

Planning Department Newsletter



CITY COUNCIL MANDATES ADDITIONAL TRAFFIC CALMING ON CENTER STREET

On October 31, the City Council conditionally approved the preliminary plat of Sunnyside Heights Addition No. 11. This subdivision pertains to the division of 3.1 acres of land into 12 lots and public streets for residential development on the north side of SW Center Street between SW Itani Drive and the Regency Pullman assisted living facility. The Council’s decision in this matter was noteworthy because it was the first time that the city imposed a requirement for a traffic calming measure that was not already suggested for construction by the developer.

The Sunnyside Heights subdivisions in Pullman are situated generally south of Sunnyside Park. These subdivisions have provided much-needed housing for the community, and they also facilitated the connection of Center Street to Lost Trail Drive, thereby providing an alternative route from South Grand Avenue to Old Wawawai Road.

Once that Center Street connection to Lost Trail Drive was completed, the city commissioned a consultant study in response to concerns raised by neighborhood residents about motor vehicle speed, pedestrian and motorist safety, and traffic flow. In the fall of 2015, the city conducted a community meeting to present the findings of the “Center Street Speed Reduction and Safety Study.” The major findings discussed at the session were as follows:

- Center Street has sufficient capacity to accommodate the motor vehicle traffic expected to be generated by planned residential growth in the area
- a traffic signal at the intersection of Center Street and Grand Avenue is warranted based on motor vehicle and pedestrian traffic counts and turning movements
- measures that involve “traffic calming” would help slow traffic and improve safety along Center Street
- pedestrian enhancements would be beneficial for school crossings along Center Street

During the fall 2015 meeting, city representatives mentioned that there are many different forms of traffic calming in use across the country. City staff identified the top three measures under consideration for Center Street were:

- Traffic Circle: a raised island placed centrally within an intersection that forces drivers to slow down around the obstruction regardless of whether they are continuing straight through the intersection or making a turn
- Street Narrowing: extending inward the street curbs on a longitudinal basis to narrow vehicle travel lanes, which typically results in slower vehicle speeds since motorists are less comfortable traveling through narrow roadways at high speeds

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- Radar Speed Signs: signs placed at strategic locations that display the maximum speed limit and the actual speed of a traveling vehicle; these signs can be set to show the actual speed as a flashing number when it exceeds the speed limit, thereby influencing drivers to slow down

At a meeting in February of 2016, the City Council reviewed the Center Street traffic study, and it directed that two radar speed signs be installed to assist in slowing down motor vehicle movement. Later that year, one of these radar signs was placed at the intersection of Center and Cityview Streets, and the other was installed near the junction of Center Street and Itani Drive.

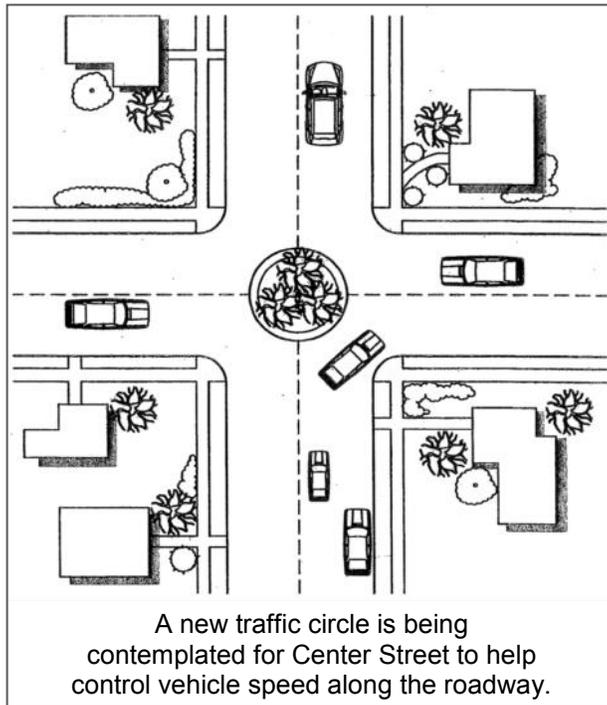
The Sunnyside Heights Addition No. 11 will establish the last set of lots to border directly onto Center Street. At the Planning Commission public hearing held to consider this subdivision in September of this year, representatives of the applicant (the Itani Land Company) stated that this development was relatively straightforward from an engineering standpoint since most of the necessary streets and utilities were already constructed. A neighborhood resident also spoke at the hearing. She expressed concern about vehicle speed on Center Street and said the radar speed signs have not been effective at slowing the traffic. Following its receipt of this public input, the Planning Commission discussed the case. Commission members commented that citizens have continuously noted the issue of excessive vehicle speed on Center Street at this and

previous subdivision hearings, and the members stated the proposed preliminary plat offers the last opportunity for the city to require traffic calming measures on this roadway. Accordingly, the Commission recommended approval of the requested subdivision with several conditions, including the following:

Traffic calming on Center Street, in the form of a traffic circle, bump-outs, or other significant measures, shall be constructed with initial subdivision improvements. The design of such traffic calming devices shall be subject to the approval of the Public Works Director.

At its meeting of October 31, the City Council asked a number of questions about the preliminary plat application for Sunnyside Heights Addition No. 11, including several inquiries related to traffic calming. In the end, the Council voted unanimously to approve the subdivision with all of the conditions recommended by the Planning Commission.

Over the past month, public works department staff has been in communication with the developer regarding the form and location of the traffic calming device to be installed by the Itani Land Company. One proposal currently under consideration is the placement of a traffic circle at the intersection of Center Street and Itani Drive. Whichever type of traffic calming measure is ultimately selected, staff expects the installation will be completed sometime next year.



City Offices will be closed on
Monday, December 25, 2017 - Christmas Day

STATE AGENCY PROVIDES SERVICE FOR BUSINESSES

Are you wondering what you would need to do to start a new business in town? Do you have an existing business that could use some help with basic operations like payroll rules or tax filings? Could your business use a hand in wading through the environmental permitting process? If you have questions such as these, you may wish to become acquainted with the Governor's Office for Regulatory Innovation and Assistance (ORIA). This Washington state agency, which can be found at this website: www.oria.wa.gov, helps people navigate environmental and business regulatory systems and collaborate for innovative process improvements.

ORIA was originally created within the Governor's Office in 2002 by the Washington State Legislature; at that time, it was called the Office of Permit Assistance. In 2003, the Legislature changed the name to Office of Regulatory Assistance and expanded its duties to include small business assistance and the full range of regulatory issues. In 2005, Governor Christine Gregoire expanded the office in support of her Executive Order on Regulatory Improvement. Four years ago, Governor Jay Inslee renamed the office to include the word "innovation" to reflect his interest in pursuing innovative solutions to regulatory improvements.

The general business assistance provided by the agency includes information on the following:

- Planning for a new business
- Starting a new business
- Ongoing responsibilities, obligations, and opportunities for existing businesses
- Finding available resources to help expand an existing business
- Expanding an existing out-of-state business into Washington state

At its website, ORIA offers a "Small Business Guide" (available in six different languages) to provide the business assistance outlined above in one handy publication.

The agency also furnishes information on permits and regulatory requirements that may be necessary for particular projects. The website presents a "Regulatory Handbook" that describes the various application and review processes for environmental, food processing, archaeology and historic preservation, recreation, and transportation permits. This handbook includes flow charts, forms, and links to helpful resources. Also, ORIA staff will answer questions about local, state, and federal permits and regulatory requirements, and can research project-specific requests. If the office does not have a ready response, it will connect the inquiring party with the right people in local, state, or federal agencies.

All of the services offered by the Office for Regulatory Innovation and Assistance are free. If you have any questions related to business or regulation, the staff at ORIA would be happy to hear from you. As explained at their website, agency personnel can be reached by phone, text, or email.



Businesses at any stage can make use of the services offered by the Office for Regulatory Innovation and Assistance.



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	CC approved application with conditions 11/21/17
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	CC approved application with conditions 10/31/17
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 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	CC approved application 10/31/17
Polaris Place Street Vacation	vacate 4,900-square-foot portion of right-of-way	adjacent to 1425 NW Orion Drive	PC recommended approval 11/29/17; CC hearing forthcoming
Zlatos House Special Valuation Application	obtain special property tax valuation for house improvements	630 NE Garfield Street	HPC certified final agreement 11/13/17
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
Johnson Administrative Variance Application (AV-17-3)	add a deck to house to create 36.7 percent total lot coverage	1725 NW Emily Court	staff approved application 11/16/17
Trinity Lutheran Church Pergola Conditional Use Permit Expansion (17-1)	construct a 925-square-foot pergola on church grounds	1300 NE Lybecker Road	staff approved application 11/22/17; appeal period ends 12/11/17
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
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 requested applicant to revise 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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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

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PROJECT	DESCRIPTION	LOCATION	STATUS
Coug Housing site plan (17-19)	develop 14 apartments on 10,000-square-foot parcel	446 NE Oak Street	staff requested applicant to revise site plan
Sleep Inn-Mainstay Hotel site plan (17-20)	construct hotel with 81 guest rooms	1750 S. Grand Avenue	staff requested applicant to revise site plan
Avista Parking Lot site plan (17-20)	construct 10-stall parking lot with several electric vehicle charging stations	150 E Spring Street	staff reviewing site plan