

Planning Department Newsletter



CITY AND COUNTY OFFICIALS DISCUSS AIRPORT STANDARDS

Most local residents know that the Pullman-Moscow Regional Airport is actively working on a plan to realign and extend the airport runway. Grading operations have been ongoing at the site for the past year, and airport officials are making progress in their efforts to acquire property and easements to facilitate the use of the upcoming improvements. The new runway is scheduled to open in 2019, with final completion of the program in 2020. The total cost of the project will range from \$89 to \$119 million.

Ultimately, inappropriate development around public use airports can result in the loss of the facility.

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The city and county will be working together on land use regulations to protect the extensive investment being made in airport upgrades.

Given this level of investment, local agencies recognize the need to protect this valuable community asset. At a meeting in Colfax on September 6, city, county, and airport officials convened to discuss their mutual interest in developing regulations that would ensure compatibility between airport operations and surrounding land uses.

Development around an airport can have direct adverse consequences to the facility’s safety, efficiency, operation, and economic viability. Tall buildings, towers, power lines, and even tall trees can be hazardous obstructions for landing and departing aircraft. In addition, real estate development near an airport may reduce property available for aviation operations and safety areas. Indirectly, incompatible development can lead to demands for limitations on the airport activity.

Pullman and Whitman County have separate provisions in place to limit the height of objects in the vicinity of the airport. These restrictions are administered in accordance with the Code of Federal Regulations to “identify potential aeronautical hazards in advance thus preventing or minimizing the adverse impacts to the safe and efficient use of navigable airspace.” The city and county also have standards related to land use compatibility near the airport, but both sets of standards were adopted some time ago, and they are limited in scope. There is much that has been learned in recent years about how to achieve success in land use planning adjacent to airports.

At the meeting on September 6, all participants expressed interest in collaborating on city/county joint regulations that would promote full and safe use of the airport facility. The parties agreed to bring together members of the city and county planning commissions for a series of meetings to help formulate a draft of these standards. The end goal of this process is to devise the means for seamless

regulation of land use activity between the city and county in the vicinity of the airport.

The first joint meeting for the city and county planning commission members is scheduled for 7:00 p.m. on November 1 in the Public Services Building, N. 310 Main Street, in Colfax. Future editions of this newsletter will provide updates on this activity.

COLLEGE HILL HOME ADDED TO PULLMAN REGISTER OF HISTORIC PLACES

On September 11, the city's Historic Preservation Commission (HPC) approved a nomination to list a College Hill property on the Pullman Register of Historic Places. This new entry is the McKee-Kennedy House at 1045 NE Monroe Street.

The McKee-Kennedy House was constructed in 1939, and, according to the nomination form, the exterior of the building retains a high degree of architectural integrity. The building still has many of its original windows and other features of the Williamsburg (Colonial) Revival style, such as the dormers and plain-boxed cornice of the roof. The house consists of one-and-a-half stories with a rectangular building plan, a full basement, and a projecting entryway. The walls of the structure are still covered in the original cladding, consisting of horizontal wood clapboard siding. The building itself was originally a duplex that has been converted to a single family home, and a historic garage is located on the property as well. The house was built

by the original owners, Frederic and Ethel Langmas. It is classified as a contributing property to the College Hill Historic District, which is listed on the National Register of Historic Places.

The building's most notable early occupant was Sidney G. Hacker. Hacker served in the Navy during World War II and later participated in the Armed Forces Special Weapons program of the Atomic Energy Commission. He chaired the Mathematics Department. He also helped create the Ph.D. program for the Math Department as well as the Honors program for WSU. In addition, he served as the first director of the James R. Jewett Observatory, designed the WSU Planetarium, and helped bring the first mainframe computer to the university.

Other notable residents include Thomas L. Hansen, architect and Associate Professor in the Department of Architectural Engineering; Paul A. Anderson, Chairman of the Department of Physics (1955-1966); and current owners George Kennedy and Nancy McKee. Mr. Kennedy is Professor Emeritus of English and former Chair of the Department. He has written several works on technical writing and composition rhetoric. Ms. McKee is an Associate Professor of Cultural Anthropology and Graduate Coordinator for the Cultural Anthropology Program. She has authored several works on conditions of poverty along the United States/Mexico border and analyses of gender and culture.

With the addition of this home, there are now 11 properties listed on the Pullman Register of Historic Places. Any citizen who has an interest in nominating a place to the local register is encouraged to contact planning staff or review the nomination form on the "Applications" page at the planning department website.



The McKee-Kennedy House, built in 1939, has retained many of its original features.



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 drafting land use plan
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	PC recommended approval with conditions 9/27/17; CC meeting to be held in October
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 requested additional application materials
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 recommended approval 9/27/17; CC meeting to be held in October
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	BOA approved application on 9/18/17
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	1035 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 approved site plan 9/14/17
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 approved site plan 9/28/17
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
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 requested applicant to revise site plan
NSK Cannabis LLC site plan (17-17)	remodel 1,900-square-foot building for retail marijuana shop	1212 N. Grand Avenue	staff requested applicant to revise site plan
Alpha Tau Omega Chapter House Renovation site plan (17-18)	renovate 10,790-square-foot fraternity house	710 NE Linden Street	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.





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WWW.PULLMAN-WA.GOV
