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COUNCIL LIFTS BAN ON MINIATURE PIGS AND ELECTRIC FENCES

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Pending Land Use Proposals On July 22, the City Council approved zoning code amendments to allow for the keeping of miniature pigs and the installation of electric fences in Pullman. Prior to this action, pigs and electric fences were prohibited within the city limits.

As described in the August 2013 edition of this newsletter, the issue regarding miniature arose when city staff pigs discovered that a resident at the Vista Manufactured Campus Home Park had a pet pig. Planning department personnel informed the resident that pigs and were banned. responded expressing bν interest in requesting a city code change to permit the animals. In May of last year, he asked the Council to consider such change. The **Planning** Commission and City Council discussed the topic at separate meetings last summer, and the Council concluded that process by asking planning staff to draft regulations that would allow for miniature pigs. The Council also directed that enforcement activity for the instant case be held in abeyance pending resolution of this matter.

The subject of electric fences came about when staff learned of the recent erection of such a fence at a four-acre parcel on Old Wawawai Road. The electric fence installed at the site is part of a double-fence assembly, with a wooden post fence on the outside and an electric fence located two horizontal feet inside the wood fence. When staff informed the property owner that all electric fences are prohibited in the city, he advocated for changes in the city code to allow such fences, claiming they are helpful in the management and secure containment of animals. Planning staff recognized this rationale for permitting electric fences, and agreed to suspend enforcement action until such time as a code amendment could be presented to Commission and Council for consideration.

months the Two planning ago, department formulated pertinent zoning code amendments in draft form for review by the Planning Commission at a public hearing on May 28. The only person to speak at the hearing was the owner of the land at which the electric fence is installed. entertaining After this input, Commission reached consensus on its Regarding pigs, the recommendations. Commission suggested that they be classified in the "small domestic animals and fowl" category, which would allow planning staff to consider an application to keep a maximum of two miniature pigs per residence so long as the property involved had a lot size of at least 10,000 square feet and met other applicable criteria. The Commission also recommended that these zoning code revisions be adopted by the Council only in conjunction

appropriate licensing requirements for the pet pigs. With respect to electric fences, the Commission suggested that such fences be allowed as part of a double-fence assembly on lots of 20,000 square feet or larger, and the electric fencing should use a charger listed by Underwriters Laboratories, a non-profit certification and consulting organization.

At its meeting of July 22, the Council adopted code revisions the as recommended by the **Planning** Commission. The Council also approved new licensing rules for miniature pigs, involving tusk trimming, sterilization, a leash requirement, and the addition of miniature pigs to existing dog regulations concerning biting, stray animals. impoundment, noise. related and provisions.



The provisions approved by the Council require that an electric fence be installed a minimum of two feet inside the outer fence.

UPS AND DOWNS IN HISTORIC PRESERVATION ACTIVITY

There was good news and bad news for local historic preservation over the past month. On the one hand, the Historic Preservation Commission (HPC) placed two more properties on the Pullman Register of Historic Places. On the other, the city learned that the State Department of Archaeology and Historic Preservation (DAHP) turned down Pullman's grant application for a historic property survey on Pioneer Hill.

The two properties added to the local historic register in June are the red brick streets on College Hill (namely, Palouse and Maple Streets between

Kamiaken and Whitman Streets) and the Veterans' Memorial located at the northeast corner o f intersection of Main and Spring Streets. Both of these properties are owned by the city.

College The Hill Association (CHA) submitted the nomination for the brick paved streets. These roadways were constructed in 1913. They were part of the first paved streets on College Hill, connecting the railroad station near the intersection of Palouse and Kamiaken Streets (now known as the Pufferbelly Depot) to the college campus. For the most part, the brick pavement has retained its early century integrity, owing to quality of materials, installation, and maintenance. Due to the earlier efforts of the pertinent CHA, the sections of Palouse and Maple have already been Streets the National placed on Register of Historic Places.

The Pullman Veterans' Memorial was dedicated in 1950. The obelisk-shaped monument commemorates residents of Pullman who died in World War I, World War II, the Korean conflict, and the Vietnam War. The community donated about \$1,000 to initiate the project, various businesses donated materials, and several local citizens furnished their time and expertise in the course of building and installing the structure. For the past 64 years, it has stood as the single most important war memorial in the city. A nearby flag pole flies the U.S. flag and a small

lawn with shrubbery sets off the monument. HPC Chairperson John Anderson filed the local register nomination for this property.

grant application The survey involved a approximately 35 historic properties in the area generally bordered by Jordan Road. Kamiaken Street, McKenzie Street, and South Street. It was submitted for grant funding as part of the city's ongoing inventory of historic resources in the community. Pullman was fortunate to receive grants from DAHP to survey properties on the south portion of College Hill in 2013, and to record buildings in the downtown area this year. Planning staff expects the HPC will reevaluate its grant application for the Pioneer Hillstudy and assemble another funding proposal for consideration next year.



The plaques attached to the Veterans' Memorial obelisk identify Pullman residents who died in World War I, World War II, the Korean conflict, and the Vietnam War.



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
College Hill Design Standards	formulate design standards for new construction	College Hill Core	PC reviewed concepts 1/15/14 and 2/26/14; CC reaffirmed project 4/1/14; staff formulating standards
Zoning Code Amendment (Pigs and Electric Fences)	code amendment to allow miniature pigs and electric fences in city	Citywide	PC recommended draft amendments 5/28/14; CC approved amendments 7/22/14
Shoreline Master Program Update	revise city's Shoreline Master Program in collaboration with Whitman County	Citywide	public kickoff meeting held 12/4/13; consultant completed draft shoreline inventory 6/20/14
Davis Way street vacation petition	vacate 3,600 square feet of Davis Way right-of-way	Davis Way near its intersection with State Street	State Dept. of Transportation reviewing petition
Pimlico Apartments Sign Variance (V-14-1)	retain existing sign at 30 square feet in area and 8 feet in height	1455 NE Brandi Way	BOA approved variance 7/21/14; appeal period ends 8/11/14
Harrington Setback Variance (V-14-2)	construct garage and house addition with 6-foot rear setback	230 NW Olsen Street	staff reviewing application
Downtown Historic Property Inventory	use federal funds for a survey of about 40 historic properties	downtown area	CC approved contract 11/12/13; consultant selected 2/24/14; consultant conducting survey
Pioneer Hill Historic Property Inventory Grant Application	use federal funds for a survey of about 35 historic properties	vicinity of the High Street/Jackson Street intersection	CC endorsed application 4/1/14; application sent to DAHP 4/14/14; DAHP denied application 6/25/14
Palouse/Maple Streets Local Historic Register Nomination	list parts of Palouse and Maple Streets on the historic register	Palouse and Maple Streets from Kamiaken Street to Whitman Street	CC granted consent 5/6/14; HPC approved nomination 7/14/14; appeal period ends 7/24/14
Veterans' Memorial Local Historic Register Nomination	list the Veterans' Memorial on the historic register	northeast corner of NE Spring and E. Main Street	CC granted consent 5/6/14; HPC approved nomination 7/14/14; appeal period ends 7/24/14
Washington State Dept. of Transportation Wash Building site plan (13-14)	construct 1,200-square-foot wash building	980 NW Davis Way	staff requested applicant to revise site plan
Illinois Street Duplex site plan (14-10)	build duplex on 6,400-square-foot lot	815 NE Illinois Street	staff requested applicant to revise site plan
Wysup Imports and More site plan (14-11)	create 17 paved auto display areas in existing grass area	1220 S. Grand Avenue	site plan approved 7/21/14
Pullman High School Bid Package 2 site plan (14-12)	demolish majority of existing building, renovate 47,000 square feet of existing building, and add 135,000 square feet of floor area	510 NW Greyhound Way	staff reviewing revised site plan
Pullman Building Supply site plan (14-13)	construct 115,000 square feet of retail and storage buildings on 11.5 acres	northwest corner of Fairmount and Harvest Drives	staff requested applicant to revise site plan
Golden Hills Multi-Family West Phase I site plan (14-14)	develop 48 apartments on 5.6-acre site	south of SW Old Wawawai Road and west of SW Golden Hills Drive	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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