CITY OF PULLMAN PLANNING COMMISSION

Special Meeting Minutes April 17, 2007

The City of Pullman Planning Commission held a special meeting at 7:30 p.m. on Tuesday, April 17, 2007, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chair Stephen Garl presiding.

ROLL CALL: Present: Anderson, Garl, Paulson, Ronniger, Utzman

Excused: Gruen, Streva Staff: Dickinson

MAYOR JOHNSON

Reconvened the City Council meeting at 8:43 p.m.

GARL

Opened the Planning Commission meeting and took roll.

JOINT MEETING WITH CITY COUNCIL

College Hill Study Report Dickinson presented a staff report that summarized the College Hill Study which included neighborhood planning, zoning changes, design guidelines, parking issues, and housing issues. City Supervisor Sherman presented a staff report which included a description of residential parking permits, a summary of various parking permit systems, and parking standards. Police Chief Weatherly presented a staff report that described the enforcement labor issues and the changes in WSU administration. Public Works Director Workman presented a staff report which included a description of the College Hill lighting issue.

Councilmember Bloom stated he was hesitant to reduce the parking requirements and that he liked the concepts of a parking benefit district and individual neighborhood parking districts.

Councilmember Heath stated she supported providing parking for all residents who live on College Hill including multi-family and fraternities and sororities, thought that adequate parking is available, did not support changing the parking requirements, and thought the priority should be placed on historic district regulations.

Councilmember Paul stated he would like to hear the residents opinions in order to help prioritize the issues.

Planning Commission Chair Steve Garl asked for clarification on the number of excess parking spaces available on College Hill if parking were provided to all residents. City Supervisor Sherman and Bobbie Ryder responded. Councilmember Benjamin stated that parking was the number one priority but it should be looked at citywide because any

changes to parking on College Hill would impact other areas of the City. Mayor Johnson and Planning Commission Chair Garl responded. Planning Commission Member John Anderson stated the Planning Commission needs guidance from the Council in order for the Planning Commission to make good decisions and stated that now that the study is available it is time to make decisions. Councilmember Bloom responded by stating that he thought the priorities were parking, historic district, architectural design standards, and mandatory inspections once the Pasco litigation decision is made. Councilmember Heath added that landlord registration should be a priority because of the logistics with enforcing the recently passed nuisance ordinance.

Planning Commission Garl clarified that some of the College Hill issues do not apply to the Planning Commission. Councilmember Sorensen stated the lighting issue could be a priority and could be handled by the City. Mayor Johnson stated that the lighting and safety issues are important. Councilmember Benjamin stated he agreed that lighting should be a priority because of the safety issue. Planning Commission Member Jandi Utzman and Councilmember Heath discussed parking issues for fraternities and sororities. Councilmember Waldrop stated that the study found that 1,300 spaces were available which is far less than the number of people who live on College Hill. Councilmember Waldrop stated he was not in favor of a parking benefit zone because he did not feel that there would be enough revenue raised to make visible improvements. Councilmember Waldrop spoke in favor of moving forward with design standards. He felt there was not a law enforcement issue and that the problems should be defined before jumping to solutions.

Councilmember Benjamin asked the Planning Commission if they needed guidance. Planning Commission Chair Garl stated that more guidance was needed on how to proceed with a neighborhood planning process. Mayor Johnson stated that City staff can begin work on the historic district issue. Councilmember Heath asked who begins the public process. Planning Director Dickinson responded. Councilmember Heath suggested moving forward with the historic district and the comprehensive zone decisions. Planning Director Dickinson responded.

Mayor Johnson asked that the City focus on four of the lighting problem areas that were suggested by the Pullman Police Department. Councilmember Paul encouraged WSU to develop its vision statement of College Hill. Planning Commission Member Anderson stated that the public meetings need to be short and focused and that the Planning Commission needs to be focused in its direction. City Supervisor Sherman suggested that City staff begin work on the certified local

government presentation and that the City Council and Planning Commission hold one meeting in the fall on the College Hill plan to receive public input. Councilmember Heath asked when the City should address the landlord registration issue. City Supervisor Sherman responded. Councilmember Benjamin stated that the Oak Street rezone issue should be revisited soon. Planning Commission Member Anderson stated that the Planning Commission=s votes on zone changes have been close and that the City Council should give the Planning Commission guidance on whether it wants higher-density zoning on College Hill. Councilmember Waldrop responded. Councilmember Heath stated that the zoning issues may be answered with the public meeting that will be held this fall.

Planning Commission Chair Garl stated that the zoning and parking issues have evolved with who has lived in the area or those who have been most vocal and that the entire College Hill needs to be involved in order to set a long-lasting vision. Planning Director Dickinson responded. Planning Commission Member Utzman asked for an update on the litigation regarding the mandatory inspections. Planning Director Dickinson responded.

ADJOURNMENT	The meeting was adjourned at 9:45 pm.		
ATTEST:			
Chair		Planning Director	
Secretary			