

Planning Department Newsletter

Greetings!

Inside this issue:

<i>Status of proposed Wal-Mart store</i>	2
<i>Pending land use applications</i>	3
<i>Proposed business licensing</i>	4

Your comments, questions and suggestions are always welcome.

Welcome to the first edition of the Pullman planning department's electronic newsletter. We're excited about this new opportunity to keep you informed about planning and land use activity in our community. Each month, we intend to provide information on such subjects as pending land use applications, proposed new regulations or programs, upcoming public meetings, and general issues related to planning in the local area.

In this issue, for example, we've included articles regarding the city's proposed business registration program and the status of the applications for the proposed new Wal-Mart store. We've also furnished a table displaying the status of all major applications that have been filed with the planning department.

This newsletter is being distributed to those individuals who have requested direct transmittal by email, and it is also being placed on the city's website. If you know of other people who may benefit from receiving this publication, please encourage them to register for this service by contacting the planning department.

Our objective is to make each new edition of this newsletter useful for you and your fellow community members. As we produce this bulletin, your comments, questions, and suggestions are always welcome. We want to make this newsletter as user-friendly as possible, so please don't hesitate to express your opinions to us about its content or

format. The members of the planning department staff are:



*Left to right: Chad, Pete, Heidi and Tana.
Stephanie unavailable for picture.*

- Pete Dickinson, Planning Director
- Heidi Sowell, Assistant City Planner
- Stephanie Landers, Administrative Assistant
- Tana Crawford, Administrative Specialist
- Chad Gipson, Engineering/Planning Aide

Feel free to contact any one of us for assistance.

Status of proposed Wal-Mart store

On October 28, 2004, CLC Associates of Spokane Valley submitted to the city of Pullman application materials for a proposed Wal-Mart store to be located on a 28-acre site on the south side of Bishop Boulevard at its intersection with Harvest Drive. As explained in the application documents, the proposed project involves the development of an approximately 223,000-square-foot Wal-Mart "Supercenter" that would offer groceries, general merchandise, a garden center, pharmacy and optical services, and automobile tire and lubrication services. A landscaped parking lot with approximately 1,000 parking spaces would also be provided at the site.

As part of this proposal, the applicant indicates the developer would extend Fairmount Drive around the back (south) side of the Wal-Mart store from the Bank of Whitman to the Community Action Center. The main entrance to the site would be at Bishop Boulevard where it intersects with Harvest Drive; three other access routes into the site are planned along

the proposed extension of Fairmount Drive. The applicant states that the developer would provide a traffic signal at the intersection of Bishop Boulevard and Harvest Drive. The applicant also notes that future development may include the installation of a gas station on an adjacent parcel to the east of the Wal-Mart store.

The materials submitted by the applicant thus far include a site plan review application, an environmental checklist filed in accordance with the State Environmental Policy Act, an initial environmental site evaluation, and a traffic impact analysis. The property under consideration is zoned C3 General Commercial, and retail stores are allowed outright in this zoning district. As such, there is no public hearing required as part of the permit process. All of the application materials are being reviewed administratively by city staff.

The site plan application is being examined by the city's Site Plan Review Committee, which consists

of the public works director (who serves as the chairperson) and representatives from the engineering division, protective inspections division, planning department, and fire department. Once this committee completes its review, the public works director will approve, approve with conditions, or deny the site plan application.

The environmental checklist, initial environmental site evaluation, and traffic impact analysis are also under review by city staff. After staff completes its evaluation of these documents, the public works director will issue one of the following decisions on a preliminary basis:

1. a Determination of Nonsignificance, or DNS (a finding of no probable significant impacts);
2. a Mitigated Determination of Nonsignificance, or MDNS (a finding of no probable significant impacts if certain conditions are applied); or
3. a Determination of Significance, or DS (a

finding of probable significant impacts necessitating the applicant's preparation of an Environmental Impact Statement).

Once a preliminary determination is announced, there will be a 14-day public comment period; at the end of this period, the public works director will review all comments received and make a final determination (which is limited to one of the three identified above).

All application materials submitted by the applicant are public documents and can be viewed in the planning and public works departments during business hours. At any time, citizens are welcome to provide input to assist city officials in their decision-making responsibilities.

An update on the status of the applications for the proposed Wal-Mart store is scheduled to be provided at the November 30 meeting of the City Council. This meeting will take place at 7:30 p.m. in the City Hall Council Chambers.

Pending land use applications

Displayed below are land use applications submitted to the planning or public works department that require a public hearing, public notice, or site plan review in accordance with the city code. (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.)

PROJECT	DESCRIPTION	LOCATION	STATUS
Big Sky Annexation	annex 7.3 acres to city in R2 pre-zone district	west of Sunnyside Park and north of Old Wawawai Road	City Council accepted annexation notice; city awaiting petition
Airport Property South Annexation	annex 170 acres to city in C3 pre-zone district	south of Pullman-Moscow Airport	Planning Commission public meeting tentatively scheduled for 12/15
McKennon Zone Change (Z-04-2)	rezone 3.3 acres from C3 to R2	west of Quail Ridge Drive and south of Lincoln Middle School	Planning Commission recommended approval; City Council meeting scheduled for 11/30
Centre's Edge Conditional Use Permit (C-04-5)	establish 10 dwellings on 5,400-square-foot parcel as part of mixed use development in C2 district	east corner of Paradise and Daniel Streets	staff reviewing application
Wawawai Subdivision Preliminary Plat	divide 14.3 acres into 50 lots and public streets in an R2 district	west of Sunnyside Park and north of Old Wawawai Road	staff reviewing application
Urban Combat Paintball Facility site plan (04-15)	establish 7,000-sq-ft indoor paintball facility on 1-acre parcel	110 NE Whitman Street	staff found site plan deficient
Head Start Facility site plan (04-19)	construct 10,400-sq-ft facility on 66.0-acre site	back (north) side of high school property; 510 NW Larry Street	staff reviewing latest site plan submittal
Evergreen Mini-Storage site plan (04-22)	develop 121 storage units on 2.0-acre site	east of Brian's Body Shop; 2390 S. Grand Avenue	staff reviewing latest site plan submittal
St. James Modular Building site plan (04-24)	install 840-square-foot building on 2.3-acre site for use by Community Child Care Center	St. James Episcopal Church; 1410 NE Stadium Way	staff found site plan deficient
Safeway Fueling Center site plan (04-25)	establish a gas station with 420-square-foot kiosk	Safeway grocery store parking lot; 430 SE Bishop Boulevard	staff reviewing site plan
Wal-Mart Supercenter site plan (04-26)	develop 223,000-sq-ft store on 28.0-acre site	south of Harvest Dr/Bishop Boulevard intersection	applicant revising site plan
Maiden Lane Apartments site plan (04-27)	construct 8 apartments on 10,450-sq-ft lot	420 NE Maiden Lane	staff found site plan deficient
Cingular Wireless Facility site plan (04-28)	install cellular phone antenna on new 60-foot-high flagpole	Jiffy Lube site; 700 SE Bishop Boulevard	staff reviewing site plan
Pullman Heating Building site plan (04-29)	develop 7,500-sq-ft bldg on 5.0-acre site	southeast corner of Davis Way and Park West Drive	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

NOTE: 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.

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WWW.PULLMAN-WA.GOV

Keeping you informed.



This newsletter is an occasional and voluntary publication of the planning department and does not take the place of official notices required by law. Information provided in this newsletter is subject to change. Please contact the planning department or review official notices distributed by the city to confirm the information contained herein.

For any readers who are not currently receiving this newsletter by email and who wish to register for this service, please contact the planning department for assistance.

Proposed business registration program



One of the City Council's adopted goals for 2004 states: "Explore requiring business registration with WHITCOM [the "911" dispatch center] in order to provide emergency contact information." To advance this goal, city staff, including personnel from the planning department, has been working with members of the community to develop a business registration program that would apply to all commercial establishments, home occupations, itinerant businesses, and residential

rental properties. As currently drafted, each business would be required to furnish contact information for the owner(s) and other responsible parties on an annual basis. A processing fee would likely be required; tentatively, the amount of this fee has been set at \$20 per business address each year. The program would be administered by the Pullman police department, which would forward all information to WHITCOM for its use.

This program has been

discussed at selected Chamber of Commerce functions, as well as a public meeting held November 10 on College Hill primarily for the benefit of rental property owners and managers. Other community meetings will be conducted prior to this matter being presented to the City Council for review. If you have any comments or questions about this proposed program, please contact police chief **Ted Weatherly** at the police department (334-0802).