



CITY HITS NEW RECORD FOR BUILDING PERMIT VALUE

On October 14, the city released a building permit to the Pullman School District for the planned reconstruction of the high school. With the issuance of that permit, the city established a new record for total building permit value in a calendar year. As we approach the end of October, the value of all permits dispensed in 2014 is \$96.9 million. The previous record was set last year, when the city reached \$75.8 million in construction value. The third highest total was set back in 2005, when Pullman building projects totaled \$64.3 million.

A number of commercial projects were also initiated this year to contribute to overall construction counts. These projects included the Pullman Building Supply store on Fairmount Drive (\$13.1 million value, with permit issued in August); the Schweitzer Engineering Laboratories, Inc. Family Center on Hopkins Court (\$4.2 million, June); the Relay Application Innovation office building on Clearwater Drive in the new Palouse Business Center (\$1.4 million, January); renovation of the therapy pool and locker room in the Summit

Therapy building at the intersection of Bishop Boulevard and Summit Court (\$400,000, June); the Taco Bell Restaurant on Stadium Way (\$304,000, April); the Sherwin-Williams store on Grand Avenue (\$298,000, March); the remodel of the Holiday Inn Express Hotel on Bishop Boulevard (\$256,000, April); and the remodel of the BellTower Building downtown for Swilly's



The value of the high school reconstruction project represents 46 percent of the city's total building permit value thus far for 2014.

The permit value for the high school reconstruction project is \$44.7

million. Restaurant and Roost Coffee Shop (\$125,000, March).

Inside this issue:

- Planning Commission Holds First Comp Plan Public Forum* 2
- Shoreline Master Program Open House on November 6* 4
- Earthmoving Project Near SR 270* 4
- Pending Land Use Proposals* 5

Although residential construction is proceeding at a slower pace than last year to this point, there has been considerable activity in this sector as well. To date, 47 single family houses and three manufactured homes have been permitted in 2014, amounting to \$13.6 million in total value. Also, the city has issued permits for 143 apartments,

totaling \$12.4 million in value. Most of these apartments (132 dwellings) are being constructed at the Pimlico Complex on NE Brandi Way.

City officials are gratified to see this level of local investment by both private and public parties. All of these construction projects demonstrate that the Pullman community is certainly flourishing.

PLANNING COMMISSION HOLDS FIRST COMP PLAN PUBLIC FORUM

Earlier this month, the Planning Commission conducted the first of two public forums to receive citizen comments on topics related to the Comprehensive Plan update. Approximately 25 people attended the session on October 22, and 11 individuals provided remarks.

The major themes presented by citizens at this forum were as follows:

- make pedestrian/bicycle transportation an integral part of the Comprehensive Plan revision (e.g., update the bike routes presented in the city’s 1996 Pedestrian/Bicycle Circulation Plan, widen roadways to accommodate bike routes, fill in gaps in the city’s pathway system, require real estate developers to provide pathways in the same manner as they are currently required to furnish roadways, establish a Transportation Benefit District to create a funding source for non-motorized transportation facilities)
- discourage induced travel demand for motorized vehicles by facilitating traffic flow (e.g., removing parking on Grand Avenue downtown)
- recognize the significance of rental housing in the preparation of the new Comprehensive Plan and develop policies that would expand housing choices, allow for new construction in established neighborhoods, and promote high residential densities in areas close to the WSU campus

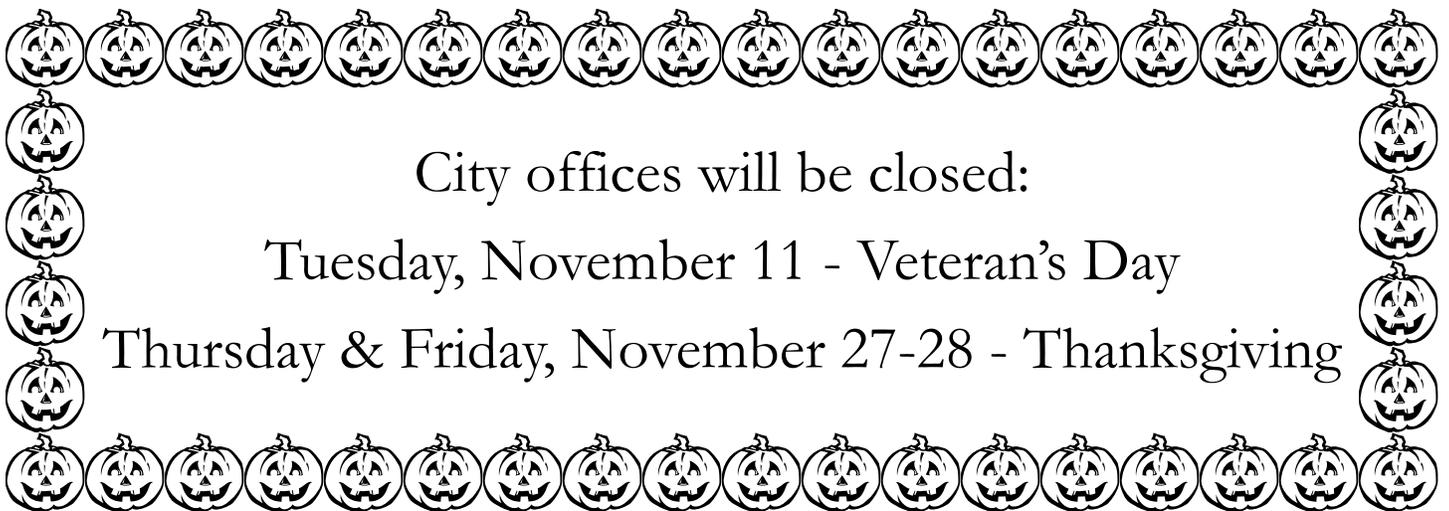
- reinforce much of the vision expressed in the existing Comprehensive Plan (e.g., protect historic resources, preserve a high quality of life in residential neighborhoods)
- embrace the planning goals incorporated in the Washington State Growth Management Act in revising the Comprehensive Plan



Planning for local pedestrian/bicycle routes was mentioned frequently during the course of the Commission’s first forum

- ensure that new development in established neighborhoods is respectful of its surroundings
- establish land use designations that reflect the environmental character of an area
- incorporate future green spaces in the city’s urban growth area plan and require developers to provide a certain amount of open space with each proposed development
- consider reducing the size of the current urban growth area to shorten travel distances and increase public service efficiency
- retain the Pullman-Moscow corridor area in its current largely undeveloped condition because the agricultural landscape between the two cities distinguishes us from other communities
- provide commercial services, parks, and other community facilities to complement areas primarily occupied by housing, such as the series of apartment complexes in the northeast part of town, or the burgeoning subdivisions in the vicinity of Old Wawawai Road
- restrict the location of recreational marijuana retail operations to isolated parts of town that are distant from areas where minors congregate
- explore ways to reinvigorate the downtown, including direct action to resolve the issue of derelict buildings
- create more facilities for youth in the community (e.g., ice rink, youth center, outdoor bike park with obstacles)
- encourage more sustainable food systems by expanding the prominence of the Pullman Farmers’ Market and supporting the formation of a local food co-op

On November 12, the Planning Commission will hold its second open forum to solicit public comments related to the Comprehensive Plan update. The session will take place at 7:30 p.m. in the Pullman City Hall Council Chambers. All individuals who have an interest in the future character of this community are encouraged to attend.



SHORELINE MASTER PROGRAM OPEN HOUSE ON NOVEMBER 6

As reported in previous editions of this newsletter, the city of Pullman is working cooperatively with Whitman County and several other cities in the region to update its Shoreline Master Program (SMP) with the assistance of consulting firms The Watershed Company and Berk, Inc. SMPs are prepared by local governments across the state to protect environmental resources, promote public access to the shoreline, and accommodate development that is appropriate for the water's edge. State law requires periodic updates of each municipality's SMP, which is prompting the current revision process in Whitman County. The shorelines that are being addressed in Pullman's SMP are those associated with the South Fork of the Palouse River.

In order to provide basic information regarding this SMP amendment for Pullman, and to obtain citizens' comments about local shoreline planning, the city has scheduled a Community Open House for Thursday, November 6, 2014 from 7:00 to 8:30 p.m. in the Council Chambers of Pullman City Hall. Professional staff from The Watershed Company and Berk, Inc. will make a presentation on the SMP revision process at 7:30 p.m., and the remainder of the session will be devoted to informal interaction between members of the public, consultant staff, and city personnel. The city invites participation in this event for anyone concerned with this topic.



EARTHMOVING PROJECT NEAR SR 270

The most frequently asked question of the planning department over the past month has been: What is being built at the site on the north side of State Route 270 (the Pullman-Moscow Highway) just west of the Wawawai Canyon Winery? And the answer is: Nothing yet. The owner of that parcel, ASR Rentals (affiliated with Atlas Sand and Rock, Inc.), received a grading permit on October 2 to excavate soil on 4.8 acres of land, and it recently submitted an application to expand its earthmoving operations there by another 11 acres. Through the entire process, though, the applicant has stated that it is grading the site to make it suitable for a potential unknown development(s). The applicant claims it was inspired to act because the city, with financial assistance from WSU, recently installed a sanitary sewer line in State Route 270 from Bishop Boulevard to Terre View Drive (so now the utility line is located within one mile of the ASR Rentals' tract). The subject property is zoned C3 General Commercial, so it is likely that a business would locate there.



The first phase of grading at the ASR Rentals site began in early October, and a second phase is planned for the near future



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	first PC public forum held 10/22/14; second PC forum scheduled for 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	open house on project status scheduled for 11/6/14 at City Hall
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	CC approved preliminary plat 10/21/14
Cougar Ridge Zone Change Application (Z-14-1)	rezone 1.8 acres from R4 to C3	2024 NE Terre View Drive	staff reviewing application; PC public hearing to be held in Dec. or Jan.
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	staff transmitted approved permit to DOE 10/21/14
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 reviewing revised site plan
Jess Ford Parking Lot site plan (14-16)	regrade and expand parking lot	2590 S. Grand Avenue	staff requested applicant to revise 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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