

February 28, 2011



Planning Department Newsletter



CENSUS DATA REFLECT SUBSTANTIAL GROWTH FOR PULLMAN

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The basic 2010 Census figures for Washington state were released on February 23, and they show a sizable increase in the city of Pullman's population. The official 2010 population for Pullman was 29,799, which reflects a 20.8 percent growth rate in the number of community residents since 2000. This is our city's largest percentage increase in population over the course of a decade since the 1960s.

Pullman is now the 40th largest city in Washington, and the 38th fastest growing city in the state (for those municipalities with over 10,000 people). It is also noteworthy that the population of Pullman is becoming more diverse; the

percentage of residents classified as "white" decreased from 83 percent of the population in 2000 to 79 percent last year. The 2010 Census information currently available for Pullman is displayed in the table on page 2; 2000 figures are also provided in this table for comparison purposes.

According to the Census data, the 2010 population of Whitman County was 44,776. That marks a 9.9 percent increase over the county's 2000 figure of 40,740.

Census data have thus far been released only for 21 states. At this time, for example, the Census Bureau has not issued any information for the state of Idaho or its municipalities.

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Pullman added 5,124 residents between 2000 and 2010.

COMPARISON OF CENSUS FIGURES FOR THE CITY OF PULLMAN IN THE YEARS 2010 AND 2000			
CHARACTERISTIC	2010	2000	CHANGE
Total Population	29,799	24,675	20.8%
Housing Units	11,966	9,398	27.3%
Housing Unit Vacancy Rate	7.8%	6.1%	1.7%
<i>Race/Ethnicity</i>			
White	23,619	20,505	15.2%
Asian	3,348	2,093	60.0%
Two+ Races	1,311	838	56.4%
Black	686	591	16.1%
Other race	552	390	41.5%
American Indian / Alaska Native	196	165	18.8%
Native Hawaiian / Pacific Islander	87	93	-6.5%
Hispanic Origin*	1,620	953	70.0%
*Can be of any race.			

PLANNING COMMISSION TO CONDUCT URBAN GROWTH AREA HEARING

The Planning Commission is scheduled to conduct a public hearing at its regular meeting in March to review a proposal to expand the city's urban growth area (UGA). The UGA is defined as the property, both inside and outside the city limits, into which the community expects to grow over a certain time frame. Pullman's existing UGA was originally adopted by the City Council in 1999, and has been revised incrementally since then. At the request of the Council, the planning department is reevaluating the city's UGA to help provide sufficient land for future community growth.

Planning staff initiated this reevaluation process with a land capacity analysis to determine the amount of property needed by the city over the course of the next 50 years based on state and local population estimates and urban land consumption

formulas. In this study, the planning department projected that the city's current population of 29,799 would increase to 46,000 in 50 years time (these figures, like all official Pullman population statistics, include WSU students). The results of this analysis showed that more property would be needed within the designated time frame in all land use categories: low density residential, high density residential, commercial, industrial, and institutional.

Over the past 18 months, planning staff has been involved in discussions with county officials, the Pullman Planning Commission, and local citizens regarding the configuration of an expanded UGA for the year 2060. The map on page 3 is the product of those discussions. It represents a potential UGA layout that would satisfy expected growth needs over the next 50 years.

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On the map, the colored areas constitute the existing UGA, and the areas with black diagonal stripes represent the proposed expansion of the UGA. The specific colors and abbreviations on the

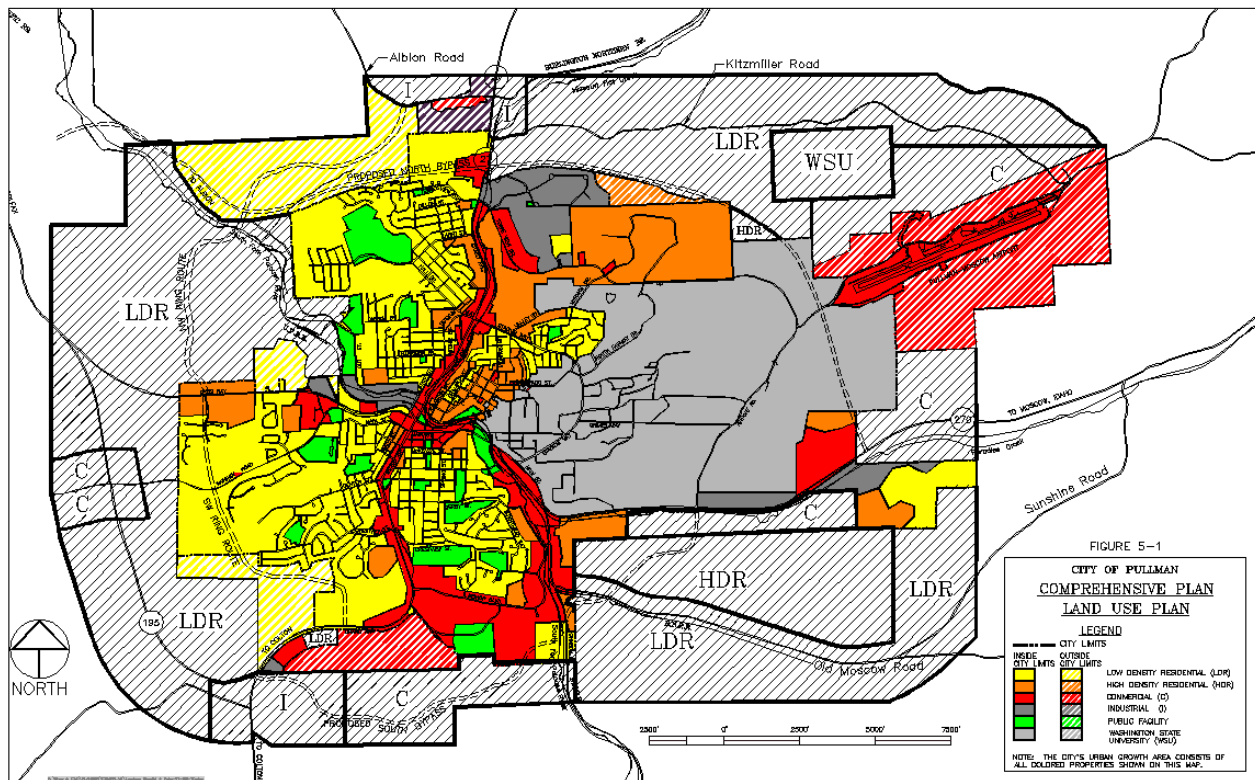
map are explained in the legend. The proposed UGA increase in area by land use category is estimated in the table below.

ESTIMATED INCREASE IN PROPOSED URBAN GROWTH AREA BY LAND USE CATEGORY	
CATEGORY	ESTIMATED INCREASE (in acres)
Low Density Residential	4,375
High Density Residential	685
Commercial	1,195
Industrial	280
Institutional (WSU)	220
TOTAL	6,755
NOTE: The existing Pullman UGA encompasses approximately 7,850 total acres.	

The Planning Commission's hearing on this matter is scheduled for 7:30 p.m. on Wednesday, March 23, in the City Hall Council Chambers. At the same hearing, the Commission will be reviewing draft amendments to the text of the Comprehensive Plan that relate to this topic, as well as preliminary prezone designations that correspond to the general land use classifications displayed in the proposed UGA map. These prezone districts can be adopted

by the city for property outside the city limits, but they do not take effect until the territory has been annexed.

Any citizen who has an interest in this proposal is encouraged to attend the upcoming public hearing and participate in the proceedings. If you have any questions about this project in the meantime, please contact the planning department.



TIPS FOR REPORTING POSSIBLE CODE VIOLATIONS

One of the duties of the planning department is to enforce the zoning code. Although some of our investigations into potential code violations are initiated internally, most enforcement issues are brought to our attention through citizen complaints. The planning department is grateful for this citizen assistance and would like to encourage Pullman residents to continue making us aware of potential problems. Here are some points to keep in mind when making a citizen complaint:

1. Complaints are most effective when you can provide clear evidence of a violation. You live or work in proximity to the alleged infraction; therefore, you are better able to observe the conditions causing the disturbance. The planning department will, of course, pursue the investigation with all due diligence. However, any evidence citizens can offer will help us build our case. Take photos, keep track of vehicles that come and go, talk with your neighbors. It may even be the case that the offending parties don't realize they are violating code, and will endeavor to correct the issue themselves.

2. Understand that these situations may not be resolved overnight. We here in the planning department are doing everything we can to ensure that the code is being applied equally to all citizens. However, evidence gathering can be a long and meticulous process. We need to be reasonably satisfied that a violation can be proved before we can take legal action to abate an infraction.

3. We do our best to keep complainant information confidential, though you should be aware that we are legally obligated to release any documentation related to your case if we receive a written request for the release of such information. Documentation regarding code enforcement issues is subject to public disclosure, and is available to the public under the Freedom of Information Act. You may, however, make an anonymous complaint, and we are still obligated to look into it.

4. This brings us to our next point: we are obligated to investigate any matter brought to our attention. If you call and mention that you think too many unrelated people are living at a specific address, understand that we will be contacting the people at that address to assess if a violation is occurring. We can delay our investigation if you think you may be able to settle your dispute on your own, but we will be following up to make certain that the situation was resolved.

We hope this information will be beneficial

the next time you wish to report an apparent code violation. If you have any questions about code enforcement policies or procedures, please contact the planning department at 509-338-3218.





Pending Land Use Proposals

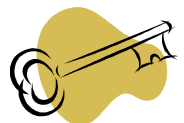
Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

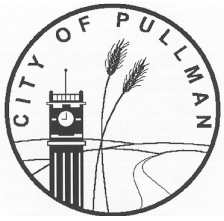
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	Citywide	CC approved ordinance 12/7/10; city deciding on historic preservation commission members; staff assembling CLG application materials
College Hill Architectural Design 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 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 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	CC approved rezone 2/8/11; appeal period expires 3/1
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
Washington State Employees Credit Union Building site plan (11-1)	construct 3,400-square-foot building on 36,750-square-foot site	670 SE Bishop Boulevard	staff requested applicant to revise site plan
SEL Solution Delivery Center site plan (11-2)	develop 89,760-square-foot office building on 3.4-acre parcel	2420 NE Hopkins Court	staff reviewing site plan
SEL Parking Lot Expansion site plan (11-3)	add 126 stalls to existing parking lot at manufacturing plant	2440 NE Hopkins Court	staff reviewing site plan
SEL Parking Lot site plan (11-4)	establish 172-stall parking lot	2370 NE Hopkins Court	staff reviewing site plan
North Pullman Substation Expansion site plan (11-5)	construct 15,000-square-foot expansion of existing electrical substation	southwest corner of Turner Drive and North Grand Avenue	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; 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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WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
