



Planning Department Newsletter

Grand Avenue resurfacing project underway

Anyone who has traveled in Pullman of late probably knows about the work being done to resurface Grand Avenue (State Route 27). This project, which is being

tear over the last decade, along with utility excavation and studded tire damage.

The resurfacing work consists of grinding down

the existing pavement and repaving with hot mix asphalt. All bridges are being resurfaced as well. For the concrete pavement on Grand Avenue (such as

traffic control in the rural areas. Weekly schedules of anticipated work and traffic impacts can be found on the Internet at <http://www.wsdot.wa.gov/regions/eastern/weeklyupdates.cfm>.

Access to businesses will remain open during construction. On occasion, a temporary alternate access to a business may be needed when work is being conducted at the location of the regular entryway.

Thus far, only selected sections of the roadway have been resurfaced. WSDOT staff indicates that full-scale "production paving" will begin on Monday, August 1. The project is scheduled to be conducted in phases. It is anticipated that the portion of the route between Stadium Way and Bishop Boulevard will be finished by August 12. The entire project is scheduled to be complete by September 20.



administered by the Washington State Department of Transportation (WSDOT), involves the repaving of this highway from State Route (SR) 195 south of Pullman to the Palouse-Albion Road north of the city; only a short section of Grand Avenue in the downtown area will be excluded from the resurfacing operation. The total stretch of roadway affected is 8.8 miles in length. WSDOT indicated that the construction work is necessary because of ordinary traffic wear and

the area near the United Parcel Service establishment), the state is repairing certain sections of the roadway. Also, minor sidewalk improvements conducted in accordance with Americans with Disabilities Act requirements are included as part of the project.

Due to the construction, motorists on Grand Avenue are experiencing congestion, slow traffic, and occasional delays. Drivers can expect lane restrictions within the city, and piloted

Inside this issue:

<i>Wal-Mart store comments received</i>	2
<i>Construction noise regulations</i>	2
<i>Pending land use applications</i>	3

City receives comments on Wal-Mart proposal

As reported in last month's [Planning Department Newsletter](#), on June 22, the city of Pullman issued a Preliminary Determination of Nonsignificance (DNS) regarding the proposed Wal-Mart Supercenter in accordance with the rules of the State Environmental Policy Act (SEPA). This store is planned for the south side of Bishop Boulevard at its intersection with Harvest Drive in Pullman. The DNS was issued by public works director Mark Workman upon review of an environmental checklist submitted by the applicant.

Once a preliminary SEPA determination is made, a 14-day comment period is provided. The comment period in this instance ended on July 11. In all, the city received approximately 170 comment documents (some of which included attachments, such as reports and petitions).

The correspondence received by the city expressed a range of opinions about the proposed development. Those speaking in

support of the preliminary DNS stated that the applicant's proposed mitigation measures adequately addressed the anticipated environmental impacts of the project; the store would provide greater shopping convenience for local residents; and the development would have a positive economic impact on the community by increasing the local tax base, attracting additional businesses to the area, and creating a more competitive business climate. Those conveying opposition to the preliminary DNS cited concerns regarding traffic congestion and safety; the potential for an increase in crime; excessive potable water use; treatment and detention of storm water runoff; soil erosion; air, noise, and light pollution; wetland impact mitigation; aesthetics and view obstruction; the effects of development in proximity to the city cemetery; the subject company's business practices; the negative economic and fiscal impact of the store on the community; the

potential for building abandonment; and the lack of opportunity for public input in the process.

At this time, Mr. Workman is reviewing these comments in detail. Following this review, he will make a final threshold determination. For this final SEPA decision, he may retain his original Determination of Nonsignificance, or he may amend it by issuing a Mitigated Determination of Nonsignificance (a finding that the proposal is unlikely to have a significant adverse environmental impact if certain conditions are applied); or a Determination of Significance (a finding that the proposal is likely to have a significant adverse environmental impact, necessitating the applicant's preparation of an Environmental Impact Statement). It is likely that this final threshold determination will be made sometime during the next few weeks.



Construction noise regulations

With all the construction happening around town, we thought it would be helpful to remind our readers about the city's noise regulations pertaining to this type of activity. Chapter 8.80 of the Pullman City Code prohibits any sound made by the "construction, excavation, repair, demolition, destruction, or alteration of any building, property, or upon any building site" if this sound is received in a residentially zoned area between the hours of 10:00 p.m. and 7:00 a.m. An exception to this requirement is written into the code for any construction work associated with an emergency situation.

The police department is responsible for enforcing the city's noise provisions. If you have inquiries regarding construction noise, you may contact police staff at 332-2521.

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
Zoning Code Text Amendment	allow radio and television studios in C1 districts	C1 districts citywide	PC recommended approval; CC meeting date undetermined
Comprehensive Plan and Zoning Code Amendment	create new mixed use zoning district	citywide	staff conducting research
Airport Property South Annexation	annex 170 acres to city in C3 prezone district	south of Pullman-Moscow Airport	PC recommended approval; awaiting legal description
Hinrichs Annexation	annex 37 acres to city in R2 prezone district	west of Sunnyside Park and north of Old Wawawai Road	CC accepted annexation notice; city awaiting petition
Shompole Annexation	annex 2 acres to city (no prezone designation)	352 Johnson Road	CC accepted annexation notice; city awaiting petition
Meadow Creek Subdivision Preliminary Plat	divide 10.0 acres into 33 lots and public streets in R1 district	south of high school on south side of 500 block of NW Larry Street	staff reviewing application; staff requested applicant to revise wetland plan
Barclay Estate Subdivision No. 1 Preliminary Plat	divide 6.7 acres into 21 lots in R3 district	west of SW Golden Hills Drive/ Casey Court intersection	staff reviewing application; possible PC hearing on 8/24
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 application; staff requested applicant to submit wetland plan
SEL Residential Phase I Subdivision Preliminary Plat	divide 10.2 acres into 31 lots in requested R2 district	north end of NE Eastgate Boulevard (near WSU Research Park)	staff reviewing application
Hinrichs Zone Change (Z-04-3)	rezone 38.3 acres from R3 to R2	south end of SW 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
SEL Zone Change (Z-05-2)	rezone 10.2 acres from I2 and IRP to R2	north end of NE Eastgate Boulevard	staff reviewing application
University Park Substantial Development Permit (No. 71)	demolish existing structure & construct 22,200-sq-ft commercial building on a 1.0 acre parcel	630 E. Main Street	permit approved by city; state appeal period pending
City Transit Building Addition Substantial Development Permit (No. 72)	construct a 5,570-sq-ft addition to the transit building on a 6.5-acre property	775 NW Guy Street	staff reviewing application; local comment period ends 8/15
Wal-Mart Supercenter site plan (04-26)	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Dr/Bishop Boulevard intersection	staff reviewing site plan
Oak Ridge Townhouses site plan (04-31)	develop 5 townhouses on a 18,150-sq-ft lot	715 NE Oak Street	staff requested applicant to revise site plan
R.B. Olson Storage Units site plan (05-13)	install 7 storage units on a 20,350-sq-ft parcel	300 SE Fairmount Road	staff requested applicant to revise site plan
Bishop Place Assisted Care Facilities site plan (05-14)	develop Alzheimer's facility, 40 apartments, and child care center on a 7.5-acre site	815 SE Klemgard Avenue	grading permit issued; staff requested applicant to revise site plan
Pullman Transit Facility Expansion site plan (05-15)	construct 5,568-sq-ft addition to the city transit building	775 NW Guy Street	staff requested applicant to revise site plan
Voicestream Wireless Facility site plan (05-16)	install wireless communication facility at the high school water tank	north end of NW Kenny Drive	staff requested applicant to revise site plan
General Aviation Ramp Rehabilitation site plan (05-17)	ramp improvements at general aviation property	Pullman-Moscow Regional Airport	staff reviewing site plan
Valley Road Apartments site plan (05-18)	develop 7 apartments on a 10,832-sq-ft lot	1245 NE Valley 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

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

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