

League of Women Voters of Pullman Observer Report

Name of Agency: Pullman Planning Commission Date: 9/28/2022
Observer Reporting: Jeff Joswig-Jones. Length of Meeting: 2.5 hours
Board Members Present: John Anderson, Brent Carper, Joe O'Callaghan, Lorena O'English, Bob Olsen
Board Members Absent: Scott Hodges
Others Present (e.g., staff, other agency representatives, media, public): _____

Business Pertaining to League Positions or Topics of Interest:

Five topics were discussed:

- 1) **Shoreline Master Plan-** *This plan needs to be updated every 8 years. The areas covered in Pullman only include the Palouse River. This involves generating a report with updated maps, and is mainly an exercise in compliance with the law, and not science.
Link to old plan: <https://pullman.municipal.codes/Code/16.55>
Link to Whitman County Plan and Feedback: <https://www.whitmancounty.org/598/Shoreline-Master-Program>*
- 2) **Rezone of 205 and 215 Paradise Street from commercial to R2.** *These are the properties between High Street and Paradise Creek Brewery. Given parking and difficulty of access, these properties were presented by the owners (Nick Pitsilionis & Alessandra Ferris) to not be commercially viable properties. While the properties do not have the appropriate number of parking spaces for R2 (0.75 per bedroom) they are "grandfathered in" since the proposal does change the footprint of the property. The Commission found in favor of the rezone, which now goes to the City Council for approval.
Link to application: https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_15252867/File/Departments/Planning/SEPA/SEPA%2022-10%20Environmental%20Checklist.pdf*
- 3) **Sunnyside Heights** – *(This is the proposed development that has begun across from Regency Pullman on Center Street.) The builders asked for, and received, a one-year extension on the development. While the commission did not see this as ideal, it was agreed that it would be the best way to move the development forward with the most alacrity.*
- 4) **Sign Code-** *RJ Lott gave the commission two Sign Codes from other Cities. This was meant to begin the discussion about the need to update Pullman's sign code. The main concern is signs that might distract drivers, mainly electronic signs, and proactive regulation may allow for better enforcement. Lorena O'English found existing code that appeared to apply to electronic signs.*
- 5) **Planned Unit Developments (PUDS)-** *PUDS are areas of mixed commercial and residential activities. In essence, PUDS relax certain zoning requirements to allow commercial and residential areas to be intermixed. The main goal is to develop areas with this mixed use in mind. Brent Carper stated that in his research he could not find any evidence that PUDS offered any real advantage. RJ Lott stated that two developers had approached the city that were interested in developing PUDS.*

***The main interest to League would be input to help in defining what commercial development can occur in residential areas.*

Public Meetings of interest to League: *Were there any public meetings announced that you think League members may be interested in attending and/or becoming involved with that relate to League positions?*

Only future planning meeting or the City Council meeting that will address the Paradise Creek rezone.

Your additional comments/opinions:

The PUDS could be of some concern. Given the lack of downtown occupancy, it may be a bad idea to mix commercial and residential on the periphery of the city.