



Planning Department Newsletter

COUNCIL APPROVES PALOUSE BUSINESS CENTER SUBDIVISION

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As reported in last November's edition of this newsletter, the public works department recently received an application for a new commercial development in Pullman named the Palouse Business Center Subdivision. This project, to be located on land currently under cultivation south of the Pullman Regional Hospital and east of the City Cemetery, involves the division of 43.4 acres into 22 lots within a C3 General Commercial zoning district. Access to the site will be provided by a new roadway that will extend east from Fairmount Drive in the vicinity of the Pullman Cemetery and the Walmart store. A secondary access to the subdivision, which will pass through the hospital property and be used by public safety vehicles, is also proposed. At its meeting of February 5, the City Council approved the "preliminary plat" for this subdivision.

A preliminary plat is a map showing the developer's initial proposal for the division of land into lots. The plat shows the general layout of lots, streets, alleys, pathways, utility lines, utility

maintenance access routes, storm water facilities, easements, and topography. By state and local law, the map, with accompanying documentation, is reviewed by both the Planning Commission and the City Council.

This development is situated within the planned route for the South Bypass

In this case, the Planning Commission held its public hearing to review the proposed preliminary plat on January 23. City staff informed the Commission at that time that it was recommending approval of the application subject to 15 conditions primarily related to the installation of public works improvements. The only individuals to provide testimony at the hearing were the applicant, Kevin Kirkman, and the project engineer, Tom Stirling of Taylor Engineering, Inc. Among other things, the Commission asked questions of the applicant about

pedestrian access off the end of the two cul-de-sac streets in the subdivision. At the conclusion of the hearing, the Commission voted unanimously to recommend approval of the proposal with the 15 conditions suggested by staff, plus another condition requiring that a pedestrian easement be established between Bishop Boulevard and the proposed cul-de-sac street within the subdivision (Clearwater Court) that will be located closest to Bishop Boulevard.

As noted above, this matter came before the City Council on February 5. At that session, the Council unanimously approved the preliminary plat subject to the 16 conditions recommended by the Commission.

The applicant is now preparing to install the streets and utilities necessary for the subdivision and grade each of the lots to

facilitate their use for commercial purposes. He will then sell or lease the lots to individual parties. Mr. Kirkman estimates that 376,000 cubic yards of soil will be moved in the grading process.

This development is also significant in that it is situated within the planned route for the city's South Bypass, a roadway that, when complete, will extend from the intersection of State Routes 195 and 27 (near the Nu Chem property) to the intersection of State Route 270 and Airport Road (West). So, the first section of this South Bypass highway will be constructed as part of the infrastructure for this subdivision.

Mr. Kirkman has indicated that he intends to start the grading work at the site this spring. He expects to complete the construction of public facilities for the subdivision by the summer of 2014.



The main access into the subdivision will be a new roadway extending from Fairmount Drive along the north boundary of the City Cemetery.

HISTORIC PRESERVATION COMMISSION SETS ITS 2013 GOALS

In order to advance the city’s mission to safeguard the heritage of the community, Pullman’s Historic Preservation Commission (HPC) establishes annual goals near the beginning of each calendar year. Last year, the HPC either completed or initiated action on several of its goals, including submittal of an application for federal grant funds to conduct a comprehensive inventory of selected historic properties on College Hill (this application was successful, and the actual inventory work will take place soon) and organizing a public forum on historic preservation topics (this forum is scheduled for April 18 at 7:00 p.m. in the Neill Library Hecht Room).

numerous opportunities that could be pursued to further historic preservation in this community, the HPC unanimously approved a set of seven goals to address this year.

The HPC’s 2013 goals are as follows:

- Select a public property to inventory
- Conduct an inventory of the downtown area with consideration of forming an historic district
- List five properties on the Pullman Register of Historic Places
- Form a partnership with appropriate WSU departments to conduct a reconnaissance-level survey of all historic properties within the city, with the understanding that this work will take place over the course of multiple years
- Prepare and distribute a brochure to promote historic preservation in the community
- Identify an historic preservation project worthy of a grant application for federal funding
- Update the community’s existing historic walking tour brochures



Conducting an inventory of the downtown area is one of several goals adopted by the Historic Preservation Commission for 2013.

At its meeting earlier this month, the HPC reviewed its previous goals and discussed potential objectives for 2013. After an in-depth discussion about the

Keep up to date on the Commission’s progress toward accomplishing these goals as we document its activities in future editions of this newsletter.



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
College Hill Design Standards	formulate design standards for new construction	College Hill Core	staff sent draft standards to stakeholders 9/16/11; stakeholders meeting held 10/27/11; staff revising standards
City Urban Growth Area Expansion	expand urban growth area to accommodate future growth	greater Pullman area	PC recommended approval 3/23/11; CC endorsed UGA 6/28/11 & 11/13/12; airport stakeholders meeting held 12/12/12; CC meeting to act on revisions scheduled for 3/5/13
Mary's Park Annexation	annex approximately 2.2 acres to city	southeast of Old Moscow Road/Johnson Avenue intersection	staff facilitating preparation of legal description for proposed annexation area
CLG Grant Project	use federal funds for an historic survey of about 50 properties	vicinity of NE Maple Street	DAHP approved application 6/18/12; executed contract received by city 12/5/12; RFP released to consultants 12/20/12; consultant selected 2/13; consultant agreement being prepared
Palouse Business Center Subdivision Preliminary Plat	divide 43.4 acres into 22 lots in C3 zone	south of Pullman Regional Hospital and east of Pullman Cemetery	PC recommended approval 1/23/13; CC approved application 2/5/13
Monroe Triplex Townhouses site plan (12-11)	construct 6 dwellings on 25,091-square-foot parcel	1215 NE Monroe Street	staff reviewing revised site plan involving 4 dwellings on site
SEL Airport Parking Lot Addition site plan (12-13)	construct 29-stall parking lot at SEL airport hangar	7100 Airport Complex North	applicant requested delay in city review to resolve airport safety issues
Residence Inn Pullman site plan (12-20)	develop 131-room hotel on 7.5-acre parcel	1255 NE North Fairway Road	staff requested applicant to revise site plan
River Trail Apartments & Mini-Storage Rentals site plan (12-22)	construct 26-unit apartment building and 41 storage units on 30,197-square-foot lot	1248 SE Latah Street	site plan approved 2/15/13
1015 NE B Street Boarding House site plan (13-1)	convert single family home to boarding house	1015 NE B Street	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
Tracey Lane, Public Works Administrative
Specialist

Planning Commission Members:

John Anderson, Vice-Chair
Marcus Crossler
Norma Crow
Dave Gibney
Ken Paulson
Liza Morris
Garren Shannon, Chair
Chud Wendle

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