

conditions related mostly with public works improvements.

Dickinson entered staff report 08-6 into the record as Exhibit No. 1.

Dickinson answered questions regarding the actual number of lots in the PRD; the path along the utility easement; any other future outlets to SW Old Wawawai Road, including Golden Hills Drive; proposed architectural controls for the development.

GARL

Called for proponents.

Steve White
10895 N Point Hayden
Dr.
Hayden, ID

Stated he is with Copper Basin Construction, Inc. Spoke about the PRD and the affordable housing component of that development.

Answered questions regarding: private road width; projected price range for residences in PRD; how a developer might be certified as a “green” builder; the common open space in the PRD; how they calculate impervious surfaces to be 30% at complete build-out; if they have a master plan that includes Golden Hills Drive.

DICKINSON

Entered “Princetown at Waterford Character Sketch” as Exhibit No. 2.

Steve White
10895 N Point Hayden
Dr.
Hayden, ID

Explained that the documents presented as Exhibit No. 2 directly relate to a Copper Basin Construction development in Coeur d’Alene that uses the same high-density cluster concept for affordable housing; the layout will be the same in Pullman but the names will be different. The set back from Center Street on the Pullman project would be slightly deeper than is represented on the exhibit because Copper Basin will be continuing the bike path all along Center Street.

Showed a large-format drawing of the proposed development and explained how the subject preliminary plat had been previously presented to the Commission but was withdrawn per City recommendation until the layout of Golden Hills Drive was more clearly designed. Explained the location of the pedestrian path. Answered questions about the location of Golden Hills Drive in relation to the subject proposal; the calculation of open space for the development; a master plan for the development.

DICKINSON

Entered Overall Grading Plan Map as Exhibit No. 3.

GARL

Called for opponents.

Cheryl Morgan
102 Haywood Road
Pullman, WA 99163

Stated that she lives at the very bottom of the Hatley Creek basin and that she has been involved in watershed planning for 12 years. Commented on detention ponds being inefficient and that run-off

through her property moves faster than before development above her valley. Opined that her land has become a stormwater utility. Read a letter to the Commission.

GARL Entered letter from Larry & Cheryl Morgan, dated June 11, 2008, as Exhibit No. 4.

DICKINSON Answered questions regarding the detention and treatment of stormwater.

Cheryl Morgan Answered a question regarding the location of Hatley Creek and the Hatley Creek Basin.
102 Haywood Road
Pullman, WA 99163

GARL Called for neutral parties.

Roger Pettinger Stated that he has several concerns. First, he is concerned about retention and detention ponds and how mosquito growth in these ponds will be treated and controlled. Second, he had noticed that some of the ditches are silting up, and he explained that when he lived closer to Sunnyside Park there was a ditch that he cleared of silt several times per year; in specific, the barrow ditches are conveying run-off. He suggested that someone keep a close watch on the culvert off Sunnyside Park. He also expressed concern about the safety of the retention/detention ponds, especially in regard to kids.
1301 Old Wawawai Rd
Pullman, WA 99163

DICKINSON Answered questions regarding the proposed new stormwater utility for the City; the difference between detention and retention ponds; establishment of flow rate for detention ponds; who generally maintains detention ponds within the city limits.

GARL Asked for reply by proponents.

Steve White Spoke about the detention ponds in the Whispering Hills developments; explained that they are built in phases, and that Copper Basin's eventual hope is that the detention ponds will become a permanent water feature of the development.
10895 N Point Hayden
Dr.
Hayden, ID

GARL Asked for reply by opponents; no response. Closed the public testimony portion of the hearing.

DICKINSON Answered questions regarding the requirement of detention ponds throughout the city; the city's response to the Morgan position that the runoff causes their property to become an urban stormwater utility system; the eventual maintenance of the stormwater detention ponds; on-street parking on Center Street.

Steve White
10895 N Point Hayden
Dr.
Hayden, ID

Answered questions clarifying certification as a “green” building; homeowner’s association in Whispering Hills; who has the responsibility to maintain the private access roads to the housing clusters in the PRD.

MOTION

Crow moved to adopt Findings of Fact Nos. 1-23 for Resolution No. PC-2008-5 as prepared by staff. Seconded by Anderson and passed unanimously.

MOTION

Ronniger moved to adopt Finding of Fact No. 24 for Resolution No. PC-2008-5 stating, “At the public hearing on June 11, 2008, Steve White of Copper Basin Construction stated in testimony that upon submission of a future preliminary plat he will present verbal and visual materials identifying a comprehensive plan for the development.” Seconded by Anderson and passed unanimously.

MOTION

Anderson moved to adopt Finding of Fact No. 25 for Resolution No. PC-2008-5 stating, “By letter dated June 11, 2008 from Larry and Cheryl Morgan, and by testimony from Cheryl Morgan, it was stated that development in the area encompassed by the Whispering Hills subdivisions is increasing the volume of storm water to the Morgans’ property.” Seconded by Ronniger and passed unanimously.

MOTION

Anderson moved to adopt Conclusions Nos. 1-5 for Resolution No. PC-2008-5 as prepared by staff. Seconded by Crow and passed unanimously.

MOTION

Anderson moved to forward the proposed preliminary plan of Whispering Hills No. 5 PRD to the City Council with a recommendation for approval, subject to the seven conditions suggested by staff. Seconded by Gruen and passed unanimously by roll call vote.

MOTION

Anderson moved to adopt Findings of Fact Nos. 1-23 as prepared by staff and Findings of Fact Nos. 24 and 25 as approved for Resolution No. PC-2008-5 for Resolution No. PC-2008-6. Seconded by Crow and passed unanimously.

MOTION

Crow moved to adopt Conclusions Nos. 1-5 for Resolution No. PC-2008-6as prepared by staff. Seconded by Shannon and passed unanimously.

MOTION

Anderson moved to forward the proposed preliminary plat of Whispering Hills No. 5 to the City Council with a recommendation for approval, subject to the twelve conditions suggested by staff. Seconded

by Crow and passed unanimously by roll call vote.

REGULAR BUSINESS
College Hill Tomorrow
open house

Dickinson stated that there were approximately 40 attendees at the Open House and input from various groups has been solicited. Indicated that students, landlords, developers and the WSU Alumni Association are under-represented in the information that have been provided to the Commission; those comments are still pending. Over the coming months, staff anticipates combining the preferred options into a coherent strategy for improving the neighborhood. Staff will utilize the assistance of the stakeholders. Strategy will be manifested in a series of goals, policies, programs and regulations that would be taken to the Planning Commission and the City Council for public hearing in the fall.

DISCUSSION

Anderson spoke of his experience at the Open House. Stated he was there for the majority of the open house; he spoke with a landlady who owns some property on College Hill. Stated that he is worried by the stakeholders that were not represented during the meeting.

Garl opined that the participation was effective and lively and expressed the desire to continue to glean feedback from the constituencies that were not represented.

The Commission discussed how the College Hill Tomorrow program might be related to the proposed University District on College Hill. They also addressed which portions of the College Hill Tomorrow proposals would affect the Planning Commission.

Gruen commented on how much he appreciated the time and effort that Allison Munch-Rotolo put into the letter that was sent to the Planning Commission prior to the meeting.

GARL

Invited input from audience members.

Alex Hammond

Stated that he appreciated Gruen's comments about Munch-Rotolo's contributions. Thanked Dickinson for sharing the need to bring stakeholders together and urged continued use of the College Hill Advisory Committee (CHAC) developed several years ago. Opined that consideration should be made to a complete plan versus addressing different issues separately. Drew attention to the suggestion of pre-application meetings put forward by the League of Women Voters.

Allison Munch-Rotolo

Answered questions regarding College Hill issues and specifically regarding the suitability of the hill for raising children.

DICKINSON

Explained what staff expects for the next step in the process. Explained

that the CHAC included representatives of ASWSU and the Greek System. Accepted the suggestion to obtain input from the College Hill Beat Officer for the Pullman Police Department.

**UPCOMING
MEETINGS**

Gruen stated that he may not be able to attend the regular meeting scheduled for June 25. Paulson stated that he may not be able to attend the regular meetings scheduled for July 23 and August 27.

ADJOURNMENT

Shannon moved to adjourn the meeting. Seconded by Crow and passed unanimously. The meeting was adjourned at 9:55 pm.

ATTEST:

Chair

Planning Director

Secretary