

Todd Butler
610 SE High Street
Pullman, WA 99163

Stated that parking is not a serious problem right now but that is why it is important to work on it before it becomes a serious problem. Stated that the private sector proposing one parking space per unit is only offered because of staff and governmental intervention. Feels that one parking space per bedroom is strict and suggested a stagger step for parking requirements.

Justin Rogers
L.R. Cornerstone LLC
PO Box 898
Pullman, WA 99163

Stated that he is a Pullman resident, property owner and developer. Feels that downtown parking structures should fit within the constraints of downtown Pullman and the burden of cost should be shared by all stake holders including the city and developers. Likes the idea of hiring a consultant for downtown parking. The City should not put parking requirements on developers. Believes that parking space adds value, but can not say positively. Also feels that residential development downtown is more important than commercial right now.

Evan Laubach
248 NW Sunrise Drive
Pullman, WA 99163

Stated that he has been a Pullman resident for 28 years and is a Civil Engineer that has worked for government and private practice. Currently does site design as a Civil Engineer. Stated that most of the downtown developers have a stake hold in the community and are not out-of-town developers. Restrictions, such as parking regulations, force local developers out in favor of out-of-town, larger money developers. The downtown area has only so many spots available for development. A study of the parking situation downtown might be a good idea. Pocket parking is more attractive than mass parking by breaking up the parking lots. Stated that imposing a parking standard for residences only will change the developing climate to commercial projects and the one parking space per unit standard would increase the number of bedrooms per unit so that developers can maximize their land.

Craig Beaumont
1005 SW Crestview
Pullman, WA 99163

Stated that he is an Architect and has worked with Justin Rogers and other developers in the downtown. Encourages discussion and creative thoughts. Mentioned that it is important to get housing in downtown Pullman.

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Wanted to offer as an alternative a time limited moratorium on the issue. Does not necessarily endorse it, but wanted to bring it up again.

Craig Beaumont
1005 SW Crestview
Pullman, WA 99163

Stated that a moratorium is not creative, and he would not recommend it.

GARL Referenced Dickinson's memo about the parking issue being a City Council goal.

DISCUSSION Anderson pointed out that the Commission has not heard from the downtown merchants. Some members have heard individually from merchants and the merchants say they do not feel that there is a parking problem. They want high density and heavy foot traffic. The time of day is an issue with parking availability.

The Commission feels that there is not a current problem but there is a perceived future problem.

The Commission reached consensus on the following points:

1. The Commission is cautious about bringing about any change to the City Code;
2. The Commission is flexible to allowing use of the first floor of downtown structures for parking;
3. The Commission is willing to consider a minimum parking standard to set certain expectations for residential development downtown.

The Commission wants to defer action until a joint meeting with City Council.

DICKINSON Stated that one of City Council's goals is to consider budgeting for a consultant. They also have not called for a joint meeting as of yet.

BREAK 9:20 p.m. to 9:26 p.m.

REGULAR BUSINESS Dickinson stated that the Whitman County Planning Commission declined to meet with the city Planning Commission regarding the Pullman urban growth area because city and county staff already meets periodically to discuss this subject. The Commission decided that it did not need to meet with the Whitman County Planning Commission
Conduct discussion regarding community growth and the city's reevaluation of its urban growth area.

DISCUSSION The Commission mentioned issues that they want to give input on for the possible urban growth area scenarios. The issues pertain to water supply at the airport, storm water runoff, if there is any further development of a second location of a sewage treatment plant, the completion of the highway and the possible development of the corridor. The Commission discussed possible areas to be added to the urban growth area. The discussed areas included the corridor between Pullman and Moscow, the area around the airport, the south bypass and the northwest quadrant to the Albion Road. The

Commission would like maps with the different scenarios of the urban growth area from staff.

**UPCOMING
MEETINGS**

Discussed that the September 26 meeting might be cancelled.

MOTION

Gruen moved to adjourn the meeting. Seconded by Paulson and passed unanimously. The meeting was adjourned at 10:05 p.m.

ATTEST:

Chair

Planning Director

Secretary