

CITY OF PULLMAN
PLANNING COMMISSION
Regular Meeting Minutes
January 28, 2009

The City of Pullman Planning Commission held a regular meeting at 7:30 p.m. on Wednesday, January 28, 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
Staff: Dickinson, Johnson

GARL Called the meeting to order at 7:40 pm and called roll.

MOTION Anderson moved to accept the minutes of December 17, 2008 Special Meeting as prepared. Seconded by Paulson and passed unanimously.

REGULAR BUSINESS Allison Munch-Rotolo, chair of the College Hill Association (CHA), provided a PowerPoint presentation detailing some of the historic houses, as well as some of the more recent structures and additions, on College Hill. She answered questions regarding whether the CHA was suggesting design standards for construction on College Hill.
Entertain presentation by College Hill Association regarding College Hill neighborhood matters.

DISCUSSION Gruen opined that the CHA appears to be looking for design standards and proposed that the CHA has some elements of design standards in mind.
Dickinson stated that the Commission does have the wherewithal to develop architectural design standards, and suggested determining whether the CHA's concerns are a significant enough problem to act on and, if they are, whether design standards are the proper response to the problem as it has been identified.
Gruen opined that the CHA desires design standards which would inspire developers in the future to develop construction that better fits with the current neighborhood feel but opined that there is always a danger in preservation in "freezing a moment as if it was sacred."

Alex Hammond Stated that he is a member of the CHA, but not specifically representing them in this matter. He referenced an image from 1110 NE Indiana Street Munch-Rotolo's PowerPoint and recalled how the response to that Pullman, WA 99163 particular project had resulted in changes to the zoning code regarding front yard coverage with impervious surfaces. Opined that some property development has a negative economic impact on

neighboring properties.

DISCUSSION

Shannon stated a willingness to try establishing design standards for the College Hill neighborhood.

Munch-Rotolo answered a question regarding the CHA stance on aesthetics and the sense of community in the College Hill neighborhood, stating the CHA would like to see the neighborhood be maintained with fewer demolitions and more refurbishments and/or preservation of existing structures.

Hammond opined that non-resident landlords have not felt the impetus to maintain the integrity of the structures and property.

Gruen opined that the Commissioners and the audience appeared to be somewhat in agreement but that they were approaching the argument from different angles and symantics.

Anderson opined that while the College Hill neighborhood could be the first neighborhood in Pullman with design standards, it almost certainly would not be the last. Anderson also explained that the Certified Local Government ordinance states that any structure greater than 50-years could be considered as historic.

REGULAR BUSINESS

Discuss updated information regarding the College Hill Tomorrow stakeholder workshops to be held in February.

Dickinson stated that the stakeholder meetings are currently scheduled for Wednesday, February 4th and 18th, both to be held at 6:30 pm in the City Hall Council Chambers. He explained that Garl had already agreed to act as moderator and that he, Dickinson, will act as scribe. He drew the Commissioner's attention to an updated stakeholders' roster which had been provided at the start of the meeting. Answered questions regarding public attending and listening but that the focus would be on what the invited stakeholders had to contribute.

DISCUSSION

Garl suggested that audience members outside the invited stakeholders would be encouraged to work with their representative from the stakeholder roster.

Anderson requested that design standards be addressed as a separate topic with Gruen supporting the suggestion and adding that perhaps design standards could be the initial topic of discussion.

REGULAR BUSINESS

Elect Chairperson and Vice-Chairperson for the Commission.

Crow moved to elect Garl as Chairperson for 2008. Seconded by Bergstedt and passed unanimously. Shannon nominated Anderson as Vice-Chairperson for 2009. Seconded by Crow and passed unanimously.

OTHER BUSINESS

Garl asked about the status of new Commissioners to fill the two open positions and suggested that other members encourage applicants.

DICKINSON Provided an update on the Certified Local Government (CLG) ordinance, stating that the City Council had some concerns over the original ordinance presented to them and had requested clarification, revisions from staff, and an additional meeting of the CLG ad hoc committee.

DICKINSON Provided an update on the University District as presented to the City Council on January 20, 2009 and stated that WSU President Floyd had explained the designation as an “empty box” to be “filled” over the next two to three years through stakeholder and public meetings.

UPCOMING MEETINGS February 4, 2009 – Stakeholder meeting; no Commissioners expressed difficulty with attending this meeting.
February 18, 2009 – Stakeholder meeting; Crow and Shannon stated they would be out of town on that date.
No Commissioners expressed difficulty with attending the regular meetings of February 25, March 25, or April 22, 2009.

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

ADJOURNMENT The meeting was adjourned at 9:12 pm

ATTEST:

Chair

Planning Director

Secretary