

June 30, 2015



Planning Department Newsletter

PULLMAN CONTINUES TO GROW

Last week, the city received its official population estimate for 2015, and the figure shows that our community is continuing its growth. This year's population count is 32,110. The estimate was determined by the Washington State Office of Financial Management, based on information provided by the city planning department.

Pullman's 2015 population figure represents a 7.8 percent increase over the city's 2010 census count (29,799). Of the larger cities in Washington state (the 37 municipalities which each contain more than 30,000 people), Pullman ranks 13th in population growth rate over the past five years. With regard to the larger cities in eastern Washington, Pullman ranks third in population growth rate behind Pasco and Richland. The top 15 fastest growing municipalities are listed in the table below.

Inside this issue:

Shoreline Master Program Hearing Scheduled for July 22

More Coffee in Pullman's Future?

Pending Land Use Proposals

2

3

4-5

2010 CENSUS AND 2015 POPULATION ESTIMATE FOR FASTEST GROWING FIFTEEN CITIES OVER 30,000 POPULATION IN WASHINGTON STATE				
RANK	CITY	2010 CENSUS	2015 ESTIMATE	PERCENT INCREASE
1	Kirkland	48,787	83,460	71.0*
2	Kent	92,411	122,900	33.0*
3	Pasco	59,781	68,240	14.1
4	Richland	48,058	53,080	10.4
5	Bellevue	122,363	135,000	10.3
6	Olympia	46,478	51,020	9.8
7	Issaquah	30,434	33,330	9.5
8	Redmond	54,144	59,180	9.3
9	Sammamish	45,780	49,980	9.2
10	Seattle	608,660	662,400	8.8
11	Lacey	42,393	46,020	8.6
12	Renton	90,927	98,470	8.3
13	Pullman	29,799	32,110	7.8
14	Marysville	60,020	64,140	6.9
15	Kennewick	73,917	78,290	5.9

*SUBSTANTIAL GROWTH RATE DUE TO ANNEXATIONS THAT OCCURRED DURING PAST FIVE YEARS.

SOURCE: U.S. CENSUS BUREAU AND WASHINGTON STATE OFFICE OF FINANCIAL MANAGEMENT

Pullman’s population growth during this decade is reflected in the city’s building permit records. Since the start of 2010, the city has issued permits for 248 single family houses and 457 apartment dwellings. In the same period, Pullman has issued permits for \$72.7 million in commercial projects (including research and development facilities at Schweitzer Engineering Laboratories and the Marriott Residence Inn on the WSU campus), and \$42.4 million in public projects (involving most notably the high school reconstruction on Greyhound Way). The value of all permits issued in 2014 was \$98.7 million, which set a record as the highest annual total in the city’s history. The grand total for value of all construction projects permitted since 2010 is \$287.8 million. The graphic below depicts this information in tabular form.

SELECTED BUILDING PERMIT DATA FOR THE CITY OF PULLMAN FROM JANUARY OF 2010 THROUGH JUNE OF 2015 (ALL VALUE FIGURES IN MILLIONS OF DOLLARS)								
YEAR	SINGLE FAMILY HOMES		APARTMENTS		COMMERCIAL VALUE	PUBLIC VALUE	OTHER VALUE	TOTAL VALUE
	NO. UNITS	VALUE	NO. UNITS	VALUE				
2010	37	\$7.8	28	\$4.0	\$0.8	\$0.03	\$4.9	\$17.5
2011	25	\$5.8	58	\$7.1	\$15.2	\$1.2	\$4.1	\$33.4
2012	43	\$10.1	220	\$18.7	\$18.4	\$0.04	\$3.9	\$51.1
2013	66	\$15.5	308	\$37.5	\$16.9	\$0.1	\$5.8	\$75.8
2014	53	\$14.5	143	\$12.4	\$20.8	\$40.7	\$10.3	\$98.7
2015 (JAN-JUNE)	24	\$6.7	0	\$0	\$0.6	\$0.4	\$3.6	\$11.3
TOTALS	248	\$60.4	457	\$79.7	\$72.7	\$42.4	\$32.6	\$287.8
SOURCE: CITY OF PULLMAN PUBLIC WORKS DEPARTMENT								

As shown in the above table, the planning and public works departments have seen lighter building permit activity for the first six months of 2015. However, with various projects in the works, including three apartment complexes, a major addition to a sorority house, and a new private hangar at the airport, staff expects permit activity will increase in the second half of the year.

SHORELINE MASTER PROGRAM HEARING SCHEDULED FOR JULY 22

Last month, we reported in this newsletter that the public hearing before the Planning Commission regarding the draft Shoreline Master Program (SMP) update was scheduled for June 24. As planning staff was preparing for that public hearing, it determined that the event would need to be postponed to accommodate certain procedural matters. Now the planning department expects the Planning Commission to hold its hearing on this matter on Wednesday, July 22 at 7:30 p.m. in the City Hall Council Chambers.

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 coalition of agencies hired consultants The Watershed Company from Kirkland and BERK, Inc. of Seattle to assist in the preparation of the SMP update.



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. All told, 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.

At the hearing on July 22, 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 update. All interested individuals and organizations are encouraged to participate in this upcoming public hearing.

MORE COFFEE IN PULLMAN’S FUTURE?

Early this year, the new owner of the Divine Savior Evangelical Lutheran Church at 620 NE Stadium Way submitted a proposal to rezone the area where the church building is located from commercial to high density residential. The owner omitted the front part of the lot (the part of the lot closest to Stadium Way) from his application in order to retain the opportunity for establishment of a business at that site. In April, the City Council granted the rezone request, and the owner is proceeding with his plans to develop up to 18 townhouse-style apartment dwellings on the back portion of the property.

Meanwhile, the increased attention provided to this land over the past six months has generated inquiries from two different coffee shops for the front segment of the property. Under one scenario, the coffee shop would have indoor seating and a drive-through

lane. The other proposal involved a coffee shop with drive-through lanes only. The parties making the inquiries requested confidentiality, but at least one of the prospective businesses has a recognizable name.

So, if you’re one of those folks in Pullman who would like to see an expansion of your coffee purchasing options, you may soon get your wish. Stay tuned to future editions of this newsletter for updates.



The front part of the lot on Stadium Way retained its original commercial zoning. The church building, located in the left background in this photograph, and the land surrounding this building, was rezoned to high density residential in April.

City offices will be closed on Friday, July 3, 2015,
in recognition of Independence Day.



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 and HPC workshop held 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 7/22/15
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 denied application 6/2/15
Ulibarri Pen 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
Feuerstein House Setback Variance (V-15-2)	allow house 12 feet and garage 15 feet from front lot line (standard setbacks are 15 and 20 feet, respectively)	2420 NW Granite Court	BOA hearing tentatively scheduled for 7/20/15
Pullman Building Supply Sign Variance (V-15-3)	allow 252-square-foot sign on west facing wall (200 square feet is standard maximum)	400 SE Fairmount Road	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 denied application 6/1/15
Zlatos House Historic Register Nomination	record single family house on Pullman Register of Historic Places	630 NE Garfield Street	HPC review meeting scheduled for 7/13/15
Itani Rentals LLC Boundary Line Adjustment Application	adjust boundary 0.4 feet between structures	1005 and 1015 SW Center Street	city approved proposal 12/23/15; applicant submitted recorded deeds to city 6/4/15
Itani Rentals LLC Administrative Variance Application (AV-14-2)	allow structure with a 4.62-foot side setback	1005 SW Center Street	staff approved application; appeal period ends 7/6/15
Itani Rentals LLC Administrative Variance Application (AV-14-3)	allow structure with a 4.54-foot side setback	1015 SW Center Street	staff approved application; appeal period ends 7/6/15
Maines/Zorb Animal Request (15-5)	request to keep 6 chickens	520 SE Karcio Court	staff approved application; appeal period ends 7/6/15
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 reviewing revised site plan

Continued on Page 5

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.





Planning Department
325 SE Paradise St.
Pullman, WA 99163

Phone: 509-338-3213
Fax: 509-338-3282
Email: bethany.johnson@pullman-wa.gov

Pullman Planning Department Staff:

Pete Dickinson, Planning Director
Jason Radtke, Assistant Planner
Bethany Johnson, Public Works Administrative Assistant
Katelyn Beckmann, Public Works Administrative Specialist

Planning Commission Members:

John Anderson, Vice-Chair
Brent Carper
Cheryl Clancy
Chris Clark
Marcus Crossler
Norma Crow
Dave Gibney, Chair
Liza Morris
Scott Vik

This newsletter is an occasional and voluntary publication of the planning department and does not take the place of official notices required by law. Information provided in this newsletter is subject to change. Please contact the planning department or review official notices distributed by the city to confirm the information contained herein.

For any readers who are not currently receiving this newsletter by email and who wish to register for this service, please contact the planning department for assistance.

WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV

Continued from Page 4

PROJECT	DESCRIPTION	LOCATION	STATUS
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
Storm Water LID Retrofits 2016 site plan (15-7)	add storm water treatment/control features to two parking lots	Neill Public Library (210 N. Grand Avenue) and South Street Lot (across from 775 SE South Street)	staff requested applicant to revise site plan
Glendimer Apartments site plan (15-8)	rebuild retaining walls and reconstruct parking area	125 NW Larry Drive	staff reviewing site plan