

CITY OF PULLMAN
PLANNING COMMISSION
Special Meeting Minutes
October 21, 2009

The City of Pullman Planning Commission held a special meeting at 7:30 p.m. on Wednesday, October 21, 2009, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chair Stephen Garl presiding.

ROLL CALL: Present: Anderson, Bergstedt, Crow, Garl, Gruen, Paulson,
Shannon, Wendle
Staff: Dickinson, Emerson

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

MOTION Shannon moved to accept the minutes of the September 30, 2009 Special Meeting as submitted by Staff. Seconded by Crow and passed unanimously.

MOTION Shannon moved to accept the minutes of the October 7, 2009 Special Meeting as submitted by Staff. Seconded by Crow and passed unanimously.

MOTION Gruen moved to accept the minutes of the October 14, 2009 Special Meeting as submitted by Staff. Seconded by Crow and passed unanimously.

REGULAR BUSINESS Dickinson stated that this is public hearing on the draft College Hill Core Neighborhood Plan. He said an updated written summary of the draft plan had been provided at this hearing.
Conduct a public hearing regarding the draft College Hill Core Neighborhood Plan.

Entered into record a letter from Gregory Griffith, dated October 14, 2009, as Exhibit No. 1.

Entered into record an email from Kris Boreen, dated October 19, 2009, as Exhibit No. 2.

Entered into record a letter from Allison Munch-Rotolo, dated October 21, 2009, as Exhibit No. 3.

Entered into record a memo from Planning Director Pete Dickinson, dated October 21, 2009, as Exhibit No. 4.

GARL Thanked the Commission members for their hard work. Stated that the College Hill Core Neighborhood plan is a result of many

groups collaborating.

He said the community's enhancement efforts, documented on pages 16-21, represent the last 3-10 years of collaboration with stake holders. Thanked Staff for their quick work.

Stated that this plan should not supersede plans for the rest of the city.

Brandon Sheller
Washington State
University Representative
for President Floyd

Stated that he is speaking on the behalf of President Floyd. President Floyd is impressed with the improvements on College Hill and wants to continue to be a cooperative partner with the City.

Sue Armitage
1205 NE McGee
Pullman, WA 99163

Stated that she is the Chair for the League of Women Voters and thanked the Commission for their hard work. She has two points: first is that she is concerned that only part of the Historic District will be rezoned RT and not the whole area; second is an ongoing concern with how the plan will be implemented.

Allison Munch-Rotolo
635 NE Illinois
Pullman, WA 99163

Thanked the Commission for their hard work. Stated that the Browne's Addition, a Historic Neighborhood in Spokane, was the only Washington State community recognized as one of ten great neighborhoods in the Nation by the American Planning Association. She envisions this for the College Hill Neighborhood.

She made comments referencing her letter dated October 21, 2009. She questioned the notion of "diverse lifestyles" as an issue; she sees this as a strength and not one that creates conflict. Said she was not comfortable with a pre-determined theme as cited in Implementation Strategy 1A. Noted that architectural design standards are one of the College Hill Association's top priorities, so she would like that implementation strategy to provide for the creation of an ad hoc committee to orchestrate this policy. Expressed support for considering a rezone of the entire College Hill Historic District to RT rather than just a portion of the district.

Bobbie Ryder
800 NW Larry Street
Pullman, WA 99163

Thanked Staff and the Commission. Discussed design review boards in Seattle as an example for a starting point for the College Hill Neighborhood. Spokane also uses them.

DICKINSON

Stated that a review board may not be necessary, because sometimes design review is handled by Staff in other cities. Studies have shown that there is no discernable difference between the two options with regard to neighborhood appearance.

Entered into record an email submitted by Bobbie Ryder, dated October 5, 2009, as Exhibit No. 5.

Anita Hornback
405 NW North Street
Pullman, WA 99163

Stated that she is a landlord of properties in the College Hill area. Students want to live in the College Hill Core and always will. The density can increase and believes in the future it will.

Asked that the Commission reinstate the strategy to consider rezoning the Maple Street area back to R4 instead of keeping it R2. Feels that the draft plan is unbalanced now that the Maple Street upzone strategy has been removed while the strategy calling for the historic district downzone has been retained; she said the balance should be reinstated. Suggested consideration of R3 for Maple Street. R4 does not mean the automatic development of an apartment complex; the parking restrictions already hinder the size of developments. RT for the entire Historical District would lower allowable density and would create non-conforming uses within that area. If one of those structures were to be destroyed, it could not be rebuilt as it was.

Stated that she contacted six other landlords with rentals on College Hill to see if they have vacancies, and for approximately 200 units there is no vacancy. There is a strong demand for living on College Hill.

Most people feel that College Hill has improved.

Eileen Macoll
1165 S. Grand Ave. #58
Pullman, WA 99163

Thanked the Commission and is privileged to be part of the process. She had a few comments about the proposed College Hill Core Plan Implementation Strategies:

3A and 3B: code enforcement on College Hill properties – the language is too vague.

Page 26, 4A: “multi-family structure” – the term “multi-family” is too vague.

Does not like the word “possible” in the phrase “possible violations”. It is too open ended.

Mike Miller
710 NE Michigan Street
Pullman, WA 99163

Stated that he has been a Pullman resident for 25 years. He has a number of questions after reading the proposed plan. He feels that problems in the College Hill Core are the same problems all over the City. Stated that he lived on Michigan Street in the 1980's, there were no problems and it was safe. During the 1990's things

went downhill. Older people moved out and their homes were turned into rentals; lots of parties happened. By the end of the 1990's things were at their worst. Families started to move because of the noise and trash. During the early 2000's things started to improve. He feels the two main reasons for this was the on-street parking permit program and the developers building large apartment complexes that drew students away from the College Hill Core.

Stated that part of the problem in the 1990's was that WSU tore down all of its WWII-era housing and did not build any new housing since the enrollment was down. This pushed students into private housing located near the college.

Feels that none of the College Hill Core Neighborhood Plan will work if there is high density on College Hill.

Bob Cady
900 NE Colorado
Pullman, WA 99163

Stated that he is the owner of Cougar Cottage. He feels that there are two problems with Implementation Strategy 1D, related to supervision of Greek live out housing. He feels the term "Greek live out housing" is vague and open to interpretation. Also he does not feel that it can be enforced. The Center for Fraternity and Sorority Life is one of the most underfunded offices on campus. Problem houses are not necessarily Greek houses; they can be any student housing and all students fall under the Student Conduct Code. Would prefer to remove Implementation Strategy 1D.

Recommends that the City provide maps for "best case scenario" for street lights on College Hill. Also should provide a list of what trees do well in urban settings as to not tear up the sidewalks.

ANDERSON

Stated that the Parks department provides information on trees. And the Public Works department would have information on lighting.

Dave Gibney
760 NE Reaney Way
Pullman, WA 99163

Stated that he has lived on or near College Hill for 34 years. He thanked the Commission for their efforts. With respect to the matter of zoning along Maple Street, asked if it would be possible with the existing R2 zoning for owners to go through the Conditional Use Permit process to obtain permission to house additional unrelated residents, with possible conditions related to parking and/or property maintenance. If an on-street parking permit system is implemented, the City should apply this program during those hours when it is needed, like weekday mornings. The problems of the 1990's with students and their conduct came about the same time the Greek houses went "dry". The noise level of the

party houses has dropped since WSU has purchased known “party houses” and leveled them or redeveloped them.

Chase Gunnell
960 NE “B” Street
Pullman, WA 99163

Stated that he is the Director of Greek Affairs. From a student perspective Implementation Strategy 1D pigeon holes Greeks. Disruptive behavior can come from a wide range of students and the problems should be handled by the City’s law enforcement or the University’s. With Implementation Strategies 5C and 5F, ASWSU has been working to establish new lighting around Campus and Colorado Streets and new sidewalks on “B” Street. ASWSU is willing to continue to work with the City to makes these better.

GARL

Closed public portion.

Called for a five minute break; re-adjourned at 9:02 pm.

DISCUSSION

The Commission made the following changes in the draft College Hill Core Neighborhood Plan.

Implementation Strategy 3D – Deleted last sentence.

Implementation Strategy 2B – Changed the language to consider rezoning the entire historic district from R2 to RT rather than just a portion of this district.

GRUEN

Stated that he would like to reconvene at another meeting so the Commission has time to reflect on all of the new material and testimony presented.

DISCUSSION

The Commission discussed the memo from Planning Director Pete Dickinson (Exhibit No. 4):

The Commission agreed with Staff’s input for Implementation Strategy 1B.

The Commission agreed with Staff’s input for Implementation Strategy 1E.

The Commission agreed with Staff’s input for Goal 4.

The Commission stated it wants to discuss Staff’s input for Implementation Strategy 4A at the next meeting.

The Commission agreed with Staff’s input for Implementation Strategy 9A.

The Commission decided to reword Implementation Strategy 10B.

MOTION Anderson moved to continue the public hearing regarding the College Hill Core Neighborhood Plan to Wednesday, October 28, 2009 at 7:30 pm in the Council Chambers. Seconded by Shannon and passed unanimously.

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

ADJOURNMENT The meeting was adjourned at 9:43 pm.

ATTEST:

Chair

Planning Director

Secretary