

September 30, 2008



Planning Department Newsletter



COUNCIL AUTHORIZES CLG PROGRAM FORMULATION

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In accordance with a 2008 City Council goal, the Council held a discussion on September 23 regarding the Certified Local Government (CLG) historic preservation program. This concept was created by Congress as part of the National Historic Preservation Act of 1966. It involves a federal/state/local partnership that provides financial support, technical assistance, and regulatory control for the purpose of preserving historic resources in a city or county. The basic elements of a CLG system are a local Historic Preservation Committee (HPC), a Local Register of Historic Places, architectural design review standards for construction

activity on Local Register properties, special property tax valuation for authorized historic property improvements, and various reporting and educational activities. There are currently 63 CLG jurisdictions practicing in the state of Washington.

At the September 23 Council meeting, planning staff presented a brief summary of the program. Staff also addressed certain considerations with respect to the scheme, including its historic preservation benefits, its anticipated demand on city resources, and the advantages and drawbacks of the design review standards. Staff concluded by asking the Council for direction on whether the city should proceed with the program, and, if so, whether the details of the initiating ordinance should be assembled on a preliminary basis by an ad hoc citizen committee (as recommended by the Planning Commission) or city staff. Several members of the public followed with positive comments about the proposal.

In their discussion, Council members agreed that the city should move forward with the program. Notwithstanding this support, some members expressed concern about the potential imposition of mandatory design review standards upon owners of property who did not consent to being listed on the Local Register of Historic Places (e.g., minority owners in an

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historic district). As planning staff indicated at the meeting, the issue of owner consent in the CLG process will likely be very important as the city advances the proposal.

The Council also decided that the specifics of the program should be drafted by an ad hoc committee. This committee, Council members said, should have a limited number of members (six total members was the consensus of the group), and should include

citizens who have knowledge and/or interest in historic preservation, a landlord, and a Planning Commission member.

Mayor Glenn Johnson is currently reviewing various potential candidates for membership on this ad hoc committee. If you have an interest in serving on this panel, which is expected to meet two or three times over the course of the next three months, please contact the Mayor's office.

UPDATE ON UNIVERSITY DISTRICT PROPOSAL

In last month's Planning Department Newsletter, we described Washington State University's suggestion for a University District, designed as a means for WSU and the city to combine resources in the interest of improving public services in the greater Greek Row area on College Hill. The plan includes city/university shared law enforcement responsibilities, establishment of an on-street parking permit system, and exploration of architectural design guidelines in or near the district.

As part of its continuing review of this matter, the City Council conducted a public discussion at its meeting of September 9. Numerous individuals attended the meeting to address the proposal. Audience members included WSU students, landlords, rental property managers, business owners, and long-term College Hill residents.

The vast majority of those in attendance expressed concerns regarding the University District proposal. Consequently, WSU Executive Director of Real Estate Operations and External Affairs Mel Taylor asked the City Council to defer action on the matter until university officials could discuss the subject more thoroughly with the community. The Council then approved a motion to postpone action on the item to a future (unspecified) date.

Recently, WSU officials set forth a schedule for the community forums on this topic. This schedule is as follows:

- October 9, 7-8 p.m., WSU Compton Union Building Auditorium

- October 14, 6-7 p.m., Community Congregational Church, 525 NE Campus Street
- October 21, 12-1 p.m., WSU Compton Union Building Auditorium
- October 22, 6-7 p.m., Gladish Community Center View Room, 115 NW State Street

POLITICAL SIGN SEASON

During this time of the year, the planning department commonly receives several inquiries regarding political signs. These types of signs are regulated in the zoning code as portable signs.

The maximum size of a political sign is 32 square feet (for example, 4 feet by 8 feet). The only exception to this size limitation relates to political messages that appear on a billboard (of which there are very few in town). Political signs are not allowed to be illuminated. And they are required to be removed no later than 10 days after the election.

If you have any questions about these displays, please contact the planning department staff. We'll be happy to assist you.





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.

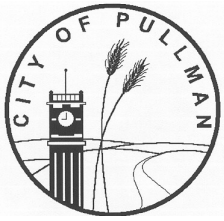
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	citywide	Mayor reviewing possible ad hoc committee members to help create program
Zoning Code Text Amendments	modify commercial zone floor area ratio and housing density provisions	citywide	PC recommended approval on 8/27; CC meeting not yet scheduled
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
Whispering Hills 4 Final Planned Residential Development Plan	divide 14.4 acres into 53 lots as a planned residential development	west terminus of SW Lost Trail Drive	staff awaiting complete set of application materials; possible CC meeting on 10/14
Kincade Administrative Variance Request (AV-08-3)	install 16-sq-ft off-premise real estate sign	435 SE Paradise Street	staff reviewing application
Smith/Delahoide 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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WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
