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Planning Department Newsletter

COMMISSION REACHES PRELIMINARY DECISION ON COLLEGE HILL REZONE

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As explained in last month's newsletter, the Planning Commission is currently entertaining a proposal to change the zoning of the College Hill Historic District and adjacent properties from R2 Low Density Multi-Family Residential and R4 High Density Multi-Family Residential to RT Residential Transitional. The subject site is bordered by Stadium Way, B Street, Howard Street (extended), and Maple Street Extension/Indiana Street. The planning department initiated this case in accordance with an implementation strategy in the city's recently adopted College Hill Core Neighborhood Plan to conduct proceedings to consider the proposal. The effect of the change in zoning would be to reduce allowable housing densities for the area in question.

The Commission opened its hearing regarding this matter on April 28. At that time, it accepted public comment from 31 people who expressed a variety of opinions. Those in favor of the proposed rezone said it would help considerably in maintaining the quality of the historic district by diminishing the potential for building alterations and demolitions. They also mentioned that the new construction that has occurred in the neighborhood has been unattractive and out of scale with its surroundings. Opponents asserted that the historic district designation was not threatened because the existing R2 zoning provides sufficient protection for historic resources in the neighborhood. They also stated that roughly 25 percent of the developments in the area would become nonconforming uses if the rezone were to be approved, and, because of significant zoning code limitations on expansion and reconstruction of such uses, the value of these properties would be reduced.

The Commission continued its hearing on May 26. During this session, it took additional public input from several individuals, most of whom had spoken at the April 28 meeting. Next, the Commission members discussed the case. In this discussion, the majority of the members expressed opposition to the proposal. These members said they were uncomfortable with the number of



A house in the historic district, as viewed from Garfield Street.

nonconforming uses that would be created by the rezone because, taken together, these nonconformities represented a substantial adverse economic impact on the affected property owners. They stated that architectural design standards, as prescribed in the College Hill Core Neighborhood Plan, would be a more appropriate means to address historic preservation and neighborhood appearance on College Hill. They also mentioned that the diversity facilitated by the existing R2 zoning in this area is beneficial because it helps to provide a good supply of housing near the university and it fosters a desirable mixed-use neighborhood character. Furthermore, they

indicated that the R2 zoning provides adequate protection for the historic structures there. A minority opinion was offered in favor of applying RT zoning at the site to maintain or enhance the integrity of the historic district designation, and, if this RT district were to be established, the city could investigate creative ways to liberalize its nonconforming use regulations.

After presenting these preliminary assessments, the Commission directed planning staff to draft appropriate resolutions to support its tentative determination to deny the zone change proposal. The Commission will meet again on June 23 to review and act on these resolutions.

PLANNING FOR CHANGES AT THE AIRPORT

Anyone who has flown on commercial aircraft at the Pullman-Moscow Regional Airport lately has experienced the larger capacity planes that are now in operation there. The expanded 74-passenger airplanes now being used by Horizon Airlines demand more space to take off, land, and move around the airport. The Federal Aviation Administration (FAA) has given temporary permission for these larger planes to use the airport under the condition that improvements be made to the site. To continue to serve as a viable air transportation facility, the airport needs to be redesigned and reconstructed to meet FAA standards.

The Airport Board, composed of representatives from Pullman, Moscow, WSU, and Latah County, has begun the process of making these changes by retaining the consulting firm of Mead & Hunt to update the Airport Master Plan. This plan guides the physical growth of the airport so that it is coordinated with the future demand for services, available funding, and environmental protection. It is also a tool used to meet local, state, and federal regulations, many of which are tied to funding and environmental compliance. The city planning department will be involved in the formulation

of the airport plan to ensure that it is consistent with the Comprehensive Plan, zoning code, and local environmental standards.

The most significant modification being discussed with respect to the Airport Master Plan update is one that has been in the planning stages for some time now. That modification is a replacement runway situated in a different location on the airport property. This replacement runway would be re-oriented to the south to improve airplane circulation and instrument approaches, which would result in fewer delays and cancellations in inclement weather. The estimated cost of this project is \$41 million; 95 percent of the money is expected to come from the FAA, with the remainder coming from existing ticket sale fees. Construction of the re-oriented runway could begin as early as 2012, and airport staff expects the facility to remain open throughout the entire process.

The Airport Master Plan update will coordinate this and all other changes required or desired at the site over the next 20 years. All interested citizens are encouraged to get involved in this planning process. For more information, please refer to the following website: <http://www.meadhunt.com/puw-plan/>.



Airport facility planning is extremely important for this critical component of the community's transportation system.



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.

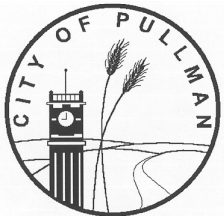
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	Citywide	CC requested ordinance revisions on 1/20/09; ad hoc committee met on 2/9/09 to address ordinance revisions; legal staff reviewing draft ordinance amendments
College Hill Architectural Design Standards	formulate design standards for new construction	College Hill Core	PC approved review process 3/24; PC public forum scheduled for 7/28
Historic District Rezone (Z-10-2)	rezone 29 acres from R2 to RT	vicinity of Monroe and Michigan Streets	PC hearing initiated 4/28; continuation of hearing conducted 5/26; hearing continued to 6/23
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 conducted on 5/11; CC 2nd hearing scheduled for 6/15
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; CC mtg tentatively set for 6/8
WSU Alley Vacation Request	vacate 2,115 sq. ft. of alley right of way	east of Monroe Street and north of Oak Street	PC recommended approval 5/26; CC hearing to be scheduled
Lee Carport Setback Variance (V-10-2)	build carport with two-foot side setback	625 NW Gary Street	staff reviewing application; BOA hearing scheduled for 6/21
Goodspeed Nuisance Abatement Appeal	appeal of police dept. notice to remove construction equipment	SW Crithfield Court	awaiting complete appeal from appellant; if appeal completed, BOA hearing to be scheduled
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
City Shoreline Permit Application No. 77	relocate and upgrade existing Wawawai Basin Lift Station	1025 NW Guy Street (Wastewater Treatment Plant)	due to <u>Daily News</u> error, notice of application re-filed 5/19; local comment period expires 6/18
Itani Valley Road Apartments site plan (09-1)	construct 16-unit apartment building on 27,000-sq-ft lot	1245 NE Valley Road	applicant submitted revised site plan materials
Johnson Avenue Storage Lot site plan (09-10)	construct 360-sq-ft carport and conduct grading on 4.9-acre site	1222 SE Johnson Avenue	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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WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
