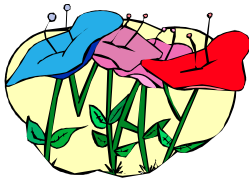


May 30, 2006



Planning Department Newsletter



CITY COUNCIL REQUESTS COLLEGE HILL STUDY

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Recently, the City Council considered various ways to carry out a goal it adopted earlier this year to improve conditions on College Hill. This goal reads as follows:

“Conduct a global review of College Hill issues including architectural design standards, code enforcement, planned area development, zoning, and parking, and engage WSU and other stakeholders in the process.”

The Council conducted its discussion regarding this matter at a public meeting on May 23. Planning department staff opened the session by proposing two options (termed “Option A” and “Option B”) that could be employed to accomplish the Council’s mandate.

Option A was a full scale neighborhood plan, involving collection of data, identification of problems and opportunities, creation of goals, development of different land use alternatives to meet the goals, selection of the preferred alternative, and documentation of the

process in a neighborhood plan. Staff estimated that Option A would take about two years to complete.

Option B was described as a “neighborhood study” in which existing information about College Hill would be assembled, and a joint City Council/Planning Commission workshop would be held to review the background information, accept public input, and suggest appropriate future action. Staff indicated that Option B could be implemented this coming fall.

In its presentation, staff stated that progress on either option could be enhanced marginally if a planning consultant were retained to do some of the

work. Following the staff report, WSU director of real estate Mel Taylor and College Hill Association co-chairperson Allison Munch Rotolo offered remarks to the Council. Both individuals expressed interest in hiring a consultant to help achieve the goal in a timely fashion and to bring a fresh perspective to the process.

After a short discussion, the Council stated its preference for a modified version of Option B that would involve the assistance of a consultant. Planning staff is currently devising a scope of work to comply with this directive. Staff hopes to present this proposal for further discussion at the Council meeting of June 6.

**Your comments,
questions and
suggestions are always
welcome.**



The City Council should be deciding soon on the parameters of a College Hill study.

UPDATE ON WAL-MART APPEAL

In March of this year, the Pullman Alliance for Responsible Development (PARD) filed with the Whitman County Superior Court an appeal of the Pullman hearing examiner decision regarding the establishment of a Wal-Mart Supercenter at Bishop Boulevard. City hearing examiner John Montgomery had previously approved the application for the proposed store, subject to additional conditions related to traffic and archaeological resource issues. PARD's appeal document claimed that the retail store would have a

number of negative impacts on the community that had not yet been adequately addressed.

The Superior Court is now scheduled to hear this appeal on June 22 at 9:00 a.m. The proceedings will take place at the Whitman County Courthouse in Colfax, and members of the public are welcome to attend the session. A future edition of the Planning Department Newsletter will furnish the results of this hearing.

HEIDI SOWELL RESIGNS POSITION

On May 5, Heidi Sowell resigned her position as assistant planner. She will be missed. As many of our readers know, Heidi was an exemplary employee who consistently provided outstanding service in a supportive manner. This summer, she will be doing construction work in the Seattle area, as well as traveling out of the country. In the fall, she will begin her studies towards a master's degree in the Environmental Science/Regional Planning program at WSU. Each of us in the planning and public works departments wish her well in all her future activities.

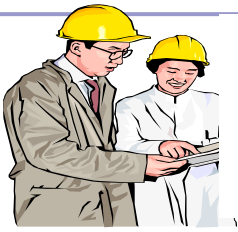
Currently, the planning department is advertising for Heidi's replacement. The assistant planner position represents half of the department's professional planning staff, and a vacancy in the post necessarily translates into delayed response times. Since we expect to be shorthanded at least through the month of June, we request your patience concerning projects and inquiries that involve the planning office. In the intervening period, we will strive to maintain an efficient level of service, and we will take steps to have a new assistant planner on board as soon as possible.

JUNE MEETING ABOUT PROPOSED HISTORIC DISTRICT

As noted in last month's newsletter, a process is underway that would designate a portion of the College Hill neighborhood as an historic district to be listed on the National Register of Historic Places. This proposed district is bounded generally by Stadium Way, B Street, Howard Street (extended), and Indiana Street.

The nomination will be formally reviewed at 9:00 a.m. on June 16 at Colfax City Hall by the Governor's Advisory Council on Historic Preservation (ACHP), which is comprised of citizens knowledgeable in Washington's history, archaeology, and architecture. If approved at the state level, National Register designation could happen as early as September.

Questions or comments about the proposed historic district should be directed to Michael Houser, Architectural Historian with the Washington State Department of Archaeology and Historic Preservation. He can be contacted by postal mail at PO Box 48343, Olympia WA 98504-8383; by telephone at (360) 586-3076; and by email at michael.houser@dahp.wa.gov.



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.

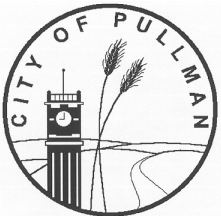
PROJECT	DESCRIPTION	LOCATION	STATUS
Big Sky Subdivision Preliminary Plat	divide 7.3 acres into 30 lots in R2 district	west of Sunnyside Park and north of Old Wawawai Road	staff reviewing wetland report for site; possible PC hearing on 6/28
Gray Lane Zone Change (Z-06-2)	rezone 16,300 square feet from WSU to R4	680 NE Gray Lane	PC hearing scheduled for 6/28
Beasley Apartments Conditional Use Permit (C-06-3)	construct apartment buildings with 9 or more dwellings per structure in R2 district (37 dwellings total)	200 block of NW Terre View Drive	BOA hearing scheduled for 5/15
Emmanuel Baptist Church Administrative Conditional Use Permit (No. 05-1)	construct 2,850-sq-ft addition to existing church building	1300 SE Sunnymead Way	staff reviewing application
Wal-Mart Supercenter SEPA determination and site plan	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Dr/Bishop Boulevard intersection	appeal of hearing examiner decision scheduled for review by Superior Court in Colfax on 6/22
Valley Road Apartments site plan (05-18)	develop 7 apartments on a 10,832-sq-ft lot	1245 NE Valley Road	staff requested applicant to revise site plan
North Campus Heights Apartments Expansion site plan (05-19)	develop 42 additional apartments	1540 NE Merman Drive	staff requested applicant to revise site plan
Trump Triplex site plan (06-3)	construct triplex on 19,724-sq-ft lot	1235 NE Lybecker Road	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
