

May 30, 2008



Planning Department Newsletter

ANIMAL SHELTER APPEAL GOES TO HEARING

On May 28, Pullman Hearing Examiner Stacy Bjordahl held a public hearing at City Hall to consider an appeal filed by six parties regarding a Determination of Nonsignificance (DNS) issued by the city of Pullman for the proposed Animal Haven Pet Adoption Center. The planned animal shelter facility involves construction of five buildings on a 6.2-acre site at 1340 SE Old Moscow Road. The DNS was issued in accordance with the State Environmental Policy Act (SEPA) rules by director of public works Mark Workman following a review of an environmental checklist submitted last year by the Whitman County Humane Society. The issues cited in the appeal document included noise, stray animals, odors, and reduction of property value. All of the appellants own land in the vicinity of the proposed project.

At the hearing, Mr. Workman provided a summary of the case and the rationale for his determination. He stated, with respect to the concern about potential noise from the facility, that the animals would be kept indoors during non-

business hours, the buildings would be insulated to reduce noise emission, the closest neighbors are at least 800 feet away, and all of the appellants' properties are located to the east of the subject property with an interjecting ridgeline between them and the project site. He noted that the concerns about stray animals and odors did not constitute a probable impact. Also, he asserted that, since the proposed facility is allowed outright in the applicable C3 General Commercial zoning district, speculation as to the impact on adjacent property values was irrelevant in the SEPA process.

Paul Kreager, one of the appellants, said they would rely on their original appeal document and a subsequent letter filed with the hearing examiner to present their arguments against the city's determination. Those materials express concern about noise from dogs while they are outdoors because sound carries a great distance in the valley along Old Moscow Road. The documentation states other communities have found that situating animal shelters in the

(Continued on page 2)



The animal shelter is proposed to be located on Old Moscow Road near its intersection with Johnson Avenue.

Inside this issue:

City Holds College Hill 2
Tomorrow Open House

Pending Land Use 4
Applications

vicinity of a residential area can be problematic, citing the example of an animal shelter back east that was ordered to relocate because of neighborhood complaints about barking dogs. The materials also mention that two local realtors have furnished their opinion that an animal shelter would have a negative effect on nearby property values. "The proposed location," say the appellants, "is ill conceived and was not properly studied to adequately determine if it was a suitable location or not,

and to our knowledge, other potential locations were not adequately explored."

Greg Wust, president of the Whitman County Humane Society, and Gary Libey, attorney for the humane society, also provided testimony to the hearing examiner. They both spoke in favor of retaining the DNS issued by the city.

After receiving these comments, Ms. Bjordahl closed the hearing. According to city code, she has up to 30 days to render a formal decision in the matter.

CITY HOLDS COLLEGE HILL TOMORROW OPEN HOUSE

As part of its ongoing College Hill Tomorrow program, the planning department conducted an open house on April 28 to gather public input on proposed goals and potential options for the neighborhood. Approximately 40 people attended the event, and the department contacted numerous additional parties afterward to solicit feedback on the information presented.

The College Hill Tomorrow program is a neighborhood improvement strategy designed to refine last year's College Hill consultant study into a potential set of policies, initiatives, and regulations. The study area, established by the City Council early in the process, is bounded by Stadium Way, Grand Avenue, and Main Street (excepting the WSU campus). Thus far, as part of this program, the city has held a well-attended public meeting (last October) and conducted interviews with various stakeholders to gather input on issues, opportunities, and hopes for the neighborhood.

At the open house, the draft goals and potential options were exhibited on a set of display boards. The proposed goals presented at the open house were as follows:

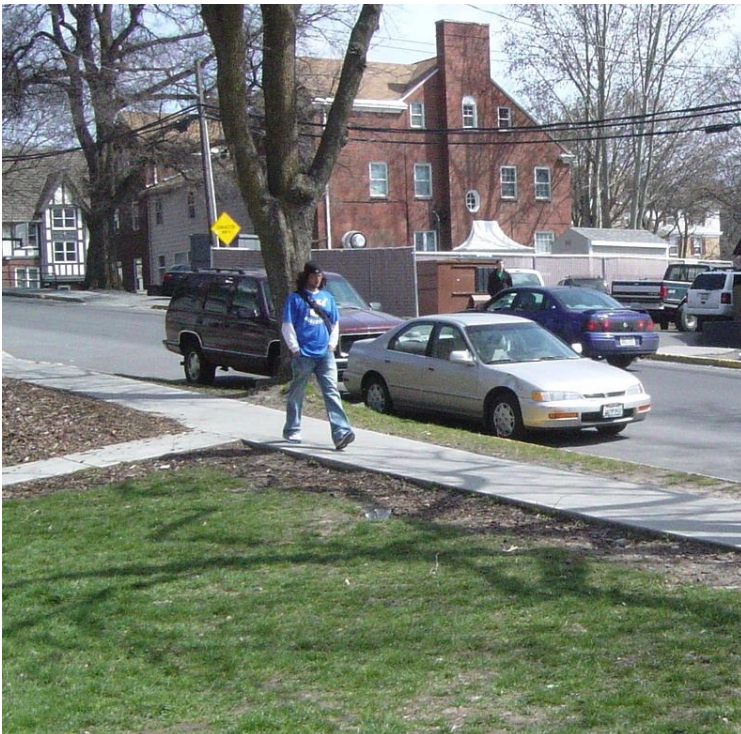
- Maintain a vibrant neighborhood that takes pride in its distinctive cultural and social diversity and actively promotes respect among all users
- Foster a safe environment for all who live, work, or visit on the hill
- Establish attractive, well-maintained properties that provide a welcoming entryway to the
- Washington State University campus
- Promote a harmonious mix of residential, commercial, and institutional uses for families, retirees, students, and business people, with a priority placed on dense housing established primarily for university students to reduce vehicular travel and minimize sprawl in the community
- Furnish well-maintained infrastructure (e.g., roads, sidewalks, utilities, lighting) to safeguard public health and safety and to facilitate connectivity in and out of the neighborhood
- Provide vehicular parking at a level sufficient to accommodate land uses on the hill while encouraging alternative modes of transportation and preserving the predominant residential character of the area
- Assure that historical resources are valued and protected
- Ensure continuous communication and collaboration among all affected organizations (e.g., City, Washington State University, College Hill Association, Associated Students of WSU, Center for Fraternity and Sorority Life, WSU Alumni Association, and Chamber of Commerce) to enhance neighborhood quality
- Support the provision of basic goods and services (e.g., groceries, clothing, entertainment, financial services, child care) on the hill to reduce dependence on vehicular travel
- Promote public and private open space in the neighborhood to provide balance with the built environment

(Continued on page 3)

- Ensure that actions taken on College Hill benefit the entire community in keeping with the city's adopted Comprehensive Plan

The potential options displayed at the open house were as follows:

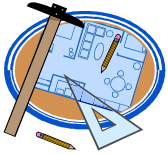
- Maintain the status quo by continuing to administer existing programs and regulations
- Augment law enforcement through assistance by WSU police (possibly as part of a "University District" concept) or dedication of additional city resources
- Continue/expand WSU's real estate investment policy on the hill
- Create an overlay zone for the College Hill historic district
- Amend the zoning along Colorado Street near campus from R4 to C1
- Revise the zoning on Maple Street between Colorado and Spaulding Streets from R2 to R4
- Modify the zoning north of Alpha Road between B Street and Harvey Road from R4 to R2
- Participate in the Certified Local Government historic preservation program
- Consider architectural design provisions for new land use developments
- Provide additional open space
- Establish a targeted maintenance program to address property maintenance issues
- Expand the on-street parking permit program to apply to the entire study area
- Allow for more commercial parking lots on the hill
- Consider relaxing residential off-street parking requirements if a developer demonstrates that a project would not add to parking congestion in the area
- Increase publicity for the city's existing voluntary housing inspection program
- Pursue a "WSU Preferred Housing" program to register residential properties that meet criteria established by the university
- Create an off-campus housing office
- Establish remote parking lots to attempt to lessen parking congestion on the hill
- Provide a shuttle service to offer safe transport on College Hill and the WSU campus
- Suggest that developers hold a pre-application meeting in the neighborhood for major projects
- Formally solicit neighborhood opinions on infrastructure needs in the area



The materials provided at the open house invited attendees to offer additional suggestions to improve the neighborhood.

For a complete description of the open house and the information presented there, please refer to the planning department page on the city's website (<http://www.pullman-wa.gov/DrawOnePage.aspx?PageID=22>). And if you would like to provide your own input into the process, please transmit your comments to the planning department.

The Planning Commission is scheduled to review and discuss the public feedback from the open house at its meeting of June 11. All interested community members are encouraged to attend this session to participate in the proceedings.



Pending Land Use Applications

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.

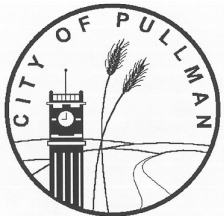
PROJECT	DESCRIPTION	LOCATION	STATUS
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	applicant revising legal description of property
Askins Annexation	annex 35 acres to the city	Johnson Road south of the Village Centre Cinemas	applicant revising legal description of property
Whispering Hills No. 5 Subdivision Preliminary Plat	divide 34.0 acres into 108 lots in R1 & R2 districts	west terminus of SW Center Street	PC hearing scheduled for 6/11
Whispering Hills No. 5 Preliminary Planned Residential Development	establish 40 homes on 6.3 acres	west terminus of SW Center Street	PC hearing scheduled for 6/11
High School Athletic Field Scoreboard Conditional Use Permit (C-08-2)	install 96-sq-ft scoreboard on lower athletic field	Pullman High School; 510 NW Larry Street	BOA hearing scheduled for 6/16
Appeal of Wal-Mart Supercenter SEPA determination and site plan	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Drive/Bishop Boulevard intersection	Superior Court judge denied PARD appeal on 10/18/06; PARD filed appeal with Court of Appeals on 11/27/06
Appeal of Animal Haven SEPA determination	develop 12,000-sq-ft animal shelter on 6.2-acre site	1350 SE Old Moscow Road	hearing examiner hearing held 5/28; examiner decision expected by 6/27
Crimson Village site plan (07-2)	develop mixed-use retail/residential buildings totaling 66,000 sq ft on 10.5-acre lot	1000 block of SE Bishop Boulevard	staff requested applicant to revise site plan
High School Storage Building site plan (07-21)	construct 840-sq-ft storage building at high school	510 NW Larry Street	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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WWW.PULLMAN-WA.GOV
