

April 30, 2020



GOVERNOR AUTHORIZES A LIMITED EXPANSION OF CONSTRUCTION ACTIVITY

On April 24, Governor Jay Inslee, in consultation with the state’s construction industry, announced a plan to allow current construction projects to be completed. This plan amends the provisions of Proclamation 20-25—the “Stay Home, Stay Healthy” order—which was issued on March 23, 2020.

Proclamation 20-25 prohibited construction operations except for those involving essential facilities, emergency repairs, structural stability, and maintenance of safety and sanitation standards. The amendment announced last week, termed “Phase I Construction Restart,” established criteria that must be met in order for non-essential construction activity to resume. These criteria are as follows:

1) Restart existing construction projects with COVID-19 safety plans that allow work which only can be performed while meeting social distancing requirements.

- 2) Prior to recommencing work, all contractors are required to develop and post at each job site a comprehensive COVID-19 exposure control, mitigation, and recovery plan.
- 3) All contractors are required to post at each job site a written notice to employees, subcontractors, and government officials the work that will be performed at that job site and a signed commitment to adhere to the requirements.
- 4) All contractors have a general obligation to keep a safe and healthy job site in accordance with state and federal law.

The specific safety requirements in the Governor’s order include the following:

COVID-19 site supervisor

A site-specific COVID-19 supervisor will be designated by the contractor at every job site to monitor the health of employees and enforce the COVID-19 job site safety plan.

COVID-19 safety training

A training must be conducted on all job sites on the first day of returning to work, and weekly thereafter, to explain the protective measures in place for all workers.

Social distancing

Social distancing of at least six feet of separation must be maintained by every person on the job site at all times.

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Construction has now resumed at many sites around town.

Personal protective equipment (PPE) — employer provided

Employers must provide personal protective equipment (PPE) such as gloves, goggles, face shields, and face masks as appropriate, or required, for the work being done.

The plan also includes proper sanitation and cleanliness for workers, as well as policies to encourage workers to stay home or leave the job site when they are sick.

The order includes public construction projects underway from the state Department of

Transportation as well. WSDOT staff and contractors will implement similar protocols and crews will need to demonstrate how they will adhere to safety protocols and compliance.

In issuing his decision, Governor Inslee stated: “I thank all those involved in the construction work group in helping us get to this decision in a responsible way that supports workers, businesses, and communities in a way that protects the health of all of their families and ours.” The Washington State Department of Labor and Industries is the agency responsible for enforcing the provisions of the Phase I Construction Restart program.

ANNEXATION PROPOSED ALONG SOUTH GRAND AVENUE

Last month, a group of property owners submitted a proposal to annex 106 acres of land on the south side of town. The request to include this property in the city limits was submitted by Terrie Vuletich, Bryan Bishop, Gary Crithfield, and Gale Crithfield. As shown on the accompanying map, the parcel is located south of South Grand Avenue between Golden Hills Drive and Fairmount Drive.

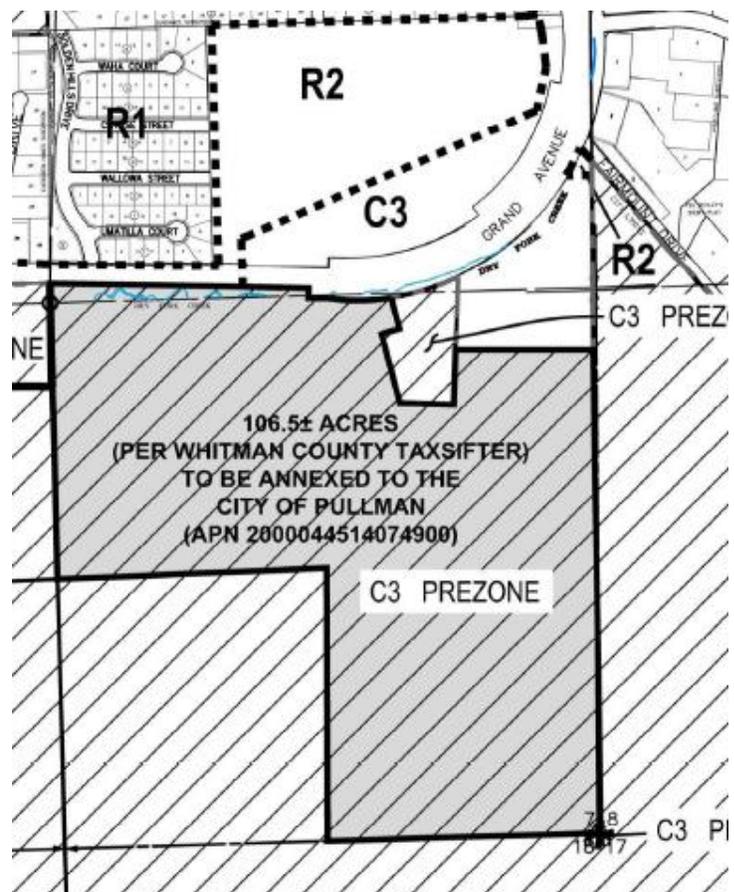
This same set of individuals submitted a successful annexation application three years ago for a 9.0-acre tract situated southwest of the intersection of South Grand Avenue and Fairmount Drive. The city has received several applications to develop this tract, but none of the proposals have advanced beyond the initial application stage.

The proposal to annex 106 acres along South Grand Avenue is currently being examined by planning department staff. The review procedure for annexation requests, as mandated by state law, occurs in two phases. The initial “Notice of Intent to Annex” is first presented to the Planning Commission, which makes a recommendation on the matter to the City Council. The Council then determines whether to accept the proposal; if it does vote to accept the initial request, the Council typically places conditions on the application going forward. At that point, the owner files a formal petition for annexation, and the City Council makes a final ruling on the request after it receives citizen input at a public hearing.

As explained in last month’s newsletter, Governor Inslee has issued an order that prohibits the taking of “action” at any governmental meeting until “regular public participation” can be resumed, unless that action relates to “necessary and routine matters” or a jurisdiction’s COVID-19 response. Accordingly, the

planning department has suspended its scheduling of public meetings for all annexation and land use matters. So, no date has been set for the initial Planning Commission review of the subject application.

Over the past 20 years, the city of Pullman has annexed 1,310 acres of land. The city averages about one annexation request per year. The total acreage included within the current city limits is 6,925.





Pending Land Use Proposals

Displayed below are land use applications submitted for planning department action 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
Comprehensive Plan Revision	full-scale revision of city's Comprehensive Plan	Citywide	consultant and staff preparing draft plan
Animal/Fowl Zoning Code Amendments	amend code related to keeping of chickens and miniature pigs	Citywide	PC held discussions at 3/27/19 and 4/24/19 meetings; PC recommended approval on 12/18/19; CC action suspended
Small Cell Facilities Zoning Code Amendments	revise code to provide for small cellular network equipment	Citywide	PC hearing continuance scheduled for 4/22/20 was canceled; further action suspended
Hearing Examiner Zoning Code Amendments	amend code to establish a hearing examiner system	Citywide	CC discussion suspended
Kamiak Cottages PRD Preliminary Plat and Kamiak Cottages Planned Residential Development	divide 3.7 acres into 18 lots and develop 12 cottage homes and accessory structures on a portion of the site	300 feet southeast of the intersection of NW Terre View and NW Canyon View Drives	PC action suspended
Gilbane Zone Change Application (Z-20-1)	rezone 2.8 acres from R3 to R4	northeast of intersection of NW Ritchie Street and NW Stadium Way Extension	PC action suspended
Vulelich Annexation	annex 106 acres of land into the city	southeast of intersection of S Grand Avenue and SW Golden Hills Drive	staff reviewing proposal; PC action suspended
Islamic Center Expansion Conditional Use Permit Application (C-18-1)	construct new 1,600-square-foot prayer room building and 900-square-foot addition to Mosque	1155 NE Stadium Way	applicant revising application materials
Elevate Student Housing Conditional Use Permit Application (C-19-3)	develop 292 apartments and commercial parking on 4.9-acre site with variances involving number of parking stalls, parking area dimensions, building height, and floor area ratio	1200 block of SE Johnson Avenue	applicant revising application materials
High Street Short Term Rental Conditional Use Permit Application (C-20-1)	establish short term rentals in an existing duplex	208/210 SE High Street	applicant revising application materials
Irving Street Short Term Rental Conditional Use Permit Application (C-20-2)	establish short term rentals in an existing duplex	511/513 NW Irving Street	applicant revising application materials
Elevate Student Housing Shoreline Permit Application (No. 97)	develop 292 apartments and commercial parking on 4.9-acre site near South Fork of Palouse River	1200 block of SE Johnson Avenue	applicant revising application materials

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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; HPC: Historic Preservation Commission; DOE: State Department of Ecology; DAHP: State Department of Archaeology and Historic Preservation

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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Continued from previous page

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Elevate Short Plat Application	divide 4.9 acres into two lots	1200 block of SE Johnson Avenue	staff reviewing application
Alumni Pointe at University Crossing site plan (19-5)	construct condominiums on 3.2-acre parcel	1300 NE North Fairway Drive	staff reviewing revised site plan
Hampton Inn Hotel site plan (19-12)	construct 114-room hotel on 4.4-acre site	1120 SE Bishop Boulevard	staff approved site plan on 4/22/20
T-Mobile Wireless Facility site plan (19-16)	install 35-foot-tall cell tower and ground equipment	2992 NE Airport Road	staff asked applicant to revise site plan
Hilltop Suites site plan (20-1)	construct building and parking to provide apartments/hotel rooms	310 NW Old Wawawai Road	staff asked applicant to revise site plan
Maple Street Apartments site plan (20-2)	demolish existing residence and construct 4-plex	970 NE Maple Street	staff asked applicant to revise site plan
Lincoln Middle School Addition and Renovation site plan (20-3)	construct 14,000-square-foot addition and other site improvements	315 SE Crestview Street	staff reviewing revised site plan
Annex Apartments site plan (20-4)	develop 204 apartments on a 9.7-acre parcel	1555 NE Northwood Drive	staff reviewing revised site plan
Aspen Heights Apartments site plan (20-5)	develop 196 apartments on a 23-acre property	southeast of intersection of N Grand Avenue and Albion Drive	staff asked applicant to revise site plan
Lawson Garden House site plan (20-6)	construct 3,820-square-foot event center on 13-acre park property	705 SE Derby Street	staff asked applicant to revise site plan
Illinois Street Duplex site plan (20-7)	construct duplex on a proposed 8,305-square-foot lot	610 NE Illinois Street	staff reviewing site plan

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

PLANNING HAS ITS OWN GRAPHIC NOVEL

Now that we're all staying home more often, it's a good time to find something new to read. If you'd like to be entertained while learning a bit more about the realm of planning, check out the new graphic novel, "Washington, By and By." This booklet was funded by the Washington Chapter of the American Planning Association. It focuses on four teenagers who live in various parts of our state.

The introductory comments for the publication include the following:

The 48-page story follows the adventures of four diverse Washington teens as they grapple with the complex issues of development, equity, displacement, and preservation in their communities. The novel encourages readers to examine some critical questions about planning and growth management: How does planning happen? Why does it matter? And what is the role and responsibility of youth in shaping where they live – now and in the future?

For a free download of the novel, go to this website: <https://www.washington-apa.org/washington-by-and-by>. Happy Reading!

