

February 26, 2010



Planning Department Newsletter

CENSUS DAY IS COMING SOON

Inside this issue:

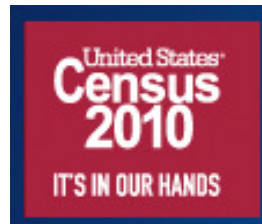
<i>Wal-Mart Construction Proceeding</i>	2
<i>Council Reaches Preliminary Decision on Proposed Prezones</i>	2
<i>Pending Land Use Proposals</i>	3
<i>Staff Preparing Historic District Rezone Proposal</i>	3

Census Day 2010 is drawing near, and, as we've stated in past newsletters, it is important for everyone to participate in this process. The Census is an enumeration of each resident in the United States and Puerto Rico. This population count, which is mandated by the U.S. Constitution, has been done every 10 years since the first event was conducted in 1790. (The population of the country back then was just shy of four million people; the Census Bureau expects the total this year to be approximately 310 million residents.)

A full count of persons from each community provides a number of significant benefits. Census data are used to determine the number of seats per state in the U.S. House of Representatives, organize state legislative districts, and configure county, city, and school system political districts. The information collected also helps to determine how more than \$400 billion dollars of federal funds will be distributed to states and localities for such needs as transportation improvements, emergency services, senior centers, schools, hospitals, and job training centers. People from all walks of life use Census data to research product markets, locate pools of skilled workers, rescue disaster victims, prevent diseases, and more. Also, local planning departments utilize the information on a frequent basis to develop and update plans for the enhancement of their communities.

All of the information provided to the Census Bureau is kept strictly confidential. Each person who is allowed access to the data, including city of Pullman employees, is required to sign a confidentiality agreement stating he/she will not reveal the information to any unauthorized party under penalty of federal law. When the Census data is eventually released to the public, it is provided in aggregate form (e.g., for an entire block) rather than on a house-by-house basis.

Local officials have recently been touting the importance of the Census. Mayor Glenn Johnson and WSU President Elson S. Floyd promoted the process at a "Make the Count 2010" forum on the WSU campus late this month, and the Mayor and planning staff encouraged



citizens to take part in the program at the joint meeting of the City Council and Associated Students of WSU in mid-February. It is critical to get the word out about Census participation in a college community since Census enumerators are not likely to visit non-responding households until after the spring semester is over. Also, it is important to remind university students that their Census residence is their college dwelling rather than their parents' home.

Census forms will be delivered to every residence within the next few weeks. The Census Bureau requests that each recipient answer the 10 short questions on the form and mail it back in the postage-paid envelope provided.

For more information about the program, please visit the 2010 Census website at <http://2010.census.gov/2010census/index.php>.

WALMART CONSTRUCTION PROCEEDING

Thanks in part to this year's mild winter, the construction of Pullman's Walmart Supercenter is well under way. The city issued a building permit for this project on December 11. Since then, the contractors have been working steadily on grading the site, establishing roadways, installing utility lines, and building the retail structure. The development is located south of the intersection of Bishop Boulevard and Harvest Drive.

Progress to date includes the following actions:

- approximately 220,000 cubic yards (or 22,000 truck loads) of material have been excavated from the site
- Fairmount Road, which will extend around the back side of the store from a point near the Community Action Center office to the Bank of Whitman property on Bishop Boulevard, is complete to subgrade (i.e., road foundation)
- Harvest Drive, which will be extended from Bishop Boulevard to the newly constructed Fairmount Road, is complete to subgrade for the south half of its length
- the water system (including most of the fire

hydrants) is about 70 percent complete, approximately 80 percent of the sanitary sewer lines are finished, and the storm drainage system (including some of the detention ponds) is about 75 percent done

- for the retail building, approximately 65 percent of the concrete foundations have been poured; the west wall, and a portion of the north and south walls have been constructed to a height of 14 feet (about half of their eventual height); and several of the foundations for the internal building columns have been completed

Contractors inform city staff that they expect the retail structure to be substantially complete in August. After that time, workers can begin moving equipment and product inventory into the building. Published reports indicate that the store may open as early as November.



Construction at the Walmart Supercenter site is proceeding steadily.

COUNCIL REACHES PRELIMINARY DECISION ON PROPOSED PREZONES

As reported in last month's newsletter, the City Council is considering a proposal to establish prezone designations for 515 acres of land outside the city limits in an area generally bordered by the Palouse Highway (State Route 27) on the east, NW Terre View Drive on the south, Brayton Road on the west, and Albion Road on the north. The specific designations proposed by the planning department in this case are 15 acres of C3 General Commercial zoning on the south side of the Albion Road near its intersection with State Route 27, 67 acres of I1 Light Industrial land on both sides of the Albion Road near its intersection with State Route 27, and R2 Low Density Multi-Family Residential zoning for the remaining 433 acres. The Planning Commission reviewed this request last fall, and it recommended that the proposal be approved, with the exception that the R2 classification be amended to R1 Single Family Residential.

On February 23, the Council held its second of two public hearings mandated by state law regarding this matter. At this second hearing, several individuals expressed support for the Planning Commission recommendation, while others spoke in favor of the original request. After hearing these comments, the Council endorsed the proposal as initially submitted by staff with establishment of an R2 prezone for the 433-acre piece, but it also expressed interest in directing the Planning Commission to consider R1 zoning for a portion of this 433-acre parcel where it could serve as a buffer for existing rural housing developments (e.g., along Brayton Road). The Council asked planning staff to draft appropriate legal documentation to support this determination. Staff expects to present these materials to the Council for its meeting of March 9 so it can make a final decision on this matter at that time.



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 requested ordinance revisions on 1/20; ad hoc committee met on 2/9 to address ordinance revisions; legal staff reviewing draft ordinance amendments
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	applicant preparing annexation petition
Mader Land Prezone Proposal	prezone 433 acres as R2, 67 acres as I1, and 15 acres as C3	outside city limits; west of SR 27, east of Brayton Road, both sides of Albion Road	PC made recommendation on proposal 10/7; CC held 1st hearing on 1/12; CC held 2nd hearing 2/23; CC mtg to act on matter scheduled for 3/9
Walmart Sign Variance Request (V-10-1)	install 223-sq-ft wall-mounted sign on front of building	1690 SE Harvest Drive	staff reviewing application materials
Sacred Heart Church Canopy Conditional Use Expansion Request (09-3)	construct 110-sq-ft canopy over rear entryway of church building	400 NE Ash Street	staff awaiting complete application
Itani Valley Road Apartments site plan (09-1)	construct 16-unit apartment building on 27,000-sq-ft lot	1245 NE Valley Road	staff requested applicant to revise site plan
Tomason Place Apartments site plan (10-1)	develop 26-unit apartment building on 1.4-acre site	555 NE Terre View Drive	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.



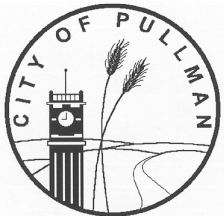
STAFF PREPARING HISTORIC DISTRICT REZONE PROPOSAL

Since the City Council adopted the College Hill Core Neighborhood Plan in November of last year, city staff has been working to implement the various elements of the plan. Implementation Strategy 2C from that document reads as follows:

Conduct proceedings to consider rezoning the College Hill Historic District from R2 Low Density Multi-Family Residential to RT Residential Transitional, thereby reducing allowable density in this area.

During the Planning Commission meeting in January, planning staff noted its intent to pursue this strategy in an expeditious manner, indicating that it might bring

this matter to the Commission for consideration at a public hearing on March 24. The activity required to prepare for this hearing includes research on neighborhood characteristics, completion of an environmental checklist under State Environmental Policy Act rules, and development of an appropriate list of property owners for distribution of the public hearing notice. This work has proven to be more time-consuming than first thought, so planning staff now anticipates that the earliest possible date for the Commission's hearing would be April 28. We will continue to provide updates on this matter in future editions of this newsletter.



*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
Kealan Emerson, Public Works Administrative
Specialist
Evan Pond, Engineering/Planning Aide
Ruth Younce, Engineering/Planning Aide

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WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
