

**CITY OF PULLMAN**  
**PLANNING COMMISSION**  
Regular Meeting Minutes  
September 23, 2009

The City of Pullman Planning Commission held a regular meeting at 7:30 p.m. on Wednesday, September 23, 2009, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chair Stephen Garl presiding.

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

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GARL

Called the meeting to order at 7:33 pm and called roll.

MOTION

Shannon moved to accept the minutes of the September 9, 2009 Special Meeting as prepared. Seconded by Anderson and passed unanimously.

**REGULAR BUSINESS**

Conduct simultaneous public hearings to review and recommend action on a proposal initiated by the City of Pullman Planning Department to assign a prezone classification of R2 Low Density Multi-Family Residential for 432.9 acres, a prezone classification of I1 Light Industrial for 67.5 acres, and a prezone classification of C3 General Commercial for 14.7 acres, and establish

Comprehensive Plan Map designations of Low Density Residential, Industrial, and Commercial, respectively, for property 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 the applicant is the City of Pullman Planning Department. The proposal is the establishment of prezones (R2, C3 and I1) for the property at Albion Road, State Route 27 and Brayton Road; the other border is the boundary of the city limits on the northwest side of the city. Prezone category is a zoning designation that is assigned to land that is outside of the city limits so if it is annexed it comes in under that zoning designation. It has no affect in law until such time that the property becomes annexed. Staff has reviewed this proposal and believes the prezone designations as outlined are appropriate. The R2 is located primarily in the interior portion of that land which is adjacent to existing R2 within the city along northwest Terre View Drive. The C3 and I1 proposed prezones are in an area near major roadways. These designations are generally in keeping with the proposed Urban Growth Area expansion map. Staff recommends approval of the proposal.

Entered into the record Staff Report No. 09-6, with attachments A through F, as Exhibit No. 1.

Entered into the record a letter from Charles and Barbara Grutzmacher dated September 17, 2009 as Exhibit No. 2.

Entered into the record a letter from F. C. and Eileen Brayton dated September 18, 2009 as Exhibit No. 3.

Dickinson gave background to the proposal stating that the three property owners involved with the land being mentioned have come to the city interested in establishing prezones prior to annexation so that they can plan for future development. The alternative is to annex the land and it comes into the city under the default mode which is R1 designation. Under this scenario, the Planning Commission, within a year, must take another look at it to see if it is the appropriate designation or if it should be changed to something else. The Planning Commission has been reviewing over time an Urban Growth Area Expansion Plan for the year 2060. This proposed prezone is generally consistent with the 2060 Urban Growth Area Expansion Map.

GARL

Asked for questions from the Commission members about the staff report; no comments.

Opened the meeting up to the public for comments.

Cheryl Morgan  
102 Hayward Road  
Pullman, WA 99163

Read from a written statement about her concerns as follows: hearing notification was missing from the Staff Report; Brayton Road residences did not receive notification; Whitman County was not notified about the SEPA; Brayton Road is poorly maintained for additional vehicles usage; what will happen to the various animal habitats; the proposal would create fiscal and environmental impacts.

She also stated that she has lived in Pullman for 66 years.

DICKINSON

Entered into the record a letter from Larry and Cheryl Morgan dated September 23, 2009 as Exhibit No. 4.

GARL

Clarified that infrastructure will not be built to city standards until after the land is annexed.

Ken Duft  
801 Brayton Road  
Pullman, WA 99163

Stated that his current residence is not visible from the proposed site. He said landowners, developers and real estate agents of the proposed property are the only ones who will benefit from this prezone change. He also stated that the project is unreasonably large in scope. With R2 density, 12,987 individuals could be placed onto the proposed development, so the scope exceeds all of Military Hill. Asked about the North Bypass - it may still be built and it will separate the property, making Brayton Road the most reasonable route. Asked if Pullman has the infrastructure to support this size of development. Suggested R1 for the area instead.

He feels this proposed development should be brought in under the R1 default clause.

Jeff Igielski  
2791 Albion Road  
Pullman, WA 99163

Stated that his current residence is not visible from the proposed site. He stated that the City is looking too narrowly with an R2 zone. North of the zone is the USDA Research facility and productive agricultural land. Asked what would happen to the agricultural research station. People that live along Brayton Road like the quietness, privacy and lack of light pollution.

Quoted the Pullman Comprehensive Plan, Chapter 6: "Infill housing proposed within existing neighborhoods should above all else be of a size and scale to complement the character of the neighborhood."

Quoted Staff Report No. 09-6, page 3: "In staff's view, the type, size, and configuration of the proposed zoning districts are appropriate given adjacent land use and zoning, and transportation facilities in the area."

Recommend that the City of Pullman grow to the east and south; make the growth happen in the best direction possible.

Rebecca Thorgaard  
PO Box 986  
Pullman, WA 99163

Stated that she was a resident of Brayton Road, and now lives in Pullman. She had a series of questions which include: How are the streams that support the wildlife within the area affected? What are the current Growth Management boundaries of the City of Pullman? Do the proposed access roads have capacity and safety improvements for the annexation and how will that be paid for? How does the growth affect the water supply or does the City of Pullman have the water supply for proposed growth? How will the other impacts on schools, sewage, and public safety be mitigated or dealt with? She also pointed out that the proposed North Bypass separates the subject property from the rest of the city.

DICKINSON

Entered into the record a letter from Phil Cohen and Julie Cohen, submitted by Rebecca Thorgaard, as Exhibit No. 5.

Entered into the record a Google Map of the area around Brayton Road and a sheet of hand-written notes submitted by Rebecca Thorgaard as Exhibit No. 6.

Clarified the mailing notification by stating that the planning department sent the notice of public hearing to the subject property owners only. He said no individual notice was required because this is a legislative matter rather than a quasi-judicial case.

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

Read a letter from Linda & Jack Robinette stating that they are opposed to proposed rezone of R2, but not the C3 and I1.

DICKINSON

Entered into the record a letter from Linda R. Robinette, D.V.M. & Jack D. Robinette, D.V.M., dated September 23, 2009 as Exhibit No. 7.

Cheryl Morgan  
102 Hayward Road  
Pullman, WA 99163

Stated that she was upset with the notification and feels that the County residents are just as important as the City's residents.

Jon Anderson  
1001 Armstrong Road  
Pullman, WA 99163

Stated that he was a City of Pullman Commission member during the 1980's. He wanted to know why the City was initiating the prezone. He felt that the proposed land should be annexed and put into the default zone (R1).

Rebecca Thorgaard  
PO Box 986  
Pullman, WA 99163

Asked what Pullman's Growth Rate is and what justifies this proposed annexation.

Gary Kopf  
Pasco, WA

Stated that he is a landowner in Pullman and is opposed to the city expanding its footprint when current land is not being developed on such as in the corridor.

GARL

Closed the public input portion.

Opened the discussion up to the Commission.

GARREN

Asked if the R2 designation was established by one of the landowners (Mader).

DICKINSON

Stated that Mader agrees with the proposal, but the proposal was initiated by the City. The City is looking at the 50 year future. The City is concerned that the County development may hinder the city's future development.

DISCUSSION

The Commission members discussed that the City Council directed the planning department to expand the city's urban growth area. It noted the prezone is outside the city limits and before the property can be developed it will have to come before the Commission. Asked about the timeline for annexation and development.

DICKINSON

Stated that the developer is looking to annex the proposed property within the next year. He also clarified the process of rezoning the

land and annexation.

- PAULSON                    Stated that he does not agree with the proposal of prezoning the entire land R2. He recommends an R1 buffer around the Brayton Road area. The prezone for C3 and I1 is logical.
- GARREN                    Stated that he agrees with Paulson. He is concerned that it is too much R2. He was wondering what the options are down the road if it is prezoned R2.
- DICKINSON                Stated that the Commission can make recommendations for a change in zoning at any time. Theoretically, an R2 zone can go to an R1 zone at a later date.
- GARREN                    Stated that he wants to see the size of the R2 zone reduced.
- BERGSTEDT                Stated that she feels it is a huge jump to go to R2. She would prefer to see R1 and proposals for zone changes as needed.
- GRUEN                    Stated that he agrees with Bergstedt. R1 seems the most logical.
- ANDERSON                Stated that an R2 prezone can be changed at a later date if it is too much. Supports much of the land being prezoned as R2.
- GARL                      Stated that he agrees with Anderson. As Commissioners they are to be involved in planning issues. The R2 prezone makes sense with an R1 buffer, but the question becomes where to put the line between the two zones. Agrees that there are environmental issues. Supports the C3 and I1 zones, but questions the entire R2.
- DISCUSSION                The Commission stated that it supports the C3 and I1 prezone. They do not agree with the entire land being prezoned R2. After discussion about the difficulty of dividing the residential portion of the property into R2 and R1 zones, the Commission reached a consensus that the entire residential area should be prezoned R1. It was suggested the developer come to the Commission with proposals to rezone to R2 when ready to develop. The Commission directed Staff to revise its draft resolutions to reflect its preliminary determination.
- MOTION                    Anderson moved to continue the hearing to October 7, 2009 at 7:30 pm in the Council Chambers.
- GARL                      Called for ten minute break; re-adjourned at 9:38 pm.

**REGULAR BUSINESS**

Conduct a workshop regarding the draft College Hill Core Neighborhood Plan

Dickinson stated that three letters were provided previously and three new letters have been submitted. He said the College Hill Core Neighborhood Plan would set a general direction for future implementation measures, such as zoning regulations.

GARL

Stated that the College Hill Core Neighborhood Plan could be either a standalone plan or incorporated with the Comprehensive Plan.

Also stated that he is concerned that if each hill comes up with a plan, there may be a lack of integration with the Comprehensive Plan.

The Comprehensive Plan will need to be reviewed and updated in the future. He feels that the College Hill Core Neighborhood Plan should at least be incorporated with the Comprehensive Plan when the Comprehensive Plan is next updated.

GARREN

Stated that he concurs with Garl.

ANDERSON

Stated that he agrees with Garl, but the plan needs to pay attention to the College Hill area and its specific issues.

DISCUSSION

The Commission discussed other possible meeting dates to continue to work through the College Hill Core Neighborhood Plan. Also if a Commission Member is unable to attend they may submit their comments to Dickinson and he will distribute them at the meeting. The following Special Meetings were set.

At Special Meeting, Wednesday, September 30, they will discuss pages 1-20 in the College Hill Core Neighborhood Plan.

At Special Meeting, Wednesday, October 7, they will discuss Goals 1-5 in the College Hill Core Neighborhood Plan.

At Special Meeting, Wednesday, October 14, they will discuss Goals 6-10 in the College Hill Core Neighborhood Plan.

All of the meetings will be held in the Council Chambers at 7:30 pm, except for the October 7<sup>th</sup> meeting which may start as early as 6:30 pm.

ANDERSON

Stated that the density issue on College Hill may not be solved. Mr. Felsted's recommendation of comingled recycling could help the garbage around College Hill.

SHANNON	Stated that one-way streets need to be addressed.
GRUEN	Stated that parking, trash, density and design guidelines are important topics brought up that need to be addressed.
BERGSTEDT	Stated that utilities, design guidelines, RT zoning for the Historical District, parking, bike paths, possible park and ride lots, and trash are the frequently mentioned topics that she has noted.

## UPCOMING MEETINGS

- September 30<sup>th</sup> – Gruen will be excused
- October 7<sup>th</sup> – no absences mentioned
- October 14<sup>th</sup> – Gruen will be excused
- October 21<sup>st</sup> – no absences mentioned
- November 25<sup>th</sup> – Possibly cancelled with a Special Meeting
- November 18<sup>th</sup>

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

ADJOURNMENT The meeting was adjourned at 10:21 pm.

**ATTEST:**

Chair

## Planning Director

## Secretary