



Alfred Fairbanks Stated that he agrees with Munir Daud and there already is plenty of public input time. He feels that it dilutes the Commission's power. Prolongs the process which can create time and financial constraints on the developer.

Alice Schroeder Sympathizes with the developers and feels that earlier information and input is the most effective way to facilitate sound development.

DICKINSON Stated that developers can hold such a pre-application meeting on their own, and some have done so over the years.

**REGULAR BUSINESS**  
Conduct a public hearing to review and recommend action on the proposed Crimson and Gray Subdivision No. 1 preliminary plat.

Garl read the public hearing rules of procedure, administered the oath of affirmation for those wishing to provide testimony during the hearing and qualified all Commission members. Asked for the staff report.

Dickinson stated that the applicant is Fairbanks Land Holding Company and the proposal is to divide 12 acres of land on the west side of State Route, which is an extension of North Grand Avenue, between NW Terre View Drive and Albion Road into 42 lots and public streets for residential development. The property is zoned R2 which allows for single family dwellings, duplexes, manufactured homes and apartments.

Staff has reviewed the proposal and finds it acceptable with the application of a number of conditions. This subdivision has a unique design with roadside ditches and townhouses with an alley access behind them. Since this area is somewhat isolated from the rest of the City, the community will have to think about providing full services (e.g., public transit) to this location at a later date.

Staff is recommending approval subject to 17 conditions that mostly involve Public Works improvements including a condition to establish a 10 foot wide pedestrian path along the west side of State Route 27 for the entire frontage of the property. Other conditions relate to minimizing driveways onto Crimson Boulevard, requiring plans for the proposed intersection of Crimson Boulevard and State Route 27, and changing the name of Gray Court.

Explained that the design standards have changed for width of sidewalks from four and a half feet to six feet.

GARL Called for proponents.

Alfred Fairbanks  
3301 Johnson Road  
Pullman, WA 99163

Stated that they have designed the subdivision to meet DOT specifications. Feels that the plan meets City requirements. The plan does not look cluttered and the community will have great curb appeal. Clarified that the roadside ditches are for drainage and will help keep

the water on the property. There are no wetlands on the site. Stated that he is planning on extending to the West in the future.

Munir Daud  
2255 NE Hopkins Court  
Pullman, WA 99163

Explained that the property line is 16 feet behind the roadside ditch and the roadside ditch is one foot deep and has two purposes: one is to slow down water run off and the other is a biofiltration system.

GARL

Called for opponents; no response.  
Called for neutral parties.

Alice Schroeder  
145 SW Arbor Street  
Pullman, WA 99163

As a representative for the League of Women Voters, stated the League is very pleased to see a variety houses for different income levels such as townhouses in a development.

GARL

Called for proponents; no response.  
Called for opponents; no response.  
Closed the public portion of the hearing.

MOTION

Anderson moved to accept Finding of Facts Nos. 1-22 as prepared by staff. Seconded by Crow and passed unanimously.

MOTION

Anderson proposed Finding of Fact No 23 as follows:

The proposed 10 foot wide pedestrian path, built next to State Route 27, will continue a path now existing to the south on State Route 270 from Terre View Drive to the south with a gap now existing between Terre View Drive and the proposed development.

Seconded by Gruen and passed unanimously.

MOTION

Gruen moved to accept Conclusions Nos. 1-5 on Resolution PC-2007-7 as prepared by staff. Seconded by Crow and passed unanimously.

MOTION

Anderson moved to recommend approval of the proposed preliminary plat of Crimson and Gray Subdivision No. 1 to the City Council subject to conditions 1-17 as submitted. Seconded by Crow passed unanimously by roll call vote.

**UPCOMING  
MEETINGS**

Landmark Commission will have two meetings before the end of the year. The Planning Commission will not meet December 26, 2007.

DISCUSSION

Commission members asked about the possibility of providing a map of all available parking lots for downtown Pullman designed by a graphic designer and laminated for downtown businesses to display for customers.

Dickinson stated that the League of Women Voters presented its pre-application meeting proposal both to the City Council and the Planning

Commission and if the Commission would like to discuss it further they can plan for it at a later time.

The Commission stated it would like feedback from the City Attorney and then decide if they need to discuss it at a later meeting.

MOTION

Gruen moved to adjourn the meeting. Seconded by Crow and passed unanimously. The meeting was adjourned at 9:00 p.m.

ATTEST:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Planning Director

\_\_\_\_\_  
Secretary