

willingness of the CHA to assist with setting up a CLG program in Pullman; and the importance of owner consent in adding properties to any catalog. She also stated that, should the CLG program be implemented, the CHA suggests that only structures listed on the Local Register be eligible for special tax valuations.

DON HEIL
505 NE Morton Street
Pullman, WA 99163

Stated that he is a member of the Washington Trust for Historic Preservation and that he teaches Historic Preservation at Washington State University (WSU) as a graduate program. Opined that much of the survey information mentioned in the memorandum has already been collected and would simply need to be collated.

ROB McCOY
830 SW Crestview St.
Pullman, WA 99163

Stated that he worked for one of the largest CLGs in California, in Riverside, as a consultant. Stated that, in his experience, the extent of City responsibilities are based largely on the ordinance approved to implement the CLG.

DAVE GIBNEY
760 SW Reaney Way
Pullman, WA 99163

Recommends approval of the CLG and opined that the benefit to the community would be worth any start-up and on-going costs. Also asked if there was a definition for "historical significance."

DICKINSON

Stated that criteria for historical significance are provided, but that the decision is ultimately up to the HPC or the City Council.

DON HEIL

Stated that he wanted to respond to Mr. Gibney's question, but opined that the integrity of the original building is frequently important to HPC decisions, and the architecture is often significant.

MATTHEW ROOT
340 SW Church Street
Pullman, WA 99163

Stated that he is with Rain Shadow Research, Inc., a company that is heavily involved with historic preservation. He encourages the adoption of a CLG program and opined that it would help maintain the historical integrity of downtown. Also opined that there would be extensive local support.

ADAM BROWN
1130 NE Monroe St.
Pullman, WA 99163

Encourages the formation of a CLG program. Opined that it would preserve Pullman's future as well as the integrity of the rich community.

BOBBI RYDER
P.O. Box 457
Albion, WA

Stated that she was speaking in her capacity as Campus Planner for WSU and that student interns have been working for her this summer to inventory buildings that are 50 or more years old in the community. Opined the CLG program would help restore the College Hill neighborhood and encouraged the formation of a CLG. Answered questions regarding WSU's involvement and any possible benefit from the CLG program.

- JIM WILLIAMSON
970 NE Monroe St.
Pullman, WA 99163
- Opined that civic pride in Pullman is growing as a result of the College Hill Historic District listing on the National Register. Wondered if the buildings restricted to the Local Register would be those currently listed on the National Register.
- DAVE GIBNEY
- Opined that local design standards would be a good idea.
- MATTHEW ROOT
- Stated that the National Register does have a limitation on demolishing a building on the register, with the use of federal funds, without mitigation measures.
- ANITA HORNBACK
405 NW Morton St.
Pullman, WA 99163
- Stated that she owns two properties in the College Hill Historic District, one of which is a contributing structure and the other is not. Expressed concern about the program and asked, if the program is adopted, that the design standards not be too excessively restrictive. Also expressed the concern that when decisions were made regarding the College Hill Historic District, each property owner was given only one vote, rather than given one vote per piece of property owned. She advocated for owner consent if any property is nominated for the local register.
- DICKINSON
- Explained that the boundaries of the College Hill Historic District would not necessarily be the same boundaries given to any historic district listed on a local register. Answered questions regarding whether structures not originally considered as contributing to the historic district still fall under the same restrictions as contributing structures; whether a structure on the local register would be required to be maintained at a standard level. Opined that the Commission would likely use a persuasive approach to encourage property owners to bring a property up to design standards.
- DON HEIL
- Opined that owner consent was a necessity for including a property on any historical register.
- ALEX HAMMOND
1110 NE Indiana St.
Pullman, WA 99163
- Very strongly urged recommendation of formal consideration of the program. Suggested forming an *ad hoc* committee to determine the formation of the CLG and formal HPC. Opined that the HPC could take over some of the roles currently held by the Landmarks Commission. Stated that he loves the idea of a community that has respect for what it has built.
- JOHN KRAMER
1415 NW Douglas Dr.
Pullman, WA 99163
- Stated that in general he was in favor of the formation of a CLG program and a Local Historical Register, but was concerned that there didn't appear to be any opportunity to withdraw a property once it had been added to the register.

ALLISON MUNCH-ROTOLO Stated that historically, property value increased when a property is included on a National or Local Historical Register.

DAVE GIBNEY Opined that once a property has been listed on a local or national register, and has received any of the benefits offered by the listing, that a condition of withdrawal from such a listing should be repaying the benefits received.

GARL Closed the public input portion of the hearing.

DISCUSSION The Commission expressed concern that, if the HPC was created, the Planning Director could be responsible for three volunteer Committees; Bergstedt opined that this was not a decision to be made by the Commission but instead would be decided by the ordinance/city administration/city council. Bergstedt opined that the program would enhance the community. Gruen opined that the long-term benefit far outweighs the cost of administration.

DICKINSON Explained that the first step would be the ordinance, and many of the discussion topics need to be addressed before the ordinance can be drafted.

GARL Suggested that multiple sources could be pulled together to draft the ordinance.

DISCUSSION The Commission reviewed the Discussion Points listed in planning staff's July 17, 2008 memorandum and reach consensus on several points:

- The city should require owner consent to listing individual properties on the Local Register.
- Garl opined that each property in a potential historical district should have equal "value", but the question about the minimum percentage of owners consenting to a listing should be addressed at a later time.
- The HPC, subject property owner, and/or any citizen should be allowed to initiate the Local Register nomination process for an individual property or a district.
- Form a CLG rather than consider locally formulated alternatives.
- With regard to demolitions, consideration of the appropriate length for an alternative development period should be determined at a later date.
- The HPC should consist of an odd number of members, with nine total members and two to four members having expertise in historic preservation. Anderson expressed concern with moving away from a citizen committee and towards an expert committee if the number of members having expertise was too high;

Dickinson stated there would be some judgment in how expertise is defined.

- HPC decisions should be final, but the City Council should be allowed to handle disputes.
- One member of the Planning Commission should sit on the HPC as a voting member.

ANDERSON

Stated his recommendation that the City proceed with the formation of a CLG program and establish an *ad hoc* committee to address program details. Supported by the rest of the Commission.

REGULAR BUSINESS

Review and discuss potential options for Pullman's urban growth area expansion.

Garl asked for the staff report.

Dickinson stated that the City Council has expressed an interest in expanding the Urban Growth Area (UGA). Reminded the Commission that UGA expansion had been presented to them in 2007. Indicated that the July 18, 2008 memorandum provided for them includes two preliminary maps for the UGA expansion, and explained that the information at present was predominantly for initial Commission response, not for public digestion.

Answered questions regarding how the boundaries on the two preliminary maps were decided; explained that true land contours, property owner interest, assessment of impact (environmental, transportation, etc) had not yet been considered but would be prior to the holding of a public hearing.

DISCUSSION

Anderson recommended inclusion of the entirety of Golden Hills Drive north of Davis Way in the UGA. Garl stated a personal preference for Option B. Gruen also stated a personal preference for Option B, but expressed a desire to remove the Industrial Commercial pre-zone in the west and replace with a Low-Density Residential pre-zone. Utzman suggested expanding the High Density Residential pre-zone in the northeast of Option B further east towards the airport. Anderson opined that determining the pre-zone designations would be easier if the Commission had knowledge of where the City envisions people going to buy a hamburger, rent a hotel room, purchase gasoline, etc. The Commission generally hoped to keep commercial development along Highway 270, Bishop Boulevard and Grand Avenue.

OTHER BUSINESS

No other business was proposed.

UPCOMING MEETINGS

Gruen expressed possible unavailability for the October 22 meeting.

ADJOURNMENT Gruen moved to adjourn the meeting. Seconded by Shannon and passed unanimously. The meeting was adjourned at 10:32 pm.

ATTEST:

Chair

Planning Director

Secretary