

CITY OF PULLMAN  
**PLANNING COMMISSION**  
Regular Meeting Minutes  
April 25, 2007

The City of Pullman Planning Commission held a regular meeting at 7:30 p.m. on Wednesday, April 25, 2007, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chair Stephen Garl presiding.

ROLL CALL:           Present:       Anderson, Garl, Paulson, Ronniger, Streva, Utzman  
                          Excused:     Gruen  
                          Staff:       Dickinson, Johnson

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**GARL**                               Called the meeting to order at 7:32 p.m. and called roll.

**MINUTES**                             Anderson moved to correct page 3 of the minutes of the April 4, 2007  
April 4, 2007                         Special Meeting to state, “Anderson moved to approved Findings of  
Fact Nos. 1-19 for Resolution No. PC-2007-2 as amended and  
previously approved...” and “Anderson moved to approved Conclusions  
Nos. 1-11 for Resolution No. PC-2007-2 as amended and previously  
approved...”. Seconded by Ronniger and passed unanimously.

**MOTION**                             Anderson moved to approve the minutes as amended. Seconded by  
Ronniger and passed unanimously.

**REGULAR BUSINESS**             Garl asked for the Staff Report.

Jack and Debbie Willey  
petition for vacation of  
the south five feet of the  
Williams Drive right-of-  
way west of Myrtle  
Street

Dickinson stated that on March 21, 2007, Jack and Debbie Willey submitted a petition to vacate real property. The subject parcel is a five-foot-wide by 92-foot-long portion of Williams Drive, extending along the entire northern portion of Lot 8B of McGee’s Subdivision. The Williams Drive right-of-way terminates at the western edge of the proposed vacation area. The total right-of-way width of Williams Drive is approximately 55 feet at its intersection with Myrtle Street and narrows to 50 feet at its western terminus; the curb-to-curb paved street section for Williams Drive is 26 feet wide. Engineering staff reviewed the application in relation to the city’s current subdivision ordinance for cul-de-sac streets since Williams Drive essentially serves that function; that ordinance requires cul-de-sacs to be developed with a minimum 50-foot-wide right-of-way. Since this vacation proposal would cause Williams Drive right-of-way to be decreased to less than 50 feet in width which would limit potential future adjustment that could be made by the city to facilitate vehicular and/or pedestrian travel at this location, so engineering staff is opposed to the applicant’s request. Planning Staff recommend that the Commission find this street vacation request to be inconsistent with the Comprehensive Plan.

Dickinson answered questions regarding ownership of the lot adjacent to the proposed vacation; Comprehensive Plan and subdivision ordinance provisions in relation to Williams Drive; current developed right-of-way of Williams Drive.

**MOTION** Anderson moved to find the proposal inconsistent with the Comprehensive Plan especially in relation to Goals T1 and T2. Seconded by Streva and passed unanimously.

**REGULAR BUSINESS** Dickinson read the Staff Report, noting that the proposed amendments to Chapter 17.185 would establish appeal procedures for the city's nuisance ordinance. Explained that page 3 has been modified from what was provided to the Commission in their packets and revised pages were provided to Commission members.  
Proposed zoning code text amendments concerning appeal procedures for the city's nuisance regulations

**DISCUSSION** Some Commission members expressed concern with language in the draft regulations and proposed suggestion of mediation as an option rather than the more formal necessity of an appeal.

**GARL** Closed public comment portion of the hearing.

**MOTION** Anderson moved to recommend that Chapter 17.185 of the zoning code be amended in accordance with the proposed legislative draft, including the revised page 3 provided to the Commission members during the meeting. Seconded by Streva and passed unanimously.

**REGULAR BUSINESS** Commission members discussed the directives provided by the City Council during the joint meeting on April 17 between the City Council and the Planning Commission. Commission members also discussed the proposed timeline developed by planning staff to aid in accomplishing the directive to "conduct a limited number of public workshops in the fall of 2007 to gather input on College Hill issues, including land use, zoning, and transportation."  
Potential future actions related to the College Hill neighborhood study

**GARL** Invited public input.

Barbara Ryder  
WSU Capital Planning Stated that she is Senior Campus Planner with the Department of Capital Planning and Development at Washington State University (WSU). Asked questions about the timeline; why an additional survey of stakeholders is necessary and how it could be statistically valid. Recommended contacting the Social and Economic Sciences Research Center (SESRC) at WSU for suggestions and ideas on conducting the survey so it will be defensible.

**DICKINSON** Stated that the survey is an attempt to update earlier information and to seek out input from stakeholders previously under-represented.

Explained that Planning Staff will seek out stakeholders and the survey may include one-on-one meetings with those individuals.

Allison Munch-Rotolo  
635 NE Illinois Street  
Pullman, WA 99163

Stated that she is on the College Hill Advisory Committee (CHAC), a City Committee of College Hill stakeholders put together to advise the city on College Hill issues. Opined that CHAC could be utilized to conduct College Hill Study activities.

Barbara Ryder

Stated that College Hill issues are spreading throughout the City, which is why Better Neighborhoods for Pullman was developed.

**DISCUSSION**

The consensus of the Commission was to proceed with the College Hill study as proposed by planning staff.

**OTHER BUSINESS**  
Capital Improvement  
Program (CIP)  
Committee

Dickinson stated that Bill Martin has resigned his position with the Planning Commission and that he previously served on the CIP Committee. The CIP process is gearing up for the year and another Commission member is needed to serve in this regard. The CIP meets to review proposals, get input from City department heads, and recommend a draft six-year CIP to the Planning Commission and City Council.

**NOMINATION**

Anderson nominated Ken Paulson to serve on the CIP Committee. Seconded by Ronniger and passed unanimously.

**UPCOMING MEETINGS**

Ronniger stated that he would be out of town for the regularly scheduled meetings on May 23 and June 27. Anderson and Paulson both stated they would be out of town for the regularly scheduled meeting on July 25. Dickinson stated that there would be a meeting in May to discuss the Critical Areas Ordinance, and other meetings would be held to update Commission members on the College Hill study.

**MOTION**

Streva moved to adjourn the meeting. Seconded by Anderson and passed unanimously.

**ADJOURNMENT**

The meeting was adjourned at 9:18 pm.

**ATTEST:**

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Chair

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

\_\_\_\_\_  
Secretary