

League of Women Voters of Pullman Observer Report

Name of Agency: Pullman Planning Commission Meeting

Date: 7/27/2022

Observer Reporting: Jessica D. Cassleman

Meeting was held at City Hall – 7-9 PM

Members Present: John Anderson (Chair), Brent Carper, (Vice-chair), Scott Hodge, Joe O'Callaghan, Lorena O'English and Bob Olsen.

Members absent: It was announced that Marcia Gossard had resigned from the Commission the previous week. No replacement has been announced.

Others Present: RJ Lott (Pullman Planning Director); Cynthia Goodwater (staff member), three Public Works staff members (including Clayton), three representatives from Mader LLC Developers, including Scott Sommers (Project designer), David Hall (Moscow), and Jessica D Cassleman (LWV observer).

Business pertaining to League Positions or topics of interest:

Items discussed:

- Minutes of the previous regular meeting of May 25, 2022.
- Mader Ranch Subdivision Phase 1.
- Planned Unit Developments and potential code changes
- 2023-2028 Capital and Transportation Improvement (CIP and TIP) Programs for Pullman.
- Review of Planning Commission Bylaws in accordance with updates to Pullman Municipal Code 17.20.

1. **Minutes** of the regular meetings of May 25, 2022 were not approved as written. It was requested by the Commission to revise the document for more clarity and correction of an identified error.
2. **Public hearing** to review and recommend action on SPP-22-01, **Mader Ranch Subdivision** Phase 1. The subdivision involves the division of 18 acres into 72 lots and public streets located northeast of the intersection of NW Terre View Drive and NW Marshland Street on Military Hill (Quasi-Judicial).

Joe O'Callaghan had to recuse himself from the discussion as he is employed by Mader.

There was active discussion by all members of the Commission after RJ Lott described the location: North of Kamiak Elementary school. This is an R-2 low density area for single family homes.

Issues of transportation, location and access to pedestrians, rights of way, traffic study completion, are topics that were brought up and discussed.

Steve Mader spoke as the landowner and answered questions addressed regarding location and transportation. The proposed North bypass would go through this area, and he discussed the positives regarding this particular location, access and public transportation.

Scott Sommers, Project Designer, discussed: street names, crossings, access road that was already planned - 1 mile from Grand -, turn arounds including enough space for fire trucks to turn around. This location was picked 8-10 years ago.

Scott Hodge talked about the Modes of Transportation master plan that includes greenways, consideration for wildlife, 300 ft wide, making it beautiful with workout areas.

David Hall (Opponent) shared that he is concerned about the local Aquifer and the development connecting to the city water. He requested a water study for this development.

Scott Hodge indicated that there needs to be provisions to deal with water issues.

RJ Lott indicated that there has been a water usage reduction and no provisions have been made yet.

Brent Carper indicated that the city has invested “massively” on water issues and that sewer and water rates will rise sharply. This is a regional issue not just the city.

It was brought up for vote. Motion by Carper, second by O’English.

***Vote: Unanimously to approve Phase 1, still considering the issues of transportation and communication with DOT and requesting a water budget and consideration.**

3. Discussion of Planned Unit Developments and potential code changes involving said developments.

R.J. Lott indicated that for future developers there is a slide/video presentation on the idea that commercial and residential areas can co-exist (sandwich place, barber shop, corner store possibilities) with the increased population in the north area of town.

Discussion: It is important to kick start the conversation for future developments, the communication with residents, and addressing issues such as parking as needed.

Short term rentals also need to be addressed as the Commission indicated this is a “need for Pullman.”

Commissioners Olsen, O’English, Carper and Anderson, actively participated in this discussion.

4. Review and recommend action on the proposed 2023-2028 Capital Improvement Program (CIP) for Pullman and on the proposed 2023-2028 Transportation Improvement Program (CIT) for Pullman.

Several projects were brought up and it was indicated that there is a need for more staff to ensure that CIP and CIT meet the City Council goals. CIP is part of the comprehensive plan.

Commissioners Carper and O’Callaghan brought up a new location for fire station #3, a new Police facility, the needs of the Old City Hall building (roof, usage, and other possible uses).

The City is talking about re-purposing of the building for Police needs, Public Works, District Court (becoming permanent). There are many projects that exceed City revenues.

“Pickleball needs” was brought up. More courts are needed rather than light on the current courts.

OLD BUSINESS: Review of Planning Commission Bylaws in accordance with updates to Pullman Municipal Code 17.20. RJ Lott continued the conversation from May meeting regarding bylaws. Approval of Bylaws needs consensus. Motion by Carper, second by Olsen. **Unanimously approved**

F. UPCOMING MEETINGS

1. August 24, 2022

(O’English and Anderson will not be in town – possible lack of quorum issue)

2. September 28, 2022

3. October 26, 2022

Meeting adjourned: 8:56PM

Additional comments/opinions: Excellent participation by all members of the commission.

Mader Ranch Subdivision Phase 1 -- It seems to be a good plan.