CITY OF PULLMAN PLANNING COMMISSION

Regular Meeting Minutes July 28, 2010

The City of Pullman Planning Commission held a regular meeting at 7:30 p.m. on Wednesday, July 28, 2010, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chair Stephen Garl presiding.

ROLL CALL: Present: Anderson, Bergstedt, Crow, Garl, Gibney, Alred, Paulson,

Wendle

Absent: Shannon

Staff: Dickinson, Emerson

GARL Called the meeting to order at 7:30 pm and called roll.

MOTION Crow moved to accept the minutes of June 23, 2010 Regular Meeting as submitted by Staff. Seconded by Wendle and passed unanimously.

REGULAR BUSINESS

Review and make recommendations to the City Council regarding the proposed Mader North Annexation, involving approximately 506 acres of land located adjacent to the northwest boundary of the city, bounded on the east by State Route 27 and on the west by Brayton Road.

Dickinson stated that on July 8, 2010, Steve Mader filed a "Notice of Intent to Annex Real Property" with the city. This proposal involves the annexation of approximately 506 acres of land located adjacent to the northwest boundary of the city, bounded on the east by State Route 27 and on the west by Brayton Road. The parcel under consideration was recently prezoned R1 for 134 acres, R2 for 299 acres, I1 for 58 acres and C3 for 15 acres. The land under consideration is predominately used as farmland, but there is a single family house, veterinary medicine research facility, and grain elevator on the property near Albion Road. Staff has reviewed the proposal and finds it acceptable. In addition to the city's standard annexation instructions, planning staff recommends that the petitioner include in the proposed annexation area the contiguous unincorporated land located at the northwest corner of Albion Road and State Route 27 and all of the Albion Road right-of-way adjacent to the subject property.

GARL Asked for comments from Commissioners.

Commissioners discussed the ownership of the property around State Route 27; the City's maintenance responsibility on Albion Road; additional fire services when the land is developed.

GARL Opened the public portion of the meeting.

Ken Duft Expressed his appreciation to the Council for rezoning a portion of this 801 Brayton Road land R1. Said he is concerned about this land being developed as five-

Pullman, WA 99163

acre home sites if it is left in the county, but he cautioned against approving such a large annexation since adding this much land to the city all at once is not necessary.

Cheryl Morgan 102 Hayward Road Pullman, WA 99163 Stated that she agrees with Ken Duft. Questioned if the City has received permission from Washington State Department of Transportation to traverse the North Bypass with a roadway. Staff replied that it had received this permission. She also asked about public notification for this meeting.

John Kramer 1415 NW Douglas Drive Pullman, WA 99163 Stated that he has lived in Pullman for 38 years and is not in support of the proposed annexation. He feels it is a real estate move designed to increase the value of the property. Expressed concerns about the decreasing aquifer and who will become responsible for the roadways.

GARL

Closed the public portion of the meeting. Asked the Commission for comments.

Discussion

Gibney stated that he feels the proposed annexation will be a benefit for Pullman in the long term. He does not see the eventual development of this land as being rapid, but consistent.

Anderson opined that leaving the property with the County would likely result in it being cluster developed and it would be better within the city.

Garl opined that he does not see massive rapid growth occurring at the subject property.

Paulson stated that the proposed annexation fits within the Urban Growth Plan.

MOTION

Anderson moved to find Mader's proposed annexation consistent with the Comprehensive Plan and recommend to the City Council that the property be annexed subject to the five conditions that the planning staff has developed. Second by Crow and passed unanimously.

REGULAR BUSINESS

Conduct discussion regarding the objectives for proposed design standards related to the College Hill neighborhood. Dickinson presented a slide show for the kickoff meeting to discuss the design standards for the College Hill Core following the College Hill Core Neighborhood Plan that was adopted last year. Design standards are standards used to guide the appearance and configuration of land use projects; they have multiple purposes to improve appearances, to insure land use compatibility, to protect the historical character of an area, to promote safety and security, and in extreme cases to create an identity.

It is important to remember that design standards need to be tailored to a community's needs. What problems are we trying to solve? What

characteristic of the neighborhood are we trying to preserve or enhance? How does this project fit in with the overall vision for the College Hill Core neighborhood and the larger community? The design standards will need to be specific to the college hill area.

July 28, 2010

Page 3 of 5

Design standards typically focus on the following five subjects: overall site layout, building design, landscaping, signs and public spaces.

The direction of the Council was to have the College Hill Core neighborhood be the subject area for these particular design standards.

Typically design standards apply to multi-family dwellings and commercial developments.

Design standards can be administered by city staff, a design review board (which includes architects and other design professionals), or a combination thereof.

The legal aspects of design standards are very important. The standards need to be clear and explicit; have to be understood by all parties concerned and they must be applied in a fair and consistent manner in every circumstance.

There has been a history of design standards in the City of Pullman. In 1975, the city produced a draft set of design review provisions that were never adopted. In the 1980's there was the Main Street Program for downtown revitalization. In the last decade there were amendments to the zoning code regarding design issues, primarily regarding apartment houses adjacent to lower density areas, garages and parking areas. In 2009, design standards were discussed relative to the Certified Local Government program, which is still pending.

The process in which developing the design standards, as approved by the Planning Commission at its March 24 meeting, is as follows: Planning Commission conducts a meeting to discuss the objectives of the proposed design standards; planning staff develops draft standards; Planning Commission conducts a workshop(s) to review the draft standards; city staff documents the environmental impacts of the project by engaging in the State Environmental Policy Act process; Planning Commission holds a public hearing on the matter; and City Council conducts a public meeting or hearing on the matter.

Asked for questions from the Commission.

Anderson questioned the first Washington State Court of Appeals case and if the State is divided into judicial districts.

COMMISSION

Garl stated that he would like to see a copy of Pullman's proposed 1975 design standards.

Opened the public portion of the meeting.

Allison Munch-Rotolo 635 NE Illinois Pullman, WA 99163 Provided a power point presentation on behalf of the College Hill Association. Some keys points are as follows:

The neighborhood's period of historical significance depends upon the area of College Hill.

Buildings are always changing and should have compatible additions; try to keep original details. Historic compatibility is important.

Promote building durability and function with usable exterior living space.

Promote safety and neighborhood livability with welcoming entrances, landscaping and decorative windows.

PAULSON

Questioned how Walla Walla deals with Whitman College and the surrounding neighborhoods.

Anita Hornback 405 NW North Pullman, WA 99163 Read a letter stating that she owns property on College Hill and used to reside in a home there. The amount of control that would be exercised by the design standards is a concern. Materials need to be taken into account. Newer materials, such as vinyl siding, are energy efficient and require less maintenance.

Eileen Macoll Pullman, WA 99163

Stated that she is representing the Whitman County Landlord-Tenant Association and read a letter. Also feels that this will affect the entire community.

Alex Hammond 1110 NE Indiana Street Pullman, WA 99163 Stated that he lives on College Hill in a house built in 1947 and is on the Board of College Hill Association. The design standards should not be for all of Pullman, but the focus should be kept to College Hill. Everyone on College Hill has an interest in the design standards. The lack of current design standards on College Hill has allowed some developments that do not benefit their neighboring structures.

Bobbie Ryder 800 NW Larry Street Pullman, WA 99163

Commended Pete Dickinson and Allison Munch-Rotolo for their presentations. Agrees that College Hill should be the focus of the design standards. Also stated that architectural design is not easy and should be addressed with the assistance of design professionals. Design standards help the entire community.

GARL	Closed the public portion of meeting.
	Asked the Commission for questions.
DISCUSSION	The Commission agreed the city will probably need help from some design professionals to formulate the standards.
	Bergstedt stated that single family dwellings should be included in the design standards.
	Anderson commented that "preventing ugly houses" cannot be used as criteria, but the standards could say that new developments match the structures and neighborhoods they are within.
GIBNEY	Stated that Pullman has examples of what is perceived to be incompatible development and remodeling relative to the existing adjacent neighborhood areas. This is viewed as a problem that the Commission has been charged to address by the City Council. The Commission should attempt to resolve this problem within the limits of the law.
DICKINSON	Stated that staff would frame the discussion a little more for a subsequent meeting and provide pointed questions about particular issues based upon the discussion from tonight. Also said design professionals will be involved throughout the process.
UPCOMING MEETINGS	No concerns with upcoming meetings.
ADJOURNMENT	Crow moved to adjourn the meeting. Seconded by Gibney and passed unanimously. The meeting was adjourned at 10:09 pm.
ATTEST:	
Chair	Planning Director
Secretary	