



Planning Department Newsletter

SHORELINE MASTER PROGRAM MOVING FORWARD

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Over the past six weeks, the Planning Commission and City Council each conducted a public review of the draft Shoreline Master Program for Pullman. As described in previous editions of this newsletter, the city is engaged in an update of its 1974 Shoreline Master Program (SMP) to promote appropriate activities along the South Fork of the Palouse River. With the assistance of a consultant team (The Watershed Company from Kirkland and BERK Consulting, Inc. of Seattle), the city has been working on this state-mandated project as a cooperative venture with Whitman County and some of the smaller towns in the county.

Pullman's draft SMP contains sections on goals; environment designations; and shoreline regulations related 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).

On July 22, the Planning Commission held a public hearing on the draft SMP. At the hearing, two individuals provided comments to the Commission. One of these citizens asked questions about where single family homes and manufactured homes could be built or rebuilt under the proposed SMP, and the other expressed concerns about the effect of urban development on the quantity and quality of water in our local streams. Following the delivery of this public input, the Planning Commission decided to recommend minor amendments to the "Shoreline Use and Modification Table" in the draft SMP, suggesting that the term

“Mobile Homes” be changed to “Manufactured Homes,” and advising that the classification of manufactured homes in the High Intensity environment designation be changed from permitted to prohibited (to match the classification for single family homes in that environment designation). With those changes, the Commission adopted a formal resolution recommending approval of the proposed SMP to the City Council.



The portion of the South Fork of the Palouse River shoreline that runs through downtown is categorized in the draft SMP as a “High Intensity” environment designation.

The Council conducted its preliminary review of the proposed SMP at its meeting of August 18. Representatives from The Watershed Company and BERK Consulting were in attendance at the session to provide an overview of the shoreline planning process and the provisions of Pullman’s

draft SMP. When the consultants completed their summary, Council members expressed satisfaction with the status of the project. Planning staff then discussed the tentative schedule for presenting the SMP to the Council for final action. Due to some necessary document format changes and certain state agency logistical matters, staff anticipates transmitting the final SMP to the Council in October or November.

PLANNING DEPARTMENT REVIEW OF DEMOLITIONS

Recently, a question was posed to the planning department regarding its actions relative to proposed building demolitions. In the past, planning staff played a negligible role in demolitions. However, since the city established its historic preservation program in 2011, the department’s protocol has changed.

These days, whenever an owner proposes to demolish a building or structure, the planning department reviews the application. The procedures that follow depend on whether or not the building is recorded on the Pullman Register of Historic Places. (Owner consent is required before an individual property can be included on this register.)

If the structure is listed on the Pullman Register, the Washington State Environmental Policy Act (SEPA) dictates that the applicant file an Environmental Checklist with the public works department

for consideration of environmental impacts. Also, the city’s regulations state that the demolition permit application must be forwarded to the Historic Preservation Commission (HPC) for formal review at a public meeting(s). The purpose of this meeting for the HPC, as stated in city code, is to meet with the applicant in an attempt to find alternatives to demolition. The public discussions between the HPC and the applicant in this regard may last no longer than 45 days, unless the applicant requests an extension. In the end, the HPC makes a decision to approve or deny a “Certificate of Demolition.” If the decision is to approve the certificate, the HPC may impose conditions, such as a requirement to document the building through photographs, or a demand to deconstruct and salvage building materials. The HPC’s decision in these matters is appealable to the City Council.

If the structure is not listed on the Pullman Register, planning staff conducts an inventory of the property. In so doing, staff researches available information pertaining to the building, and visits the site to record the characteristics of the structure in writing and photographs. At this time, staff also makes a determination as to whether SEPA review will be required by consulting with the Washington State Department of Archaeology and Historic Preservation (DAHP). A request for demolition will trigger SEPA compliance for buildings that are on the National or State Register of Historic Places, or for buildings that are at least 50 years old and are deemed by DAHP to be

potentially eligible for listing on an historic register. Also, if the building is potentially eligible for a register listing, planning staff decides whether to formally assess the proposed demolition itself, or submit the project plans to the HPC for review and comment at a public meeting. Any comments presented by staff and/or the HPC on the proposed demolition of structures not listed on the Pullman Register are provided in the form of non-binding recommendations. The planning department welcomes all inquiries regarding its procedures for proposed demolitions. You may contact any of the staff members listed on the last page of this newsletter for assistance.

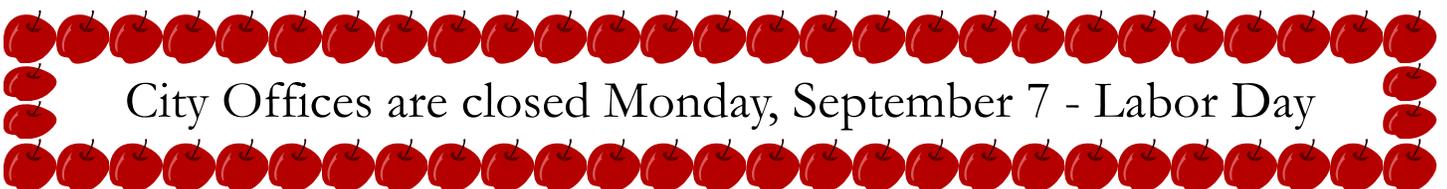


Proposed demolitions of buildings that are potentially eligible for listing on an historic register are subject to enhanced scrutiny.

CORRECTION TO LAST MONTH'S HISTORIC REGISTER ARTICLE

In the July edition of this newsletter, we reported that the Historic Preservation Commission (HPC) approved a request to list the "A. A. and Pearl Rounds House" at 630 NE Garfield Street on the Pullman Register of Historic Places. In that article, we stated that the house is "a fair example of the two-story Dutch Colonial style (which is rare in Pullman)." After distributing the newsletter, one of our readers pointed out that the HPC, in its review of the application, noted that the subject house is an excellent example of the Dutch Colonial style, although the HPC acknowledged that the house is currently in fair condition.

The planning department regrets this reporting error, and we sincerely thank the individual responsible for identifying it. As always, the department appreciates your feedback on any of the information in our newsletters.



City Offices are closed Monday, September 7 - Labor 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; 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 recommended approval 7/22/15; CC discussion held 8/18/15; CC final action scheduled for October or November
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 canceled due to applicant withdrawal of application 8/18/15
Zlatos House Certificate of Alteration Application	replace siding, windows, roof, and front stoop for house on historic register	630 NE Garfield Street	HPC approved application 8/10/15
Cougar Laser Arena/Napa Auto Parts Joint Use of Parking Request	allow sharing of parking between two businesses	1234 and 1242 S. Grand Avenue	staff approved request 8/4/15; businesses finalizing parking agreement
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
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 revised site plan
Carson's Cove Apartments site plan (15-9)	construct 10 dwellings on a 1.5-acre parcel	620 NE Stadium Way	staff requested applicant to revise site plan
SEL Liquid Nitrogen Tank site plan (15-10)	install tank on east side of building	2440 NE Hopkins Court	staff approved site plan 8/4/15
Decagon Devices Parking Lot Addition site plan (15-11)	establish off-site parking lot with 90 spaces	northeast side of NE Nelson Court	staff requested applicant to revise site plan
KIP Cellsite - Inland Cellular site plan (15-12)	Add 6-foot antennas to existing communication tower and install equipment building	805 SE Clearwater Drive	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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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
