

March 27, 2015



Planning Department Newsletter

PLANNING COMMISSION REVIEWS DRAFT SHORELINE MASTER PROGRAM

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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 (from Kirkland) and Berk, Inc. (from Seattle). 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.

The city of Pullman's existing SMP was adopted in 1974 as part of a joint effort with Whitman County. State law requires periodic updates of each municipality's SMP, which is prompting the current revision process in Whitman County. The Washington State Department of Ecology (DOE) assists in this effort by supplying written guidelines to outline the essential elements of SMPs, providing technical support, administering funds for local government shoreline program activities, and ruling on the sufficiency of local SMPs.

Pullman's program regulates land use in the vicinity of the South

Fork of the Palouse River (the only stream in the city that meets the 20 cubic feet per second mean annual flow threshold specified in applicable state law). Sometimes an SMP is described as a "zoning code for shorelines" because different "environment designations" are created for various sections of shorelines (depending on the shoreline characteristics) and a particular set of land uses and activities are allowed in each environment designation.

The consultant team for Whitman County and its cities has been working on this project for the past year and a half. In December of 2013, the consultants held a kickoff meeting in Colfax to introduce the topic to county residents and gather input for use in preparing the SMP. Last November, the consultants conducted an open house at Pullman City Hall to obtain feedback from city residents on the proper use of shorelines along the South Fork of the Palouse River.

Recently, the consultant team completed a draft SMP for Pullman. The document contains sections on goals; environment designations; and shoreline regulations pertaining to land and water use, public access, wetlands and other critical

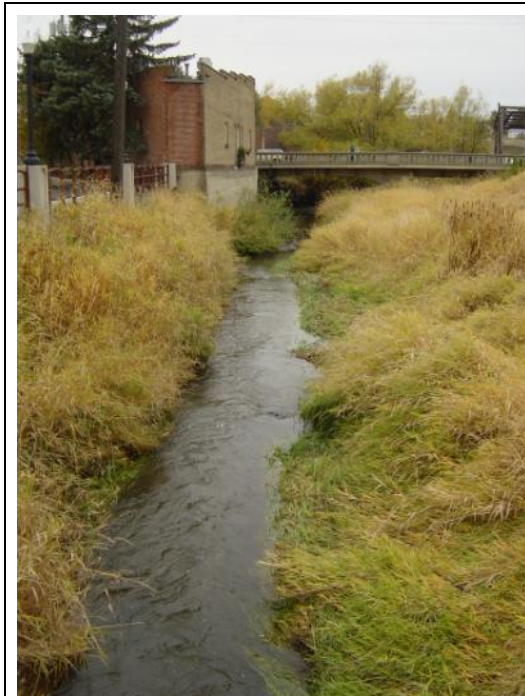
environmental resources within shoreline areas, and shoreline modifications. Four environment designations are proposed in the draft SMP: High Intensity (encompassing most of the shoreline area from downtown to the wastewater treatment plant, and most of the shoreline along Bishop Boulevard), Shoreline Parks (which takes in Reaney Park, Spring Street Park, and City Playfield), Shoreline Residential (primarily located between City Playfield and the Professional Mall) and Aquatic (related to in-stream activities). All told, there would be 151 acres of land in Pullman that would fall under the jurisdiction of the SMP.

According to the draft SMP, the purpose of each of the proposed environment designations is as follows:

- High Intensity: Provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.
- Shoreline Parks: Protect ecological functions of open space, floodplain and other sensitive public or protected lands and conserve existing natural resources and valuable historic and cultural areas while allowing a variety of compatible uses; and ensure appropriate management and development of existing and future public parks and recreation areas.

- Shoreline Residential: Accommodate residential development and appurtenant structures that are consistent with the SMP, and provide appropriate public access and recreational uses.
- Aquatic: Protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark.

At its meeting of March 25, the Planning Commission reviewed the draft Pullman SMP.



Most of the downtown area has been assigned a "High Intensity" environment designation in the draft Shoreline Master Program.

Personnel from the consultant team and DOE were in attendance at this meeting to present a summary of the document and to respond to questions and comments. Commission members discussed a number of topics, including proposed changes in the administration of the SMP (from the public works director to the planning director), public notice requirements for the review of draft SMPs, the additional scrutiny that this new SMP would require for proposed shoreline projects, the value of the shoreline restoration plan that is developed as part of the process, and the ability of a jurisdiction to pre-assign environment designations for

land slated for future annexation. At the end of the discussion, the consultants mentioned that the process of preparing SMPs for all jurisdictions in Whitman County is proceeding relatively well.

The ultimate action requested of the Commission will be to provide a recommendation to the City Council on the draft SMP. Adoption of the program by the city is scheduled for this coming fall. DOE will make its decision on the document thereafter.

COMMISSION TO HOLD WORKSHOP ON COMPREHENSIVE PLAN

Last month, we reported that a city panel assembled by the planning department had tentatively selected David Evans and Associates (DEA) of Spokane as the consultant to assist with the full-scale revision to the Pullman Comprehensive Plan. On March 17, the City Council approved a resolution authorizing DEA to proceed with the project.

Comprehensive Plan, and then query the Commission members for their opinions on issues and opportunities for Pullman now and in the future. Community residents are welcome to attend and observe these proceedings, although it is likely that this particular discussion will be limited to planning staff, DEA personnel, and the Planning Commission.



Planning staff is now coordinating with personnel from DEA on the first consultant-related task in the process: a review of existing conditions and projections for the community. Pursuant to this task, DEA's project manager Lisa Key is scheduled to conduct a workshop with the Planning Commission at 7:00 p.m. on Wednesday, April 8.

At the workshop, Ms. Key will review the proposed process and schedule for revising the

In addition to this Commission workshop, the consultant will be collecting a wide variety of information related to our local community over the next month, including the results of the public participation activities conducted by planning staff last fall. This first task regarding existing conditions and projections is scheduled to conclude in June with a report from the consultant summarizing its findings thus far.



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	CC selected David Evans and Associates, Inc. to prepare draft plan on 3/17/15; PC workshop scheduled for 4/8/15
College Hill Design Review Standards	formulate design standards for new construction	College Hill Core	staff reviewing responses to recent stakeholder questionnaire
Shoreline Master Program Update	revise city's Shoreline Master Program in collaboration with Whitman County	Citywide	PC discussed draft program on 3/25/15
Carson's Cove Zone Change (Z-15-1)	rezone 1.8 acres from C3 to R3	620 NE Stadium Way	PC recommended approval 3/25/15; CC meeting scheduled for 4/14/15
SEL Zone Change (Z-15-2)	rezone 48 acres from R2 to C3	between NE Eastgate Boulevard and NE Hickman Court	PC recommended approval 3/25/15; CC meeting scheduled for 4/14/15
Whispering Hills 2.0 Subdivision Preliminary Plat	divide 17.1 acres into 59 lots in R2 zone	west of intersection of SW Golden Hills Drive and SW Panorama Drive	CC approved plat 3/17/15
Davis Variance Application (V-14-3)	eliminate high/low density transition area standards for proposed 4-plex	135 SE Dilke Street	applicant requested delay in proceedings to revise proposal
Ruby and Oak Street Church Conversion Certificate of Alteration	alter building on local historic register to add an apartment	600 NE Oak Street	HPC approved application 3/9/15
Itani Rentals LLC Boundary Line Adjustment Application	adjust boundary 0.4 feet between structures	1005 and 1015 SW Center Street	city approved proposal; awaiting recorded deeds from applicant
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
Williams Animal Request (15-3)	request to keep chickens on property	1115 NW Bluebunch Drive	staff approved request, limiting property to 9 hens; appeal period ends 4/3/15
Washington State Department of Transportation Wash Building site plan (13-14)	construct 1,200-square-foot wash building	980 NW Davis Way	staff reviewing revised 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

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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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WE'RE ON THE WEB!
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PROJECT	DESCRIPTION	LOCATION	STATUS
SRE Equipment Shelter site plan (14-21)	build 6,460-square-foot equipment storage structure at airport	4800 Airport Complex North	staff requested applicant to revise site plan
The Flats at Terre View Apartment Complex site plan (15-1)	develop 104 apartments on 3.7-acre site	1880 NE Terre View Drive	staff requested applicant to revise site plan
Ruby and Oak Street Church Conversion site plan (15-2)	convert former church space to 6-bedroom apartment	600 NE Oak Street	staff reviewing revised site plan
Golden Hills West Multi-Family site plan (15-3)	develop 120 apartments on 60.7-acre site	south of Old Wawawai Road and west of Golden Hills Drive	staff requested applicant to revise site plan
Center Street Four-Plex site plan (15-4)	build 4 living units on 12,000-square-foot lot for developmentally disabled adults	605 SW Center Street	staff reviewing revised site plan
Average Joes Tenant Improvement site plan (15-5)	add two second floor apartments to existing building	205 NW Whitman Street	staff requested applicant to revise site plan

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