

May 31, 2017



## OPEN HOUSES SUCCESSFUL IN ATTRACTING CITIZENS AND GENERATING COMMENTS

### Inside this issue:

<i>Council Decides On Pathways at Whispering Hills Subdivisions</i>	2
<i>Pending Land Use Proposals</i>	4-5

As mentioned in last month's newsletter, the planning department conducted three open houses during the last week of April to solicit input from members of the public regarding a land use plan to be incorporated into the Pullman Comprehensive Plan update. The comments provided by folks at these gatherings will be used in the formulation of the plan that will determine how and where growth will occur in our community.

The open houses were held at City Hall, the Brelsford WSU Visitor Center, and the Gladish Community and Cultural Center. An estimated total of 145 people

attended the three meetings. At each open house, citizens were invited to examine three land use plan scenarios designed to accommodate future city growth, and provide their comments to planning staff. The three land use plan scenarios, a scenario comparison table, and a public comment form are available for review at the planning department webpage (<http://www.pullman-wa.gov/departments/planning>).

Recently, planning staff compiled the data received from attendees at the open houses. The major themes that arose from this data are as follows:

- there is substantial interest in compact development and reducing the size of the city's existing urban growth area
- strong interest was expressed in urban development that facilitates pedestrian/bicycle transportation and public transit use
- the small town character of Pullman should be retained as the city grows
- the city should strive toward sustainable growth (especially with respect to our water supply)



All told, approximately 145 individuals attended the three open houses.  
(Photo courtesy of Jaime Goodenough.)

- the city should address traffic congestion (especially downtown) in any growth plan
- neighborhoods should be more self-sufficient (nearby commercial services, parks, schools)
- greenways should be established along streams rather than using these areas for business development
- established neighborhoods should be protected from the impacts of development
- there is no clear consensus on whether to develop or preserve the land within the Pullman-Moscow corridor along State Route 270
- there is also division among community members regarding whether or not to

increase density in the College Hill Core neighborhood

On May 24, the Planning Commission discussed the preliminary results of the open houses. At its meeting on June 28, the Commission will begin to identify key components of a draft land use plan based on the public input received to that point.

Given this schedule, there is still time to provide input to the city about how best to accommodate future community growth. Interested parties may use the comment form at the planning department webpage, or send their remarks directly to the department office. Contact information is provided on the last page of this newsletter.

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## COUNCIL DECIDES ON PATHWAYS AT WHISPERING HILLS SUBDIVISIONS

At its meetings of February 28 and April 25, the City Council conducted 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. The hearings were held to respond to two requests submitted by Copper Basin Construction, the original developer of this project. Those two requests involved eliminating the proposed use of a mid-block easement between SW Lost Trail Drive and SW Lehman Court for purposes of public pedestrian travel, and revoking a City Council condition that required 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, the developer explained that the use of the mid-block

easement for pedestrian travel was unnecessary because another trail connecting Lost Trail Drive to Lehman Court was built nearby, and the construction of a path along the power line easement was impractical due to steep slopes that exist at that location.

The Council received an extensive amount of public comment during the course of the hearing on this matter. Steve White, President of Copper Basin Construction, reiterated his interest in eliminating the walkway requirements. He also stated that he had met with all four of the parties who own property adjacent to the mid-block easement between Lost Trail Drive and Lehman Court, and each of those parties were opposed to construction of a pathway within said easement.

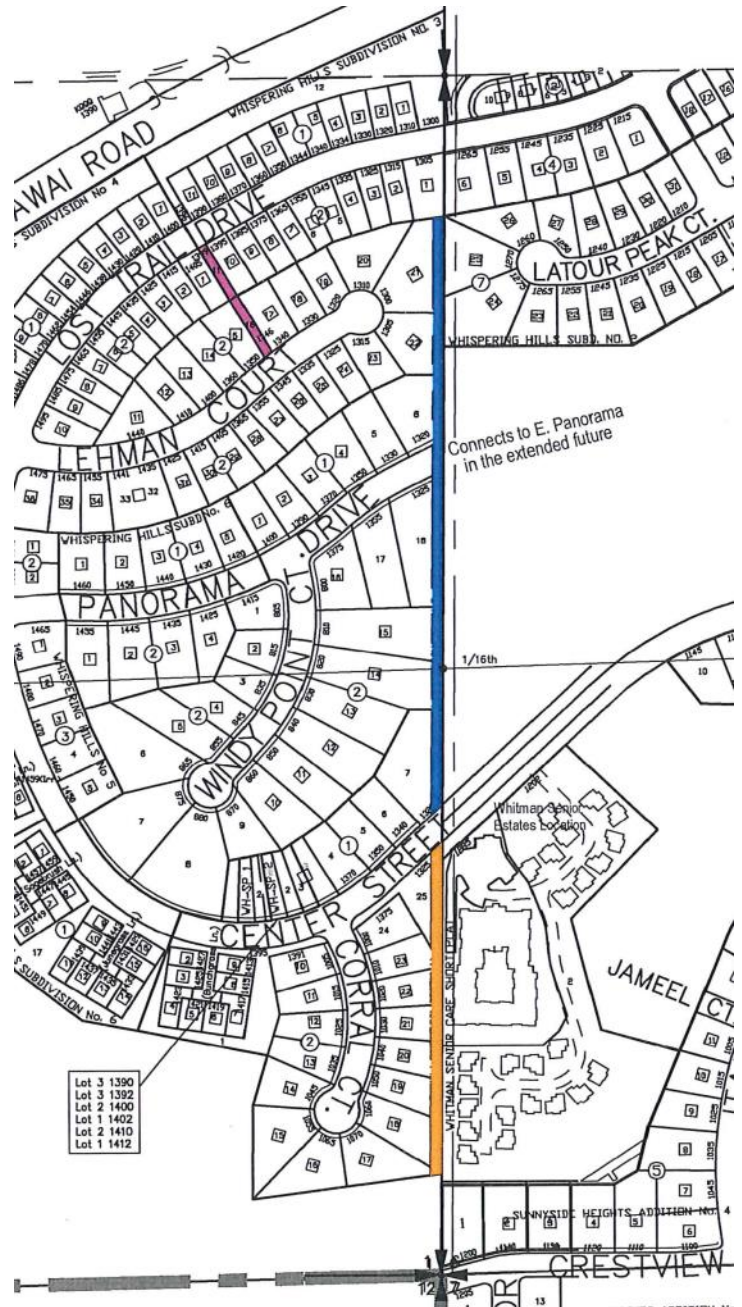
At the hearing, several citizens expressed support for construction of a pathway within the mid-block easement between Lost Trail Drive and Lehman Court and for construction

of a pathway within the power line easement between Lost Trail Drive and the south end of Corral Court, stating that the developer should act in accordance with the original requirements of the city, and that trails such as these enhance the livability of neighborhoods by providing pedestrian connectivity. Owners of property on Corral Court expressed opposition to the establishment of a path within the power line easement from Center Street to the south end of Corral Court due to concerns regarding privacy, topographic challenges, existing obstructions, and storm water runoff.

After receiving this input, the Council came to the following conclusions:

- a) a pathway should not be constructed within the mid-block easement between Lost Trail Drive and Lehman Court because said pathway would present adverse impacts for adjacent property owners and an alternative walkway at the end of Lehman Court is already in place to connect these two streets;
- b) a pathway should not be constructed within the power line easement between Center Street and the end of Corral Court because this pathway would present adverse impacts for adjacent property owners and a future trail connection between this pathway and Crestview Street does not appear to be practical given the steep topography at the site, although an unimproved pedestrian easement should be retained for this corridor to maintain options for future pedestrian access at this location;
- c) a pathway should be constructed within the power line easement between Lost Trail Drive and Center Street to provide for pedestrian connectivity in this area.

At its meeting of May 16, the Council adopted a resolution and ordinance to formally document its decision. Public works and planning staff are currently coordinating with the developer to accomplish the Council’s directives.



In the end, the Council decided to require construction of a pathway in the power line easement between Lost Trail Drive and Center Street (shown in blue on the map), but decided not to require a pathway in the mid-block easement (shown in pink) nor in the power line easement south of Center Street (shown in tan), although it did demand that a pedestrian easement be retained for this latter segment.



## 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	open houses held week of 4/24/17; PC discussion to be held on 6/28/17
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
Bishop/Crithfield Annexation	annex 9.0 acre parcel to city	southwest of intersection of S. Grand Avenue and Fairmount Drive	CC approved Notice of Intent to Annex on 4/26/17; staff awaiting Petition to Annex
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 approved certain modifications on 5/16/17
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 79 lots for residential development	between S. Grand Avenue and Sundance Court	PC recommended conditional approval on 5/10/17; CC meeting scheduled for 6/6/17
Cougar Cottage Tavern Conditional Use Permit (C-17-1)	add 250 square feet of outdoor seating area along front of building	900 NE Colorado Street	BOA hearing scheduled for 6/19/17
Certified Local Government Grant Application	seek state funding for \$11,000 project to create mobile app for historic tour	downtown area	CC approved submittal of application on 4/25/17; application transmitted to DAHP on 4/27/17
Evolve on Main Shoreline Substantial Development Permit	develop 175,410-square-foot mixed use building in vicinity of S. Fork of Palouse River	435 E. Main Street	staff approved application 5/9/17; appeal period expires 5/31/17
Gecas Animal Request (17-1)	allow up to 50 chickens on 3.1-acre parcel	1515 NW Douglas Drive	staff approved application with conditions 5/22/17; appeal period expires 6/5/17
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
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 reviewing revised 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

*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.



Continued from Page 4

PROJECT	DESCRIPTION	LOCATION	STATUS
Valley Road Apartments site plan (16-23)	develop 10 apartments on 14,850-square-foot lot	1235 NE Valley Road	staff reviewing revised 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
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
Davis Way Welcome Wayside site plan (17-4)	develop 1,754-square-foot site for city welcome sign	560 NW Davis Way	staff approved site plan 5/1/17
Sigma Alpha Epsilon Basketball Court site plan (17-5)	construct 2,250-square-foot court at fraternity house	865 NE B Street	staff requested applicant to revise site plan
Booker Garage site plan (17-6)	build 2,640-square-foot garage for existing residence	105 NW Old Wawawai Road	staff approved site plan 4/28/17
Kamiak Elementary School (17-7)	develop 88,000-square-foot school and associated facilities on 12-acre site	1400 NW Terre View Drive	staff requested applicant to revise site plan
Airport Restroom Renovation and Luggage Garage site plan (17-8)	construct 900-square-foot baggage claim garage and single-occupant restroom at terminal	3200 Airport Complex North	staff requested applicant to revise site plan
Evolve on Main site plan (17-9)	develop 175,410-square-foot mixed use building on 0.95-acre site	435 E. Main Street	staff reviewing site plan
DABCO Maintenance Building site plan (17-10)	enlarge existing maintenance building by 1,400 square feet at apartment complex	910 NE Providence Court	staff requested applicant to revise site plan
Helena Chemical Company Water Tank site plan (17-11)	install 9,800-gallon water tank	2500 S. Grand Avenue	staff requested applicant to revise site plan

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