



APARTMENT CONSTRUCTION LIKELY TO INCREASE IN LATTER PART OF 2015

As most local folks know, student enrollment at Washington State University has expanded steadily over the past few years. In 2008, the Pullman campus enrollment was 17,753 students. Since then, the number of WSU students at this campus has increased by more than 2,000 (the Fall 2014 enrollment figure was 19,756).

The development community has responded to this growth with the construction of more apartments. From 2008 to 2014, the city issued permits for a total of 796 multi-family dwellings. That translates into an average of 114 new apartments for each of those years. (Over the past 20 years in Pullman, the annual average for apartment starts is 143.)

So far, the current year of 2015 has been relatively slow with respect to multi-family permits. The first permit of the year for apartment construction was issued in May; that project involved the addition of two dwellings on the second floor of the tattoo shop undergoing a remodel at the southeast corner of Whitman and State Streets. In July, permission was granted to build four six-plexes at the “Golden Hills Multi-Family West” complex, located at the southwest corner of Old Wawawai Road and Golden Hills

Inside this issue:

- Third Marijuana Retail Store Proposed* 3
- Tana Crawford Returns to Planning Department* 3
- Pending Land Use Proposals* 4



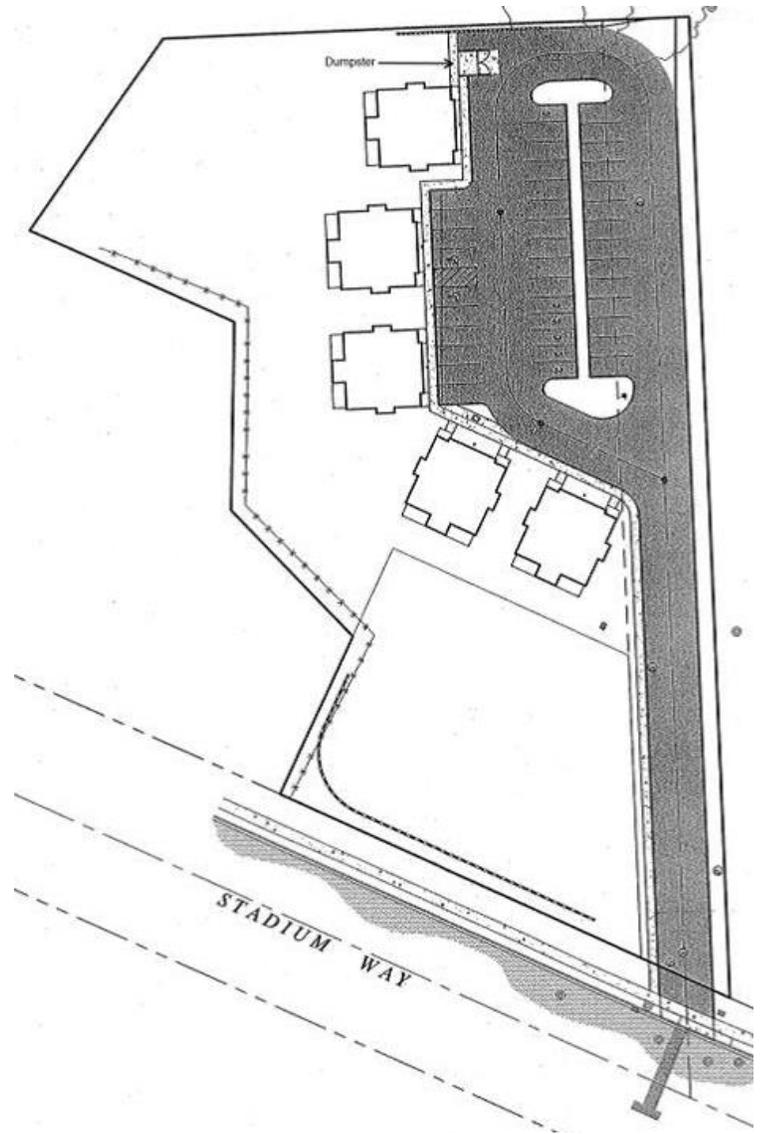
Construction is well under way at the site of the Golden Hills Multi-Family West apartment complex on Golden Hills Drive.

Drive on Sunnyside Hill. During August, permits were issued for the establishment of two 12-plexes at the same Golden Hills complex.

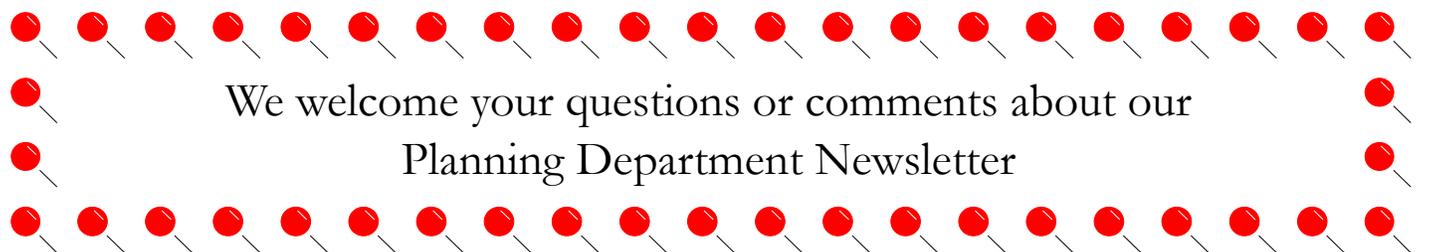
Now, with those 50 dwellings in the works, it appears that apartment construction will be picking up even more steam. Earlier this month, the city approved the site plan application for the multi-family complex called “The Flats at Terre View.” This proposal entails 104 apartments spread over six buildings on a 3.7-acre site located at 1880 NE Terre View Drive, directly across the street from the Boulder Creek apartments. The city is also currently reviewing a site plan request for the “Carson’s Cove” development, involving five duplexes on a 1.5-acre parcel at 620 NE Stadium Way (formerly the site of the Divine Savior Lutheran Church). In addition, planning and public works staff have met recently with a local developer who is close to submitting an application for two more duplexes on NE Maple Street. If the city issues permits for these proposed residences later this year—which, at this point, seems likely—the number of new apartment starts in Pullman for 2015 would amount to 168. That total would exceed the annual average figures noted above.

The planning department expects building permit activity for all residential and commercial construction in 2015 to be less than it has been in the past two years when successive records were broken for

total permit value. However, based on recent development proposals, the market for apartments in this community continues to show strength.



The site plan for the proposed Carson’s Cove development shows a series of five duplexes arranged around a parking lot. The vacant parcel between the proposed duplexes and Stadium Way is zoned commercial.



We welcome your questions or comments about our
Planning Department Newsletter

THIRD MARIJUANA RETAIL STORE PROPOSED

On September 28, TH Consulting, LLC of Spokane submitted to the public works department a site plan review application to establish a recreational marijuana retail outlet in Pullman. If city and state approval is eventually granted, this would be the third marijuana shop in the city. The two existing retail stores are MJ's Pot Shop at 1335 SE Bishop Boulevard and We're Just Buds at 1340 SE Bishop Boulevard.

The planned location for the TH Consulting outlet is also on Bishop Boulevard, immediately south of the We're Just Buds facility. As indicated in the site plan application, the proposal involves the installation of a 1,440-square-foot modular structure and the creation of 10 parking spaces. The plan indicates that the TH Consulting store would utilize the same driveway entrance as the We're Just Buds shop. A single family house at this site was recently demolished to facilitate the establishment of a business on the property.



The proposed new marijuana sales outlet would use the same vehicular driveway as the We're Just Buds shop.

In addition to successful completion of the site plan review process, TH Consulting, LLC will be required to obtain a building permit for this project through the public works department. Also, the Washington State Liquor and Cannabis Board must approve the facility before it can open for business.

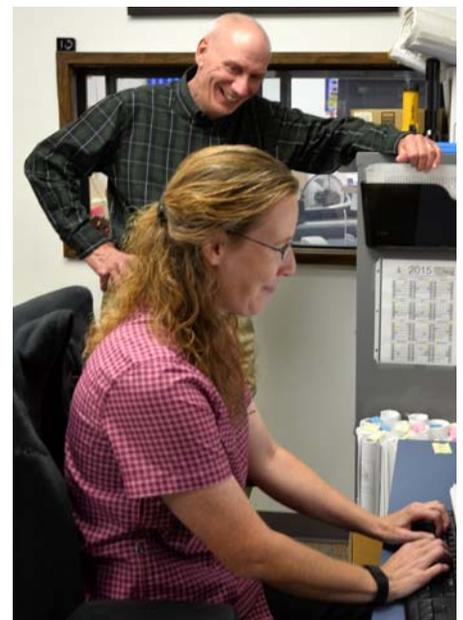
TANA CRAWFORD RETURNS TO PLANNING DEPARTMENT

The planning department is pleased to welcome back Tana Crawford to assist with its operations. Tana worked as the Administrative Specialist in the public works/planning office from 1999 to 2005. She was even a member of the staff team that graced the front page of the very first Planning Department Newsletter on November 30, 2004. In July of 2005, she shifted to an administrative support position within the city's maintenance and operations division of public works. She worked in that capacity at the city's Guy Street offices for ten years, gaining valuable experience regarding the upkeep of city facilities.

Tana made the move back to City Hall on September 14. And she indicates that, so far, the transition has been relatively smooth. "My relearning curve coming back to the planning and public works office has been made much shorter and easier by the welcoming and helpful staff," Tana said. "The subject matter has remained much the same but the processes have evolved and it will take a bit of time to get acquainted with those changes."

As the Administrative Specialist, Tana is helping to manage the building permit review and inspection program, and assisting with all other functions of public works and planning. She is also the first point of contact for customers who visit our office in City Hall.

"I'm happy to be back working in this friendly, fast-paced office," she remarked last week. Speaking for the entire crew in the planning and public works departments, we are certainly glad that she has returned to the place where her city employment began.



Planning Director Pete Dickinson enjoys a chuckle with returning Administrative Specialist Tana Crawford.



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
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 approved site plan 9/10/15
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 revised site plan
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 approved site plan 9/15/15
Coulter Airport Hangar site plan (15-13)	construct 4,800-square-foot hangar with attendant facilities	Pullman-Moscow Regional Airport	staff requested applicant to revise site plan
Campus Commons Maintenance Shop site plan (15-14)	build 525-square-foot shop at existing apartment complex	1920 NE Terre View Drive	staff reviewing site plan
Planned Parenthood Fire Restoration site plan (15-15)	repair fire damaged portions of building	1525 SE King Drive	staff approved site plan 9/30/15
TH Consulting Shop site plan (15-16)	install modular building and attendant parking for recreational marijuana retail sales	1320 SE Bishop Boulevard	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.





*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
Tana Crawford, 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
