

CITY OF PULLMAN
PLANNING COMMISSION
Special Meeting Minutes
December 13, 2006

The City of Pullman Planning Commission held a special meeting at 7:30 p.m. on Wednesday, December 13, 2006, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chair John Anderson presiding.

ROLL CALL: Present: Anderson, Garl, Gruen, Martin, Paulson,
Ronniger, Strevia
Absent: Utzman
Staff: Dickinson, Johnson

ANDERSON Called the meeting to order at 7:35 p.m. and called roll. Commented on Janice Miller's death in the previous week.

MOTION Garl moved to continue the meeting until after the conclusion of the Landmarks Commission special meeting. Seconded by Martin and passed unanimously.

ANDERSON Called the meeting back to order at 7:46 p.m.

MOTION Martin moved to accept the minutes of the September 27, 2006 Regular Meeting as written. Seconded by Strevia and passed unanimously.

REGULAR BUSINESS Dickinson stated that the proposal was submitted by Frances
Proposed vacation of an McSweeney, Margaret Kelly, Jesse Maier and Mikel Ann Maier on
unnamed side street October 20, 2006; the subject property is located between 840 and 860
between 840 and 860 SW Alcora Drive and consists of a 60-foot-wide by 127-foot-long
SW Alcora Drive on portion of public right of way; the subject property has never been
Sunnyside Hill. developed as a city street; the subject parcel fronts Alcora Drive and
slopes gradually downhill toward a steep slope overlooking the
Sunnyside Heights Subdivision. Staff recommends approval of the
vacation subject to the condition that utility easements be established
where appropriate.

Dickinson answered questions regarding contact with the property owners north of the proposed vacation and what would occur if the vacation is approved.

Jesse Maier Spoke to the feasibility of traffic or pedestrian access through the
840 SW Alcora Drive current right-of-way. Answered questions regarding plans toward the
Pullman, WA 99163 property if it is approved.

- DISCUSSION** Commission members discussed pathways and keeping them open to promote community connectedness; previously approved preliminary plat for the land that abuts the subject property to the north; liability if a path existed.
- DICKINSON** Answered questions regarding any changes that might be made to the existing curb.
- MOTION** Streva moved to find the proposed vacation consistent with the Comprehensive Plan subject to the condition that utility easements be established where appropriate. Seconded by Garl and passed unanimously.
- REGULAR BUSINESS** Dickinson stated that the City Council adopted "Work with Whitman County in a mutually beneficial manner to re-evaluate and update the Comprehensive Plan as it pertains to Urban Growth Areas" as one of its 2006 goals; staff has engaged in preliminary discussions with Whitman County officials regarding potential revisions to Pullman's urban growth area; the County has begun approving cluster developments and rural/residential developments and some are within close proximity to current City limits; City Council will have a discussion on this issue in early January.
- Reevaluation of Pullman's Urban Growth Area.
- Handed out drawings showing possible expansion for discussion purposes.
- Answered questions regarding county development and how it could affect city growth; why county would work with the City; options for growth including increasing density or urban sprawl; possible joint Planning Commission and County Planning Commission meeting; North Bypass and South Bypass; timeline; water rights; where the City expects to experience growth in the next 20 years.
- Stated that staff will most likely present more than one proposal for consideration.
- CHERYL MORGAN** Opined that urban development has not proved to be a good neighbor. Stated that her land is in the county and that she and her neighbors are protective of their area. Opposed consideration of their land as part of the urban growth area. Recommends that the City look into the most likely areas for development and ease of infrastructure development.
102 Hayward Road
Pullman, WA 99163
- DISCUSSION** Commission members discussed the need to consider the economic ability of bringing services to the proposed urban growth areas; City's steps to control stormwater; preservation of the character of the community; creating a list showing all the items taken into consideration

in the development of the urban growth area; limiting urban growth; obtaining information about the major employers within the city and where their employees reside; affordable housing in the area.

**UPCOMING
MEETINGS**

Commission was reminded that a new Chair and Vice-Chair must be elected during the first meeting of the year.

Dickinson introduced Ken Paulson as a new member of the Commission and thanked Bill Martin for his service as a Commission member as his term is about to expire and he has opted not to continue.

MOTION

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

ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

ATTEST:

Chair

Planning Director

Secretary