

Called for proponents.

Terry Baxter-Potter
225 NW Joe
Pullman, WA 99163

Stated he works for WSU Capital Planning and Development, along with being a community member living on Military Hill. He submitted a Request for Proposals with aerial map for property clarification. WSU has been trying for a while to get a developer to do this project. The project proposal was sent out with a lease option and a sale option. WSU received no bids for the lease option. WSU needs a conference center to attract events now being held in Spokane or Seattle.

DICKINSON

Entered into the record a RFP with aerial map, submitted by Terry Baxter-Potter, as Exhibit No. 2.

Bobbie Ryder
800 NW Larry Street
Pullman, WA 99163

Stated that WSU will be involved with the design of the project.

Terry Baxter-Potter
225 NW Joe
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Stated that the sale agreement includes WSU in design development and WSU has right of first refusal if the land is put up for sale. There is also a possibility of private/public partnership with the students and the business. The students of the School of Hospitality Business Management would use the proposed hotel as a practicum.

GARL

Called for opponents; no response.

Called for neutral parties.

Sue Mendiola
1135 NE Juniper
Pullman, WA 99163

Stated that she lives close to the proposed rezone. Provided an email. Mentioned concerns about additional traffic in the area and who would be responsible for additional traffic signals if necessary and how are they paid for.

DICKINSON

Entered into the record an email, submitted by Sue Mendiola, as Exhibit No. 3.

Stated it would be WSU's responsibility to add additional traffic signals.

GARL

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Stated that North Fairway Drive was upgraded by funds from WSU, the city, and the State. It is possible that funds would be provided in a similar manner for additional traffic signals if necessary.

Bobbie Ryder
800 NW Larry Street
Pullman, WA 99163

Stated that traffic studies would be completed by WSU or a consultant. If there is a safety issue, WSU will address it. Right now an issue is parking on both sides of the road by Beasley Coliseum. WSU is

planning on having a traffic consultant look at traffic “hot spots”.

GARL

Closed the public input portion.

DISCUSSION

Anderson questioned the Fire Department’s comments about infrastructure being inadequate. Dickinson assured the Commission that appropriate public facilities would be provided for any future development at the site.

Alred asked for clarification on what happens to the property if the rezone goes through, but the proposed sale does not. Dickinson responded that the University would rezone the land back to a WSU category.

Gibney stated that there are a few parcels of land owned by WSU that are not zoned WSU.

MOTION

Shannon moved to accept Findings of Fact 1-17 for Resolution No. PC-2010-9 as prepared by staff. Seconded by Crow and passed unanimously.

MOTION

Shannon moved to accept Conclusions 1-11 for Resolution No. PC-2010-9 as prepared by staff. Seconded by Crow and passed unanimously.

MOTION

Shannon moved that the proposed Comprehensive Plan Map amendment associated with Zone Change No. Z-10-5 be forwarded to City Council with a recommendation for approval. Seconded by Crow and passed unanimously by roll call vote.

MOTION

Shannon moved to accept Findings of Fact 1-17 for Resolution No. PC-2010-10 as prepared by staff. Seconded by Crow and passed unanimously.

MOTION

Shannon moved to accept Conclusions 1-11 for Resolution No. PC-2010-10 as prepared by staff. Seconded by Crow and passed unanimously.

MOTION

Shannon moved that the Zone Change Application No. Z-10-5 be forwarded to the City Council with a recommendation for approval. Seconded by Crow and passed unanimously by roll call vote.

UPCOMING MEETINGS

October 27, 2010:
No Commissioners in attendance expressed any concerns.

November 17, 2010:

No Commissioners in attendance expressed any concerns.

December 22, 2010:

Tentative date December 15, 2010 if there are any agenda items for December.

ADJOURNMENT

Crow moved to adjourn the meeting. Seconded by Wendle and passed unanimously. The meeting was adjourned at 8:45 pm.

ATTEST:

Chair

Planning Director

Secretary