

work. He asked how the RT zone would work. Planning Director Dickinson stated the City would have to consider rezones and it would work like any other zone changes. Councilmember Paul asked about conditional use permits for WSU theme houses. Planning Director Dickinson stated that no one lives in these houses and that is why they are using conditional use permits.

Allison Munch-Rotolo, 635 NE Illinois, thanked the City, staff, and the Planning Commission for the plan. She stated she supports the rezone of Area "A" from R2 to RT and also supports a re-zone of Area "B" to a mixed-use commercial/residential district. She opposes the rezoning of Maple Street from R2 to R4. Councilmember Waldrop asked if Maple Street is a stand-alone rezone. Ms. Munch-Rotolo stated it was in an earlier draft.

Sue Armitage, League of Women Voters, stated the League appreciates the entire process. She stated it has been a long process. The League supports rezoning the historic district from R2 to RT. They oppose the rezoning of Area B from R2 to R4. She thanked everyone involved in the process.

Janice Brown stated that she is concerned that City officials are saying that alcohol is a significant factor. The police should be stronger in enforcement of repeat locations. They should also notify the Washington State Alcohol Board about problems.

Brett Bly, property owner on College Hill, stated that he favors rezoning Maple Street to R4 and opposes the RT rezone. He stated this is where students want to live and they want to walk to campus. If we move the students out of this area they will have to drive to campus and then parking is a problem. He stated that rezoning could cause banks to deny loans. The plan states that traffic is heavy so why add more. He stated that the Greystone Church is zoned R4 and is a great example. He favors a zone change from R2 to R4 for Maple Street. Mayor Johnson reminded Mr. Bly that we have a great Transit system.

John Chapman, 465 NW North Street, discussed negative implications of changing the zoning from R2 to RT in the historic district. He stated that most two-unit properties would be labeled as non-conforming due to the size of the lots. They could continue to operate but would have restrictions. They could not add garages, sheds, decks, or carports. There could also be issues getting financing.

Anita Hornback, 405 NW North, stated that WSU is the main destination in Pullman. Students want to live here. She asked the Council to consider a R3 zone as an alternate to R4 in the Maple Street core. She wants the historic district zoned at R2.

Chase Gunnell, ASWSU and College Hill Association, stated he favors the proposal, it will make it a better place. He stated we need to maintain residences.

Ryan Wilkerson stated he was concerned about real estate. He supports Maple Street being rezoned to R4, but does not want the RT in the historical

district. He stated it will affect property values. He stated most cities want to reduce sprawl, not cause it. He also stated that students want to live near WSU.

Christian Sander, 310 NE Ash, stated he does not support an R4 zone for Maple Street. He stated he walks in this area and a lot of the rentals have garbage problems.

Kathy Wilson, DRA Real Estate, stated she manages properties in the core. She thanked Planning Director Dickinson and the Planning Commission for all their work. She supports the Maple Street rezone from R2 to R4. She stated properties in the Maple Street area are rented by students and the owners have invested in the property and want the rent to maintain the property. She has worked to improve College Hill and wants balance. She stated that even Mrs. Pratt, who enjoys living on Maple Street, leases rooms to students. She would like to see Maple Street zoned R4. Councilmember Heath stated that a letter from Mr. Pratt states she loves living on Maple Street and that she leases rooms in her home, but the first sentence in her letter says she opposes the rezone.

Dave Gibney, 760 NE Reaney, stated that if the plan is adopted he assumes Council will consider it in goal setting. He stated that none of the zoning issues are definite. He stated that the City needs to revise zoning definitions. He feels it is a great beginning. He stated we need consistency in parking. He suggested parking lots where they can park in the morning, but not the middle of the day. He thanked everyone for their work.

Dora Mih, Maple Street property owner, stated that Maple Street was previously rezoned from R4 to R2. She opposed the rezone. She would like it brought back to R4. She stated that students like living here. She strongly supports Planning Director Dickinson's report. She would like Maple Street put back to R4.

Frances Bose, Sacred Heart Catholic Church, stated she does not want Maple Street rezoned to R4. Parking is a problem and she would like to stay with the current plan of R2.

Eileen Macoll, property owner, stated that on page 26 of the goals, she would like to see additional language stating that the exterior survey would be "from the public right-of-way". She is troubled that changing the zoning could affect property owners. She requested that it be considered carefully as it could hurt both the owners and renters. Councilmember Bloom stated he liked her letter about parking.

Donald Schneider, owner of rental property, stated he liked Planning Director Dickinson's plan. It was a balanced approach. He stated we need to look at what students need. He supports Maple Street being zoned R4. There are eight churches in the document and they have parking. He suggested looking at having the churches lease the parking lots. Councilmember Heath stated the churches own the parking lots and have funerals, weddings, and other events during the day. Mr. Snyder stated that they can be flexible. Councilmember Heath stated that this is private property.

Alex Hammond, 1110 NE Indiana, stated that he hopes that City Council will respect the Planning Commission and Planning Director Dickinson's work. He stated this was a draft plan and the Planning Commission worked through it. He stated that a key part of the background is that 4 percent of Pullman's land has 27 percent of the population. He has recommendations. The rezones could be considered later, to look at the total package, and he stated there have been buildings built in R4 zones which affect other properties.

Bobbie Ryder, 800 NW Larry, stated she has worked on improving life on College Hill. She stated that if the zoning on Maple Street happens, it will hurt students. Increases in property value will mean that higher rents will be charged. She is disturbed by the idea of an entitlement to make as much money as possible. She feels we need design standards.

Preston Nolan, 305 NE Whitman, thanked Planning Director Dickinson. He stated that sidewalks and traffic are a problem. Running on College Hill can be dangerous. He stated that rezoning of Maple Street, for unoccupied rooms in homes, is wasteful. If they move off College Hill, they just move the problems. He discussed density, parking passes, garbage, and recycling.

Dorothy Swanson, Creston Lane, stated that other people, beside students, live and walk on College Hill.

Derek En'wezoh, ASWSU president, asked the Council to consider students when making changes. He stated that more students in small spaces cause problems. He thanked the everyone for their efforts.

Mayor Johnson closed the public input portion and stated that the Council would now discuss the issue. Councilmember Waldrop asked if density is increased, how this would affect sewer and water. Public Works Director Workman stated this should not be a problem. Councilmember Waldrop stated that increasing density does cause problems such as lighting and policing. He stated that density has possibly been reached on College Hill.

Councilmember Benjamin stated that he heard in the public comments that the process was fair. The Planning Commission has made recommendations and zoning is the issue. The Planning Commission suggested rezoning of several areas. He feels we should go forward with the current plan and work through the process for zoning issues.

Councilmember Weller stated that zoning needs to go through the correct procedures. The Catholic Church has had vandalism. Changing from R2 to R4 will have detrimental affects on other Pullman hills. The McGee area is already becoming an issue. If we adopt the plan, it will affect other areas so we need to consider it carefully.

Councilmember Heath thanked everyone for their input. She stated she is opposed to rezoning Maple Street. A lot of the problem is density. She does not see any benefits to the rezone. She feels there has been some neglect of property in hopes

of rezoning. She would like more information on the RT zone and Maple Street. She stated a lot of good things have come out of the plan and it is time to make decisions. She feels decisions could be made early next year on some of the issues. She stated that no garbage service can pick up garbage that is strung out across personal property. Planning Director Dickinson stated a non-conforming use could be created if Area "A" went to RT. He stated that non-conforming areas have restrictions.

Councilmember Wright stated that Planning Director Dickinson had just answered her question on non-conforming versus conforming uses.

Councilmember Bloom stated that one-third of the population brings a car, so parking could be made worse. He feels that Council has a responsibility to maintain property values. He has trouble considering down-zoning property. He feels that Maple Street does not support a R4 zone. As far as churches renting out parking lots he feels that individuals should contact the churches, not the City. He feels we should change the approach to Adams Mall to bring in businesses. He supports R4 and commercial on Colorado Street.

Councilmember Waldrop thanked Planning Director Dickinson and asked what he wants tonight. Planning Director Dickinson asked if the Council would like another meeting to consider issues before adoption. Councilmember Waldrop stated that he would like a vertical photograph of College Hill with overlays of the zoning. Planning Director Dickinson responded it would be easier to see the zoning. Public Works Director Workman stated we do have aerial photographs. Councilmember Benjamin asked if there would be additional areas added to the historic district. Planning Director Dickinson stated that through the Certified Local Government (CLG) additional areas could be added. 60 percent of the owners within the district would have to consent to a Local Historic District. Councilmember Benjamin asked if Area "A" was tied to the historic district. Planning Director Dickinson responded that Area "A" was based on public input. Councilmember Weller stated he is against Maple Street being rezoned R4. Councilmember Paul stated he does not support changing Maple Street. He stated we should adopt the plan. It is not perfect but we can make changes or adjustments later.

The Council consensus was to hold a discussion on November 17 and plan to adopt the plan on December 8. Mayor Johnson asked what is needed for the discussion. Planning Director Dickinson asked for direction on the historic district. Councilmember Heath suggested doing an explanation of the limitations on non-conforming uses. City Attorney McAloon stated that non-conforming uses can be changed in the City Code. Councilmember Heath asked that code provisions be attached to the explanation of non-conforming uses.

ADJOURNMENT

Councilmember Bloom moved, Councilmember Wright seconded to adjourn the special meeting of the City Council.

Motion Carried.

Mayor Johnson adjourned the special meeting of the
City Council at 9:16 p.m.