

January 31, 2011



Planning Department Newsletter



PETITION FILED FOR MADER NORTH ANNEXATION

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On January 28, Steve Mader and Travis Willson filed a petition to annex a parcel of land located north of Military Hill. The subject property, which is approximately 510 acres in size, is generally bordered by NW Terre View Drive on the south, Brayton Road on the west, Albion Road on the north, and the Palouse Highway (State Route 27) on the east. The filing of this petition commences the final phase of a process that has been ongoing for the last year and a half.

This process has been ongoing since July 2009.

Activity related to this case began in July of 2009 when the planning department initiated a proposal to establish "prezone" designations for the property. ("Prezones" are zoning classifications that are pre-assigned to parcels located outside the city limits. They reflect the interests of the city in arranging land uses for property if it eventually becomes part of the city, and they do not take effect until the land is annexed.) In this instance, planning staff proposed that the westerly 430

acres be rezoned as R2 Low Density Multi-Family Residential, and the remainder of the land, near the intersection of Albion Road and the Palouse Highway, be pre-assigned as I1 Light Industrial and C3 General Commercial districts.

The Planning Commission held a public hearing regarding this prezone proposal in the autumn of 2009. During that hearing, several citizens voiced objections to the request, based on concerns related to anticipated increases in traffic on rural roads and the effect this would have on transportation facilities in the area, the expected loss of prime agricultural land, and the alteration of the property's rural character. Some of these citizens stated that, if it was necessary to establish such a large residential prezone district, they would prefer that it be classified as R1 Single Family Residential rather than R2. The Commission proceeded to make a recommendation to the City Council that the westerly 430 acres be classified as R1, with the rest of the land designated as I1 and C3 districts in accordance with staff's suggestion.

In early 2010, the City Council held two public hearings on this

PETITION FILED FOR MADER NORTH ANNEXATION^(CONT.)

prezone matter as required by law. After accepting public input from community members expressing divergent opinions, the Council approved the proposal as initially submitted by staff with establishment of an R2 prezone for the 430-acre piece, but it also directed the Planning Commission to consider R1 zoning for a portion of this 430-acre parcel where it could serve as a buffer for existing rural housing developments along Brayton Road. In accordance with this directive, the Commission held a hearing shortly thereafter to review a prezone change from R2 to R1 for 134 acres of land abutting Brayton Road. The Commission concluded this hearing by recommending approval of the proposal, and the Council approved the R1 prezone change in June of last year.

During the following month, Mr. Mader began the actual annexation process by filing with the city a "Notice of Intent to Annex" related to the subject property. This notice was accepted by both the Planning Commission and City Council last summer, but Mr. Mader then learned that he did not control the necessary percentage of the

assessed value of the property to advance the proposal to the final annexation petition stage. So, he started the annexation procedure over again by submitting a new "Notice of Intent to Annex" under a different method set forth in state law. In the fall, the Planning Commission and City Council accepted this preliminary annexation request as they had done previously.

Staff is conducting activities in preparation for a public hearing before the City Council.

Now that the annexation petition has been filed, staff is conducting activities in preparation for a public hearing before the City Council. At the conclusion of this hearing, the Council will be requested to take final action on this incorporation request. At this time, the tentative date for this hearing is March 1. If you have an interest in attending the session, please watch for future editions of this newsletter or City Council agenda documentation to confirm the date of the event.



The Mader North Annexation property, as viewed from NW Terre View Drive.

PLANNING COMMISSION CHANGES ITS PUBLIC HEARING RULES

In order to improve the effectiveness of its meetings, the Planning Commission recently modified its rules of procedure for public hearings. These rules, which are read aloud by the chairperson at the beginning of each hearing, establish the protocol for the Commission's public hearing activities. The rules inform those in attendance about how, when, and where to speak; the administration of an oath for each presenter; basic introductory remarks requested of each speaker; time limits for oral comments; the order of speaking (e.g., proponents, opponents, neutral parties); the procedure for introducing written documentation into the hearing record; and the opportunity to challenge the qualifications of a Commission member to hear a case based on the Appearance of Fairness Doctrine.

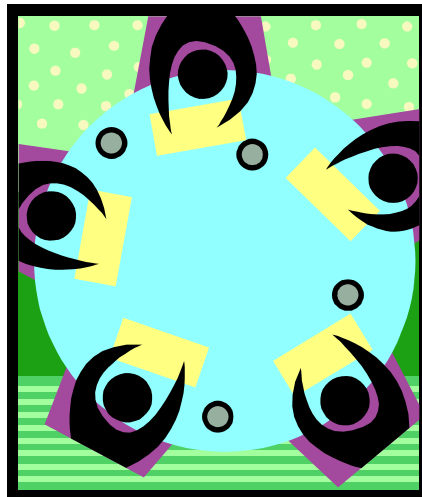
As part of its normal business, the Commission participates in two different types of public hearings: quasi-judicial and legislative. Quasi-judicial hearings are those which involve the legal rights of specific parties and pertain to a particular geographic area. For example, a zone change application for a single parcel of land that has, or could have, definite proponents and opponents, would be considered by the Commission at a quasi-judicial hearing. Legislative hearings are arranged to gather citizen input on a matter of general significance to the community. For instance, a proposed zoning code amendment to alter landscaping requirements on a citywide basis would be scheduled as a legislative hearing.

For quasi-judicial hearings, the Commission made the following changes to its rules:

- those wishing to speak are now asked to register their name and position (e.g., proponent, opponent) on a roster of speakers before the public input portion of the hearing begins; the chairperson will then call names from the roster to invite those individuals to speak; those persons who did not sign the roster will be able to make comments at the hearing only if the overall time limits for proponents, opponents, and neutral parties have not been extinguished
- an opportunity for additional comments by neutral parties was added to the order of speaking
- a statement was added to discourage speakers from reading verbatim any letters that are already in the hearing record, but to allow for summarizing of such letters

Until recently, the Planning Commission did not have specific rules for legislative hearings. The Commission developed a list of procedures for legislative matters at the same time as it modified its quasi-judicial hearing rules. The legislative hearing rules set forth the basic expectations for this type of proceeding. They are more general in nature than the rules for quasi-judicial cases.

The complete rules for quasi-judicial and legislative hearings are provided on the Planning Commission page of the city's website. The Commission's bylaws, as established by resolution in 2004, also appear on the web site.





Pending Land Use Proposals

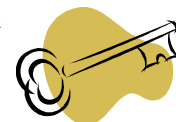
Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

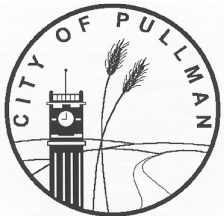
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	Citywide	CC approved ordinance 12/7/10; city recruiting historic preservation commission members; staff assembling CLG application materials
College Hill Architectural Design Standards	formulate design standards for new construction	College Hill Core	PC public forum held 7/28/10; PC meeting to set direction held 9/22/10; staff preparing draft standards
City Urban Growth Area Expansion	expand urban growth area to accommodate future growth	greater Pullman area	PC public forum held 4/29/09; PC meetings to provide direction held 7/22/09, 10/27/10, and 11/17/10; PC hearing tentatively scheduled for 3/23/11
Mader North Annexation	annex 510 acres to city	north of Military Hill between Palouse Highway and Brayton Road	PC recommended approval on 10/27/10; CC accepted proposal on 11/15/10; applicant filed petition 1/28/11; CC hearing tentatively scheduled for 3/1/11
Duprel Zone Change (Z-10-6)	rezone 16,700 square feet of land from C3 to R2	730 and 732 NW Ritchie Street	PC recommended approval 1/26/11; CC meeting tentatively scheduled for 2/8/11
Beasley Apartments Conditional Use Permit (C-10-2)	develop two buildings with 14 dwelling units each in R2 zone	210 NW Terre View Drive	BOA hearing scheduled for 1/31/11
Hilltop Inn Addition site plan (10-7)	demolish Hilltop Restaurant and construct 54-room addition to existing motel	928 NW Olsen Street	staff requested applicant to revise site plan
Tomason Place Apartments Phase II site plan (10-10)	develop 26-unit apartment building on 3.2-acre parcel	555 NE Terre View Drive	staff reviewing revised site plan application
Hampton Inn Hotel site plan (10-11)	construct 93-room hotel on 4.3-acre site	785 SE Fairmount Drive	staff requested applicant to revise 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; DOE: State Department of Ecology; LC: Landmarks Commission

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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WWW.PULLMAN-WA.GOV
