

February 27, 2017



## CITY COUNCIL TO CONSIDER REVISIONS TO WHISPERING HILLS DEVELOPMENT

At its meeting of February 28, the City Council is scheduled to conduct a public hearing to review proposed modifications to certain “Whispering Hills” residential subdivisions located east of the intersection of SW Old Wawawai Road and SW Golden Hills Drive on Sunnyside Hill. Recently, Copper Basin Construction, the original developer of this project, submitted a letter to the city requesting that the proposed use of a mid-block easement between SW Lost Trail Drive and SW Lehman Court for purposes of public pedestrian travel be eliminated. The company also asked for the revocation of a City Council condition requiring the construction of a pedestrian path within a power line easement that extends generally from SW Lost Trail Drive to a point near the end of SW Corral Court (located south of SW Center Street).

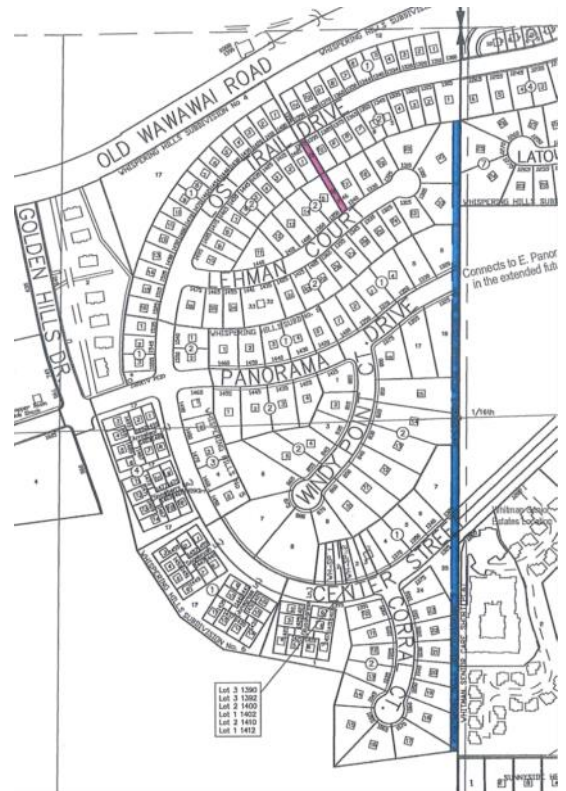
In its letter proposing these revisions, Copper Basin Construction explains the reasoning for its request. With respect to the proposal to eliminate the planned use of the mid-block easement for public pedestrian travel purposes, the company states that another trail connecting Lost Trail Drive to Lehman Court was built nearby, so the use of this easement for public pedestrian access is unnecessary. In relation to the pedestrian path along the power line

easement, the company asserts that “steep slopes prohibit the practical application of providing a bike/pedestrian path at this location.”

The staff report written for this proposal states that city staff is in favor of granting the applicant’s request. Staff mentions in the report that a pedestrian trail has been constructed between Lost Trail Drive and the terminus of Lehman Court, and this existing trail provides for the

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The proposed pedestrian accesses to be discussed by the Council are located within a mid-block easement (shown here in pink) and a power line easement (shown in blue).

non-motorized access between these two streets that was prescribed in the mid-block easement. With regard to the proposed path within the power line easement, staff writes that the steep slopes existing along portions of the route would make it unfeasible to create a usable pathway there. Also, staff notes that Copper Basin Construction has already constructed a pathway from Old Wawawai Road to Center Street (via Golden Hills

Drive and Panorama Drive) that serves as an alternative north-south route for non-motorized travel in this area.

At the public hearing on the 28th, the Council will solicit public comments and then conduct a discussion regarding the proposal. The Council may make a decision on the request immediately following this discussion, or it may choose to resolve the matter at a subsequent meeting.

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## BOARD OF ADJUSTMENT APPROVES PERMIT FOR KAMIAK ELEMENTARY SCHOOL

In last month's newsletter, we reported that the city's Board of Adjustment opened a public hearing on January 19 to review a conditional use permit application from the Pullman School District to develop the proposed Kamiak Elementary School near the west end of NW Terre View Drive on Military Hill. This new school would encompass approximately 71,000 square feet of floor area and accommodate up to 450 students.

As noted in the previous article, the Board took testimony from a total of 20 individuals at the hearing. Most of the public comments related to whether or not a second public road (in addition to Terre View Drive) should be built to access the subject property. Several citizens requested that the Board require this second access to ensure public safety in the event that one of the access routes is blocked. School district representatives said they are in favor of establishing multiple access routes to the proposed school over time, but they are opposed to requiring a second access to the

school at the outset, primarily because the school district does not own the land where this second access would be located, and therefore, the district has no control over the cost and development of this second access. Other topics raised at the hearing included support for constructing pedestrian/bicycle pathways in the vicinity, the need for additional space on site for parents to drop off and pick up their children, and concern about the adequacy of existing storm water regulations to manage runoff from the property.

After receiving these comments, the Board closed the public input portion of the hearing, requested additional information from staff related to the application, and continued the hearing to February 2. When the Board reconvened on the 2nd, the members deliberated over the facts of the case and reached a final decision. The Board voted unanimously to approve the permit for the school with 13 conditions, including requirements to extend Terre View Drive along the subject



NW Terre View Drive will be extended as part of the development of the Kamiak Elementary School.

property frontage; construct a pathway on the school side of the Terre View Drive extension; loop the proposed water line to the existing water system at either Greyhound Way or Canyon View Drive; add space in the proposed parking lot for use as a parent drop off/pick up area; screen the school facility with fencing and landscaping from adjacent properties that will eventually be developed with housing; and, if a separate public roadway in addition to Terre View Drive has not been

constructed to provide a second access to the school prior to its occupation, build a gravel driveway on the route of the looped water line for use only by pedestrians and public safety vehicles.

The school district has expressed interest in starting construction on this facility in the next few months. Future editions of this newsletter will provide updates on this project as it moves forward.

## PUBLIC HEARINGS SCHEDULED FOR “EVOLVE ON MAIN” PROPOSAL

The Board of Adjustment has scheduled simultaneous public hearings for Thursday, March 9 to review two applications submitted for the “Evolve on Main” mixed-use project downtown at 425 E. Main Street. The applicant recently changed the name of this proposal from the “Mix on Main.” Also, last month, we reported that the proposal had expanded to occupy the Chevron gas station/convenience store at 485 E. Main Street. Since then, applicant Fields Holdings, LLC of Los Angeles has decided to return to its original plan and limit the scope of the project to the 0.95-acre Washington Federal bank site. The current proposal involves demolition of the bank structure, and construction of a five-story building that would contain 8,000 square feet of retail space, two levels of parking, and 82 apartments.

One of the applications to be reviewed at the upcoming public hearings is a request for a conditional use permit to double the standard housing density allowed at the property (the standard number of apartments allowed on this site is 41). The other application is a proposal for a variance to allow the construction of residences in a building situated in a 100-year floodplain. Most of the subject property is located within the floodplain of the South Fork of the Palouse River, and the city code states that no new structure which includes dwellings is permitted in the floodplain unless a variance is granted by the Board.

All interested parties are invited to attend the meeting on March 9 to participate in these simultaneous hearings. The session will take place at 7:30 p.m. in the City Hall Council Chambers.



This drawing shows the proposed “Evolve on Main” building as it would look from Main Street.



## 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	staff and consultant preparing for upcoming open house
College Hill Design Review Standards	formulate design standards for new construction	College Hill Core	staff reviewing responses to stakeholder questionnaire
Shoreline Master Program (SMP) Update	revise city's SMP in collaboration with Whitman County	Citywide	CC adopted SMP Update on 3/29/16; staff transmitted documentation for review by DOE
Woo Annexation	annex 2.3-acre parcel to city	1240 NW Davis Way	CC approved Notice of Intent to Annex on 10/25/16; staff awaiting Petition to Annex
North Grand Avenue Right-of-Way Vacations	vacate various rights-of-way adjacent to city property	east of Grand Avenue between NE Whitman Street and NE Stadium Way	PC issued qualified recommendation for approval on 2/22/17
Presbyterian Church Zone Change (Z-16-3)	rezone 33,000-square-foot lot from R1 to C1	1530 NE Stadium Way	PC recommended approval on 1/25/17; CC meeting scheduled for 2/28/17
Whispering Hills Subdivision/PRD Modifications	modify subdivisions and planned residential developments to eliminate proposed pedestrian access ways	east of intersection of SW Old Wawawai Road and SW Golden Hills Drive	CC hearing scheduled for 2/28/17
Serene Summit Preliminary Plat	divide 50 acres into 99 lots for residential development	southeast of Old Wawawai Road/SR 195 intersection	staff asked applicant to revise application materials
Sundance South Preliminary Plat	divide 21.5 acres into 81 lots for residential development	between S. Grand Avenue and Sundance Court	staff asked applicant to revise application materials
Paradise Hills No. 8 Subdivision Preliminary Plat	divide 43.2 acres into 76 lots for residential development	south of NW Terre View Drive/NW Marshland Street intersection	PC recommended conditional approval on 2/22/17; CC meeting scheduled for 3/14/17
Evolve on Main Housing Density Conditional Use Permit Application (C-16-3) and Floodplain Variance Application (V-16-6)	establish 82 apartments on 0.95-acre site located within the floodplain	425 E. Main Street	simultaneous BOA hearings scheduled for 3/9/17
Kamiak Elementary School Conditional Use Permit (C-16-4)	construct 71,000-square-foot elementary school for up to 450 students on 12.0-acre parcel	west end of NW Terre View Drive	BOA approved permit with conditions on 2/2/17
Harrington Garage Setback/Lot Coverage Variance (V-17-1)	expand garage resulting in 5-foot rear setback and 43 percent lot coverage in R2 zone	230 NW Olsen Street	BOA hearing scheduled for 3/20/17

*Continued on Page 5*

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.



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PROJECT	DESCRIPTION	LOCATION	STATUS
Olson Setback/Lot Coverage Variance (V-17-2)	construct apartment building in R4 zone with 5-foot side setback and 60 percent lot coverage adjacent to R2 zone	1025 and 1045 NE Alpha Road	BOA hearing scheduled for 3/20/17
Zlatos House Special Valuation Application	obtain special property valuation for past improvements	630 NE Garfield Street	city received notice from county 10/5/16; staff requesting complete application materials
McCulloch House Historic Register Nomination	add single family house to local historic register	1110 NE Indiana Street	HPC meeting scheduled for 3/13/17
Manning Administrative Variance Application (AV-17-1)	develop 8-plex building with pitched roof	450 NE Oak Street	staff reviewing application
Birch Hills Apartments Phase 2 site plan (16-14)	construct 100 apartments on 7-acre parcel	2200 block of NE Westwood Drive	staff requested applicant to revise site plan
Skyview Station Apartments site plan (16-15)	develop 161 apartments on 7-acre parcel	west end of NE Skyview Drive	staff requested applicant to revise site plan
Fuel Pump Station Relocation site plan (16-19)	replace existing city fuel station with new 2,900-square-foot facility	725 NW Guy Street	staff reviewing revised site plan
Alpha Apartments site plan (16-20)	demolish existing buildings and construct 12 apartments on 16,652-square-foot site	1025/1045 NE Alpha Road	staff requested applicant to revise site plan
Airport Terminal Parking Lot Expansion site plan (16-21)	construct 130-stall parking lot for airport terminal	3200 Airport Complex North	staff requested applicant to revise site plan
Valley Road Apartments site plan (16-23)	develop 10 apartments on 14,850-square-foot lot	1235 NE Valley Road	staff requested applicant to revise site plan
Avalon Health Care Center site plan (16-25)	build 51,660-square-foot care facility on 4.8-acre site	1060 SE Clearwater Drive	staff reviewing revised site plan
910 Indiana Street Duplex site plan (16-26)	construct duplex on 6,042-square-foot lot	east side of NE Indiana Street between Howard and Garfield Streets	staff requested applicant to revise site plan
Bishop Professional Building site plan (17-1)	construct 6,300-square-foot medical office building and 2,500-square-foot commercial building on 1.7-acre site	northeast corner of SE Bishop Boulevard/SE Harvest Drive intersection	staff requested applicant to revise site plan
Delta Gamma Sorority House Addition site plan (17-2)	demolish part of house and construct 8,900-square-foot addition to structure	715 NE Linden Street	staff reviewing revised site plan
Whiskey Barrel Storage Container site plan (17-3)	install 1,600-square-foot storage structure for restaurant	588 SE Bishop Boulevard	staff requested applicant to revise site plan

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