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Planning Department Newsletter

CITY COUNCIL APPROVES SIX-YEAR CAPITAL IMPROVEMENT PROGRAM

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At its meeting of June 30, the City Council approved a series of major public expenditures as part of its annual review of Pullman's six-year Capital Improvement Program (CIP). This process facilitates the work of the city's departments to provide the highest level of service at the lowest possible cost.

"Capital improvement" is defined as land acquisitions, public facilities (e.g., street construction, utility installation, government buildings, and building remodels/equipment costing more than \$10,000), vehicles, and energy conservation projects. CIP projects are categorized by funding source. In a typical year, CIP proposals are segmented into the following funds: street, transit, utility, storm water, arterial street, equipment rental, government buildings, metropolitan park district, and general. The general fund portion of the CIP is used to support a variety of governmental services such as public safety, parks and recreation, administration/finance, building inspection, engineering, library, and planning.

In February of each year, planning staff initiates the CIP process by requesting potential public improvements from the city department heads. Next, the city's CIP Committee (composed of two City Council members, two Planning Commission members, the city supervisor, the city finance director, and one citizen) meets with the department heads on an individual basis to discuss the proposed projects. Following these discussions, the CIP Committee formulates a draft CIP for the ensuing six years.

When the city develops a proposed CIP, state law requires that the Planning Commission review it for consistency with the Comprehensive Plan. This review normally takes place at the Commission's June meeting. Then, the City Council schedules a public hearing to solicit public input on the CIP and take action on the plan.

As noted above, this year, the Council conducted its hearing on June 30. After accepting public comment, the Council approved the

2016-2021 CIP as recommended by the CIP Committee and Planning Commission.

The 2016-2021 CIP includes 94 projects to be financed by the various funds over the six-year period. Notable projects approved for funding in 2016 are as follows:

- replacement of the carpet at Neill Public Library (with a portion of the funding to be supplied by the Shirrod Trust Fund)
- purchase of police department “total station” equipment to assist with collision and crime scene investigations
- acquisition of the first of two vehicles for new building inspectors hired, in part, to assist with permitting and inspection activities related to WSU building projects
- replacement of the emergency generator at Fire Station 1 on South Grand Avenue
- resurfacing of the paths at the City Playfield
- repair and resurfacing of the Military Hill Park tennis courts (with half of the funding to be supplied by the Pullman School District)
- construction of an infill path over a utility installation along the west side of North Grand Avenue from the Auto Body Super Center business to Albion Road
- development of a Welcome

Park on Davis Way at the former Burgerville/Daily Grind site (with the majority of the funding proposed to be supplied through donations)

- reconstruction of parking lots at Neill Public Library and the property northwest of the South Street bridge across the South Fork of the Palouse River to incorporate Low Impact Development techniques, including permeable pavement and bioretention swales

During the fall of this year, as the Council reviews the overall city budget for 2016, it will re-examine the list of capital expenditures approved in the CIP. In some years, the Council has found it necessary to defer one or more of the approved CIP projects in order to balance the city’s budget. Citizens can monitor the city’s budget preparation process by checking the monthly Pullman Community Update or the city’s website (<http://www.pullman-wa.gov/>).



The city and school district are proposing to jointly fund the project to repair and repave the Military Hill tennis courts in 2016.

COMMISSION ADDS ANOTHER PROPERTY TO LOCAL HISTORIC REGISTER

The city’s Historic Preservation Commission (HPC) met on July 13 to consider a request to record a College Hill property on the Pullman Register of Historic Places. The nomination involved the “A. A. and Pearl Rounds House” at 630 NE Garfield Street, which is currently owned by Christy Zlatos.

The house on this property was constructed in 1925. According to the application materials, the house is historically significant in part because it is a fair example of the two-story Dutch Colonial style (which is rare in Pullman), and it has been occupied by several notable people. The structure exhibits many of its original features, such as the floor plan, roof shape, and most of the original windows and door hardware.

The house was designed by the firm of Smith and Rounds. The principals were Stanley Smith and Frederick G. Rounds. Smith was a professor of Architecture at the State College of Washington from 1923 until 1955, and head of the Architecture Department from 1924 through 1947. He was the second Washington State College/University architect to design 14 major buildings on campus in addition to several smaller structures, and took a number of commissions for homes and commercial buildings in and around Pullman. Frederick Rounds joined the State College of Washington faculty in 1923 as an assistant professor of Architecture and served as an assistant designer in the college architect’s office.

The first owners of the house were A. L. and Mabel Melander. A. L. started at the college in

1904 as a professor of Entomology, an experiment station entomologist, and head of the Department of Zoology. While serving at the college, Mr. Melander became the first to prove that insects can develop resistance to insecticides. The Melanders sold the property to Adolph A. and Pearl Rounds. Adolph Rounds was a prominent local dentist who served several terms on the City Council. Pearl, a graduate student in Home Economics, lived in the home for 32 years, and occasionally took in boarders (most of whom were college students). Eugene Clark, Dean of the School of Economics and Business, bought the house in 1957 and resided there for 22 years. From 1977 to 1978, Gary M. Walton, Clark’s successor as Dean of the School of Economics and Business, owned the property. In 1979, the house was sold to Glen L. Johnson, Chairman of Accounting and Business Law at WSU. The current owner purchased the real estate in 2001.

At its meeting on July 13, the HPC discussed the merits of this nomination and determined that the property met the criteria for inclusion on the local register of historic places. With the addition of the A. A. and Pearl Rounds House, there are now seven

properties on the Pullman Register, including Star Route and Palouse Street Brick Road (the brick-paved portions of Maple and Palouse Streets), the Pullman Veterans’ Memorial at Main and Spring Streets, the former St. James Episcopal Church at Ruby and Oak Streets, and several single family homes on College Hill.



The Dutch Colonial style of the A. A. and Pearl Rounds House is uncommon in this community.



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; consultant preparing draft goals for public review
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
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 opened 7/20/15, and continued to 8/24/15
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 conditionally approved variance 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 approved variance 7/20/15
Zlatos House Historic Register Nomination	record single family house on Pullman Register of Historic Places	630 NE Garfield Street	HPC approved property for recording 7/13/15
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 requested applicant to revise site plan
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 approved site plan 7/10/15
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 requested applicant to revise site plan
Carson's Cove Apartments site plan (15-9)	construct 10 dwellings on a 1.5-acre parcel	620 NE Stadium Way	staff reviewing 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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