

University District, the College Hill Historic District, and CHT. Gruen also suggested a specific discussion regarding design guidelines and/or standards for use on College Hill. Anderson suggested the possibility of conducting the workshop as multiple small groups rather than one large entity, depending upon total attendance. Commissioners came to a consensus that Monday, Wednesday or Friday would be the best days to conduct the workshop, and that a slightly earlier start time might be acceptable.

REGULAR BUSINESS

Review and comment upon a draft ordinance for the proposed Certified Local Government historic preservation program.

Dickinson explained that although the Certified Local Government (CLG) program and ordinance do not fall under Planning Commission's responsibilities, he was providing the draft ordinance to the Planning Commission for review and comment as previously offered. Garl opined that the draft ordinance was very complete and thorough and complimented the ad hoc committee on a fine job. Anderson explained that the CLG ordinance as currently proposed related to the Planning Commission in two ways; first, the formation of the Historic Preservation Commission (HPC) under the ordinance would bring an end to the Landmarks Commission, a role currently fulfilled by the Planning Commission; and second, the ad hoc committee proposed that at least one member of the Planning Commission also be a member of the HPC. Dickinson clarified that the HPC would be responsible for the make-up of that commission as detailed in their bylaws, and that it would be the Mayor's responsibility to keep the ad hoc committee's proposed statements of intent in mind when filling the initial HPC positions.

Dickinson answered questions regarding the sources for the proposed ordinance, indicating that staff utilized state guidelines and ordinances from other CLG entities.

REGULAR BUSINESS

Conduct discussion regarding a proposed Comprehensive Plan designation and zoning classification for the Askins property.

Dickinson stated that on July 8, 2008, the City Council approved the Askins/Shompole Annexation. As the subject property had no pre-zone classification, they were zoned as R1 by default. Dickinson explained that Pullman City Code makes provisions for the rezoning of the property to a more appropriate zoning designation within one year of notification of the Planning Commission. Staff recommends a zoning classification of R3 because of the property's proximity to a C3 zone and an R3 zone. Based upon the Planning Commission recommendations at this meeting, a future public hearing would be scheduled to discuss the zoning designation for the subject property.

DISCUSSION

Commissioners discussed the potential residents who would reside in the area if it were zoned R3; placing a buffer of higher-density residential between a commercial zone and a lower-density residential area; the South bypass alignment as it related to the

subject property; prior Commission discussions of the Urban Growth Area and how it relates to the subject property.

The Commission reached a consensus to promote an R3 designation for the subject property.

OTHER BUSINESS

Garl encouraged Commissioners to talk about the current vacancies on the Commission.

UPCOMING MEETINGS

Commissioners did not have any conflicts with Regular meetings scheduled for January 28, February 25 or March 25, 2009.

ADJOURNMENT

Gruen moved to adjourn the meeting. Seconded by Anderson and passed unanimously. The meeting was adjourned at 8:35 pm.

ATTEST:

Chair

Planning Director

Secretary