



Planning Department Newsletter

Council Approves Capital Improvement Program

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These are challenging economic times, but the city is moving ahead with plans to finance major facilities and equipment over the coming six-year period to better serve this community. Every year, the city schedules such public improvements through a series of activities that make up the Capital Improvement Program (CIP). "Capital improvement" is defined as land acquisitions, public facilities (e.g., street construction, utility installation, government buildings, and building remodels/equipment costing more than \$10,000), vehicles, and energy conservation projects.

CIP projects are categorized by funding source. In a typical year, CIP proposals are segmented into the following funds: street, transit, utility, storm water, arterial street, equipment rental, government buildings, and general. Financial support for all of these funds, except for the general fund, is supplied in whole or in part by dedicated revenue sources (e.g., utility tax, gasoline tax, service fees). The general fund is reliant on unrestricted city revenues, and it is used to support general governmental services such as public safety, parks and recreation, administration/finance, building inspection, engineering, library, and

planning. Since the general fund is limited by various statutes, the city is cautious in allocating money from this fund for capital projects.

Each spring, planning staff initiates the CIP process by requesting potential public improvements from the city department heads. Next, the city's CIP Committee (composed of two City Council members, two Planning Commission members, the city supervisor, the city finance director, and one citizen) meets with the department heads on an individual basis to discuss the proposed projects. Following these discussions, the CIP Committee formulates a draft CIP for the ensuing six years.

When the city develops a proposed CIP, state law requires that the Planning Commission review it for consistency with the Comprehensive Plan. This review normally takes place at the Commission's June meeting. Then, the City Council schedules a public hearing to solicit public input on the CIP and take action on the plan.

This year, the Council conducted its public hearing on July 19. The Council received one email message containing suggestions for the CIP, but no

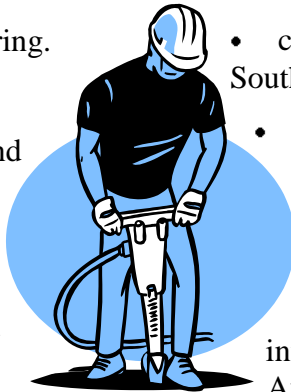


CIP *continued from page 1*

members of the public spoke at the hearing. Following its deliberations, the Council approved the 2012-2017 CIP as recommended by the CIP Committee and Planning Commission.

The 2012-2017 CIP includes 94 projects to be financed by the various funds over the six-year period. Notable projects proposed for funding in 2012 are as follows:

- police department parking infraction management software (to increase efficiency)
- a floor drain retrofit for the main fire station (so that liquids drain to the sanitary sewer system rather than Dry Fork Creek)
- electric cots for two ambulances (to facilitate transport of patients)
- a remodel of the second floor of City Hall (to better accommodate public works staff)

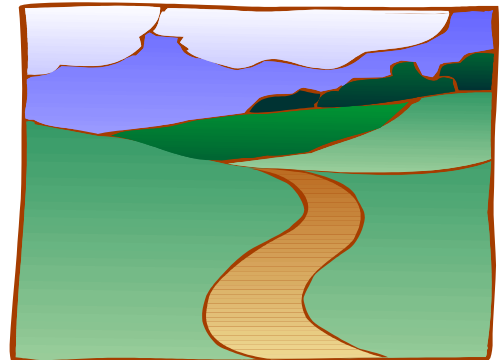


- construction of a community entrance sign on South Grand Avenue
- a lighting upgrade in the Pioneer Center gym
- pedestrian light replacements (replace 108 existing displays with new units that provide a countdown of pedestrian clearance)
- installation of a traffic signal at the intersection of Bishop Boulevard and Klemgard Avenue (likely contingent on outside funding sources)

Last year, after the Council's approval of the CIP, some capital projects had to be dropped during the preparation of the 2011 budget. Since 2012 is also looking like a difficult budget year, it may be necessary to defer some of the proposed CIP projects once again. The Council will make its decisions in this regard over the next five months.

Defining Pullman's four hills

It doesn't take long for a new resident here to be introduced to the concept of the four hills in this community: College, Military, Pioneer, and Sunnyside. These hills represent the different quadrants in the city, delimited by Davis Way and Main Street on the east-west axis and Grand Avenue on the north-south axis. The city's Comprehensive Plan includes the following language on this subject:



“The hills surrounding the downtown core became logical choices as places for residences to be built and, over time, College, Military, Pioneer and Sunnyside Hills became the city's neighborhoods. Neighborhood identification was reinforced over the years as the location of elementary schools and public parks on each hill became focal points for activity...Each neighborhood has developed its own unique characteristics, which should be preserved.”

Hills *continued from page 2*

A Pullman resident who recently visited the planning department office spoke about the perceptions of community members with respect to living on a particular hill. And it got us to thinking: What are the distinctive characteristics of each of the four hills in Pullman? Can those differences be described in a few words or phrases that would be generally accepted by most of us who live here? Are some Pullman residents loyal to a particular hill; if so, why? And how does the existence of these four hills influence the cohesiveness of this community?

College Hill possesses some obvious distinctions due to its proximity to the WSU campus. However, from planning staff's experience, even those who live on College Hill are hard-pressed to make sweeping generalizations about the northeast quadrant of the city because the historic College Hill Core adjacent to campus has a much different "feel" than the newer, apartment-based environment found on the north part of the hill.

We're interested in your thoughts on this matter. If you have any input regarding the questions raised above, we'd appreciate hearing from you. Please contact us by email (bethany.johnson@pullman-wa.gov), phone (509-338-3213) or postal mail (325 SE Paradise Street) and let us know your opinions about the four hills in Pullman. We will report on the feedback we receive (without mentioning any names) in a future edition of this newsletter.



Grant Street on
Pioneer Hill



Fountain Street on
Sunnyside Hill



'C' Street on
College Hill



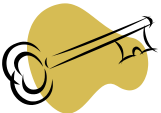
Fisk Street on
Military Hill



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; HPC discussing its bylaws at public meetings |
| 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 recommended approval 3/23; CC endorsed UGA 6/28; staff conducting final preparations for CC adoption |
| Waste Water Treatment Plant Substantial Development Permit (No. 78) | construct/demolish various plant improvements | 1025 NW Guy Street | permit approved 7/14; permit materials transmitted to DOE 7/14 |
| Copper Basin Administrative Variance Application (11-1) | request to allow lot width of 58.6 feet as opposed to 60-foot standard | 1555 SW Lost Trail Drive | variance approved 7/20; appeal period ends 8/1 |
| 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 |
| High School Press Boxes site plan (11-7) | install 320-square-foot press boxes at football field | 510 NW Larry Street | staff requested applicant to revise site plan |
| King Drive Medical Office site plan (11-9) | construct 3,068-square-foot medical clinic on 1.1-acre site | 1505 SE King Drive | staff requested applicant to revise site plan |
| Airport Rescue and Fire Fighting Building Expansion site plan (11-10) | construct 3,500-square-foot addition to existing 3,500 square-foot building | Pullman-Moscow Regional Airport | 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; HPC: Historic Preservation 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
