



SEL WORKS WITH CITY ON AIRPORT AND WETLAND IMPROVEMENTS

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To better accommodate its growing business, Schweitzer Engineering Laboratories, Inc. (SEL) recently filed plans with the city to build improvements on its leased land at the Pullman-Moscow Regional Airport. The improvements include a 12,000-square-foot aircraft hangar, an 1,800-square-foot terminal building, and two parking lots containing a total of 53 vehicle stalls. SEL has previously constructed two hangars for its corporate jets, with attendant parking.

The planned facilities are proposed to be built over an intermittent stream known as Airport Road Creek that flows through the airport property. When the city determines that land use development will likely disturb natural resources such as streams and their associated wetlands, it requires the developer to retain the services of an environmental consultant to prepare

an impact mitigation plan. In this case, SEL's environmental consultant submitted the required plan in March of this year. The plan acknowledged that the proposed airport facilities would create impacts on sensitive environmental areas. The plan also stated that, in order to compensate for the expected disturbance to wetlands at the airport, SEL proposed to plant 400 native trees and shrubs on city property located along Missouri Flat Creek just south of the bridge near the intersection of Terre View Drive and Grand Avenue. Under the terms of the mitigation plan, SEL would ensure the planting of the trees and shrubs on this city property and monitor their viability for a period of five years thereafter.

Upon receipt of the plan from SEL's consultant, planning staff reviewed the document and concluded that the wetland impact mitigation concept was



SEL's new aircraft hangar is proposed to be located between its easternmost hangar and the Northwest MedStar facility.

acceptable. Since the city parks department maintains the pathway and surrounding land in the area south of the Terre View Drive bridge, planning staff also contacted the parks superintendent to obtain his input regarding the potential planting of vegetation at the city property under consideration. The superintendent said the proposal was satisfactory and would not interfere with his department's future plans for the area.

Before an organization like SEL can engage in wetland impact mitigation work on city property, the City Council must give its permission for this activity. At the Council meeting of May 12, planning staff presented the proposal to the governing body for its review. After a brief discussion, the Council voted unanimously to grant a temporary easement to SEL so that it can use the

city property in question for the planting and maintenance of the trees and shrubs.

The city is pleased to work with private parties to facilitate development by taking part in creative solutions to environmental challenges. If all goes smoothly in this particular case, the native vegetation will be installed at the city's property by the end of this year.



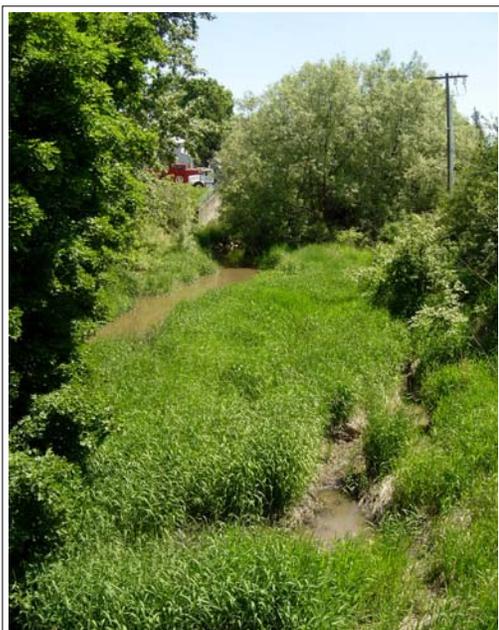
SEL is proposing to plant 400 native trees and shrubs on the city's property located along Missouri Flat Creek.

SHORELINE MASTER PROGRAM HEARING TO BE HELD JUNE 24

As described in previous editions of this newsletter, the city is involved in an update of its 1974 Shoreline Master Program (SMP). With the assistance of a consultant team (The Watershed Company from Kirkland and BERK, Inc. of Seattle), the city has been working on this project as a cooperative venture with Whitman County and some of the smaller towns in the county.

The consultant team recently completed a draft update for Pullman's SMP, which regulates land use activities

in the vicinity of the South Fork of the Palouse River. The document contains sections on goals; environment designations; and shoreline regulations related to land and water use,



public access, wetland 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). In all, there would be 151 acres of land in Pullman that would fall under the jurisdiction of the SMP. The draft document also accounts for future shoreline regulation on land that is outside the current city limits but could be annexed in accordance with the city's urban growth area plans.

To obtain input from community members on the draft SMP, a public hearing has been scheduled before the Planning Commission for June 24 at 7:30 p.m. in the City Hall Council Chambers. At the hearing, the Commission will solicit citizen comment on the draft document; it will conclude the proceedings by recommending action to the City Council on the proposed SMP. All interested individuals and organizations are encouraged to participate in this upcoming public hearing.



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	PC workshop held 4/8/15; next workshop with selected committees scheduled for 6/10/15
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; PC hearing scheduled for 6/24/15
McKenzie Street Zone Change (Z-15-3)	rezone 3,774 square feet from C3 to R4	115 SW McKenzie Street	PC recommended denial 5/20/15; CC meeting scheduled for 6/2/15
Davis Variance Application (V-14-3)	eliminate high/low density transition area standards for proposed 4-plex	135 SE Dilke Street	applicant withdrew application in May
Ulibarri Variance Application (V-15-1)	allow animal pen 26 feet from lot line (40 feet is standard setback)	905 W. Main Street	BOA hearing tentatively scheduled for 7/20/15
Historic Preservation Grant Application	request federal funding for historic walking tour mobile app	downtown area	city submitted application 4/16/15; DAHP decision expected by June
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
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
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 approved site plan 4/28/15
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 approved site plan 5/6/15
Average Joes Tenant Improvement site plan (15-5)	add two second floor apartments to existing building	205 NW Whitman Street	staff approved site plan 5/4/15
SEL Hangar and Terminal Building site plan (15-6)	construct 12,000-square-foot hangar, 1,800-square-foot terminal, and two parking lots	Pullman-Moscow Regional Airport	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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