

opportunity area for future city growth, if the affected private property owners wish to annex their land.

Dickinson stated that the proposed revisions involve changes to the Comprehensive Plan Land Use Plan Map, changes to the text of the Comprehensive Plan regarding demographic information and comments about the Comprehensive Plan Map, and changes to the city's Prezone Map to reflect the designations on the Comprehensive Plan Map.

Action requested of the Planning Commission at this time is to accept public input, discuss the proposal, and make a formal recommendation to the City Council on these proposed amendments.

Entered into the record the Memorandum from Dickinson to the Planning Commission dated March 17, 2011, as Exhibit No. 1.

Entered into the record a letter from Don Miller, dated March 21, 2011, suggesting changes to the map along Johnson Road, as Exhibit No. 2.

Dickinson answered questions regarding incorporating Mr. Miller's suggested changes, and if a modification would require an additional Planning Commission meeting; Dickinson stated that such a change would be minor enough that an additional meeting would not be required.

GARY KOPF
1916 Cherry Lane
Pasco, WA

Stated that he is a property owner with land both inside the city limits and in the proposed UGA totaling approximately 525 acres; stated that 210 acres are inside the city limits and were annexed in 1968, that they have been waiting for extension of utilities to their land since that time, and that they are unable to develop the land without utilities. Stated that he is concerned about more of his land being annexed because land within the city limits has to be developed to city standards, and his experience indicates that is not possible without utilities, while land in the county can be developed to other standards. He specifically addressed fire flow requirements for developments within the city limits versus development in the county.

Answered questions regarding the specific location of his property, which falls in the southeast corner of the city and the proposed UGA. Stated that he has considered de-annexation of the property annexed in 1968 because of the limitations he is experiencing on development and the lack of city initiative to extend utilities to his land.

LANCE MITCHELL
20992 SR 195
Pullman, WA 99163

Stated that he is concerned, in general, about the large amount of land in the proposed UGA. Stated that he has large shops on his property that, if annexed, would need to abide by strict standards, specifically

stormwater standards. Stated that he does not want to be part of the city, and specifically purchased his property for that reason, and opined that he would not benefit from any of the services the city could provide.

DICKINSON

Answered questions regarding the UGA boundary west of Highway 195 included in the UGA, which is 2,000 feet; reason why the city has placed the boundary west of Highway 195, so that future utilities in the highway could serve land on both sides of the road; and if he has heard from anyone west of Highway 195 being in favor of the proposed UGA, and indicated that there are no current residents in that area, to his knowledge, in favor of the proposed UGA.

LANCE MITCHELL

Suggested placing the UGA western limit 300 feet east of Highway 195, and opined that topography further west would be detrimental to city expansion and would necessitate the raising of taxes to construct pump stations for property to the west of that line. Opined that the planned expansion of the UGA appears to be a land grab, especially concerning the proposed commercial prezone land at the intersection Old Wawawai Road and Highway 195.

DICKINSON

Answered a question regarding the location of the recent Mader Annexation on the proposed UGA map, and indicated that it was included within the city limits.

CHERYL MORGAN
102 Hayward Road
Pullman, WA 99163

Stated that the proposed UGA map includes her home and property, and that there are 10 homeowners in her immediate vicinity. Stated that they are located within the riparian corridor of the South Fork Palouse River, and that their area is worthy of protection from urban development. Opined that this riparian corridor would be more logical to remain in the jurisdiction of the County. Cited Attachment "G" to the Urban Growth Area Reevaluation Memorandum, wherein the Public Works Director stated "Growth into the 50-year UGA will require significant new collection system infrastructure. Limitations to development of the UGA may be water rights and sewage treatment capacity." Opined that development is not paying for the infrastructure, and it is an error to believe that development will pay for the infrastructure improvements. Opined that urban development downstream of the WWTP would demand pumping back to the WWTP, and would be expensive, and opined that occasionally pump systems fail, an occurrence that would be particular problematic in an environmentally sensitive area such as the South Fork Palouse River valley. Stated that she became involved with watershed planning because she felt the city didn't foresee the serious impacts from Wawawai Road area development on downstream properties like hers. Stated that property used to be automatically zoned R1 when annexed into the city, and not sure when that policy changed.

- DICKINSON Answered questions regarding designating green belts, wetlands and riparian areas on the UGA map. Also stated that the city's Critical Areas Ordinance protects these areas, just as the county does through a similar document. Answered questions regarding developments impacting critical areas having to use mitigating measures to offset these impacts.
- GIBNEY Opined that although students are not direct taxpayers, they are taxed indirectly because their rent would be lower if the owners didn't have to pay property taxes.
- DICKINSON Entered into the record a letter from Larry and Cheryl Morgan, dated March 23, 2011, as Exhibit No. 3.
- Clarified that property that is annexed into the city without a prezone designation, as occurred with the Askins Annexation a few years ago, is automatically zoned as R1, with the requirement that the Planning Department initiate a zone change within one year of the annexation.
- DON MILLER
502 Johnson Road
Pullman, WA 99163 Stated his address, and suggested that the boundary between the proposed Commercial and Low Density Residential districts along Johnson Road, along the south border of current city limits, should be shifted to the west so that it coincides with the west boundary of the Askins Annexation property, and that this revised section of land should be prezoned R1 instead of R2.
- DICKINSON Entered into the record a map submitted by Don Miller as Exhibit No. 4.
- Entered into the record a single page of printed photographs, submitted by Don Miller, as Exhibit No. 5.
- JEFF BLUM
181 Pleasant View Drive Stated that he resides on a piece of property located just off Kitzmiller Road, he has no desire to be annexed at this time, and he came to the meeting to ask some questions about annexation.
- DICKINSON Answered Jeff Blum's questions about:
- 1) The actuality of an annexation occurring, and if property owners can be annexed against their wishes, to which Dickinson stated that, to his knowledge, only one annexation has been initiated by the city, and that was done at the request of Whitman County to clear up some confusing boundaries, and all other instances have been at the request of private property owners. Dickinson also said that there are occasions when property owners are annexed against their wishes to avoid the creation of disorderly city limits due to an annexation request by an adjacent private landowner(s).

- 2) The difference between property taxes for properties in the county versus those within the city limits, to which Dickinson indicated that this was analyzed about 15 years ago and the difference was approximately \$20-\$30 per \$100,000 valuation.
- 3) The notification procedures for annexation, to which Dickinson replied that state law only requires notification by newspaper publication and property posting at the end of the final phase of the annexation process, but explained that the City attempts to provide a courtesy notification to nearby landowners at the outset.

GARL

Closed the public input portion of the hearing.

DISCUSSION

Anderson opined that Mr. Miller's suggestion, to extend to the west the boundary between the Commercial and Low Density Residential districts along Johnson Road, and to prezone that same area to R1, was sound. The other Commissioners concurred.

Alred stated that the Commission has been asked to reduce the UGA in three of the four corners, and opined that it is not possible to reduce the UGA in that way considering the expected population growth.

Anderson stated that he is inclined to leave the UGA borders where they are; opined that the lines don't mean anything until people want to annex to the city; also opined that if the Commission is interested in dealing with future growth of Pullman, they need to draw an expansive UGA border.

Shannon concurred with Anderson, and opined that it makes good sense to keep the boundaries as currently drawn as it will facilitate a good discussion with the County.

Gibney concurred.

GARL

Asked if there were any changes, beyond those proposed by Mr. Miller and endorsed by Anderson earlier, that the Commissioners would like to make. No additional changes were suggested.

DICKINSON

Answered question regarding any additional changes to Resolution No. PC-2011-3 that would be required based on the earlier suggested changes to the property along Johnson Road, stating that there would need to be some changes made to Table 5-1 on page 5-9.

GARL

Directed Staff to make the necessary changes to Table 5-1 on page 5-9.

MOTION

Gibney moved to adopt Resolution No. PC-2011-3, with the map and

table amendments related to the property along Johnson Road previously discussed, and forward this resolution to the City Council with a recommendation for approval. Seconded by Anderson and passed unanimously by roll call vote.

MOTION

Shannon moved to adopt Resolution No. PC-2011-4, with the previously discussed amendment related to the property along Johnson Road, and forward this resolution to the City Council with a recommendation for approval. Seconded by Alred and passed unanimously by roll call vote.

DICKINSON

Answered a question regarding when the City Council would address the issue by stating that the recommendations will initially go to the City Council in April.

OTHER BUSINESS

Shannon suggested a discussion of green energy options within the city; Dickinson indicated that he had proposed a discussion of this nature to the City Council as one of its goals for the upcoming year, and it made it through the Council's first retreat.

UPCOMING MEETINGS

April 27, 2011 – no conflicts noted; Dickinson stated that a zone change application has been received.

May 25, 2011 – no conflicts noted

June 22, 2011 – Alred stated she may be unavailable; no other conflicts noted.

MOTION

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

ADJOURNMENT:

The meeting was adjourned at 9:18 pm.

ATTEST:

Chair

Planning Director

Secretary