

Miles Pepper
1505 NW Douglas
Pullman, WA 99163

Stated that he lives at the north end of the subject property and has no significant concerns about the proposal. He asked if he would be able to acquire a portion of the West Street right-of-way. He also asked if the zoning code setbacks on his property would change if the vacation was approved.

DICKINSON

Stated Miles Pepper would not be able to acquire a portion of the West Street right-of-way. He also stated that Miles Pepper's setbacks on his property would not change.

Walter Butcher
1305 NW Douglas
Pullman, WA 99163

Stated that he and his neighbors have created gardens on the subject property and eradicated weeds in the area. He stated the group requested the vacation for two reasons:

1. Reduce the chance of a street being constructed there in the future.
2. To protect their ability to use the property.

He also submitted a letter expressing his agreement with staff's recommendation to deny vacating any portion of West Street south of Darrow Street.

GARL

Closed public portion.

WENDLE

Asked whether the lack of response from the Fire Department regarding the proposal should be cause for concern.

DISCUSSION

The Commission discussed how the Fire Department would access the location.

MOTION

Anderson moved to accept the proposed vacation subject to the condition that the vacation be limited to the east half of West Street adjacent to Lots 1 through 7, Block 3, Hiland's 2nd Addition. Seconded by Crow and passed unanimously.

REGULAR BUSINESS

Discussion regarding community planning activities anticipated in 2010.

Dickinson stated that the City Council adopted the College Hill Core Neighborhood Plan on November 17, 2009. Planning staff has assembled a College Hill Neighborhood Plan Implementation Chart to help organize the work. The Planning Commission will be involved in several aspects of this implementation activity, including review of proposed zoning map changes, draft architectural design standards, and suggested zoning code text amendments. Also the Protective Inspection Division has started to conduct an exterior survey of multi-family housing units in the College Hill Core. Out of 807 housing units, 6 have potential hazards.

Dickinson stated that at the Planning Commission meeting of April 29, 2009, a public forum was conducted on a proposal to expand the city's urban growth area. Based on the input received at the public forum and other factors, the Commission directed staff to revise the draft 2060 Urban Growth Area map. Staff expects to complete the map revisions for Commission review later this year.

Dickinson stated the College Hill Core Neighborhood Plan calls for the possible creation of a mixed-use zoning district. Property owners in other parts of the city have also inquired about the possibility of formulating a mixed-use zone with possible allowance for industrial uses as well. In a mixed-used zoning district, residential, commercial, and industrial activities could be allowed on any floor in any building. Development standards devised for these mixed-use districts would limit potential incompatibilities between the disparate land uses. Staff hopes to draft a zoning code text amendment in this regard for the Commission during this year.

Dickinson stated that in 2009, Pullman's insurance carrier, the Washington Cities Insurance Authority (WCIA), performed an audit of the city's land use procedures. The audit resulted in very few mandates and the city was complimented on its solid risk management record. However, one of the deficiencies cited by WCIA was a clause in the "application requirements" section of the code that states that an applicant "may also be required to provide further information" as demanded by city staff, the Planning Commission, the Board of Adjustment, or the City Council. WCIA objected to the open-ended nature of the provision, so planning staff will be presenting a suggested code revision concerning this matter.

Dickinson stated that another proposed zoning code change would pertain to small wind energy facilities. Small wind turbines are miniaturized, "back yard" versions of the large commercial wind energy facilities throughout the Pacific Northwest. Recently, the city received three separate inquiries about having small wind turbines in both residential and business zones. Staff expects to draft a code amendment related to this topic to better address the potential issues associated with these facilities.

DISCUSSION

Commission members stated that they do not want to limit the mixed-use zoning district to College Hill. Members also said that residential and industrial uses can work well together such as

Schweitzer Engineering with residential.

Commission members discussed small wind energy facilities in residential zones. They also mentioned that attention should be paid to reflective surfaces, such as solar panels and their hardware; and new geothermal heating units that may have possible glycol leaking and how to detain a possible glycol leak.

REGULAR BUSINESS

Election of Chairperson and Vice-Chairperson for the Commission.

Shannon moved to elect Garl as Chairperson for 2010. Seconded by Crow and passed unanimously. Shannon nominated Anderson as Vice-Chairperson for 2010. Seconded by Crow and passed unanimously.

UPCOMING MEETINGS

February 24, 2010 – Paulson will be excused

March 24, 2010 – no absences noted

April 28, 2010 - Paulson will be excused

MOTION

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

ADJOURNMENT

The meeting was adjourned at 8:43 pm.

ATTEST:

Chair

Planning Director

Secretary