

CITY OF PULLMAN
PLANNING COMMISSION
Special Meeting Minutes
December 14, 2005

The City of Pullman Planning Commission held a special meeting at 7:30 p.m. on Wednesday, November 16, 2005, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chair John Anderson presiding.

ROLL CALL: Present: Anderson, Irby, Bengston, Streva, Martin, Ronniger
 Excused Volkening, Gruen
 Staff: Dickinson, Johnson

ANDERSON Brought the meeting to order at 7:35 p.m. and took roll call.

MOTION Martin moved to accept the minutes for the October 27, 2004, regular meeting with an amendment on page 1 to show that Anderson, Irby and Streva visited the site in the rezone proposal submitted by Kelly McKennon “following the conclusion of Commission business on August 23, 2004 and the City Council remand directive.” Seconded by Bengston and passed unanimously.

MOTION Martin moved to accept the minutes for the January 12, 2005, special meeting as written. Seconded by Streva and passed unanimously.

MOTION Martin moved to accept the minutes for the November 16, 2005, special meeting as written. Seconded by Bengston and passed unanimously.

ANDERSON Read the public hearing rules of procedure, administered the oath or affirmation for those wishing to provide testimony during the first public hearing and qualified all Commission members. Asked for the staff report.

REGULAR BUSINESS Dickinson stated the applicant was Itani Development, LLC. Stated that Proposed Sunnyside Heights Addition No. 6 Preliminary Plat involving the division of 11.6 acres into 38 lots and public streets located southeast of the intersection of Itani Drive and Center Street on Sunnyside Hill. the proposal is to subdivide 11.6 acres southeast of the intersection of Itani Drive and Center Street on Sunnyside Hill into 38 lots and public streets. Stated that Planning Staff recommends approval of the subdivision with five conditions, generally relating to design and construction of public works improvements such as streets and utilities in conformance with appropriate City standards; an additional fire hydrant; cul-de-sac minimum right-of-way; and the assigning of a separate lot number to the undesignated area west of Lot 19 with a notation indicating that the area has been established as an “open space lot” in accordance with City Code. Answered questions about current zoning and potential rezoning of proposed property; maintenance of the

“open space lot” west of Lot 19; and the atypical configuration of Lot 34 in Sunnyside Heights Addition #5.

ANDERSON

Called for proponents.

RAFIK ITANI
1515 SW Wadleigh Dr.

Explained that Lot 34 in Sunnyside Heights Addition #5 was sold to the person who owns the house accessed by James Place. They have used covenants to limit development of the land as if it were zoned R1, but have not processed a zone change through the City. Stated a willingness to change the zoning of the subject property to R1 and that they already intended to do so through covenants. Answered questions regarding the sewer easement along Lot 8 and that it is owned partially by the City and partially by the owner of Lot 8; about extra land on lot 19 as an “open space lot”; access to Itani Park from Blue Heron Court; builder of the houses on the lots and explained that they do have a construction company called Rolling Hills Construction, but that the lots are also open to purchase and building by other construction companies; water conservation and their attempt to have Rolling Hills Construction licensed as Green Builders in Moscow.

TOM STIRLING
813 S. Meadow Street
Colfax, WA 99112

Stated that he is an engineer for Taylor Engineering. Expressed a willingness to answer any questions the Commission might have about the engineering of the subject property.

ANDERSON

Called for opponents.

CHERYL MORGAN
102 Hayward Road
Pullman, WA 99163

Wanted to state her continued concern regarding the effect of development on stormwater flow into Hatley Creek and thus across their land. Read into the record a letter from herself and Larry Morgan, dated December 14, 2005.

ANDERSON

Called for neutral parties.

ALBERT VON FRANK
900 SW Alcora Drive
Pullman, WA 99163

Stated that he would like to propose a public pedestrian access to Itani Park from Alcora Drive. Answered questions regarding the proposed location of such a pathway and explained that there is an easement between Lots 4 and 5 on Alcora Drive and that this could be the beginning of a public pathway, and that such a pathway would require a path along the rear property lines of Lots 5 through 8 on Alcora Drive and Lots 13 and 14 in the subject property.

DICKINSON

Answered questions regarding the maintenance of Mr. von Frank’s proposed public pathway.

ANDERSON

Called for reply by proponents.

- RAFIK ITANI Wanted to address the issue of terrain and explained that it has been a deterrent in a planned connection from Alcora Drive to Itani Park; explained that there has been considerable resistance from residents of Alcora Drive to vehicular access through the easement between Lots 4 and 5 on Alcora Drive; he described himself as personally neutral about the pathway proposed by Mr. von Frank, but has a concern about the terrain and some trepidation about privacy issues concurrent with running a pathway at the rear of a private lot.
- ANDERSON Called for reply by opponents.
- CHERYL MORGAN Reiterated that stormwater will be an ongoing issue. Admits that detention slows down the stormwater, but does not stop it. Stated that her property and the Hatley Creek Basin are subject to “cumulative impasse.” Stated that the cumulative effects and impacts have not been recognized.
- BENGSTON Stated that he would like to see a study showing the changes in water quality based on the natural state and as development occurs.
- CHERYL MORGAN Answered questions regarding drainage of the subject property into Hatley Creek Basin and detention of stormwater. Stated her lack of belief in the effectiveness of biofiltration.
- ANDERSON Closed the public input portion of the hearing.
- DICKINSON Entered into the record the letter from Cheryl Morgan and Larry Morgan, dated December 14, 2005, as Exhibit No. 2. Entered into the record a letter from the Department of Ecology to Mark Workman regarding the subject property, provided by Cheryl Morgan, as Exhibit No. 3.
- Answered questions regarding the right-of-way easement between Lot 4 and Lot 5 on Alcora Drive.
- ANDERSON Stated a belief that the Commission does not have grounds to require a path from Alcora Drive to Itani Park.
- MOTION Irby moved to add Finding of Fact No. 21 stating that “At the public hearing on December 14, 2005, Albert J. von Frank, a neutral party and resident of Alcora Drive, testified to the possibility of a pathway extending from Alcora Drive along the easement between Lot 4 and Lot 5, Block 1, McCroskey’s 5th Addition and then along the rear property line of Lot 5 through Lot 8, Block 1, McCroskey’s 5th Addition and Lot 12 through Lot 14 of the subject property.” Seconded by Ronniger and passed 5 to 1 with Streva opposed.

- MOTION Martin moved to accept revised Findings of Fact Nos. 1 through 20 of Resolution No. PC-2005-18 as prepared by staff. Seconded by Streva and passed unanimously.
- MOTION Bengston moved to add Finding of Fact No. 22 stating that “At the public hearing on December 14, 2005, a letter of the same date from Larry and Cheryl Morgan was presented regarding a stormwater easement.” Seconded by Martin and passed unanimously.
- MOTION Bengston moved to add Finding of Fact No. 23 stating that “At the public hearing on December 14, 2005, Cheryl Morgan presented a letter from the Department of Ecology to Mark Workman, dated November 10, 2005, regarding water quality.” Seconded by Streva and passed unanimously.
- MOTION Martin moved to accept revised Conclusions No. 1 through 5 of Resolution No. PC-2005-18 as prepared by staff. Seconded by Bengston and passed unanimously.
- MOTION Martin moved that the proposed preliminary plat of Sunnyside Heights Addition No. 6 be forwarded to the City Council with a recommendation for approval, subject to the five conditions proposed by staff in the revised Resolution No. PC-2005-18. Seconded by Irby and passed unanimously.
- REGULAR BUSINESS Discussion of Special Valuation for Historic Properties program. Dickinson stated that the Special Valuation for Historic Properties program is a program that allows the county assessor to assess historic sites at a rate that excludes, for up to ten years, the cost of rehabilitation of the property. The program was brought to the attention of staff by Glenn and Melodie Petry, developers of the Greystone Church site at 430 NE Maple Street with 15 apartment units. Stated that the City Council tentatively determined that the Planning Commission would serve as the local review board for our community’s special valuation program. Stated that this would be a different role for the Planning Commission because their decision would not be a recommendation to the City Council, but instead would be a decision appealable to Superior Court. Explained that the program would be initiated through a City Council ordinance that outlines the process and creates approval criteria.
- ANDERSON Expressed trepidation over the Commission acting as a review board especially regarding item 3) (c) from the Memorandum dated December 8, 2005, stating, “if the rehabilitation work meets the historic preservation criteria in the ordinance.”
- DICKINSON Explained that the City Council had expressed confidence in having the Planning Commission serve in this capacity and that architecture

professor Phil Gruen was brought onto the Commission specifically to help with these types of applications. Stated that the program would initially be limited to property listed on the National Register of Historic Places, and that there are currently only five properties in Pullman that meet that criteria. Stated that applications of this type are expected to be very rare. Explained that state law precludes the Council from making this type of determination as elected officials. Answered questions regarding the Commission's role in this type of valuation; who places buildings on the National Register of Historic Buildings; criteria would be in the ordinance regarding rehabilitation work meeting historic preservation criteria; the use of experts in making determinations; city staff preliminary review of applications and placing of such on the agenda. Stated that the special valuation program is on the horizon and that staff wanted to give the Commission some prior knowledge and also get their input.

REGULAR BUSINESS
Discussion of mixed-use
zoning.

Dickinson stated that there has been interest in adding a mixed-use zoning district in the community. Stated that it would require both a Comprehensive Plan amendment and a Zoning Code amendment. Stated that staff had performed a cursory evaluation of mixed-use zoning district regulations for six other Washington cities (Everett, Dupont, Vancouver, Liberty Lake, Issaquah and Olympia). Reiterated many of the similarities between the six reviewed cities. Answered questions regarding the desire for, and community interest in, a mixed-use zoning and open space.

ANDERSON

Expressed an interest in buffers between different types of zoning in a mixed-use zoned development.

BENGSTON

Would like to see a worst-case scenario compared with a best-case scenario for a mixed-use zone.

DICKINSON

Answered questions regarding compatible mixed-use zoning being used in the reviewed cities and expressed favorable conclusions about Vancouver and Olympia.

IRBY

Recommended an interactive map for public input about mixed-use zoning and what types of things they would like to see in Pullman.

DICKINSON

Answered questions regarding the recent Schweitzer-initiated rezone from Industrial to R2.

JANA SCHULTHEIS
5421 Rimrock Road
Colton, WA

Stated that she is a property manager for Schweitzer Engineering Laboratories. Explained that Schweitzer had been reviewing the concept of mixed-use zoning so that their employees could live, work, shop and have a variety of entertainment choices within walking

distance. They would like to have a core of public gathering places ringed by residential and open spaces that would allow for walking or public transit access to a central area. They have performed a variety of public interest surveys and have noted significant interest from the community in this type of development.

BENGSTON Stated his concern about creating a second downtown and drawing people away from the downtown that the City already has.

JANA SCHULTHEIS Answered questions about partnership with ALSC and Lydig Construction, and how they have just begun to discuss mixed-use development with a group out of Denver. They hope to see some good proposals in the first quarter of 2006.

ANDERSON Closed the hearing for a short break at 9:45 p.m.

ANDERSON Reopened the hearing at 9:50 p.m.

REGULAR BUSINESS Discussion of proposed Planning Commission SEPA policy Dickinson stated that any SEPA policy formulated by the Commission would need to be reviewed by the City Attorney and possibly the City Council before it could be adopted by the Commission.

ANDERSON Stated that he wants any policy to inform the public that the Planning Commission is not the appellate body for SEPA issues.

DICKINSON Stated that he does not see a need for the proposed policy; believes that it would be enough to point to the City Code.

ANDERSON Invited the public to speak.

JO MARK 1165 S Grand Avenue Pullman, WA 99163 Asked questions about assessing the fiscal impact of developments and wanted to know if fiscal impact statements were required prior to development.

ANDERSON Explained the role of the Planning Commission in that regard is to review the fiscal impact of potential development at the time annexation is proposed.

JO MARK Stated that she has noticed that when commercial ventures fail or move, they frequently leave their signs behind. Questioned the possibility of requiring a deposit to cover the removal of signage under those circumstances.

DICKINSON Stated that the City Code does cover the removal of signs, but due to the lack of concern expressed previously about this subject, staff has concentrated on other enforcement efforts that were considered to be a

higher priority.

REGULAR BUSINESS
Discussion of proposed
meeting with Cheney
Planning Commission.

The Commission reached an overall consensus that a meeting with the Cheney Planning Commission is worth exploring. Commission discussed the use of video-conferencing options through WSU. It was pointed out that the Cheney Planning Commission is interested in meeting with one representative from each of the Planning Commissions in Walla Walla, Pullman, Ellensburg, and Bellingham, WA, and Moscow, ID, each of which is a college town.

UPCOMING MEETINGS

Dickinson stated that the next Regular Meeting is scheduled for January 25, 2005, and would be a joint meeting with the Police Advisory Committee. The Police Advisory Committee has indicated that it would like to discuss multiple accesses to subdivisions; vision clearance; overhanging shrubbery and stop signs at intersections. The general consensus from the Commission was for a Special Meeting to be held earlier on the same day as the Regular Meeting in January.

No members foresaw a problem with attending either the Regular Meeting scheduled for February 22, 2006, or the Regular Meeting scheduled for March 22, 2006.

ANDERSON

The meeting was adjourned at 10:34 p.m.

ATTEST:

Chair

Planning Director

Secretary