

August 29, 2008



# Planning Department Newsletter



## COUNCIL AND COMMISSION DISCUSS UNIVERSITY DISTRICT

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In the spring, Washington State University proposed the concept of a University District, designed as a means for WSU and the city to share their resources in the interest of improving public services in the greater Greek Row area. Since that time, both the City Council and Planning Commission have held meetings to discuss the proposal.

On June 3, the City Council entertained a presentation about the University District from WSU President Elson S. Floyd. At its meeting of June 24, the Council discussed the matter, and concluded the dialogue by authorizing city staff to pursue the concept subject to legal and labor considerations.

Over the next two months, city and WSU officials met to sort through some of the details of the proposal. The outcome of these discussions was a

draft interlocal agreement between the two parties. This draft agreement was submitted to the Council for review at its meeting of August 26. At that time, the Council requested several modifications to the document, and again expressed its support for the overall objective.

On August 27, WSU Executive Director of Real Estate Operations and External Affairs Mel Taylor presented the basic elements of the University District concept to the Planning Commission. The Commission stated its appreciation for the presentation since several of the potential provisions included in the proposal relate to planning and zoning.

The current draft of the interlocal agreement contains a schedule of work to attain its stated goal of a “substantially improved College Hill neighborhood that will provide a

positive living environment for both student and non-student residents and for visitors by providing enhanced public safety, parking, code compliance, and general living conditions.”

The proposed provisions of the schedule of work include the following:

*(Continued on page 2)*



- the city and university will work toward shared police responsibilities in the University District through development of Memorandums of Understanding for a Detective Task Force and a Beat Officer Task Force
- both entities will collaborate to further develop WSU's existing Police Intern Program
- the city will pursue an on-street parking permit system within the University District; code and parking enforcement by police will be the responsibility of the city, and the city and university will review the results of this enforcement on an annual basis
- the city will process development regulation applications pertaining to the University District pursuant to standard city code procedures
- the city will, with assistance from the university, explore formulation of design guidelines for the University District and/or its environs to assist in improving the physical appearance of the area
- the university will explore opportunities to develop a mixed commercial/residential corridor in the Colorado Street area to facilitate pedestrian transportation there
- the university will provide Geographic Information Systems services in support of College Hill planning activities
- the city will provide increased code enforcement within the University District through cross-training and utilization of existing code enforcement and police officers
- the university will improve site and exterior lighting within the University District public right-of-way areas
- the university will establish a voluntary residential rental property evaluation program
- the university will establish a student housing referral office from which to coordinate requests for evaluations and disseminate evaluation results when assisting students and staff in finding off-campus rental housing
- in an effort to reduce demand for commuter parking and resident parking within the University District, the university will establish Park and Ride parking spaces and a long-term parking facility for student residents of College Hill

As outlined in the draft interlocal agreement, the general boundaries of the University District are Garfield Street on the north, Kamiaken Street on the west, Oak Street on the south, and the WSU campus on the east.

The City Council is scheduled to discuss and possibly take action on the University District interlocal agreement at its meeting of September 9.

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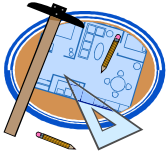
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## PLANNING CONFERENCE TO BE HELD IN SPOKANE

The Washington Chapter of the American Planning Association (APA) conducts an annual conference designed to educate professional planners, elected and appointed officials, and citizens on the latest planning topics. This year's event will be conducted at the Davenport Hotel in Spokane from October 13 through 15.

Subjects to be covered at this conference include research on sustainability, tools for neighborhood revitalization, critical area impact mitigation, challenges of historic infill, planning for climate change, preparing for an aging society, housing affordability, and recent land use law decisions. Organizers will also provide "mobile workshops," involving instructional tours of local sites such as the Spokane River, city parks, and the Centennial Trail. In addition, the conference will offer the Washington State Short Course on Local Planning, an overview of community planning as practiced in our state.

The cost for full registration for a non-APA member is \$425. The Short Course on Local Planning, to be presented from 8:30 to 11:30 a.m. on Monday, October 13, is free, but all participants must register. If you have an interest in attending all or part of this conference, please consult the Washington APA website at: <http://www.washington-apa.org/2008conf/index.html>.



## 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.

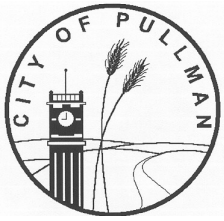
PROJECT	DESCRIPTION	LOCATION	STATUS
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	applicant revising legal description of property
Kopf Annexation	annex 2.5 acres in C3 prezone for airport fire flow reservoir	north of Pullman-Moscow Regional Airport	staff preparing documentation to initiate annexation proposal
Zoning Code Text Amendments	modify commercial zone floor area ratio and housing density provisions	citywide	PC recommended approval on 8/27; CC meeting to be scheduled for September
Wiley Administrative Setback Variance (AV-08-2)	develop townhouse structure with 14'1" front and 8'6" rear setbacks	1245 and 1247 NE Williams Drive	staff reviewing application
Smith/Delahoyde Animal Request (A-08-1)	keep 3 chickens on 11,000-sq-ft lot	430 SE High Street	staff reviewing application
Animal Haven site plan (03-15)	develop 12,000-sq-ft animal shelter on 6.2-acre site	1350 SE Old Moscow Road	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
Well House No. 8/Booster No. 10 site plan (08-3)	construct pumping station for city potable water system	605 SE Derby Street	staff requested project engineer 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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