

that this particular property does not fit the definition of “spot-zoning” as per Washington case law. Opined that the C1 zone designation makes a lot of sense and improves the general welfare of the community.

DICKINSON Answered questions regarding the type of businesses that are allowed in a C1 zone.

MOTION Anderson moved to accept Findings of Fact Nos. 1-16 for Resolution No. PC-2008-1 as prepared by staff. Seconded by Crow and passed unanimously.

MOTION Ronniger moved to modify Conclusion No. 8 for Resolution No. PC-2008-1 to exclude “health”. Motion died without a second.

MOTION Crow moved to accept Conclusions Nos. 1-8 for Resolution No. PC-2008-1 as prepared by staff. Seconded by Shannon and passed unanimously.

MOTION Anderson moved that “The proposed Comprehensive Plan Land Use Map Amendment from Low Density Residential to Commercial for the property herein described” be forwarded to the City Council with a recommendation for approval. Seconded by Crow and passed unanimously by roll call vote.

MOTION Crow moved to accept Findings of Fact Nos. 1-16 for Resolution No. PC-2008-2 as prepared by staff. Seconded by Shannon and passed unanimously.

MOTION Crow moved to accept Conclusions Nos. 1-8 for Resolution No. PC-2008-1 as prepared by staff. Seconded by Shannon and passed unanimously.

MOTION Anderson moved that “The proposed prezone change from R2 Low Density Multi-Family Residential to C1 Neighborhood Commercial District for the property herein described” be forwarded to the City Council with a recommendation for approval. Seconded by Ronniger and passed unanimously by roll call vote.

REGULAR BUSINESS Garl asked for the staff report.

Public hearing to consider and recommend action on a proposed zoning code text amendment related to permitting radio and television studios in the

Dickinson stated that this proposed was initiated by the Planning Commission at their regular meeting of November 28, 2007. Indicated that existing zoning code rules permit radio and television studios in several commercial and industrial districts, but prohibit such studios from operating in the C1 zoning district. Explained the purposes of the

C1 Neighborhood
Commercial district.

C1 zoning district as cited in Pullman City Code Section 17.80.020. Stated that the C1 district provides for businesses that primarily serve the needs of the immediate neighborhood and is characterized by small buildings, low vehicular traffic generation, considerable walk-in trade and quiet operations. Radio and television studios would qualify as small, quiet businesses that generate little traffic. He also explained that radio and television transmitting towers are currently allowed in the C1 district as conditional uses. Staff recommends approval of this code revision.

Dickinson answered questions regarding height restrictions in C1 zones.

MOTION

Crow moved to adopt PC-2008-3 and forward to the City Council with a recommendation for approval. Seconded by Anderson and passed unanimously by roll call vote.

REGULAR BUSINESS
Conduct discussion
regarding parking in the
downtown area.

Dickinson stated that at its November 28, 2007 regular meeting, the Commission reached consensus on four recommendations pertaining to parking in the central business district. On December 4, 2007, the City Council conducted a discussion regarding the Planning Commission's recommendations. At the conclusion of its discussion, the Council stated its interest in obtaining more definitive recommendations from the Commission on this topic, including an assessment of the need for an off-street parking requirement for downtown residential uses. The Council requests these recommendations from the Commission by March of 2008.

Staff anticipates a meeting in the next couple weeks that would involve several downtown parking stakeholder groups and is awaiting the outcome of this meeting prior to transmitting additional substantive information to the Commission.

Dickinson answered questions regarding getting the stakeholders together; if parking design standards for the downtown business district would affect Grand Avenue; early morning parking restrictions in public parking areas.

DISCUSSION

The Commission discussed the appropriateness of regulations for downtown public spaces being utilized by residential development.

GARL

Invited public comment.

BRYCE ERICKSON

Stated that he is the owner of B&L Bicycles downtown, and that his business has been in that space for 13 years. States that downtown is starting to revitalize and that he is in favor of development because it brings people to downtown. Opined that the public parking lots,

especially the new lot near the Spot Shop, are being used as “park-and-ride” lots. Expressed the desire to see viable retail on the street level. Opined that nobody, including developers, wants a development without parking available. Expressed opposition to providing parking permits to downtown residents that will clog up merchant parking. Stated emphatically that he wants parking downtown to be available for retail clients.

DICKINSON Answered questions regarding enforcement.

DISCUSSION The Commission discussed that many of the suggestions are being made under the assumption that the parked cars will be moved regularly, but that this may not be the case for some downtown residents.

EVAN LAUBACH
248 NW Sunrise Drive
Pullman, WA 99163

Stated that he is a civil engineer and has worked in areas from site design to structure design. Some of the projects he has worked on are Town Centre, Bridgeway, and Paradise Lofts. Observed that although he worked in downtown Pullman for 19 years, he never once received a ticket in all that time; however, he did receive a ticket as soon as he went into business for himself. Indicated that he worked for the City of Moscow for a short time, and that their research indicated a 3-hour parking limit in downtown was optimum for them. Explained that the building code for ‘accessible’ parking spaces states that when parking stalls are provided, the first stall shall be a handicapped, van-accessible stall. Opined that Pullman downtown is strictly defined by geography and current development and that prior development has been creative in providing parking but that required parking will affect the layout of a project. Listed several sites in downtown Pullman where former building sites are now parking lots.

Suggested a “target system” for downtown with no parking in the core surrounded by rings of development where parking is allowed in increasing amounts.

Answered questions regarding whether he has shared this view with other downtown stakeholders.

Suggested shared parking groups or a community parking center with a required deposit from developers to help fund the construction of the parking center. Also suggested remote parking options for downtown.

Noted that downtown Lewiston, Idaho, has very few vacant storefronts with parallel parking along the street and only one parking lot fronting the downtown. Suggested interviewing the City of Lewiston about the recent development of a dormitory-type building in their downtown with retail on the main floor.

JO MARK
1165 S. Grand Avenue
Pullman, WA 99163

Requested that if an increase in off-street parking is going to be encouraged, that the design standards also address the safety of residents to regulate parking so that emergency services can access private

property as necessary.

GARL Opined that the Commission is not in a position at this time to make stronger recommendations than it did in November 2007. Recognized that they are trying to balance multiple issues.

DISCUSSION Commissioners discussed having a meeting with stakeholders in February, 2008. Requested that staff formulate a workshop meeting and encourage WSU stakeholders to attend. Also requested that maps of streets, parking lots and buildings of downtown be provided. Further requested that the meeting start no earlier than 7:00 pm on Wednesday, February 13, 2008.

REGULAR BUSINESS Election of Chairperson and Vice-Chairperson Crow moved to elect Garl as Chairperson and Ronniger as Vice-Chairperson for 2008. Seconded by Gruen and passed unanimously.

OTHER BUSINESS

ANDERSON Asked about the League of Women Voters' proposal for a pre-application community meeting. Dickinson advised that he is awaiting direction from the City Attorney.

UPCOMING MEETINGS No Commissioners expressed difficulty with attending upcoming regular meetings.

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

ADJOURNMENT The meeting was adjourned at 9:57 pm

ATTEST:

Chair

Planning Director

Secretary