

League of Women Voters of Pullman Observer Report

Name of Agency: Pullman Planning Commission Meeting

Date: 4/28/2021

Observer Reporting: Jessica D. Cassleman

The meeting was held remotely due to COVID 19.

Members Present: Dave Gibney (Chair), John Anderson (Vice-chair), Brent Carper, Marcia Gossard, Scott Hodge, Joe O'Callaghan, Bob Olsen, Stephanie Rink, Scott Vik.

Others Present (e.g., media, public): RJ Lott (Pullman Planning Director); Jason Radtke (Pullman Assistant City Planner); Mark Wintz, Scott Summer and a third representative from the Wintz Co. of Moscow; Bruce Hall; and Jessica D Cassleman (LWV observer).

There might have been others present but unable to distinguish.

Business pertaining to League Positions or topics of interest:

Items discussed:

- Hidden View Planned Residential Development
- cursory review of proposed regulations regarding the keeping of chickens
- Amendment of the by-laws for the Regular Planning Commission Meeting
- Capital Improvement Program (CIP) Committee process

1. Hidden View Planned Residential Development – (PRD) Subdivision

(<https://www.pullman-wa.gov/cms/one.aspx?portalId=15252951&pageId=17619724>)

Proposal was presented by Mark Wintz on behalf of Steve Mader from the Wintz Company of Moscow.

Also represented by Scott Summer, and a third person who was not identified and did not speak.

Joe O'Callaghan precluded from this portion of the meeting since he works for the company.

The proposed plat is located north of NW Valise and El Dorado Drives. The proposed PRD preliminary plan involves the development of 15 single family houses, parking, and open space at the same site. Access to the site would be gained by means of NW Overlook Drive.

The subject property is zoned R2 Low Density Multi-Family Residential. If the proposed PRD is approved, the zoning of the site would be changed from R2 to R2/PRD and the development shown on the PRD plan would be authorized. City code provisions for the R2 zoning district provide for single-family dwellings, duplexes, manufactured homes, townhouses, and apartments developed to a maximum density of 15 dwellings per acre. The PRD overlay zone further restricts the use of the property to a planned residential development.

(<https://www.pullman-wa.gov/cms/one.aspx?portalId=15252951&pageId=17619724>).

Discussion involved: Type of development and location, etc.

Questions addressed: Parking, mailboxes, waste management, storm water and pets, elevation and costs.

The development would aim to have more affordable housing in Pullman for “empty nesters”, singles, mature people: homes that people can afford.

One of the questions that arose: If we rush and there are too many projects going on but no demand, it would create problems to the neighborhood and city. Response was: lower cost would be viable if there is an economic downturn as well as addressing the issue of high costs of housing in Pullman right now, making this project feasible.

Bruce Hall (neutral), asked about the elevation of the development, and the changes in elevation that might impact others in surrounding areas. Scott Sumner, proponent – discussed the elevation issue.

Dave Gibney led the discussion, and John Anderson ‘seconded’ the points brought up.

The proposal was unanimously approved and recommended for approval to the City of Pullman.

2. Zoning Code Test Amendment involving Animals and Fowl.

A December '19 regulation: should they look at it again? Updating, continuation of further review?

Decided: Keep resolution from December '19 to April '21 and move to the City Council.

3. Amendments and Bylaws

Discussed starting times for the meetings

Decided: Meetings will start at 7:00PM instead of 7:30.
Ending time of 11:00PM was not changed.

4. Capital Improvement Program (CIP) Committee process

Brief discussion on this topic. Concern was brought up that Mayor Johnson was going to get rid of this committee. Was considered in “secret”.

Brent and John had been in this committee with a significant commitment of time.

Asked if there could be an alternate as the commitment might “kill a whole day”.

Mentioned: Are there conflicts of interest?

Decided: David Gibney would accept to be an alternate

Notice of VIRTUAL Special Meeting and Special Meeting Agenda- Wednesday, May 12, 2021, 7 pm

THE PURPOSE OF THE SPECIAL MEETING is to review a portion of the draft City of Pullman Comprehensive Plan including Chapters 4 and 5.

Next meeting of the Commission – 5/26/2021 at 7:00PM.

Process & Protocol: *(Observations about participants and procedures of the meeting)*

Did the members appear to have done their “homework”?

Brent Carper was the member who seemed to have carefully read the proposal and had very relevant questions. Gibney seemed engaged, interested and moved the meeting well. Andersen seconded the votes throughout the evening although he did not ask questions or engaged in discussion. The rest of the commission made no comments in relation to the PRD.

Were members courteous to each other and the public? YES, very.

Was access to materials for certain agenda items available to you?

NO, there was no previous information offered to me. I was only able to enter the meeting five minutes late, as the system they use is not ZOOM and I had to install Ring before I could join.

Additional comments/opinions:

I was surprised by the lack of participation by the members of the commission as the discussion proceeded in relation to the development of the housing sub-division.