

League of Women Voters of Pullman Observer Report

Name of Agency: Pullman Planning Commission Meeting

Date: 5/25/2022

Observer Reporting: Jessica D. Cassleman

Meeting was held at City Hall

Members Present: Brent Carper, (Vice-chair), Scott Hodge, Joe O'Callaghan, Bob Olsen, and new member in the Commission: Lorena O'English, who was introduced and welcomed.

Members absent: John Anderson (Chair), Marcia Gossard.

Others Present: RJ Lott (Pullman Planning Director); Clayton Forsmann, (Deputy Public Works Director); City of Pullman staff member; Scott Summer and Steve Mader from Wintz Co., Ryan Itani (Developer) and Jessica D Cassleman (LWV observer).

Business pertaining to League Positions or topics of interest:

Items discussed:

- Approval of minutes of the regular meetings of March 23, 2022, and April 27, 2022
- Revision and recommendation on Zone Change No. Z-22-1
- Formalization of the revised Bylaws of the Commission
- Canyon Crest Planned Residential Development

1. **Minutes** of the regular meetings of March 23, 2022, and April 27, 2022: **Approved**

2. Revision and recommendation on Zone Change No. Z-22-1

A **public hearing** took place to review and recommend action on **Zone Change** No. Z-22-1 from R-1 to R-2. The zone change involves 1.1 acres located along SW Center Street between SW Corral Court and SW Ilya Court on Sunnyside Hill (Quasi-Judicial).

RJ Lott indicated that the Police Department had indicated possible traffic and budget issues to deal with increased traffic in this area due to its location across the street from Regency.

An e-mail was also received from Mr. Joe Oates who shared his concerns on traffic due to overflow parking from Regency.

Mr. Clayton Forsmann (Deputy Public Works Director) addressed the issues of speed, parking and traffic of Center St. as it continues to develop. He discussed what the City was already considering addressing to reduce speed and traffic issues. He also discussed several other projects the City of Pullman is completing to deal with similar issues of traffic, speed and parking in residential areas.

Mr. Ryan Itani (Proponent for the change) indicated that they applied for this change from R1 to R2 (Low Density Multi-Family Residential), since this piece of land is the isolated portion that is not R2 in that area of Center St. They foresee building 3 townhouses (6 units) in three lots. Several surrounding buildings are already townhouses. He does not foresee significant traffic/parking issues, because the townhouses would have garages, so the parking issue would be better as there will be less available spots to park on the street. He also indicated that all city codes will be followed, and that Center St. is wide enough to have enough room to have parking on both sides of the street. Also, part of the current parking issues could be related to current construction in the area.

Discussion by the Commission was very positive in support of this zone change.

It came to a vote. Ms. O'English made the motion and Olsen seconded. All were in favor of the change. Mr. Carper wanted to make clear that there was record that the email from Mr. Oates, who was against the change, was received and that no one came to testify in person against the proposal. It was again unanimously voted that these last comments should be included. Motioned by Bob Olen and seconded by Scott Hodge.

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

3. Review of Planning Commission Bylaws in accordance with updates to Pullman Municipal Code 17.20.

RJ Lott read the revised **Bylaws of the Commission** that included changes on the number of commissioners from 9 to 7 members and reducing quorum for approvals from 5 to 4. The Commissioner thanked Mr. Lott for the revisions made that were edited and clearly stated.

4. OLD BUSINESS: Canyon Crest Planned Residential Development

Continued public hearing to review and recommend action on the amended Canyon Crest Planned Residential Development and preliminary plat. The subdivision involves 10.3 acres located south of Kamiak Elementary School and south and west of NW Ventura Court and NW Ventura Drive on Military Hill (Quasi-Judicial).

The Canyon Crest Planned Residential Development proposal was updated on its building goals and proposed to amend the original proposal from 75 lots to 59 total, and from 68 units to 56, and there would be at least 10 feet between units. Each unit permit will be reviewed, making sure all codes are met. All Commissioners were actively involved in the discussion and in support of the proposal that would bring more units to Pullman, addressing issues of affordable housing needs in Pullman.

Some of the items addressed include: that none of the units will have access to Terre View street that will end where this development starts. Developer will complete a Ring Road on the site and this will be private. There will also be a pathway to Kamiak Elementary school.

Scott Hodge brought up the potential issues in case of disaster and evacuation in case of an emergency. The work provided addressed that issue as well.

Scott Summer from Moscow provided more background on the need for this development. "We need more affordable housing in Pullman". These would be manufactured homes, the project has been in the plans for over two years, and now they are including garages to reduce parking issues. He acknowledged that the lot shape has limitations and the reason why it needs to be private.

Discussions continued bringing up the concern of traffic and speed on Canyon View and Greyhound Way. Developers were asked by Commissioners about estimated price per unit, and Mr. Summer indicated that with the rise in costs they simply could not give an estimated price at this point. They assured that these units will be of better value than the building of larger single-family homes.

Mr. Carper offered that the developers had come up with good solutions to the questions presented in April and offered kudos to the developers to build less expensive homes especially for first time owners.

Also, Scott Palmer added that the memo on drainage was submitted.

Voting: Bob Olsen moved to vote to approve the proposal, Lorena, seconded. **Approved unanimously 4-0.** Joe O'Callaghan needed to recuse from voting on this item as he is an employee for the company involved on this development.

The proposal to accept amendments as prepared by staff was unanimously approved and recommended for approval to the City of Pullman.

F. UPCOMING MEETINGS

1. June 2022: **CANCELLED**
2. July 27, 2022
3. August 24, 2022

Meeting adjourned: 8:55 PM

Additional comments/opinions:

Excellent participation by all members of the commission.