

August 31, 2011



## Planning Department Newsletter

### CITY INITIATES PULLMAN 2020 PROCESS

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Twenty years ago, city officials brought community organizations and citizens together in a visioning process called Pullman 2000. This activity was successful in soliciting stakeholders' opinions about a preferred future for Pullman. This feedback was then combined with other public input to form the basis of the 1999 Comprehensive Plan update.

opportunities for Pullman 2020 visioning sessions in which local civic groups can convey their ideas regarding Pullman's future.

At its June 7 meeting, the Council discussed the initiation of a Pullman 2020 program that, like the visioning process conducted in the early 1990s, would assist substantially in shaping the community's future. At that June session, the Council authorized city staff to proceed with the program.

The kickoff event for the Pullman 2020 process will be held from 10:00 to 11:30 a.m. on Thursday, September 8 at the SEL Event Center, located at 1825 NE Schweitzer Drive. The keynote speakers will be WSU President Elson S. Floyd and SEL President Edmund O. Schweitzer. Mayor Glenn Johnson will act as the moderator. The event will revolve around the city's motto: HIGH Tech, HIGHER Education, HIGHEST Quality of Life. Mr. Schweitzer will

The kickoff event will be  
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10:00 to 11:30 a.m.  
SEL Event Center

Earlier this year, the City Council adopted the following goal:

Place a strong emphasis on visioning. Explore low-cost options for conducting a Comprehensive Plan update over the next few years. Engage in a City Council exercise to list the major issues that will impact Pullman in the years ahead. Provide

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represent the high tech sector, President Floyd will represent higher education, and the Southeast Washington Economic Development Association's (SEWEDA) video entitled, "Palouse Business...Palouse Life" will be shown to draw attention to the excellent quality of life we enjoy in this area. All interested parties are encouraged to attend this free event.

As the Pullman 2020 program continues, the city intends to invite representatives from a number of other local groups to participate by speaking at future Council meetings. These other groups include the following:

- Community Action Center
- League of Women Voters
- Neighborhood Organizations
- Port of Whitman County
- Chamber of Commerce
- Pullman Civic Trust
- Pullman Regional Hospital
- Pullman School District
- SEWEDA
- Whitman County Association of Realtors
- Washington State Department of Transportation
- WSU Research and Technology Park
- Whitman County
- Downtown Developers
- Palouse Knowledge Corridor
- Avista

It is anticipated that these organizational presentations to the Council will take place over the next several months. When they are concluded, the city will schedule a public hearing to gather input from individual citizens regarding their vision for this community. This hearing is likely to occur sometime next year. Once all of the information is collected through the various Pullman 2020 activities, the planning department will begin appropriate steps to update the 1999 Comprehensive Plan. Watch this newsletter for future articles about Pullman 2020 and the Comprehensive Plan revision process.



The Pullman 2020 process will provide all community members with the opportunity to proclaim their vision for the future of Pullman.

**City offices will be closed on Monday, September 5th, in honor of Labor Day.**

## COUNCIL IMPOSES MORATORIUM ON MEDICAL MARIJUANA COLLECTIVE GARDENS

In November of 1998, Washington voters approved Initiative 692 (the Medical Marijuana Act). The initiative's primary focus was to create an affirmative defense against criminal prosecution for marijuana possession for qualifying patients, their providers, and their physicians. With the exception of a few amendments in 2007, the Act remained largely intact until the proliferation of marijuana dispensaries led to a call for statewide regulation. During its 2011 session, the legislature passed a bill to attempt to clarify the issues associated with medical marijuana. The bill was signed into law by Governor Christine Gregoire, although she vetoed certain provisions that would have created a statewide system of regulation for producing and dispensing medical marijuana.

City Attorney Laura McAloon recommended the City Council impose a moratorium on the establishment of collective gardens in Pullman

The new law, which went into effect on July 22, contains a more stringent requirement regarding dispensaries, imposing a 15-day waiting period before a provider can switch to serving a new patient. It is widely understood that this change clarifies that dispensaries are not permitted under state law.

The 2011 legislation also provides a new option for marijuana production in the form of collective gardens. A collective garden can serve up to 10 qualified patients with a maximum of 45 total plants. There is no limit on the number of collective gardens of which a qualified patient may be a member, and no limit on the amount of time a patient must maintain their membership. Some cities have expressed

concern that a system of interconnected collective gardens could effectively operate as commercial dispensaries.

At the federal level, any use of marijuana, including its use for medical purposes, remains prohibited under the Controlled Substances Act. Anyone who manufactures, distributes, dispenses, or possesses marijuana may still be prosecuted under federal law. (This is why medical providers are unable to "prescribe" marijuana and pharmacies are unable to dispense it.) However, it appears that cities in Washington cannot prohibit collective gardens outright because the new state regulations clearly allow qualified patients to create such gardens.

State law indicates that cities are permitted to adopt and enforce zoning regulations, business licensing provisions, health and safety requirements, and business taxes related to the production, processing, and dispensing of medical marijuana. As a result, a number of jurisdictions are considering the need to adopt requirements pertaining to collective gardens.

Given the complexity of this issue, and the potential harm to the community that could result due to inaction, city attorney Laura McAloon recommended to the City Council at its meeting of August 23 that it impose a moratorium on the establishment of collective gardens in Pullman to allow the city time to decide whether it would be appropriate to enact pertinent requirements. On August 30, the Council approved a resolution adopting a moratorium on collective gardens in accordance with the city's attorney's advice. The initial period for the moratorium is six months, but it can be extended by Council action if warranted. A public hearing on the imposition of this moratorium is required by law. It will be conducted at the City Council meeting of October 18.



## Pending Land Use Proposals

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
Certified Local Government Program	establish historic preservation program for community	Citywide	CC approved ordinance 12/7/10; HPC discussing its bylaws at public meetings
College Hill Architectural Design Standards	formulate design standards for new construction	College Hill Core	PC public forum held 7/28/10; PC meeting to set direction held 9/22/10; staff preparing draft standards
City Urban Growth Area Expansion	expand urban growth area to accommodate future growth	greater Pullman area	PC recommended approval 3/23; CC endorsed UGA 6/28; staff conducting final preparations for CC adoption
Mifflin Lot Coverage Variance (V-11-2)	build deck resulting in 42.7% total lot coverage	775 SE Ridgeview Court	staff reviewing application
Port of Whitman County Fiber Optic Cable Substantial Development Permit (No. 79)	install underground cable near S. Fork of Palouse River	along SE Bishop Boulevard, E. Main Street, and N. Grand Avenue	staff reviewing application
Washington State Employees Credit Union Building site plan (11-1)	construct 3,400-square-foot building on 36,750-square-foot site	670 SE Bishop Boulevard	staff requested applicant to revise site plan
High School Press Boxes site plan (11-7)	install 320-square-foot press boxes at football field	510 NW Larry Street	staff requested applicant to revise site plan
King Drive Medical Office site plan (11-9)	construct 3,068-square-foot medical clinic on 1.1-acre site	1505 SE King Drive	staff requested applicant to revise site plan
Airport Rescue and Fire Fighting Building Expansion site plan (11-10)	construct 3,500-square-foot addition to existing 3,500-square-foot building	Pullman-Moscow Regional Airport	staff requested applicant to revise site plan
Skyview Drive Cell Tower site plan (11-13)	erect 80-foot-tall communications tower	1950 NE Skyview Drive	staff requested applicant to revise site plan
Starbucks Addition site plan (11-14)	construct 440-square-foot addition to building	421 NE Stadium Way	staff requested applicant to revise 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; HPC: Historic Preservation 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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