

CITY OF PULLMAN
PLANNING COMMISSION

Regular Meeting Minutes

February 22, 2012

The City of Pullman Planning Commission held a regular meeting at 7:30 p.m. on Wednesday, February 22, 2012, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Vice-Chair John Anderson presiding.

ROLL CALL:	Present:	Anderson, Gibney, Morris, Shannon, Wendle
	Excused:	Crow, Paulson
	Absent:	Alred
	Staff:	Dickinson, Johnson

ANDERSON

Called the meeting to order at 7:30 pm and called roll.

MOTION

Shannon moved to accept the minutes of the November 30, 2011 Special Meeting as prepared by staff. Seconded by Gibney and passed unanimously.

REGULAR BUSINESS

Conduct simultaneous public hearings to review and recommend action on a proposal submitted by Taylor Engineering, Inc. on behalf of The Stables Pullman, LLC, to amend the Comprehensive Plan Map designation from Washington State University to High Density Residential and revise the zoning classification from WSU Washington State University to R3 Medium Density Multi-Family Residential for a parcel of land approximately 3.7 acres in size located south of the intersection of NE Terre View Drive and NE Eastgate Boulevard on College Hill.

Anderson read the public hearing rules of procedure, administered the oath or affirmation for those wishing to provide testimony during the hearing, qualified all Commission members (Anderson advised that he regularly rides his bicycle near the subject property, but otherwise does not have any additional information about the matter; Morris mentioned that she lives on College Hill but has no additional information about the matter), there were no objections from the audience regarding the attending Commissioners from hearing the matter, and asked for the staff report.

Dickinson stated that the applicant is Taylor Engineering, Inc. on behalf of The Stables Pullman, LLC concerning a zoning map change. The property is 3.7 acres in size located south of the intersection of NE Terre View Drive and Eastgate Boulevard on College Hill. The proposal is to amend the zoning classification from WSU Washington State University to R3 Medium Density Multi-Family Residential and change the Comprehensive Plan Map accordingly. This property was sold a few years ago from WSU to a private party and so it is appropriate that it change to some category other than WSU. Staff believes that R3 is an appropriate change considering the neighboring land uses, zoning, and existing infrastructure. This property is a small part of a larger parcel that could be developed in the near future into apartments. Staff is supportive of the rezone.

Dickinson answered questions: 1) the WSU zone provides for considerable latitude for WSU to provide various land uses, with the exception of private activities; 2) the City becomes aware of changes to WSU land holdings when potential development of a parcel by the new owner prompts a re-zone application and by periodically asking WSU of any changes in land holdings; 3) the applicant is aware of staff comments on Attachment "D" – City of Pullman Environmental Checklist and staff has already reviewed two reports concerning wetlands at the site and expects to receive at least one more.

ANDERSON

Called for proponents from the Speaker Roster.

TOM STIRLING
Taylor Engineering, Inc.
245 E. Main Street
Pullman, WA 99163

Stated that he represents the developer who has yet to take over the property from the proponent and the application was submitted under the current owner. Offered to answer any questions the Commission may have.

Answered a question about the current construction road near the subject property, which is Brandi Way; with development of the site, it will be improved to finish the connection to NE Terre View Drive.

GIBNEY

Suggested modifying Finding of Fact No. 6 in both PC-2012-1 and PC-2012-2 to exclude the words "WSU and" so that it reads, "The area to the north of the subject property is zoned R3 and IRP Industrial Research Park and is occupied by vacant land and WSU research facilities; the land to the east is zoned R4 High Density Multi-Family Residential and is occupied by apartment complexes, the land to the south is zoned WSU and is occupied by vacant land and apartment complexes; the area to the west is zoned R3 and is vacant."

MOTION

Shannon moved to approve Findings of Fact Nos. 1-16 for Resolution PC-2012-1 with Finding of Fact No. 6 modified as proposed and the others as prepared by staff. Seconded by Gibney and passed unanimously.

MOTION

Shannon moved to approve Conclusions Nos. 1-9 for Resolution PC-2012-1 as prepared by staff. Seconded by Wendle and passed unanimously.

MOTION

Shannon moved that the proposed amendment of the Comprehensive Plan Land Use Plan Map from Washington State University to High Density Residential for the subject property be forwarded to the City Council with a recommendation for approval. Seconded by Wendle and passed unanimously by roll call vote.

MOTION Shannon moved to approve Findings of Fact Nos. 1-16 for Resolution PC-2012-2 with Finding of Fact No. 6 modified as proposed and the others as prepared by staff. Seconded by Gibney and passed unanimously.

MOTION Shannon moved to approve Conclusions Nos. 1-9 for Resolution PC-2012-2 as prepared by staff. Seconded by Wendle and passed unanimously.

MOTION Shannon moved that the proposed zone change from WSU Washington State University to R3 Medium Density Multi-Family Residential for the subject property be forwarded to the City Council with a recommendation for approval. Seconded by Gibney and passed unanimously by roll call vote.

REGULAR BUSINESS
Election of Chairperson and Vice-Chairperson for the Commission. Shannon nominated Anderson for Chair; Anderson demurred. Wendle nominated Shannon for Chair. Morris seconded and passed unanimously.

Gibney nominated Anderson for Vice-chair. Wendle seconded and passed unanimously.

OTHER BUSINESS Gibney wanted to express gratitude for Garl's service as a Commissioner and as Chair.

Gibney expressed a concern that the Planning Commission archives are not available on the website and in an earlier discussion of Public Record requests the Commissioners were informed that they were not required to keep documents available on the website.

Dickinson answered a question about how the Planning Commission would receive information pertinent to the presentations being made to the City Council regarding the Pullman 2020 visioning process by stating that this information is being gathered by staff and will be forwarded to the Commission for review in regards to the Comprehensive Plan update, but staff is unsure of the timing for the Comprehensive Plan update due to budgeting concerns.

Anderson wondered if the County assistance being provided for infrastructure development near the Washington-Idaho border would affect the City of Pullman, and Dickinson said it would not.

UPCOMING MEETINGS March 28, 2012 – no conflicts noted; Dickinson answered a question about planned business and indicated that two zone changes will be presented to the Commission.

April 25, 2012 – no conflicts noted
May 23, 2012 – no conflicts noted

MOTION Shannon moved to adjourn the meeting. Seconded by Wendle and passed unanimously.

ADJOURNMENT The meeting was adjourned at 8:11 pm.

ATTEST:

Chair

Planning Director

Secretary