

Dickinson entered Staff Report 07-23 with Attachments A through K as Exhibit No. 1.

Dickinson answered questions regarding how the preliminary plat and PRD are connected; the viability of approving the PRD portion of the plat only; minimum lot sizes outside the PRD; and the developer's designation of a lot outside Blocks 1 through 4 as commercial.

GARL

Called for proponents.

Steve White
10895 N Point Hayden
Dr.
Hayden, ID

Stated he is an owner of Copper Basin Construction, Inc. Stated that he is willing to alter the request for the preliminary plat to involve only Blocks 1 through 4. Acknowledged the conditions suggested by Staff and indicated that the proposed project would be annexed into the existing homeowners' association. Stated that the proposed path from Old Wawawai Road to Lehman Court would be difficult if not impossible to continue through to Panorama Drive due to topographical considerations.

Answered questions regarding pedestrian paths; amenities planned for the development; homeowners' association's responsibility for detention ponds; use of detention ponds as a water feature and a possible source of irrigation water.

Stated that they were planning to construct a two-lane gravel road from the end of Lost Trail Drive to Old Wawawai Road to be used as a construction access and also could be used as an emergency exit.

DICKINSON

Entered Overall Grading, Drainage and Erosion Control Plan Map as Exhibit No. 2.

Cheryl Morgan
102 Haywood Road
Pullman, WA 99163

Stated that she and her husband reside at the bottom of Hatley Creek Basin and that she has been involved with stormwater issues for approximately 11 years. Stated that impervious surfaces increase stormwater drainage and opined that detention ponds do not provide adequate filtration. Stated that the South Fork of the Palouse River is consistently on the Environmental Protection Agency's list as an impaired or endangered river. Expressed concerns with stormwater runoff both during and after construction

Answered questions regarding the ways other communities address stormwater.

GARL

Entered a letter from Larry Morgan and Cheryl Morgan, dated June 27, 2007, as Exhibit No. 3.

Roland F. Line
1815 NW Deane St.
Pullman, WA 99163

Stated that he wanted the commission to recognize the problems with stormwater and to find out what the status is with the consultant that was going to come in and study the stormwater.

GARL

Called for neutral parties; no response. Called for reply by proponents.

Steve White
10895 N Point Hayden
Dr.
Hayden, ID

Stated that they are working to mediate growth with impacts; they had a follow-up meeting with the Department of Ecology recently and received an "A" grade. Stated their company is looking into ways to filter water before releasing stormwater. Answered questions regarding meeting city standards for Hatley Creek Basin drainage.

GARL

Called for reply by opponents.

Cheryl Morgan
102 Haywood Road
Pullman, WA 99163

Questioned the SEPA report, page 5, question 6, where the application indicates that only 30 percent of the site will be covered with impervious surfaces at full build out. Also opined that the maintenance of detention ponds is critical because plant growth adversely affects overall capacity. Expressed a concern about enforcement of existing code and code violations.

DICKINSON

Answered questions regarding the typical owner of retention/detention ponds and expansion of Homeowner's Association from earlier development into new development.

GARL

Called for rebuttal by proponents; no response. Closed public testimony portion of the hearing.

DICKINSON

Answered questions regarding further expansion of walkway and possible use of steps; sidewalks on both sides of the street.

DISCUSSION

The Commission discussed the requirement of the pedestrian path.

MOTION

Anderson moved to accept Findings of Fact Nos. 1 through 24 for Resolution No. PC-2007-4 as prepared by staff. Seconded by Paulson and passed unanimously.

MOTION

Anderson moved to accept Conclusions Nos. 1 through 5 for Resolution No. PC-2007-4 as prepared by staff. Seconded by Streva and passed unanimously.

MOTION

Anderson moved to forward the proposed Planned Residential Development Preliminary Plan of Whispering Hills No. 3 to the City Council with a recommendation for approval, subject to eight conditions. Seconded by Utzman and passed unanimously by roll call vote.

MOTION Anderson moved to accept Findings of Fact Nos. 1 through 24 for Resolution No. PC-2007-5 as prepared by staff. Seconded by Streva and passed unanimously.

MOTION Anderson moved to add Finding of Fact No. 25 for Resolution No. PC-2007-5 stating, "During the public hearing, Cheryl Morgan, who lives at the bottom of Hatley Canyon, expressed her concerns about what she regarded as the likelihood of increased stormwater runoff into Hatley Creek and of a decline in the quality of water in the creek as a result of development." Seconded by Streva and passed unanimously.

MOTION Anderson moved to revise Condition No. 4 under the Decision to state, "At the discretion of the public works director, the developer shall either provide a temporary turnaround at the end of Lost Trail Drive or construct a temporary access road from Lost Trail Drive to Old Wawawai Road." Seconded by Utzman and passed unanimously.

MOTION Anderson moved to revise Condition No. 6 under the Decision to state, "The city staff shall work with the developer to try to find a suitable route between Lehman Court and Panorama Drive for a pedestrian bicycle path in light of implementation strategy 2B5 in the Pedestrian Bicycle Circulation Plan." Seconded by Utzman. Commission discussed the revised wording of Condition No. 6 versus the wording as prepared by staff. The motion failed with all opposed.

MOTION Anderson moved to accept Conclusions Nos. 1 through 5 for resolution PC-2007-5 as prepared by staff. Seconded by Paulson and passed unanimously.

MOTION Anderson moved to forward the proposed preliminary plat of Whispering Hills No. 3 to the City Council with a recommendation for approval, subject to the seven conditions as revised. Seconded by Gruen and passed unanimously by roll call vote.

REGULAR BUSINESS Garl asked for public input.
Public input session
regarding community
growth.

Roland F. Line Opined that the city is way behind in taking care of stormwater runoff.
1815 NW Deane St. Questioned when the promised stormwater consultant would be coming.
Pullman, WA 99163

Alice Schroeder Stated that she is the President of the Pullman League of Women
145 SW Arbor Street Voters. Read and presented a letter dated June 27, 2007. Answered
Pullman, WA 99163 questions regarding distant suburban development.

- Deirdre Rogers
1710 SW View Drive
Pullman, WA 99163
- Stated that she is the new president of the Pullman Alliance for Responsible Development (PARD). Read and presented a memorandum dated June 27, 2007.
- Richard Domey
945 SE Glen Echo
Pullman, WA 99163
- Recommended that the Commission schedule a second meeting and opined that the topic should be the primary topic, if not the only topic, on the agenda. Stated that he has 14 years experience as a realtor in the Pullman area and opined that 25-30% of the people who walked into his office were asking for larger lots (1, 2, 3 or 5-acres); stated that he was surprised by the earlier discussion of smaller lots in the planned residential development. Opined that development along the Pullman-Moscow highway corridor will happen, and the only question is whether that development will be overseen by the City of Pullman or Whitman County. Opined that the city and planners should give some serious thought to large lots, dispersed development and wider streets.
- Cheryl Morgan
102 Haywood Road
Pullman, WA 99163
- Suggested that the Commission review ordinances and add in some flexibility. Provided copies of a Low Impact Development workshop presentation which she attended in Leavenworth. Stated that she is a rural resident but that she lives within close proximity to City limits and that she and her husband are not interested in being made a part of the Urban Growth Area. Stated that the local farmers are blamed for run-off and opined that clay does not flow from farming practices but it does flow from developments. Drew attention to the approval of a master plan for phase developments rather than approving subdivisions or other proposals in a piecemeal fashion as recommended in the Comprehensive Plan from 1999, opined that this was not occurring and suggested that regulations be put in place to enforce this type of recommendation.
- UTZMAN
- Asked to be excused from the meeting.
- Alice Schroeder
145 SW Arbor Street
Pullman, WA 99163
- Suggested that transportation be an area of review regarding the Urban Growth Area.
- Gary Kopf
- Stated that he was at the meeting to represent his parents who own property within and outside the city limits. Suggested that attention be paid to piecemeal development and the limiting of such.
- GARL
- Thanked the public for their input to the discussion. Adjourned the meeting for a short break.
- GARL
- Reconvened the meeting at 10:21 pm.
- DISCUSSION
- Commissioners generally agreed that there was a need for additional

meetings about the subject; suggested that maps might help lead the discussion.

REGULAR BUSINESS
Proposed vacation of a portion of NE Westwood Drive located between Merman and Northwood Drives on College Hill.

Garl asked for the staff report. Dickinson stated that the property requested for vacation is located along the northerly portion of the oversized Westwood Drive right-of-way; the proposed area is not used for vehicular or pedestrian access itself, but does provide a stable slope for the Westwood Drive roadway and sidewalks above. The applicant plans to deposit fill material against the slope as part of a residential project to the north of the subject property and has submitted the petition to increase the amount of private land available to meet the city's housing density and open space requirements. Stated that even if the vacation is granted, there would still be at least 60 feet of right-of-way width along the stretch of Westwood Drive in question. Public Works has expressed no objection and planning staff recommends approval.

MOTION

Anderson moved to find the vacation request to be consistent with the provisions of the Comprehensive Plan. Seconded by Strevva and passed unanimously.

REGULAR BUSINESS
2008-2013 Capital Improvement Program.

Dickinson stated that the Capital Improvement Program (CIP) involves the annual formulation of a schedule for the financing of major public improvements in the city over the coming six-year period. He stated that Paulson and Strevva are members of the CIP committee.

DISCUSSION

Commission members discussed resources for "green" construction/remodeling; transit staff vehicle and alternative fuel vehicles; the sidewalk on Bishop Boulevard to the South Fork Palouse River.

MOTION

Anderson moved to find the 2008-2013 CIP consistent with the Comprehensive Plan. Seconded by Gruen and passed unanimously.

REGULAR BUSINESS
2008-2013
Transportation Improvement Program.

Dickinson stated that projects shown on this Transportation Improvement Program (TIP) include street improvement projects on designated arterial streets and major capital purchases for the Transit Division. Stated that the CIP committee considered the 2008 TIP projects as part of their review of proposed projects and will recommend their approval to the City Council. Staff recommends approval.

MOTION

Strevva moved to find the 2008-2013 TIP consistent with the Comprehensive Plan. Seconded by Anderson and passed unanimously.

UPCOMING MEETINGS

Gruen stated that he may not be able to attend the regular meeting scheduled for July 25.

Bergstedt stated that she may not be able to attend the regular meeting

scheduled for August 22.

MOTION Anderson moved to adjourn the meeting. Seconded by Gruen and passed unanimously. The meeting was adjourned at 10:48 pm.

ATTEST:

Chair

Planning Director

Secretary