ministries Sign Variance (V-16-3)	allow internally illuminated wall sign	190 SE Crestview Street	probable BOA hearing on 5/16/16
Avalon Care Center Conditional Use Permit Application (C-16-1)	construction of 53,000-square-foot nursing care and assisted living center	1060 SE Clearwater Drive	staff reviewing application; possible BOA hearing on 6/20/16
City Fuel Island Shoreline Permit No. 89	construct 2-bay fuel island for city vehicle use	615 NW Guy Street	city approved permit 4/14/16 and transmitted permit materials to DOE
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
Bestebreur 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
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 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
Shandy Lam, 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
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 requested applicant to revise site plan
SEL 2350 South Parking Lot site plan (16-8)	construct 150-stall parking lot	south of building located at 2350 NE Hopkins Court	staff reviewing site plan
Golden Hills West Phase II - Storage Building (16-9)	Add 480-square-foot storage building to under-construction apartment complex	635 SW Golden Hills Drive	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.

