



developed as R3 or R4 and also clarified that staff factored in 50% of the land in the HDR to be in public services and considered a 100% market factor.

DISCUSSION

Anderson opined that access from the extremities of the proposed HDR is not very good to downtown, WSU, or the outside world. Bergstedt said she had not previously heard staff's description of how the proposed HDR land area was calculated.

DICKINSON

Reminded the Commission that this was a 50-year plan so it will encompass a greater amount of land than the usual 20-year plan.

DISCUSSION

Garl pointed out that the HDR to the northeast is bordering some existing HDR. Anderson opined that not everybody has a car and we don't necessarily want to encourage development with the mentality that everyone does; this is a city, and large-acreage lots are not necessarily a good fit for the City. Opined that inclusion of large-acreage lots within the City would require completely reworking the Comprehensive Plan.

DICKINSON

Answered questions regarding the area to the north of the city, east of Highway 27, currently marked as Industrial and the proposed Industrial/Commercial (IC) further north of the city and to the east and west of Highway 27.

DISCUSSION

Anderson opined that some of the land currently proposed as IC should instead be HDR; he stated that placing HDR in this area, and also along Johnson Road and Old Moscow Road will get the residents to a main road relatively quickly. Garl stated he would support HDR to the north in place of some of the IC.

DICKINSON

Opined that sometimes land is zoned to address possible future use rather than current use. Suggested getting some more definitive information about the existing cluster residential development areas north of the city limits.

DISCUSSION

Gruen opined that the Commission should not favor a particular community but should develop the different areas similarly with transitional density zones. Bergstedt stated that it would be good to protect the entrances to Pullman. Gruen opined that the intersection of Highway 195 and Davis Way doesn't even seem like a true entrance to the city, but instead is a long, slow "Ahhh".

DICKINSON Stated that staff is not in favor of HDR at a distance from the major destination – WSU.

DISCUSSION Garl opined that park-and-ride lots would encourage father-flung HDR. He stated that public transit works well in Pullman, and opined that the Commission should support that.

DICKINSON Clarified that the land development proposal presented by Kopf in the April 29 forum is delayed due to a lack of public services to the area, that part of the land is already within city limits and Kopf wants the rest of the land to be in the Urban Growth Area (UGA).

DISCUSSION Garl stated he would support inclusion of Kopf land as low density if that is what he wants. Garl reminded the commissioners that this is a projected development area, not a specific annexation.

Commissioners discussed the inclusion of land to the west of Highway 195 in the UGA. Dickinson stated that the general consensus at the previous meeting was that residents did not want to be involved with the City. Anderson opined that residents would be better served to be included in the City. Dickinson clarified how the City does allow for large animals within city limits. Gruen opined that people have a reaction to being annexed and having that change their land and/or rights to certain activities on that land. Garl suggested additional education about the UGA process for the county residents. Anderson questioned how the County would respond to a potential UGA abutting or crossing Highway 195. Dickinson opined that the County would likely object to the City designating land to the west of Highway 195 as part of the UGA. Garl said a pre-zone designation can still be changed through a zone change request at the time of annexation and/or development. Garl opined it would not be worth it to risk too much “push back” from the County along Highway 195 or Kitzmiller Road.

DICKINSON Stated that while the County would not necessarily officially object, but they might not respect the City’s desires; that one of the purposes of a 50-year timeline is to attempt to get agreement from the County to respect the City’s interest in urban development within the UGA. The County is willing to support preserving the proposed South Bypass route. City and County have also discussed a Sales Tax sharing agreement.

DISCUSSION Anderson opined that the City could be in trouble if the County chooses to ignore the proposed UGA. Bergstedt feels it is good to include the land west of Highway 195 as a point of discussion.

Shannon agreed that it indicated the City is interested in what happens on both sides of Highway 195. Dickinson stated that the South Bypass extended from Highway 195 to the Moscow highway and the current proposal would be the least expensive option.

Garl suggested LDR to the south of Old Moscow Road and a buffering LDR to the north between Old Moscow Road and the HDR to the north and west.

DICKINSON

Stated that staff will better define the edges of the UGA using section lines and definitive descriptions.

**OTHER BUSINESS**

Gruen opined that he would prefer that the Commission, whenever possible, continue and complete a discussion at the earliest possible time rather than tabling the subject for a later meeting and risking forgetting issues.

Shannon stated that he was approached about green energy; opined that it is coming, and coming soon, and suggested that the Commission review that portion of the zoning code. Gruen concurred. Dickinson addressed photovoltaic cells on houses versus solar energy farms. Stated that the city has had inquiries regarding small wind energy turbines.

Staff is putting together regulations for wind energy within the city per the zoning code. Stated that covenants may restrict solar panels and/or reflective surfaces on roofs. Gruen questioned whether City ordinances override neighborhood covenants; Dickinson said it depends on the circumstances. Commissioners also pointed out height limitations within city limits.

DICKINSON

Stated that a rough draft of the College Hill Neighborhood Plan has been produced and is being internally reviewed by staff and should be available for the Commissioners within a month.

DICKINSON

Stated that two citizens have expressed an interest in membership on the Planning Commission and that the mayor is looking at them favorably.

**UPCOMING MEETINGS**

The next meeting will probably include an application to prezone land to the north and west of city limits. Dickinson explained that the property owner is interested in gaining zoning certainty prior to potentially annexing the parcel. August 26 is the 1<sup>st</sup> week of school for WSU. That meeting may be cancelled with a special meeting called for early September. Crow stated she is gone on September 2; the Commissioners came to a consensus about September 9<sup>th</sup> being an acceptable alternative.

Crow stated that she will not be available to attend the regular meeting of September 23, 2009.

No Commissioners had conflicts with the regular meeting of October 28, 2009.

ADJOURNMENT

Crow moved to adjourn the meeting. Seconded by Shannon and passed unanimously. The meeting was adjourned at 9:09 pm.

ATTEST:

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Chair

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Planning Director

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Secretary