



Planning Department Newsletter

COMMISSION DISCUSSES COMPREHENSIVE PLAN REPORT

Inside this issue:

- Marijuana Shop Proposed in County* 3
- Pending Land Use Proposals* 4

As part of its ongoing Comprehensive Plan revision, the city entered into an agreement last March with the consulting firm of David Evans and Associates, Inc. (DEA) to assist with the update process. In 2015, personnel from DEA conducted two workshops with city committees to discuss issues, opportunities, and goals for the community. These discussions built upon the results of the neighborhood meetings and Planning Commission public forums conducted in the fall of 2014.

One of the first tasks specified in the agreement for the actual writing of the Comprehensive Plan update was the production of a report addressing existing conditions and future forecasts. Recently, the staff at DEA prepared a draft report in this regard for review by the city. The information in this document will form the foundation for the proposed goals and policies that are to be produced as the next step in the process. Also, the material provided in this report, once it has been refined, will serve as the background

chapter of the new Comprehensive Plan.

This introductory report provides facts and figures on a variety of topics pertinent to Pullman, including population, housing, economy, natural environment, land use, transportation, infrastructure, and historic resources. The key details in the report are as follows:

- the estimated population for Pullman in 2015 was 32,110
- WSU students account for 58.7 percent of the city's population, compared to a college student population of 6.9 percent for the state of Washington as a whole
- Pullman's median age is 21.9 years, compared to the overall state median age of 37.3 years
- 79.4 percent of Pullman's population identifies as white, and 6.1 percent identifies as Hispanic or Latino, as compared to 78.5 percent and 11.5 percent, respectively, for the state
- 66.7 percent of Pullman's population has attained at least a bachelor's degree, as opposed to 31.9 percent for the entire state
- the city projects that its population will grow to about 37,300 by 2030, and increase to approximately 40,000 by 2040
- as of 2013, there were a total of 11,667 housing units in Pullman



The significance of the WSU student population is reflected in most of the city's demographic figures.

- of the city's occupied housing units, rental units constitute 70.8 percent of the total
- as of 2013, the homeowner vacancy rate within the city was 2.8 percent, and the rental vacancy rate was 11.9 percent
- the median value of owner-occupied housing is \$219,000, and the median monthly rent is \$703 per rental unit
- based on anticipated population growth, Pullman will need approximately 1,000 more housing units by 2030, and about 2,000 more housing units by 2040
- per capita income in Pullman is \$17,733, as opposed to \$30,742 for the state (with the disparity obviously influenced by our sizable student population)
- of the 27,346 people in Pullman over the age of 16 in 2013, 55.2 percent were in the labor force, compared to 65.1 percent statewide
- as of May 2015, the unemployment rate in Pullman was 4.4 percent and the statewide rate was 5.4 percent
- in 2014, per capita retail sales in Pullman were estimated at \$9,542, as compared to \$14,680 per capita for all Washington residents
- Pullman's topography presents development challenges; only 14 percent of the land here falls within the 0-5 percent slope range, and those areas primarily follow the contours of the South Fork of Palouse River, Missouri Flat Creek, Dry Fork Creek, and Paradise Creek, all of which are subject to periodic flooding
- the USDA Natural Resources Conservation Service classifies roughly 80 percent of the land in Pullman's planning area as farmland of statewide importance; approximately 10

- percent of this land is categorized as prime farmland if it is well drained
- the Pullman city limits encompasses approximately 6,730 acres of land; the WSU campus consumes 1,842 acres within the city; the number of acres zoned for residential, commercial, and industrial uses are 3,600, 898, and 389, respectively
- there are approximately 2,100 acres of vacant land within the city limits; most of the vacant land zoned low density residential is located on Military and Sunnyside Hills; most of the vacant acreage zoned high density residential is situated on College Hill; most of the vacant property zoned as industrial is clustered in the northern section of town; the vacant parcels in the commercial zoning category are scattered throughout the city, with a substantial portion found on the south side of town
- as local residents know, vehicle traffic volumes are concentrated in the city center; on average, 15,000 vehicles per day use Grand Avenue; an average of 10,000 vehicles per day use Davis Way, Main Street, Stadium Way, and Bishop Boulevard
- Pullman Transit serves the city with a fleet of over 20 buses and vans
- pursuant to its 1998 Pedestrian/Bicycle Circulation Plan, the city maintains more than 16 miles of pathways in a continuously expanding network
- in 2014, the Pullman-Moscow Regional Airport served a total of 83,868 passengers
- the ongoing airport runway realignment project involves reconfiguration and extension of the runway, reconstruction of the taxiway, and other measures to enhance safety and functionality of the facility
- in 2011, the WSU campus had a total building area of 10.6 million square feet; the university enrolled 20,043 students for the 2015/2016 academic year at its Pullman campus
- the Pullman School District is composed of three elementary schools, one middle school, and one high school; total enrollment in the system is 2,305 students
- the Pullman Regional Hospital on Bishop Boulevard houses a Level IV trauma center, a Level III stroke center, a Level II cardiac center, a digital imaging center, and three operating



Roughly half of the vacant land in the city is zoned for low density residential uses, such as this property north of NW Terre View Drive.

rooms; the hospital employs 425 full- and part-time individuals

- the Pullman Police Department operates from its station downtown with 29 commissioned officers and 13 support staff
- the WSU Police Department patrols the campus with 19 law enforcement officers and six administrative staff members
- the Pullman Fire Department operates from two stations (Station 1 on South Grand Avenue and Station 2 on North Grand), with six on-duty staff at Station 1 and four on-duty staff at Station 2
- in 2014, the city pumped 907 million gallons of water from the Grand Ronde Aquifer for its municipal water needs
- pumping has exceeded recharge of the aquifer for over 70 years, with the water level dropping between one to two feet per year; consequently, the city engages in multiple water conservation activities
- in 2014, the city's wastewater treatment plant processed just over one billion gallons of material; the city is continuously upgrading its sanitary sewer system
- the city maintains 22 parks that encompass a total of 131 acres
- there are currently nine resources in Pullman that are listed on the National Register of Historic Places, including the College Hill Historic District; there are currently seven sites listed on the Pullman Register of Historic Places; one resource (Star Route and Palouse Street Brick Road [the brick-paved portions of Maple and Palouse Streets]), is identified on both of these registers



The Pullman Regional Hospital offers services that are typically found at health care facilities in larger metropolitan areas.

At its meeting of January 27, planning department staff asked the Planning Commission to review and comment upon the content of this draft report. At this session, Commission members agreed that the document was generally well written. However, the members did ask for many changes to the report along the lines of presenting the information in a consistent manner between sections, updating data to the extent possible, rechecking the accuracy of certain items, providing explanations for information that is unclear, adding material to appropriately address particular topics, and ensuring that maps and other graphics are readily understandable.

The planning department will work with the consultant to finalize the report in accordance with feedback from the Planning Commission and city staff. In the meantime, the draft document is available for public review at the Planning Commission website (<http://bit.ly/1PIHaOr>).

MARIJUANA SHOP PROPOSED IN COUNTY

On January 28, the planning department was informed by Whitman County officials that a retail marijuana shop is proposing to locate at the former site of the Wawawai Canyon Winery on the Pullman-Moscow Highway (State Route 270), just west of the Avista substation. The property involved is situated just outside of the Pullman city limits, so jurisdiction over the project rests with the county.

Scott Hensrude of Everett, Washington is the applicant for the proposal. Mr. Hensrude completed an Environmental Checklist for the venture in accordance with the provisions of the State Environmental Policy Act. Based on the information in the checklist, the county has issued a Determination of Nonsignificance (DNS) for the project. Citizens may submit comments regarding the issuance of this DNS by February 11 to the Whitman County planning office in Colfax. The county planning office can also furnish additional information related to this matter upon request.



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; city reviewing consultant's "Existing Conditions" report
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 February or March
Marijuana Regulation Revisions	amend city regulations in response to state legislation	Citywide	staff conducting research
Harbour Lot Coverage Variance (V-16-1)	build house with 44 percent lot coverage	519 SW Winter Circle	staff reviewing application; probable BOA hearing 2/29/16
Harris Shed Setback Variance (V-16-2)	permit shed with 2-foot side yard setback	330 SE Camino Street	staff reviewing application; probable BOA hearing 2/29/16
Average Joe's Joint Use of Parking Request	share parking spaces between print shop and financial advising business	205 NW Whitman Street	staff approved request; appeal period ends 2/16/16
Glendimer Apartments site plan (15-8)	rebuild retaining walls and reconstruct parking area	125 NW Larry Drive	staff requested applicant to revise 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 reviewing revised site plan
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 requested applicant to revise site plan
Hilltop Suites/Apartments site plan (15-18)	construct new building for 3 offices and 28 living units	310 NW Old Wawawai Road	staff awaiting complete application
Courtyard by Marriott Hotel site plan (15-19)	construct 122-room hotel with restaurant and meeting rooms	1295 NE North Fairway Road	staff requested applicant to revise site plan
Rima RV/Boat Storage Lot site plan (15-21)	establish 21,000-square-foot RV storage lot	1200 Block of SE Johnson Avenue	staff requested applicant to revise site plan
Jefferson Elementary School Addition site plan (16-1)	add four classrooms to existing school building	1150 NW Bryant Street	staff requested applicant to revise site plan
Bestebreur Triplex site plan (16-2)	construct triplex on 15,579-square-foot lot	540 SW Barnes Court	staff reviewing application
2440 Entry Remodel site plan (16-3)	construct 3,429-square-foot addition to SEL manufacturing building and reconfigure parking lot	2440 NE Hopkins Court	staff reviewing application

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
