



CITIZEN PARTICIPATION FOR COMPREHENSIVE PLAN UPDATE GOING STRONG

Inside this issue:

<i>Construction Project Update</i>	2
<i>Educational Opportunity Offered in Spokane</i>	4
<i>Pending Land Use Proposals</i>	5

As mentioned in last month’s newsletter, the city has initiated a full-scale revision of its Comprehensive Plan, and the planning department is holding a series of citizen participation events to start the process. The purpose of these events is to gather input from community members for use in charting a course toward an optimal future for Pullman.

During the month of September, the planning department conducted four neighborhood meetings—one on each of Pullman’s major hills—to solicit comments from members of the public about our local community. The first of these sessions was held at Jefferson Elementary School on Military Hill, where 41 citizens participated. The second meeting was conducted at Sunnyside Elementary School, with 23 individuals in attendance. The third meeting occurred at Lincoln Middle School on Pioneer Hill, with an audience of 33 people. The last session in September was held at the Community Congregational Church on College Hill, where 31 people took part in the proceedings.

At each meeting, citizens provided a substantial amount of information that will be useful in preparing the

Comprehensive Plan update. Participants rated the overall quality of life in Pullman, discussed the city’s virtues and problems, offered input on a specific set of community features, and expressed their ideas for improving Pullman in the future. Planning Commission members volunteered their time to assist planning staff in moderating each of the sessions.

The planning department has assembled preliminary results for the virtues/problems discussions at the neighborhood meetings. The positive attributes that were most often noted by citizens were the presence of WSU with its resources and cultural amenities, our small town atmosphere, the K-12 school system, public safety, city services, and local parks and trails. The negative aspects commonly mentioned were traffic volume and speed, lack of retail services and restaurants, limitations on public services due to funding constraints, lack of community engagement, WSU student behavior issues, availability of parking—particularly on College Hill, and property/housing conditions.

Planning staff observed that WSU students were underrepresented at the sessions held in September. In order to obtain input from this important part

of the city’s population, the department is currently coordinating with the Associated Students of Washington State University organization to conduct two “neighborhood meetings” on campus. Those meetings will likely take place during the month of October.

In addition to the neighborhood meetings, the Planning Commission has agreed to provide time at each of its meetings for the rest of this year to hear from the public about any and all issues related to the Comprehensive Plan. The Commission will conduct its first public forum in this regard at 7:30 p.m. on October 22. A second public forum will be

conducted at 7:30 p.m. on November 12. Both of these events will take place in the City Hall Council Chambers. These sessions will offer excellent opportunities for community members to express their opinions directly to the Planning Commission, which is the city committee responsible for reviewing and recommending action on the draft Comprehensive Plan. The City Council relies heavily on the guidance provided by the Commission in making its final decision to approve the plan. All interested persons are encouraged to participate in these upcoming Planning Commission forums.



All told, 128 people attended the four neighborhood meetings held in various locations this month [Photo courtesy of Dave Gibney].

CONSTRUCTION PROJECT UPDATE

Planning and public works staff members are frequently asked about the status of various projects under construction around town. A summary of major projects, both private and public, is provided below.

Pullman Building Supply Store (Fairmount Drive): This development involves construction of 115,000 square feet of retail and storage space on 11.5 acres of land. The majority of the foundation has been installed, and workers have started to erect the metal framing for the building. The contractor states that this project should be finished by mid-2015.



Construction at the Pullman Building Supply property is proceeding on schedule.

Relay Application Innovation Office Building (SE Clearwater Drive [south of Pullman Regional Hospital]): Construction on this 5,800-square-foot building, currently the only structure in the new Palouse Business Center, started in January. The contractor is now installing the mechanical and electrical systems in the building. Completion of the structure is expected in December. Relay Application Innovation, Inc. provides electric power system protection services.



Completion of the Relay Application Innovation office building is expected by the end of the year.

SEL Family Center (NE Hopkins Court): The contractor is now installing drywall in this 28,000-square-foot structure located in the Port of Whitman County Industrial Park. The first floor of the building will serve as a child care center for employees of Schweitzer Engineering Laboratories, Inc. (SEL), and the second floor will house fitness equipment and a health clinic for the employees. City building inspectors state that this structure is approximately 70 percent complete at this time.

Armory Building Remodel (E. Main Street): Renovation of this historic building has been ongoing since last September. The yoga and dance studios in the lower part of the structure are fully functioning at this point. The contractor is currently establishing eight loft apartments in the building, with completion expected soon. Also, an elevator is being installed on the back side of the structure.

Sherwin-Williams Paint Store (S. Grand Avenue): This project involved demolition of the former restaurant structure and construction of a 3,500-square-foot building in its place. The work, which began in March, is nearly complete; city building inspectors are currently conducting their

final inspections of the premises.

BellTower Building Renovation (SE Spring Street): This project was initiated in March to accommodate a new location for Swilly's Restaurant and the establishment of the Roost Coffee Shop. The work involves extensive renovation of the bottom floor and adjacent area to allow for indoor and outdoor seating. The public works department authorized occupancy of Swilly's Restaurant last week, and completion of the coffee shop is expected to follow shortly.

Grove Apartment Complex (NE Brandi Way): This complex consists of 216 apartments on an 11-acre parcel. The city has issued a Temporary Certificate of Occupancy for all of the apartment buildings, which means that residents can move in to the apartments, but there are outstanding requirements (e.g., a wetland impact mitigation compliance report) that the developer must still address.



The city issued a Temporary Certificate of Occupancy in August for the last of the Grove Apartments that were under construction.

Pimlico II Apartment Complex (NE Brandi Way): When complete, this complex will provide 188 apartments on a 7.9-acre site. The city has issued Temporary Certificates of Occupancy for eight of the 15 apartment buildings. The remainder of the buildings are presently under construction.

Rivertrail Apartment Building (SE Latah Street): Construction of this building, which contains 24 apartments on the upper floors and 34 mini-storage units on the bottom floor, began in July of 2013. The city issued Certificates of Occupancy for the apartments and storage spaces in August of this year.

Pullman High School Reconstruction (NW Greyhound Way): The building permit for Phase I of this project was issued in June. This first phase involves renovation of the stadium lockers and restrooms, replacement of the lower bleachers, and miscellaneous site work. The front entryway to the high school has been demolished as part of this process. The building permit for Phase II is under review by the public works department. The scope of Phase II is to demolish the majority of the high school building; renovate the existing gymnasium, metal shop, and wood shop; and add approximately 140,000 square feet of new floor area. Students will remain on site during construction. The school district indicates that the project will be finished by the spring of 2017.



The front entryway to the high school has been blocked off as part of the initial construction phase.

SR 270/Terre View Drive Sewer: Work is nearly complete on this project, which involves construction of a large diameter trunk line to extend the city's sanitary sewer system from Bishop Boulevard easterly along State Route 270 (Pullman-Moscow Highway) to Terre View Drive, and then northerly along Terre View Drive to Grimes Way. This venture is jointly funded by the

city and WSU, with assistance from a grant obtained through Whitman County. The contractor expects to finish this project by the end of October.

Old Wawawai Road Improvements: The segment of Old Wawawai Road from Davis Way to Main Street is being widened, and a pathway is being added to fill in the existing gap at this location. This activity is slated to be finished by the end of October.

Reaney Park Area Improvements: Construction of improvements at the Reaney Park pool complex, scheduled for construction this past summer, was delayed because the contractor bids exceeded the project's budget. However, this year the city did facilitate the completion of a 15-stall parking lot east of the pool area, and a series of accessible ramps and other sidewalk improvements in the vicinity of Reaney Park. The city will be scaling back its initial call for bids for the pool complex, limiting the scope to construction of the proposed splash pad with its various water features. That call for bids is scheduled to be issued in December of this year. If an acceptable bid is submitted at a favorable amount, the city will likely request additional bids for remodeling the pool's restroom facilities and installing a new liner for the dive pool. Also, next May, work will begin to reconstruct the streets surrounding Reaney Park. The streets affected will be Lentil Lane, Reaney Way, Gray Lane, and Morton Street. The work will include replacement of existing sanitary sewer and storm drain lines, and construction of a section of new storm drain piping.

EDUCATIONAL OPPORTUNITY OFFERED IN SPOKANE

The Washington chapter of the American Planning Association (APA) will be holding its annual conference at the Davenport Hotel in Spokane on October 15-17. The event will offer 52 educational sessions on such topics as farmland preservation, vehicle parking strategies, housing programs, recreational marijuana, climate change, historic designations, and solar energy.

The conference will also include a "Short Course on Local Planning," which provides an introduction to the legal basis for planning in Washington state, the procedures involved in preparing a Comprehensive Plan, and the role of the planning commission in this process. Attendance is free at the short course, to be conducted from 6:15 to 9:15 p.m. on Wednesday, October 15, but you must register for the class. For more information regarding the conference, please refer to the Washington APA website (<http://www.washington-apa.org/>).



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 conducting neighborhood meetings; PC public forums scheduled for 10/22/14 and 11/12/14
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
Shoreline Master Program Update	revise city's Shoreline Master Program in collaboration with Whitman County	Citywide	consultant completed draft shoreline inventory 6/20/14; consultant drafting shoreline restoration plan
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 denied request 9/23/14
Sunnyside Heights Addition No. 9 Preliminary Plat	divide 6.3 acres into 23 lots and public streets	south of Center Street and west of Itani Drive	PC recommended approval 9/24/14; CC meeting tentatively scheduled for 10/21/14
Harrington Setback Variance (V-14-2)	construct garage and house addition with 6-foot rear setback	230 NW Olsen Street	city returned application to applicant 9/24/14 due to deficiencies
Downtown Historic Property Inventory	use federal funds for a survey of about 40 historic properties	downtown area	consultant presented results of survey at public meeting on 9/2/14
Itani Rentals LLC Boundary Line Adjustment Application	adjust boundary 0.4 feet between structures	1005 and 1015 SW Center Street	planning approved proposal; engineering reviewing application
Itani Rentals LLC Administrative Variance Application (AV-14-2)	allow structure with a 4.62-foot side setback	1005 SW Center Street	planning staff review pending outcome of associated boundary line adjustment
Itani Rentals LLC Administrative Variance Application (AV-14-3)	allow structure with a 4.54-foot side setback	1015 SW Center Street	planning staff review pending outcome of associated boundary line adjustment
Avista Power Line Substantial Development Permit (No. 87)	install overhead power line across South Fork of Palouse River	near 1095 SE Bishop Boulevard	notice of application issued; public comment period expires 10/20/14
Kensrud Animal Request (14-7)	keep up to 5 chickens on property	400 SW Mountain View Drive	staff approved application; appeal period ends 10/7/14
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
Blue Sky Storage Expansion site plan (14-15)	grade site for placement of future storage building	2500 S. Grand Avenue	staff requested applicant to revise site plan
Jess Ford Parking Lot site plan (14-16)	regrade and expand parking lot	2590 S. Grand Avenue	staff reviewing revised site plan
Fire Station #2 Equipment Bay Expansion site plan (14-17)	expand fire station and add parking spaces and driveway onto Grand Ave.	55 NW Terre View 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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