

August 31, 2017



## FOUR RESIDENTIAL SUBDIVISIONS PROPOSED ON SUNNYSIDE HILL

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Since 2010, the City Council has approved 15 residential subdivisions. A review of city records reveals that, of the 450 lots contained within these subdivisions, 87 percent of them are located on Sunnyside Hill. The predominance of new low density housing in Pullman’s southwest quadrant looks like it will continue with the recent submittal of subdivision applications by four separate parties.

On August 7, Itani Land Company filed an application for the Sunnyside Heights Addition No. 11. This proposal would add 12 lots and public streets over 3.1 acres of land along the north side of SW Center Street between SW Itani Drive and the Regency Pullman assisted living facility at 1285 SW Center Street. A portion of this area is zoned as R1 Single Family Residential and the remainder is zoned R2 Low Density Multi-Family Residential. At this point in the process, the proposal is scheduled to be reviewed by the Planning Commission

at a public hearing on Wednesday, September 27.

On August 15, Gregg Baldrige submitted a request for the Baldrige Subdivision, which relates to the division of 1.5 acres into 12 lots on property just west of the land described in the previous paragraph. The Baldrige Subdivision would be located between SW Center Street and SW Windy Point Court near the intersection of June Grass Lane and Center Street. The property is zoned R2. Ten of the 12 lots are proposed to be situated along Center Street, and each of these ten parcels are designed for the construction of townhouses (classified as a home attached on at least one side to another dwelling). This application is currently scheduled for consideration by the Planning Commission at a public hearing on October 25.

In December of last year, Germain Farms, LLC presented an application for the Serene Summit Subdivision, which involves the division of 50 acres into 105



The pace of single family house construction on Sunnyside Hill seems likely to continue for the foreseeable future.

lots and public streets south of SW Old Wawawai Road between SW Golden Hills Drive and State Route 195. The area is included within an R1 zoning district. The property proposed for development was annexed to the city a few weeks prior to the application submittal. The original subdivision request was determined by city staff to be incomplete, and the applicant has been working to address these deficiencies over the last eight months. Germain Farms provided revised materials on August 24 for the city's review. If these materials are found to comply with the basic application requirements, it is likely that the Planning Commission will conduct a public hearing regarding this matter on October 25.

On August 17, Jian Chen filed a proposal to divide 1.5 acres of land into seven lots on the southwest side of SW Crithfield Court, located off SW Wadleigh Drive. This area is zoned R1 and R2. This request is currently being reviewed by the city's site plan review committee, composed of representatives from the public works, planning, fire, and police departments. It has not yet been determined if this proposal will demand Planning Commission review.

If all of the above-described proposals were to be approved, another 136 lots would be established on Sunnyside Hill for new homes. Be sure to check future editions of this newsletter for updates on these applications as they move through the review process.

## UPCOMING TOUR OF DOWNTOWN HISTORIC RESOURCES

On Friday, September 22, the city's Historic Preservation Commission (HPC) will lead a walking tour of historic resources in the downtown area. The event will take place between 4:00 and 6:30 p.m., and the excursion is scheduled to begin and end at the Pufferbelly Depot at 330 N. Grand Avenue. Interested folks can show up at the depot anytime during the tour hours to participate. Members of the HPC will be stationed at various stops along the route to present detailed information about significant structures in the area.

The historic resources to be featured on the tour include the following:

- Webb Block (Combine Mall): constructed in 1891, representing part of the historic brick core of the downtown along with the Flatiron and Mason Buildings
- Flatiron Building: built in 1905, designed by local architect William Swain, with contours that resemble the Flatiron Building constructed a few years earlier in New York City
- Mason Building (Anawalt Building): erected in 1892, featuring detailed brickwork particularly on its front façade
- Cordova Theater: built in 1928 with a Mission Revival exterior and opulent interior, with the Art Deco marquee added in 1950
- Hutchison Studio (Porchlight Pizza): built in 1926, and originally used as a photography studio for Raymond Hutchison who once served as the official yearbook photographer for Washington State College
- Star Route and Palouse Street Brick Road: roadways constructed of vitrified brick in 1913, establishing an

early connection between downtown and Washington State College

- U.S. Post Office (Paradise Creek Brewery): constructed in 1930 for the postal service, with a sandstone and terracotta exterior in the Renaissance tradition, and a marble and polished wood interior
- Russell Hotel (Moose Lodge): erected in 1915, and used for lodging from 1919 to 1953, making it the oldest surviving member of Pullman's downtown hotels

The HPC conducted a similar tour of historic resources in the city center last fall, and it was so successful that the committee decided to repeat the activity this year. This public outreach effort was inspired by a Downtown Historic Walking Tour brochure that was originally produced about 25 years ago, and updated in 2014. Copies of the updated brochure are available at City Hall or the Chamber of Commerce office. The document can also be found at the "Applications/Brochures/Maps" page of the planning department website. We hope to see you at the Pufferbelly Depot on September 22!



The U.S. Post Office building, currently occupied by the Paradise Creek Brewery, is one of many historic places located on the tour route.

# PLANS SUBMITTED FOR A NEW MARIJUANA SHOP

On August 24, NSK Cannabis, LLC filed a site plan review application for the establishment of a new retail marijuana shop at 1212 North Grand Avenue. The property is located across the street from Dissmore’s grocery store. The plans indicate that the applicant intends to remodel the existing 1,900-square-foot structure at the site for the provision of cannabis products. (The building was formerly used as the Upper Cut hair salon.) Parking for the business would be located near the decommissioned car wash facility at the corner of Grand Avenue and Stadium Way.

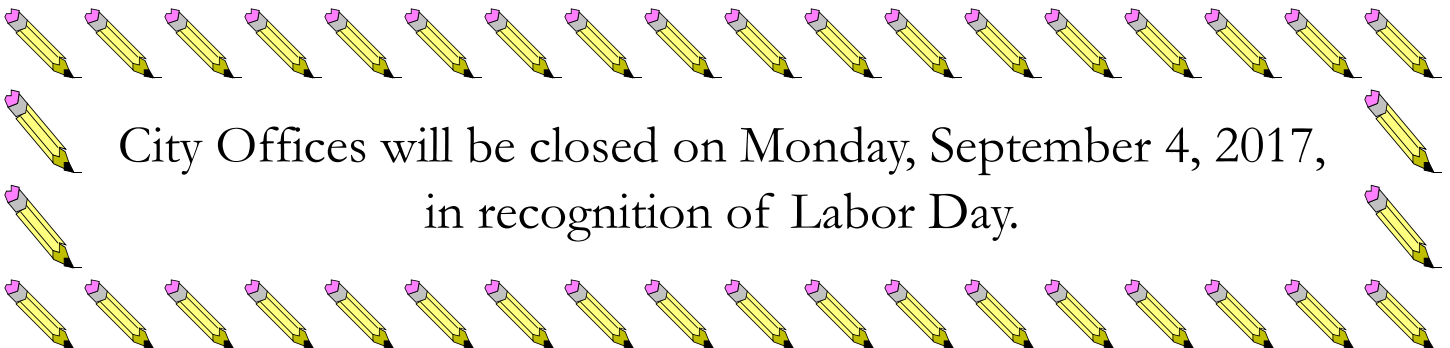
Three retail marijuana shops currently exist in Pullman. According to state rules, a total of five retail shops can operate within the city

limits. (A maximum of two stores can be established in the unincorporated area of Whitman County, and the two allotted shops are presently operating in the Pullman-Moscow corridor.) NSK Cannabis, LLC has held a license with the state to conduct marijuana sales in Pullman for several years, but it experienced difficulty finding a location that conforms to state and local regulations.

The city’s site plan review committee will meet on August 31 to discuss this proposal. Following this session, the committee will approve or deny the application, or request additional information from the applicant if the plans are deemed incomplete.



The structure proposed for use as a retail marijuana shop has been vacant for the last few years.

 City Offices will be closed on Monday, September 4, 2017, in recognition of Labor 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  |
|--|--|---|---|
| Comprehensive Plan Revision                                | full-scale revision of city's Comprehensive Plan                                   | Citywide  | open houses held week of 4/24/17; staff and consultant drafting land use plan |
| Woo Annexation   | annex 2.3-acre parcel to city  | 1240 NW Davis Way   | CC approved annexation 8/1/17   |
| Bishop/Crithfield Annexation                               | annex 9.0 acre parcel to city  | southwest of intersection of S. Grand Avenue and Fairmount Drive          | CC approved annexation 8/1/17   |
| Serene Summit Preliminary Plat                             | divide 50 acres into 105 lots for residential development                          | southeast of Old Wawawai Road/SR 195 intersection                         | staff reviewing revised preliminary plat; possible PC hearing on 10/25/17     |
| Sunnyside Heights Addition No. 11 Preliminary Plat         | divide 3.1 acres into 12 lots for residential development                          | north side of Center Street between Itani Drive and Corral Court          | staff reviewing application; PC hearing scheduled for 9/27/17                 |
| Baldrige Subdivision Preliminary Plat                      | divide 1.5 acres into 12 lots for residential development                          | between Center Street and south terminus of Windy Point Court             | staff reviewing application; possible PC hearing on 10/25/17                  |
| Trinitas Zone Change                                       | rezone 57.8 acres from R2 to R3  | west side of N. Grand Avenue between Terre View Drive and Albion Road     | PC hearing scheduled for 9/27/17  |
| Coug Housing Conditional Use Permit Application (C-17-2)   | develop 14 dwellings on 10,002-square-foot lot in R4 zone                          | 450 NE Oak Street   | staff reviewing application; possible BOA hearing on 9/18/17                  |
| Rima Administrative Variance Application (AV-17-2)         | allow carport with side setback of 4 feet, 9 inches                                | 230 SW Prairie Court  | staff approved application 7/27/17  |
| Petry Food Truck Hall Shoreline Permit Application (No.82) | remodel 10,000-square-foot interior space for food trucks and hotel room           | 305 N. Grand Avenue   | staff issued permit 8/10/17; appeal period ends 9/4/17                        |
| Avista Gas Line Shoreline Permit Application               | replace a natural gas pipe under the South Fork of the Palouse River               | northwest of the Pullman wastewater treatment plant at 1025 NW Guy Street | staff reviewing application   |
| 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 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 reviewing revised site plan   |
| Valley Road Apartments site plan (16-23)                   | develop 10 apartments on 14,850-square-foot lot                                    | 1235 NE Valley Road   | staff approved site plan 8/16/17  |

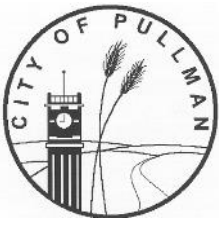
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KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central 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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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.

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**WWW.PULLMAN-WA.GOV**

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| PROJECT  | DESCRIPTION   | LOCATION  | STATUS  |
|--|---|---|---|
| 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 |
| DABCO Maintenance Building site plan (17-10)         | enlarge existing maintenance building by 1,400 square feet at apartment complex | 910 NE Providence Court                           | staff approved site plan 8/24/17              |
| 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 |
| Pullman Food Truck Hall site plan (17-13)            | remodel 10,000-square-foot interior space for food trucks and hotel room        | 305 N. Grand Avenue                               | staff requested applicant to revise site plan |
| Riverwalk Memorial Terrace site plan (17-14)         | construct 230-square-foot observation deck near South Fork of Palouse River     | 210 N. Grand Avenue                               | staff requested applicant to revise site plan |
| Red Brick Roads Heritage Marker site plan (17-15)    | construct concrete monument for historic brick streets                          | Palouse Street between Kamiaken and Maple Streets | site plan approved 8/4/17                     |
| Crithfield Court Short Plats site plan (17-16)       | divide 1.5 acres into 7 lots for residential development                        | southwest side of SW Crithfield Court             | staff reviewing site plan                     |
| NSK Cannabis LLC site plan (17-17)                   | remodel 1,900-square-foot building for retail marijuana shop                    | 1212 N. Grand Avenue                              | staff reviewing site plan                     |