



City of Pullman

Planning Department Newsletter



City Councils Discuss Planning Issues

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On February 22, the Pullman and Moscow City Councils held a joint meeting at Moscow City Hall. Those in attendance at this session discussed several topics related to community planning. Among the subjects discussed were the Naylor Farms water permit application, Pullman-Moscow corridor issues, Pullman-Moscow Regional Airport operations, and sustainable development strategies.

At the meeting, Moscow city staff provided an update regarding the water permit application filed by Ralph Naylor Farms, LLC to utilize up to 14.35 cubic feet per second of ground water for industrial use in Latah County. Last December, the Idaho Department of Water Resources issued a preliminary order approving this water permit application. The cities of Pullman and Moscow formally objected to the approval of this application unless it can be determined that the Naylor Farms operation will have no adverse impact on the ground water supply for the two cities. Both jurisdictions

will participate in reconsideration hearings as appropriate in order to protect their respective interests.

With respect to the Pullman-Moscow corridor, Pullman staff noted that the Whitman County Commissioners have scheduled a meeting for Tuesday, March 8, at 7:00 p. m. in the Public Services Building in Colfax to discuss proposed amendments to the county's Pullman-Moscow Corridor zoning district standards. Council members talked about the Washington State Department of Transportation's plans to widen State Route 270, and also discussed the possibility of extending water and sewer lines into the corridor area. All in attendance agreed that it is very important to maintain the transportation function of this corridor.

Regarding airport issues, the airport manager informed the group that a consultant had recently been selected to develop a revision to the Pullman-Moscow Regional Airport master plan. The manager said that a marketing strategy for the

airport would be included as part of the new plan. Council members stated that a viable airport is critical to continued economic development in this region.

Finally, Council members discussed a variety of ways to promote sustainable development in the two communities, including conservation of natural resources and creation of "walkable" neighborhoods. Participants acknowledged that both cities already have many environmentally friendly policies in place, but it is always prudent to consider ways to improve the livability of our communities.

In the end, Council members from both communities agreed that this joint session had been constructive. These elected officials plan to meet again as the need arises to discuss matters of mutual interest.



Your comments,
questions and
suggestions are always
welcome.

UPDATE ON PROPOSED WAL-MART

Since the distribution of our last Planning Department Newsletter in January, there has been no change in the status of the review process for the proposed Wal-Mart Supercenter in Pullman. This store, planned for 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 initial environmental site evaluation report provided by the applicant indicated that there was no evidence of wetlands on or near the proposed Wal-Mart site. The report also stated that this conclusion would be submitted for review and comment to the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers (both of which could potentially have jurisdiction in the matter). Thus far, the U.S. Fish and Wildlife

Service has responded, but the Army Corps of Engineers has not. The planning department is waiting for documentation from this last agency before making a final determination on the environmental site evaluation report.

Meanwhile, city staff is still reviewing the site plan and State Environmental Policy Act documentation that has been submitted by the applicant. At this time, staff anticipates that certain decisions will be made

concerning some or all of these submittals during the month of March. Once these decisions are made, the city will notify the public by such means as news releases, legal advertisements in the local newspaper, and posting signage at the site. As always, the city invites comments from interested citizens regarding this matter.



The intersection of Harvest Drive and Bishop Boulevard would be the main entrance to the proposed Wal-Mart store.

Proposed Additions at Bishop Place Complex

Some substantial changes may be in store for the Bishop Place retirement center in Pullman. The Bishop Place complex was established back in 1997 at 815 SE Klemgard Avenue (across the street from Franklin Elementary School) to provide housing and health care services for senior citizens. The existing developments at this site include a principal building containing 67 housing units with a central kitchen and dining area, and 12 “cottage units” that each have their own kitchen.

Recently, Lifestyles, LLC, of Vancouver, Washington, submitted conditional use permit applications to add three new facilities at the subject property. These proposed projects involve: 1) a 22,000-square-foot Alzheimer’s care facility containing 40 beds; 2) a 9,000-square-

foot child care center with a capacity of approximately 100 children and 17 employees; and 3) a three-story apartment building containing 40 housing units for senior citizens.

These conditional use permit applications are scheduled to be considered by the Board of Adjustment at a public hearing on Monday, February 28, at 7:30 p.m. in the City Hall Council Chambers. If these applications are approved, the developer would then be expected to submit a detailed site plan drawing for the city’s site plan review committee to evaluate. Information on the status of these proposed projects will be provided in future editions of the Planning Department Newsletter.



The existing Bishop Place development has a total of 79 housing units.



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
Zoning Code Text Amendment	allow radio and television studios in C1 districts	C1 districts citywide	PC recommended approval; CC meeting date undetermined
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; 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	staff reviewing application; possible PC meeting on 3/23
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	staff reviewing application; possible PC meeting on 3/23
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; possible PC meeting on 3/23
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; possible PC meeting on 3/23
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
Radio Palouse Zone Change (Z-05-1)	change prezone of 9,000-sq-ft parcel from R2 to C1	west of Sunnyside Park and north of Old Wawawai Road	PC recommended approval; CC meeting date undetermined
Bishop Place Alzheimer's Facility Conditional Use Permit (C-05-1)	construct 22,000-sq-ft building with 40 beds on part of 7.6-acre parcel	west end of SE Klemgard Avenue	BOA hearing scheduled for 2/28
Bishop Place Day Care Center Conditional Use Permit (C-05-2)	construct 9,000-sq-ft building on part of 7.6-acre parcel	west end of SE Klemgard Avenue	BOA hearing scheduled for 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	BOA hearing scheduled for 2/28
Goode Street Vacation	vacate 1,000-sq-ft portion of Jackson Street	SE Jackson Street between Gladstone and Dilke Streets	staff reviewing application; possible PC meeting on 3/23
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 site plan
St. James Modular Building site plan (04-24)	install 840-sq-ft 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-sq-ft 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-sq-ft building on 5.0-acre site	southeast corner of Davis Way and Park West Drive	staff requested applicant to revise site plan
Oak Ridge Townhouses site plan (04-31)	develop 5 townhouses on 18,150-sq-ft lot	715 NE Oak Street	staff requested applicant to revise site plan
SEL Archive Shop site plan (05-1)	construct 7,500-sq-ft building on 31,700-sq-ft site	2425 NE Andrus Drive	staff reviewing site plan
Morton Street Duplexes site plan (05-3)	construct 3 duplexes on 14,600-sq-ft site	421 NE Morton Street	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.



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