

students with the result that a development is likely to generate as many cars as there are bedrooms. She stated that the League feels off-street parking for downtown residential units is important and that it would be appropriate for the Pullman situation. The League would suggest a minimum of one space per bedroom.

TODD BUTLER
610 SE High Street
Pullman, WA 99163

Felt obligated to attend the meeting because he helped to bring this issue before the Commission at the beginning of the year. Stated that he is the President of the Pullman Pioneer Hill Association (PPHA). He read a letter that detailed the PPHA's position in regard to this concern. Stated that residential parking is fundamentally different than commercial parking in that a commercial space might have four or more vehicles occupy its space daily while residential parking limits the use of a spot to one car. Opined that allowing residential development without requiring a provision for separate parking will have serious repercussions on small business, especially if the city continues its pattern of allowing private development to use public parking lots and that lack of residential parking regulations downtown poses a significant threat to Pioneer Hill, a long-standing residential neighborhood of narrow streets and primarily single-family homes within closest proximity to the downtown area.

Stated that the PPHA supports appropriately-sized residential in-fill development in the C2 zone. Opined that changing the code to require either one parking space per bedroom, or per living unit, would aid downtown development in that it would ensure the ability of all Pullman residents to patronize downtown businesses and that placing reasonable limits on the size of residential developments would encourage developers to make both commercial and residential space vibrant and attractive to the general community.

Suggested that City parking lots should be maintained as public parking lots, not as subsidized parking for downtown residential development and encouraged the Planning Commission to bring C2 parking regulations into conformity with the rest of Pullman's residential codes or to require that all residential development in the C2 zone, regardless of size, provide one parking spot per bedroom or living unit.

Lenna Harding
1105 NE Myrtle Street
Pullman, WA 99163

Read a letter to the Planning Commission and stated that she is speaking for herself and not as a representative of either the League of Women Voters or Friends of Gladish. She offered three proposals for addressing downtown parking issues. First, she spoke of a multi-level parking structure on the corner of Grand and Olsen where the present lot is next to the Strupler building with the lower levels entered from Grand and the upper levels from State. Second, she also addressed the need for handicapped parking on the street for visitors to Pioneer Square and suggested closing that one block of McKenzie Street permanently and designating it for handicapped parking as well as constructing a ramp to

the South door of Pioneer Square. Third, she suggested a large multi-level facility in place of the present Gladish parking lot with access to the upper two levels from West Main and the lower levels from Olsen.

MIKE YATES
107 S Grand Avenue
Pullman, WA 99163

Stated that he owns the old Square 1 building and the Combine Mall building. Opined that putting restrictions on developers could discourage future development or redevelopment of the downtown core. Suggested that parking be restructured in a way that would discourage the use of cars in downtown. Agreed that the parking issue needs to be addressed, but warned against a sweeping change. Suggested that a public sign be built showing the free parking lots in and around downtown. Talked about the height restriction on construction in the downtown of 60' from the average ground level of the lot.

MIKE MONAHAN
405 SE Jackson Street
Pullman, WA 99163

Stated that he is the developer of a project on the corner of Paradise and Daniel Streets. Opined that the zoning should be changed. Indicated that the flaw in zoning is that a developer cannot build residential units in the C2 zone unless it is in a mixed-use building with retail on the ground floor. Recommended allowing multi-level structures with residential units over parking areas.

JIM HILL
550 SE High Street
Pullman, WA 99163

Stated that he lives at High and Water Streets. Opined that developers should provide parking as part of zoning for residential development in the C2 zone and that if developers don't provide parking for residential development then the City will have to provide it and the City should not have to subsidize parking for the developments. Also indicated that there had been some discussion about removing parking along one section of Grand Avenue to provide additional traffic lanes.

RICHARD DOMEY
945 SE Glen Echo
Pullman, WA 99163

Indicated that someone who is willing to drive around the block several times, or who knows downtown Pullman well, can find parking. Stated that he owns one property in the commercial zone and one that directly abuts the commercial zone. Opined that this discussion is vital to the long-term health of our downtown area.

Read a letter that he presented to the Planning Commission which stated that residential development in a commercial area creates vibrancy and that the secret to success is a balanced mix of business and residential development so that drive-up customers can frequent the businesses as well as residents. Suggested removing the requirement for a commercial establishment on the ground floor if that space were used instead to provide adequate parking for the residents. Opined that adequate parking would be one space per bedroom. Also opined that consideration should be given to requiring parking spaces for every business and office above the ground floor.

- KAREN CURRY
103 NW Lancer Lane
Pullman, WA 99163
- Stated that she wanted to speak to the Commission about handicapped parking in the downtown area. Stated that there is no on-street handicapped parking on Grand Avenue or Main Street. Stated that she had looked around and located 1 parking space on Olsen, 1 on Pine between the bank and Basilio's, 1 in the Cougar Park parking, 1 between the City Hall and the Police Department, and 2 in the library parking lot. She suggested having at least 1 handicapped parking spot per block.
- BILL GNAEDINGER
300 SE Pioneer Way
Pullman, WA 99163
- Stated that people drive and they are going to drive and that is the reality. While we may want people to walk downtown, they are going to drive. Opined that there is a hole in the code that allows developers to build without parking and that is a mistake, that the code should be corrected and that the requirement should be one parking place per bedroom.
- DONALD C ORLICH
435 SE Crestview St.
Pullman, WA 99163
- Opined that the "slum lords of Pullman" want to put as many kids per bedroom or apartment as possible. Agreed that downtown needs to be developed, but stated that there should be one parking spot for every bedroom. Opined that vehicles parked on residential streets cause not only traffic problems, but also difficulties for public safety service vehicles.
- MIKE MONAHAN
405 SE Jackson Street
Pullman, WA 99163
- Answered questions regarding when it becomes unprofitable for a developer to revitalize the downtown, specifically in regards to one parking spot per unit versus one parking spot per bedroom.
- ALEX HAMMOND
1110 NE Indiana St.
Pullman, WA 99163
- Stated that he is representing the Pullman Alliance for Responsible Development (PARD) and that PARD enthusiastically supports mixed commercial and residential developments in the downtown C2 Business District and urged the Commission to propose a new zoning requirement of one off-street parking spot per bedroom in the district to preserve availability of parking for traditional purposes of the downtown C2 district as parking is a vital resource for commercial enterprises.
- CRAIG BEAUMONT
1005 SW Crestview St
Pullman, WA 99163
- Stated that he was the architect for the now-withdrawn Paradise and High Streets development and a member of the Board of Adjustment. Stated that when a developer designs a project, there are many codes and standards to which they must conform. Stated that he would advocate whatever would best solve this problem, including retention of a consultant to prepare a master plan for the downtown.
- DICKINSON
- Answered questions regarding what an overlay district is and how it might be applied to the C2 district. Listed the letters that had been received by the commission including a letter from Patricia Maarhuis dated July 23, 2007; a letter from Todd Butler, President of the PPHA, dated July 24, 2007; an e-mail from Judy Campbell dated July 25, 2007;

a letter from Alice Schroeder, President of the Pullman League of Women Voters, dated July 25, 2007; an undated letter from Lenna Harding; a letter from Alex Hammond of PARD dated July 25, 2007.

DUANE DeTEMPLE
425 SE High Street
Pullman, WA 99163

Stated that he is Vice-President of the PPHA and presented a letter to the Commission that contained five points for consideration, including: 1) while the current C2 regulations did not foresee residential parking in the commercial zones of Pullman, it is sensible to expect that the regulations would be at least as strong as those in residential areas; 2) the continued vitality of stores and services within the downtown core require existing public parking spaces be maintained and perhaps even increased and no residential development should be permitted to infringe on existing spaces and lots; 3) new development should not negatively impact nearby neighborhoods; 4) mixed-use development must carry out their name by providing spaces that are attractive to commercial interests on the lower floors of structures; 5) the PPHA is strongly in favor of development that maintains and even enhances the downtown core area both for residential and commercial needs.

DICKINSON

Answered questions regarding the height limitation of developments in the C2 district; a timeline for making any decisions; needing direction from the Commission on how they would like for staff to proceed.

DISCUSSION

The Commission discussed overlay districts; parking requirements on current development; omitting commercial development from the ground floor of development; the possibility of a parking garage and possible funding sources. Requested that staff provide a distillation of the issues the Commission was being asked to address. Expressed a concern over lack of downtown business owners represented at the meeting. Asked for a calculation of the "break-even" point for parking spaces and residential developments. Some Commission members were in support of a parking structure and discussed the need to address the parking requirements per each residential development. Opined that it is good for the neighbors to be involved.

Discussed the possible development of parking requirements for residential development in downtown as a change in the zoning code or through inclusion in an overlay zone. Handicap parking should be addressed and marking the existing parking lots more clearly.

DICKINSON

Answered questions regarding the plausibility of a sub-committee to the Commission or to conducting a less-formal workshop meeting.

MIKE MONAHAN
405 SE Jackson Street
Pullman, WA 99163

Stated that he has put together a group called Pullman Downtown Initiative, which is working to put together some vision statements to present to the Planning Commission around December.

RICHARD DOMEY
945 SE Glen Echo
Pullman, WA 99163

Acknowledged that the Commission has spoken about a timeline but opined that it would still be possible for a downtown development without parking to be approved. Suggested a moratorium on downtown residential development until decisions have been made.

MIKE YATES
107 S Grand Avenue
Pullman, WA 99163

Opined that the Commission should be looking to the future and shaping the downtown to fit that vision. Wanted to know how many downtown properties could actually be affected by this issue. Opined that the downtown is not an undergraduate college student residential environment.

TODD BUTLER
610 SE High Street
Pullman, WA 99163

Encourages long-range vision but opined that a moratorium would make the residents feel safe and to feel as if they are involved, as well as providing some incentive to move this process forward; that a moratorium would be an “insurance policy” that the discussion would be productive.

MIKE YATES
107 S Grand Avenue
Pullman, WA 99163

Answered questions about his previous statements that any kind of change to the code could scare off developers.

DISCUSSION

Dickinson stated that moratoriums are generally frowned upon in the City of Pullman unless a true emergency exists. The Commission requested that in lieu of a moratorium it would prefer a plan of action.

BREAK 9:57 pm to 10:02 pm

GARL Reconvened the meeting at 10:02 pm.

REGULAR BUSINESS
Proposed Barclay Estate
Subdivision No. 2
preliminary plat.

Garl read the public hearing rules of procedure, administered the oath or affirmation for those wishing to provide testimony during the hearing. Crow recused herself and Paulson recused himself. All remaining Commission members were qualified. Garl asked for the staff report.

Dickinson stated that the applicants are Phil and Max Hinrichs. The applicants are proposing to divide the subject property into 14 lots and public streets for residential development.

Staff is generally in favor of the approval of the preliminary plat subject to five conditions including designing and constructing infrastructure in conformance with City of Pullman Design Standards and Standard Construction Specifications; construction of a gravity sanitary sewer system from the proposed development to an existing manhole at the west boundary of Wawawai Subdivision; Hatley Basin provisions of the City of Pullman Design Standards shall apply for the design and construction of storm water detention; a temporary turnaround shall be

constructed at the south terminus of High Ridge Drive and an appropriate easement shall be provided; the developer shall change the name of the proposed street from "High Ridge Drive" to another name acceptable to the public works department.

Dickinson entered Staff Report 07-25 with Attachments A through F as Exhibit No. 1.

Dickinson answered a question about the water pressure in the area.

GARL

Called for proponents.

BOB HINRICHS
555 SW Barnes Court
Pullman, WA 99163

Stated that he is the father of the applicants and is appearing in their stead because they are both unavailable. Indicated that an adjacent property was sold to the City for construction of a water standpipe to help address the water pressure issues in the area. Stated that the family owns a total of 80 acres in the area of the subject property and they intend to develop the entire area.

Answered questions regarding the current development and why the area closer to the proposed alignment of Golden Hills Drive is not being developed at this time.

GARL

Called for opponents; no response. Called for neutral parties; no response. Closed public testimony portion of the hearing.

DISCUSSION

Commission discussed the lack of a second access road to the proposed development; impervious surfaces and making efforts to reuse water from the detention/retention ponds.

MOTION

Utzman moved to accept Findings of Fact Nos. 1 through 17 as prepared by staff. Seconded by Streva and passed unanimously.

MOTION

Anderson moved to accept Conclusions Nos. 1 through 3 as prepared by staff. Seconded by Streva and passed unanimously.

DICKINSON

Answered questions regarding providing notification of the hearing to interested parties and whether written comments or recommendations required by law have been recorded for the proposed preliminary plat.

MOTION

Gruen moved to accept Conclusions Nos. 4 and 5 as prepared by staff. Seconded by Streva and passed unanimously.

MOTION

Anderson moved to forward the proposed preliminary plat of Barclay Estate Subdivision No. 2 to the City Council with a recommendation for approval, subject to the five conditions as prepared by staff. Seconded

by Streva and passed unanimously by roll call vote.

**UPCOMING
MEETINGS**

Dickinson answered questions about possible topics at upcoming meetings.

MOTION

Gruen moved to adjourn the meeting. Seconded by Garl and passed unanimously. The meeting was adjourned at 10:43 pm.

ATTEST:

Chair

Planning Director

Secretary