



City of Pullman

Planning Department Newsletter

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In February of this year, Whitman County officials submitted a proposal to establish an agreement for sharing tax revenues with the city of Pullman. The City Council discussed this matter at its meetings of March 9 and 23.

The county's request also includes provisions for both jurisdictions to place 10 percent of the revenue collected through the tax sharing arrangement in an infrastructure fund, and a 10-year phase out period for county property taxes following annexation of land to the city. In its written proposal, the county suggested that the term of this tax sharing agreement be 25 years.

The Planning Commission is currently reviewing an Urban Growth Area (UGA) plan for the year 2060 that would designate certain properties outside the current city limits for future urban growth. The draft UGA plan includes urban growth areas that extend beyond the proposed tax sharing boundaries. Therefore, it is possible that the city could designate land for future urban growth that would not be afforded land use protection by the county under the tax sharing scheme. This, and several other aspects of the tax sharing proposal, will be the subject of future City Council discussions.

Under the county's proposal, a tax sharing area would be configured to encompass certain properties outside the current city limits of Pullman (see accompanying map). Within that area, new sales tax revenues from commercial retail sales would be split 50/50 by the city and county. This arrangement would continue regardless of whether the land is eventually annexed by the city.

[illegible]

HEARING SCHEDULED FOR HISTORIC DISTRICT REZONE

As noted in last month's newsletter, the planning department is currently developing the necessary materials to prepare for a Planning Commission public hearing on a proposed rezone of the College Hill Historic District and adjacent property, located in the vicinity of Monroe and Michigan Streets. The impetus to consider a zone change from R2 Low Density Multi-Family Residential to RT Residential Transitional for the 29-acre tract originated from an implementation strategy in the city's recently adopted College Hill Core Neighborhood Plan.

The R2 zone allows single family dwellings, manufactured homes, and apartment buildings (up to eight housing units per structure), with a maximum density of one residence per 3,000 square feet of land. The RT zone permits all of the same land uses as the R2 classification, although apartment buildings in an RT district are limited to four housing units per structure. Also, the maximum density in the RT zone is one residence per 4,500 square feet of property. The primary effect of the proposed change from R2 to RT would be a decrease in allowable housing density.

Earlier this month, planning staff prepared an Environmental Checklist for this matter under the rules of the State Environmental Policy Act (SEPA). On March 17, the city's responsible official for SEPA activities issued a preliminary Determination of Nonsignificance (DNS) for the proposal. Issuance of this preliminary DNS initiates a public comment period on the matter. Interested citizens may submit comments to the SEPA responsible official through April 5. All pertinent documentation is available for review at the planning department office at City Hall.

Consideration of a zone change involves a public hearing before the Planning Commission and a City Council meeting at which the Council reviews the record established by the Commission. The Planning Commission accepts public testimony and makes a recommendation on the proposal; the City Council makes the final decision on the matter. The planning department has tentatively scheduled the Planning Commission public hearing on this proposal for Wednesday, April 28, at 7:30 p.m. in the Council Chambers of City Hall.

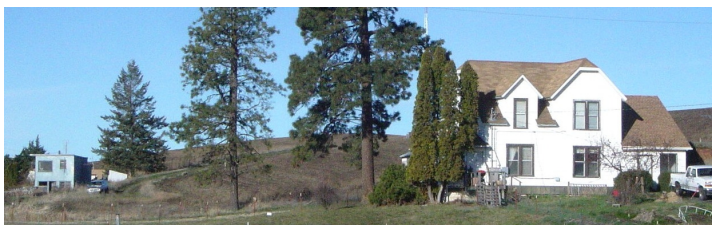
CITY ANNEXES PARCEL ON OLD WAWAWAI ROAD

At its meeting of March 23, the City Council approved an annexation of 37 acres located north of Old Wawawai Road and west of Big Sky Court on Sunnyside Hill. The newly incorporated area includes agricultural land, a single family residence, and the Radio Palouse, Inc. radio studio and radio transmission tower. This annexation eliminated what was a "peninsula" of county land surrounded by the city limits on 97 percent of its boundaries. It will also provide additional opportunities for housing development under R2 zoning, and the radio studio property is protected for continued use by means of a small C1 Neighborhood Commercial zone at that site.

Another noteworthy aspect of this particular annexation was the length of time it took to accomplish. The petitioners (members of the Hinrichs family) submitted their initial annexation notice back in November of 2004. At that time, the proposed annexation area was only 16 acres. During its review, the City Council requested that an additional 21 acres be added to the proposal to prevent the creation of an "island" of unincorporated territory surrounded on all sides by the city limits. The activity involved in adding

the extra 21 acres (which was not owned by the Hinrichs family at the time) and creating an accurate legal description of the property boundaries took several years to complete. When these tasks were finished earlier this month, the petitioners filed their formal request for incorporation to the city.

In addition to the reasons identified above, this annexation area is important to include within the city's jurisdiction because a portion of the property is expected to be used for the extension of Golden Hills Drive. This is an existing street that intersects with Davis Way near the west entrance to Pullman. According to the city's arterial street plan, Golden Hills Drive is slated to serve as a "ring road" for Sunnyside Hill, eventually providing a transportation link between Davis Way and South Grand Avenue.



The newly annexed area includes a single family house and radio station facilities.



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.

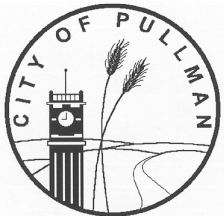
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	citywide	CC requested ordinance revisions on 1/20; ad hoc committee met on 2/9 to address ordinance revisions; legal staff reviewing draft ordinance amendments
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	CC approved annexation on 3/23; annexation effective date is 4/1
Historic District Rezone (Z-10-2)	rezone 29 acres from R2 to RT	vicinity of Monroe and Michigan Streets	PC hearing scheduled for 4/28
Mader Land R1 Prezone Proposal (Z-10-1)	change prezone designation for 134 acres from R2 to R1	outside city limits; east of Brayton Road, one-half mile southeast of intersection of Armstrong and Brayton Roads	PC recommended in favor of proposal on 3/24; CC 1st hearing to be held in May
Whispering Hills 5 Final Planned Residential Development Plan (PRD)	final plan for establishment of 17 lots on 2.2 acres in a PRD	south of SW Old Wawawai Road and west of Sunnyside Park	staff reviewing application
Walmart Sign Variance Request (V-10-1)	install 223-sq-ft wall-mounted sign on front of building	1690 SE Harvest Drive	BOA hearing scheduled for 4/19
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
Feeley Animal Application (10-2)	keep three dogs and three cats on 22,700-sq-ft parcel	2115 N. Grand Avenue	staff approved application 3/31; appeal period expires 4/10
Blevins Administrative Variance Application (AV-10-3)	construct garage with 17-foot front yard setback	420 NW Irving Street	staff approved application 3/31; appeal period expires 4/10
City Shoreline Permit Application No. 77	relocate and upgrade existing Wawawai Basin Lift Station	1025 NW Guy Street (Wastewater Treatment Plant)	staff reviewing 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 requested applicant to revise site plan
Woodbury Apartments site plan (10-2)	construct three townhouse units on 15,277-sq-ft lot	1015 NE B Street	staff reviewing site plan
Wysup Showroom Expansion site plan (10-3)	construct 1,000-sq-ft addition to auto dealer showroom	1115 S. 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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WWW.PULLMAN-WA.GOV
