

## League of Women Voters of Pullman Observer Report

Name of Agency: Pullman Planning Commission Meeting

Date: 11/16/2022

Observer Reporting: Jessica D. Cassleman

Meeting was held at City Hall – 7:00PM

### Members Present:

John Anderson (Chair), Brent Carper (Vice-chair), Scott Hodge, Bob Olsen, Joe O'Callaghan.

Members absent: Lorena O'English

Others Present: RJ Lott (Pullman Planning Director); Rachel Granrath, AICP, (Project Manager); Cynthia Goodwater (staff member); Jessica D Cassleman (LWV observer).

### Items discussed:

- Minutes of the special meeting of September 22, 2022 and the regular meeting of October 26, 2022
- Presentation and **status update on the Shoreline Master Program**
- **Public hearing** to review and recommend action on **drive-throughs** in the C-2 Central Business District relating to the Use Chart in Pullman City Code section 17.70
- **Public hearing** to review and recommend action on the creation of a new Pullman City Code section 17.106 for **Planned Unit Developments**

### Minutes:

Minutes of the special meeting of September 22, 2022, were approved as written.

Minutes of the regular meeting of October 26, 2022, were approved as written

### Regular Business:

- **Rachel Granrath, Project Manager, AICP, gave a presentation and offered an update on the status of the Shoreline Master Program.**  
Granrath indicated that 8 items needed to be addressed in Pullman by state regulations. These are not changes, simply compliance items. Carper asked for further explanation on the map presented regarding the South Fork of the river and as a result an updated map was requested.  
Map will be reviewed and updated as requested.  
A meeting with the County and the Department of Ecology is expected in April or May.  
Few points are considered for discussion and a Pullman Public Hearing is expected in January.  
There is a need for an update with new ordinances perhaps in 2023.  
Rachel was thanked for her presentation and involvement with this project.
- **Conduct a public hearing to review and recommend action on drive throughs in the C-2 Central Business District relating to the Use Chart in Pullman City Code section 17.70.**  
Planning Commission of the City of Pullman deems it necessary to revise its City Code as set forth regarding drive-throughs for high-intensity uses in the C-2 Central Business District; and the affected sections include Pullman City Code Section 17.70.030.  
A public hearing was planned for this meeting but no one from the community attended.  
The Commission looked at a map with the four current drive-throughs in downtown: Banner Bank and Oasis restaurant are the two drive throughs not currently in use. These would be more appropriate for fast food restaurant or coffee stand, but the concern is lack of room. Traffic analysis should be completed early on and then file for the permit.  
Grand Avenue, Bishop, or Stadium Way might be better suited for drive throughs. Upon discussion, it was voted unanimously to move forward in accordance with the City's adopted Comprehensive Plan.

- **Conduct a public hearing to review and recommend action on the creation of a new Pullman City Code section 17.106 for Planned Unit Developments.**

A public hearing was planned for this meeting but no one from the community attended.

This code review relates to the conversation held last month, where it is proposed to review/change a code. A code change would allow a developer to build a housing development intermingled by neighborhood commercial units (for example: barber, mini-market, coffee house, tennis courts for example).

RJ Lott indicated that a developer inquired about the possibility of having some commercial units within the development approximately 6 months ago and he would like to give an answer soon. A Code change would be necessary.

One of the questions asked by the Commission referred to the need to adjust the PRD code to fit the PUD code since they have similar wording. Is there a need for a different section since both codes are so similar? Lott indicated that differentiation does have value. He would like to revise the wording, improve it making it more complete. He also indicated that they could also revise the PRD document. A review is needed with public comments. Wording needs work to make sure code is not so strict as to limit development, or if revision is needed 30 years from now for example.

Planning Commission could approve the code change, but City Council could reject it. They have little authority to say no to the proposal and this is a concern to the Commission. The concern exists as codes that are too strict might inhibit creativity to flourish in Pullman. In discussing potential for Pullman, the answers are related to: Pullman is too far, too steep, topography is limiting, highway needs, slope, everything seems to be pre-determined. Some commercial units within a development would be good to create more integration.

Commission brought RJ Lott's proposal to a vote and it passed unanimously.

#### Upcoming Meetings

1. December 21, 2022 - Special Meeting
2. December 28, 2022 - Regular Meeting (to be cancelled)
3. January 25, 2023 - Regular Meeting
4. February 22, 2023 - Regular Meeting

Meeting adjourned: 7:57PM