

League of Women Voters of Pullman Observer Report

Name of Agency: Pullman Planning Commission

Date: 8/25//2021

Observer Reporting: Jessica D. Cassleman

Call to order: 7:02PM

Planning Commission Regular Meeting was held at the City Hall.

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

Absent: Marcia Gossard and Scott Vik

Others Present: RJ Lott (Pullman Planning Director); Cynthia Goodwater and Ariel Madeiros (sp?) (City of Pullman staff), four city Directors/Engineer and two women whose names I was unable to detect and Jessica Cassleman (LWV Observer).

Agenda:

1. Roll Call
2. Minutes
Minutes of the regular meeting of June 24th, 2021 – Approved as prepared by staff
Minutes of the special meeting of August 19th, 2021 – Approved as prepared by staff
Minutes of the regular meeting of July 28th, 2021 - Approved as prepared by staff
3. Regular Business
4. Upcoming Meetings
September 22, 2021
October 27, 2021
November 24, 2021
5. Adjournment

Regular Business - Items discussed

Once minutes for previous meetings were approved, discussions started as part of regular business.

1. Conduct simultaneous public hearings to review and recommend action on a proposal to amend the Comprehensive Plan Map designation from Commercial to High Density Multi-Family Residential and revise the zoning classification from C3 General Commercial to R4 High Density Multi-Family Residential for two parcels of land totaling approximately 3.9 acres in size located at 1048 and 1051 SE Bypass Drive on Pioneer Hill. (Quasi-Judicial Proceeding)
2. Review and recommend action on the proposed 2022-2027 Capital Improvement Program for Pullman
3. Review and recommend action on the proposed 2022-2027 Transportation Improvement Program for Pullman.
4. Discuss the Downtown Master Plan
5. Meeting scheduled for November 24, 2021 – moved to a week earlier due to Thanksgiving

Discussion on item 1:

Excellent discussion took place in relation to the proposal to revise the zoning classification for two parcels in Pioneer Hill. Change from C3 General Commercial to R4 High Density Multi-Family Residential for two parcels of land totaling approximately 3.9 acres in size located at 1048 and 1051 SE Bypass Drive close to Wal-Mart and the Hospital and past the Cemetery.

Items discussed:

Access: Acceptable access via Fairmont Dr and Clearwater Dr. already.

Need: It was acknowledged that there is a need for lower cost housing is needed in Pullman (Bob)

Need for change: Question of why R-4, when there is already high density building there (Brent).
Why take away the C-3 zoning when there is already commercial activity in the area although it has not fully developed (Dave).

It was commented that there is a proposal for 168 units in the area, and the only access is Clearwater. Discussed and determined that there is no problem in that respect.

Transportation: already available.

Brent indicated that the area was developed for commercial – not retail. It is good for business and professional offices. He also added that there is a need to spread high-density housing across town.

Brent moved, Stephanie second to move recommendation to the Council to change zoning from C3 General Commercial to R4 High Density Multi-Family Residential for two parcels of land totaling approximately 3.9 acres in size located at 1048 and 1051 SE Bypass Drive the

Discussion on item 2:

Capital improvement for Pullman 2022-2027.

RJ Lott and department heads were present and spoke in support of the budget proposal and land use. They are working on a five-year plan and are requesting for a large budget to invest on Pullman's infrastructure.

John indicated that is a 1.95 million budget.

A discussion followed regarding the need for the North and the South by-passes. There are issues such as landownership on the north one.

There a is a proposal to build at least the South by-pass with funds from the infrastructure budget.

Bob asked if this would impact the downtown.

Discussion on item 3:

Review and recommend action on the proposed 2022-2027 Transportation Improvement Program for Pullman.

John: Dial-A-Ride replacement? Wayne Johnson indicated that there are 4 vans available for it.

Terre View to East: Place holder for future.

Discussed pedestrian and bike access. Costs will be calculated and discussed in the future.

Brent asked why when they see budgets the supplemental monies are not included. Feels those amounts should show. City writer of check indicates "other" as income for project.

Discussion on item 4:

Downtown Master Plan.

RJ indicated that there is a draft that the last time it was updated was in February 2020 and it has not been discussed since.

On October 2021 it will be discussed again after the approval of the Comprehensive Plan.

Resolution:

If the commissioners or citizens have any concerns, to submit them to the City Council.

Bob suggested that the downtown Plan should be broadened.

Process & Protocol:

This meeting moved very well, with significant input from many commissioners who came to the meeting prepared for the discussion and offered ideas.

The meetings are conducted very professionally.

I received an email regarding the meeting several days before the meeting and being face-to-face in the City Hall worked well.

Agenda and documents to be discussed were available in the website.

Additional comments/opinions:

Meeting adjourned at 8:26PM.