

City of Pullman

Planning Department Newsletter



Inside this issue:

<i>Update on proposed Wal-Mart Supercenter</i>	2
<i>2004 Building Permit Figures</i>	3
<i>Joint Planning Between City and County</i>	3
<i>Pending land use applications</i>	4

Every year about this time, the planning department receives applications for new subdivisions within the city. Land owners often submit such requests in the winter and early spring so they can be processed by the city in time to start grading work when our soils have dried out sufficiently. Over the last 10 years, developers have proposed an average of 2 ½ subdivisions per year with a combined total of 58 lots per year.

Even though 2005 is only one month old, we already know this year

will be much different. At this time, the department is processing four proposed subdivisions with a combined total of 256 lots. (For specific information on these applications, please refer to the "Pending land use applications" table that appears later in this newsletter). Also, we have received expressions of interest from at least two other property owners who together may add another 85 lots into the mix.

All of the subdivisions proposed so far this year are in R2 Low Density Multi-Family Residential

zoning districts, in which single family houses, manufactured homes, and apartment buildings are allowed. Two-thirds of the proposed lots are to be located on Sunnyside Hill; the remainder are planned for Military Hill.

If all of these requested developments are approved, community members' choices of home sites would be greatly expanded. And, as always, the planning department will facilitate the orderly establishment of these subdivisions within their neighborhoods.

Your comments,
questions and
suggestions are always
welcome.



Site of the proposed Wawawai Subdivision, one of four subdivisions submitted to the city for review.

UPDATE ON PROPOSED WAL-MART

Through the latter part of December and first part of January, city staff reviewed the site plan application submitted on December 14 for the proposed Wal-Mart Supercenter in Pullman. On January 12, public works director Mark Workman transmitted a letter to CLC Associates of Spokane Valley (the firm managing the project for Wal-Mart Stores, Inc.) that requested additional site plan information necessary to complete the application. In response, CLC Associates filed a revised site plan application on January 25.

This revised plan, currently under review by city staff, maintains the same basic features of the project. The store, proposed to be located on a 28-acre site on the south side of Bishop Boulevard at its intersection with Harvest Drive, would be approximately 223,000 square feet in size, with a landscaped parking lot containing about 1,000 parking spaces. The primary entrance to the development would be at Bishop Boulevard where it intersects with Harvest Drive, and three other access routes into

the site are planned along an extension of Fairmount Drive that would be constructed by the developer around the back (south) side of the property. A traffic signal would be provided at the intersection of Bishop Boulevard and Harvest Drive. A bus pullout is proposed for the south side of Bishop Boulevard just east of Harvest Drive.

Early in the process, CLC Associates also submitted several other documents. These documents included a traffic impact analysis, an initial environmental site evaluation, and an environmental checklist.

In order to conduct a thorough review of the traffic impact analysis, the public works department solicited the assistance of an independent private traffic consultant and the Washington State Department of Transportation. Following this comprehensive assessment, Mr. Workman sent a letter to CLC Associates on January 5 asking for additional information regarding potential traffic impacts of the

proposed Wal-Mart store.

The initial environmental site evaluation provided a survey of the environmental characteristics of the property under consideration, with an emphasis on the subject of wetlands. The document indicated that there was no evidence of wetlands on or near the property. In early December, planning staff mailed correspondence to the applicant requesting clarification of certain aspects of this survey. On January 25, the applicant provided a letter of response. Staff is currently reviewing the details of this letter.

The original environmental checklist for the proposed store was amended by the applicant with the December 14 site plan submittal. This checklist, which addresses the probable environmental impacts of the proposed development, is required in conformance with the State Environmental Policy Act. It is presently under review by city staff.

All of these application

materials 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.

2004 BUILDING PERMIT FIGURES

In last month's Planning Department Newsletter, we provided preliminary building permit figures for 2004. Since then, the final tallies have been made. Last year, the city issued building permits for 87 single family houses, 191 multi-family dwellings, and five manufactured homes. Also, permits were issued for new or remodeled commercial/institutional projects totaling \$4.7 million in valuation. The total valuation of all permits issued in 2004 was \$31.1 million.

During the past ten years of issuing permits, the city's annual average has been 60 single family houses, 129 multi-family residences, 18 manufactured homes, \$6.8 million in commercial/institutional building permit value, and \$24.9 million in total building permit value. All of this information shows that construction activity in Pullman is occurring at a strong pace.

JOINT PLANNING BETWEEN CITY AND COUNTY

Early in 2004, the City of Pullman and Whitman County entered into an agreement "for the purpose of promoting the orderly use of unincorporated land in the vicinity of Pullman and protecting the financial viability of Whitman County." Specifically, this document was formulated to provide for clustered housing on large lots (usually more than ½-acre) on county land surrounding Pullman while still preserving the city's ability to grow. This agreement was the culmination of more than six years of collaborative

effort between the two jurisdictions.

One of the terms of the agreement involves the establishment of a "Joint Planning Committee" (JPC), composed of the following members: the

mayor, city supervisor, planning director, and public works director from the city; and a County Commission member, public works director, planner, and engineer from the county. The agreement states that this committee shall

meet at least once each calendar year to review the terms of the accord.

In accordance with this requirement, the JPC held a meeting on January 25, 2005. The committee discussed a variety of issues, including the provisions of the agreement, potential future expansion of the city's urban growth area, utilities and transportation in the vicinity of Pullman, and prospects for the Pullman - Moscow corridor. Overall, the JPC determined that the terms of the agreement should be retained at this time.



An example of the type of cluster housing that could be permitted near Pullman.



Pending Land Use Applications

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

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	CC 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	PC recommended approval; awaiting legal description
Hinrichs Annexation	annex 16 acres to city in R2 pre-zone district	west of Sunnyside Park and north of Old Wawawai Road	CC accepted annexation notice; city awaiting petition
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	PC recommended conditional approval; CC meeting scheduled for 3/1
Whispering Hills Subdivision Preliminary Plat	divide 30.5 acres into 90 lots and public streets in an R2 district	west of Sunnyside Park and south of Old Wawawai Road	city awaiting additional information from applicant
Whispering Hills Planned Residential Development Preliminary Plan	provide 38 lots for single family homes and access on a 7.3-acre site in an R2 district	west of Sunnyside Park and south of Old Wawawai Road	city awaiting additional information from applicant
Paradise Hills Subdivision No. 4 Preliminary Plat	divide 33.7 acres into 82 lots and public streets in an R2 district	west end of NW Terre View Drive	staff reviewing application
Sunnyside Heights Addition No. 5 Preliminary Plat	divide 11.9 acres into 34 lots and public streets in an R2 district	west end of SW Center Street	staff reviewing application
Hinrichs Zone Change (Z-04-3)	rezone 38.3 acres from R3 to R2	south end of Golden Hills Drive	PC recommended approval; CC meeting date undetermined
Bishop Place Alzheimer's Facility Conditional Use Permit (C-05-1)	construct 22,000-square-foot building with 40 beds on part of 7.6-acre parcel	west end of SE Klemgard Avenue	possible BOA meeting on 2/28
Bishop Place Day Care Center Conditional Use Permit (C-05-2)	construct 9,000-square-foot building on part of 7.6-acre parcel	west end of SE Klemgard Avenue	possible BOA meeting on 2/28
Bishop Place Apartments Conditional Use Permit (C-05-3)	develop 40 independent living apartments on part of 7.6-acre parcel	west end of SE Klemgard Avenue	possible BOA meeting on 2/28
Head Start Facility site plan (04-19)	construct 10,400-square-foot facility on 66.0-acre site	back (north) side of high school property; 510 NW Larry Street	staff requested applicant to revise site plan
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 requested applicant to revise site plan
Wal-Mart Supercenter site plan (04-26)	develop 223,000-square-foot store on 28-acre site	south of Harvest Dr/Bishop Boulevard intersection	staff reviewing site plan
Pullman Heating Building site plan (04-29)	develop 7,500-square-foot building on 5.0-acre site	southeast corner of Davis Way and Park West Drive	staff requested applicant to revise site plan
Pullman Apartments site plan (04-30)	construct 26 apartments on 7.7-acre parcel	550 NE Terre View Drive	staff reviewing site plan
Oak Ridge Townhouses site plan (04-31)	develop 5 townhouses on 18,150-square-foot lot	715 NE Oak Street	staff requested applicant to revise site plan
SEL Archive Shop site plan (05-1)	construct 7,500-square-foot building on 31,700-square-foot site	2425 NE Andrus 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

KEY TO COMMITTEE ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment

NOTES: 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. Numbers in parentheses are planning staff's internal file numbers. 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.



*Planning Department
325 SE Paradise St.
Pullman, WA 99163*

*Phone: 509-338-3213
Fax: 509-338-3282
Email: stephanie.landiers@pullman-wa.gov*

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.

WE'RE ON THE WEB!
WWW.PULLMAN-WA.GOV
