



Answered questions regarding the long-term parking storage options; the proposed University District retaining current zone designations and possible zone changes in future.

DICKINSON

Answered questions regarding the lack of detailed design standards in the proposed interlocal agreement and stated that the design provisions, if implemented, would be either mandatory standards or suggested guidelines.

Mel Taylor

Answered questions regarding whether this program will supplement WSU Police Services, Pullman Police Department, or both. Stated that this is an opportunity for WSU and the City to combine resources to reach joint goals.

**REGULAR BUSINESS**

Public hearing on  
proposed zoning code  
text amendments.

Dickinson stated these zoning code text amendments were instigated by City staff at the request of WSU officials. The main concept to be addressed is floor area ratio, which is the ratio of a building floor area to lot area. In the C1 Neighborhood Commercial Zone, the current maximum ratio is 1 square foot of building area to 1 square foot of lot area and the proposed change would allow for a maximum ratio of 3 square feet of building area to 1 square foot of lot area, if a conditional use permit is issued for that increase. WSU is requesting this because they envision multi-story structures along Colorado Street for a mixed-use corridor with commercial use on the bottom floor and apartments above as part of the University District concept. Also indicated that there is a proposed change to the C1 "purposes" section to accommodate that floor-area ratio change. Stated there is also a modification proposed to the housing density provisions in commercial zones to clarify allowing for an increase in density in commercial zoning districts up to the standards that are allowed in the R4 which allows for 43 residential units per acre, and that number can be doubled with a conditional use permit for that increase. Stated that this increased density has already been allowed in Commercial Districts so long as the owner gets a Conditional Use Permit for that increase. Stated this is a public hearing so staff is requesting that the Commission take public input and then take action on the amendments in the form of a recommendation to the City Council. There is an accompanying resolution.

Answered questions regarding square footage calculations.

GARL

Opened up the hearing to public input.

BOB CADY  
900 NE Colorado Street

Wondered if the shift in square footage from 1:1 to 3:1 applies only to housing, or if it applied to all uses of a building; also wondered if he would need to apply for a conditional use permit in order to get a building permit to modify his current building, even though his

building already exceeds the discussed modification in square footage.

NED WARNICK  
320 SW Prairie Court  
Pullman, WA 99163

Stated that he is attending as an architect with Design West Architects. Stated that his firm has done a large quantity of work on College Hill and one challenge is the zoning regulations that apply to that area. Opined that this zoning code amendment is positive in that it allows the discussion of mixed-use development, but it does not open development in a way that would be detrimental.

Answered questions regarding multi-story buildings fronting on the sidewalk.

Stated that it could open up possible development for multi-story buildings in a residential neighborhood. Also indicated that parking restrictions are another consideration for development on College Hill.

**DISCUSSION**

Commissioners discussed setbacks and building heights in the C1 zoning designation.

ALLISON MUNCH-  
ROTOLO  
635 NE Monroe Street

Stated that she advocated a more “urban village” type feeling along Colorado Street. She envisions a more pedestrian-friendly area with lots of businesses that could draw the population of the neighborhood on foot. Questioned the feasibility of parking limitations. She supports this policy direction for Colorado Street.

DICKINSON

Clarified that parking standards in the C1 zoning district are not affected by the proposed amendments.

**MOTION**

Crow moved to forward Resolution No. PC-2008-7 to the City Council with a recommendation for Chapters 17.70 and 17.80 to be amended in accordance with the attached legislative draft. Seconded by Anderson and passed unanimously by roll call vote.

**REGULAR BUSINESS**  
Review and take action on a request by the League of Women Voters to place a pre-application meeting proposal on a future Planning Commission agenda.

Dickinson stated that in October 2007, the League of Women Voters (League) presented a proposal for pre-application meetings – neighborhood meetings that the real estate developer would conduct before they submitted any applications to the City to get input on major projects. Since there hasn’t been a public airing of this matter since the League presented their proposal, they are requesting that the Planning Commission place this on a future agenda so that there can be a public hearing.

Answered questions regarding how such a pre-application meeting process would be run. Clarified that they would not be termed as a public hearing, and also explained that the meeting would be totally under the control of the owner or developer.

**DISCUSSION**

Anderson pointed out that it was premature to discuss any substance of the issue. Garl stated that at the time this was originally presented, a request was made for feedback from Laura McAloon, City Attorney, regarding the whole public hearings aspect. Dickinson reminded those in attendance that the City Attorney had already responded to the Commission to state that pre-application meetings are legal and used in other communities. Anderson expressed that he was enthusiastic about taking up this issue.

**MOTION**

Anderson moved to place a discussion of this matter as a regular business item at a future Planning Commission meeting. Seconded by Gruen and passed unanimously.

**REGULAR BUSINESS**

Conduct public meeting self-assessment discussion.

Dickinson stated that the primary Commissioner having requested this discussion is not in attendance at this meeting and recommended postponing the discussion until a future meeting. The self-assessment exercise would be a little bit of a primer for those Commissioners who had not had the opportunity to attend a Planning Short Course, but it would also be a discussion of how the Commission could improve what they do and how staff could improve.

**OTHER BUSINESS**

Garl asked for information about the Washington Chapter of the American Planning Association conference in Spokane on October 13-15. Dickinson indicated that there is a Planning Short Course available on the morning of the first day for no cost. Garl requested information be sent to Commissioners via e-mail. Commissioners discussed possible reimbursement for mileage and/or meals for those attending the Short Course. Commission members also asked whether Dickinson could present the Short Course himself. Dickinson explained that the Planning Short Course is a 3-prong, 3-hour course, with the second session concerning comprehensive planning and development regulations and the third section concerning the role of the Planning Commission in the entire planning process; however, the first section has to do with the legal basis for planning and it is always taught by an attorney. Garl opined that a Planning Short Course is worthwhile for attending.

Dickinson stated that the Council did place hourly parking restrictions on the Riverwalk Parking Lot (formerly Spot Shop Parking Lot) and the City is selling permits without hourly restrictions to downtown business employees.

Dickinson stated that the Certified Local Government will be going to Council in September for their action.

**UPCOMING MEETINGS** Gruen stated that he will not be able to attend the regular meeting scheduled for October 22.

**ADJOURNMENT** Shannon moved to adjourn the meeting. Seconded by Crow and passed unanimously. The meeting was adjourned at 8:32 pm.

**ATTEST:**

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Chair

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Planning Director

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Secretary