

Exhibit No. 1.

Dickinson answered questions about small pieces of R1 land being left if this rezone was approved, and that future rezones would be made to make appropriate adjustments. The utilities are adequate in the area. The roadway would need to be improved at the time of development to a serviceable level.

GARL

Called for proponents.

Mark Workman
325 SE Paradise Street
Pullman, WA 99163

Stated that he is the Public Works Director for the City of Pullman and a proponent. The proposed zone change would allow an orderly and reasonable expansion of city facilities. There is similar activity currently there and this would prevent the activities from being spread around the city. The waste water treatment plant is there due to natural circumstances such as being in a low point. He also stated that there is additional property in the area that the city owns that is not in this proposal and will stay as it is currently zoned. This allows for a reasonable buffer between the residences on NW Clifford Street and the subject property. The city also intends to enhance the buffer so the noise will be reduced.

ANDERSON

Clarified that the city owns the land abutting the residences on NW Clifford Street. Also questioned the thickness of Guy Street and its ability to handle traffic adequately. Workman said the street section is sufficient.

PAULSON

Stated that benching the subject property would help with obscuring it from residences to the east, along with fencing.

GARL

Called for opponents.

Brent Wenger
925 NW Clifford Street
Pullman, WA 99163

Stated that he has been a resident at NW Clifford Street for 15 years. Since there he has watched the sewage treatment plant expand and knows that it will continue to expand. He would still like to see less expansion there if possible. He is concerned about his property value decreasing due to the noise from increased industrial use and dust. The city has been a good neighbor for the most part.

Tom Schotzko
930 NW Clifford Street
Pullman, WA 99163

Stated that he is an opponent and has been a resident of the area for 30 years. It is a family driven area. The homes on the west side of Clifford Street had been primarily rentals and now are primarily single family. Afraid the expansion of I2 will negatively affect the property values of the homes on the west side of Clifford Street. Also stated that Grand Avenue and Davis Way is bad for traffic from 2:30 pm on; adding vehicles to Guy Street will make it worse.

Scott Wilson
910 NW Clifford Street
Pullman, WA 99163

Stated that he lives on the east side of Clifford Street. Living on Clifford Street he has experienced a lot of dust and noise from the city operations below the hill. Suggested spreading the Public Works buildings around the city.

GARL

Called for proponents.

Mark Workman
325 SE Paradise Street
Pullman, WA 99163

Stated that the city is already in a lot of places and does not want to be a bad neighbor. Feels that the overall impact to the citizens is less if the city buildings are contained to a central area and not spread around the city. The traffic on Grand Avenue and Davis Way is related to vehicles coming from places other than Guy Street. Most of the maintenance yard is paved and it is swept daily so the dust issue should not be coming from the Public Work buildings. Also the topography will work in favor of a buffer.

Explained that the time line for the development of the subject property is not known, but the land would be leveled to Guy Street first. The current operation of the Waste Water Treatment Plant is at about 95% capacity and the city needs to find more space.

GARL

Called for opponents.

Brent Wenger
925 NW Clifford Street
Pullman, WA 99163

Expressed interest in relocating some facilities, such as the bus garage or ERD maintenance building, to another location away from the Guy Street area.

Tom Schotzko
930 NW Clifford Street
Pullman, WA 99163

Stated that the city is already testing soil and rock there and concerned that the subject property would be abandoned and a gravel pit or rock quarry would go in there. Again stated that traffic has increased and the problem on Grand Avenue and Davis Way is exacerbated by vehicles traveling on Guy and Park Streets.

Scott Wilson
910 NW Wilson Street
Pullman, WA 99163

Asked where the new sewer line would be located.

GARL

Called for proponents.

Mark Workman
325 SE Paradise Street
Pullman, WA 99163

Stated that the sewer line that currently runs behind the houses on the west side of Clifford Street would be moved onto the city property that is adjacent to them.

GARL

Called for opponents.

Elizabeth Wilson

Stated that she too would like some of the Public Works Department

910 NW Clifford Street
Pullman, WA 99163

facilities moved elsewhere in the city. She also mentioned that lots of people use the green zone along the backside of the houses on the west side of Clifford Street as recreation and they would like as much of that green space maintained as possible.

GARL

Called for proponents.

Mark Workman
325 SE Paradise Street
Pullman, WA 99163

Clarified that the excavation timeline is need driven, but would be accomplished in phase blocks at about a year at a time. Also stated that the green buffer would remain.

GARL

Closed the public input portion of the hearing.

DISCUSSION

Anderson stated that he is concerned if the land is rezoned I2 and the city sold it, there is no guarantee as to what would be developed there. Even though that is a concern, he feels that the city wants it rezoned now so that they can use it.

Garl discussed the zoning map and the orientation of the subject property to the surrounding land.

Bergstedt stated that she was originally alarmed by the addition of I2 property, but feels the city needs to have the maintenance campus together for efficiency.

Wendle stated that if the city was to abandon its plans for the subject property after the rezone not many industrial companies would want the area due to the nature of the land.

MOTION

Anderson moved to approve Findings of Fact Nos. 1-18 for Resolution PC-2011-5 as prepared by staff. Seconded by Wendle and passed unanimously.

MOTION

Anderson moved to add Finding of Fact No. 19 in Resolution No. PC-2011-5 that states, "Neighbors of the proposed rezone area living on Clifford Street addressed the Commission, raising the issues of more noise with expanded activities and more dust in the air with expanded activities. They don't want the change to industrial zoning so close to a family-based neighborhood. They fear the loss of property values with the proposed change. They asked that the city move some of its maintenance activities elsewhere and not expand on this site." Seconded by Gibney and passed unanimously.

MOTION

Gibney moved to add Finding of Fact No. 20 in Resolution No. PC-2011-5 that states, "Public works director Mark Workman commented to the Commission, that the synergy of keeping the city's activities in

the same general area had economic and operational benefits to the city and community.” Seconded by Anderson and passed unanimously.

MOTION Gibney moved to adopt Conclusions Nos. 1-10, for PC-2011-5 as prepared by staff. Seconded by Bergstedt and passed unanimously.

MOTION Wendle moved that the proposed Comprehensive Plan Map amendment from Low Density Residential to Industrial be forwarded to the City Council with a recommendation for approval. Seconded by Bergstedt and passed unanimously by roll call vote.

MOTION Anderson moved to approve Findings of Fact Nos. 1-18 for Resolution PC-2011-6 as prepared by staff and Findings of Fact Nos. 19 & 20 as previously identified in Resolution PC-2011-5. Seconded by Wendle and passed unanimously.

MOTION Anderson moved to adopt Conclusions Nos. 1-10, for PC-2011-6 as prepared by staff. Seconded by Gibney and passed unanimously.

MOTION Gibney moved that the proposed zone change from R1 to I2 be forwarded to the City Council with a recommendation for approval. Seconded by Paulson and passed unanimously by roll call vote.

REGULAR BUSINESS Dickinson stated that the Planning Commission did a great job last year creating its legislative rules. Now it is time to make additions/changes if necessary.
Conduct a review of the Planning Commission’s rules of procedure for legislative public hearings.

DISCUSSION The Commission discussed Rule No. 5 and setting a time limit. They decided to leave the rules as they are for now.

OTHER BUSINESS Anderson suggested a future discussion on the difference in property tax values between the City and County. Anderson also suggested a discussion about how WSU’s future plans could affect the City.

UPCOMING MEETINGS May 25, 2011 – No conflict noted.

June 22, 2011 – Paulson and Bergstedt stated that may be unavailable; no other conflicts noted.

July 27, 2011 – No conflict noted.

MOTION Anderson moved to adjourn the meeting. Seconded by Gibney and passed unanimously.

ADJOURNMENT

The meeting was adjourned at 9:07 pm.

ATTEST:

Chair

Planning Director

Secretary