## CITY OF PULLMAN PLANNING COMMISSION

Regular Meeting Minutes August 25, 2010

The City of Pullman Planning Commission held a regular meeting at 7:30 p.m. on Wednesday, August 25, 2010, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chair Stephen Garl presiding.

ROLL CALL: Present: Anderson, Bergstedt, Crow, Garl, Alred, Shannon, Wendle

Excused: Paulson Absent: Gibney

Staff: Dickinson, Johnson

**GARL** 

Called the meeting to order at 7:31 pm and called roll.

**MOTION** 

Anderson moved to accept the minutes of the July 28, 2010 Regular Meeting as prepared submitted by Staff. Seconded by Crow and passed unanimously.

## **REGULAR BUSINESS**

Conduct simultaneous public hearings to review and recommend action on a proposal submitted by Schweitzer Engineering Laboratories, Inc. to amend the Comprehensive Plan Map designation from Industrial to Low Density Residential and revise the zoning classification from I2 Heavy Industrial to R2 Low Density Multi-Family Residential for a parcel of land approximately 38.5 acres in size located between NE Hickman Court and NE Eastgate Boulevard on College Hill.

Garl read the rules of procedure, qualified Commission members, and asked for the Staff Report.

Dickinson stated that the applicant is Schweitzer Engineering Laboratories, Inc. (SEL). Stated that the subject property is currently used as farm land and the applicant indicates a desire to develop housing on the subject property near commercial and industrial development with the intent of encouraging people to walk or bicycle to work and shopping establishments.

Dickinson stated that planning staff is in favor of the proposed zone change.

Entered into the record Staff Report No. 10-9, with Attachments A through G, as Exhibit No. 1.

Entered into the record an e-mail dated August 23, 2010 from jbcedar@yahoo.com as Exhibit No. 2.

Dickinson answered questions regarding the type of commercial development that could be established in existing C3 land to the east and south of the subject property along NE Terre View Drive and responded how critical mass in the proposed residential area would likely encourage development of the commercial property; the Fire Department's concerns about two access points to the subject property and stated that there will

probably be access through Eastgate Boulevard and Hickman Court, and possibly from Schweitzer Drive, as well; responded to concerns raised about Industrial land within City Limits and stated with the possible Mader Annexation, and other properties in the proposed Urban Growth Area currently under review by the Commission, the City will provide for sufficient Industrial land. Dickinson provided an update on the Mader Annexation, stating that it has been reviewed and accepted by City Council, which gives the owner permission to apply for annexation. Dickinson answered questions regarding buffer zones that would be demanded between the proposed residential zone and the existing commercial and industrial zones.

**GARL** 

Called for public input; no response.

DISCUSSION

Garl opined that the "Final Charrette Plan" in black and white (included in the staff report materials) was difficult to read and opined that a color copy might have been helpful. Shannon opined that sending packets via e-mail would reduce costs, especially in regards to color copies.

**DICKINSON** 

Answered questions regarding restrictions on sending packets and attachments by e-mail versus postal mail; and how development on the subject property could affect City infrastructure demands on Terre View Drive. Opined that it would probably not engender the need for a traffic signal but probably would affect the necessity for certain road improvements.

**MOTION** 

Shannon moved to accept Findings of Fact Nos. 1-16 for Resolution No. PC-2010-5 as prepared by staff. Seconded by Crow and passed unanimously.

**DISCUSSION** 

Anderson questioned the language of Conclusion No. 9. Dickinson provided justification for the language and referred to Finding of Fact No. 15 as related to Conclusion No. 9.

**MOTION** 

Anderson moved to accept Conclusion Nos. 1-11 for Resolution No. PC-2010-5 as prepared by staff. Seconded by Crow and passed unanimously.

**MOTION** 

Shannon moved that the proposed Comprehensive Plan Land Use Map Amendment from Industrial to Low Density Residential be forwarded to the 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 Nos. 1-16 for Resolution No. PC-2010-6 as prepared by staff. Seconded by Crow and passed unanimously.

Planning Director

Chair

Secretary