

CITY OF PULLMAN
BOARD OF ADJUSTMENT
Special Meeting Minutes
January 28, 2008

The City of Pullman Board of Adjustment held a special meeting at 7:30 p.m. on Monday, January 28, 2008, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chairperson Michael Kallaher presiding.

ROLL CALL: Present: Beaumont, Finch, Kallaher, Schoenbachler, Yrazabal
 Excused: Harbour, Smart
 Staff: Dickinson, Emerson

KALLAHER Opened the meeting at 7:30 pm and called roll.

MOTION Yrazabal moved to accept the minutes for the Regular Meeting of July 16, 2007 as prepared by staff. Schoenbachler seconded and passed unanimously.

REGULAR BUSINESS Kallaher read the public hearing rules of procedure, administered the Conduct a public hearing to review and take action on a conditional use permit submitted by George Stecker on behalf of the Corporation of Presiding Bishop, Church of Jesus Christ of Latter Day Saints to establish an approximately 16,600-square-foot church and associated parking area at 520 NW Park View Drive on Military Hill.

Kallaher read the public hearing rules of procedure, administered the oath of affirmation for those wishing to provide testimony during the hearing and qualified all Board Members. Asked for the staff report.

Dickinson stated that the application was submitted by George Stecker on behalf of the Corporation of Presiding Bishop, Church of Jesus Christ of Latter Day Saints. The proposal is to establish an approximately 16,600-square-foot church and associated off street parking area that will contain 204 spaces at 520 NW Park View Drive on Military Hill. This is a R2 residential zone and churches are conditional uses in a R2 residential zone.

This church facility will accommodate up to about 275 persons and the expected traffic could be up to about 80 vehicles during the peak 45 minute period.

Staff has reviewed this proposal and believes that it should be approved subject to certain conditions. The Fire Department recommended that the westernmost of the proposed two driveways off of Park View be established to assist with the circulation of public safety equipment. Planning Staff is also recommending the establishment of that driveway. It will give the church facility three driveways, two off of Park View Drive and one off of Valley View Drive. Staff believes that this will disperse the expected traffic appropriately. The zoning code suggests a minimum 15 foot setback from the property line for all church buildings and parking areas and staff is recommended that as a condition as well. The zoning code

also calls for screening around churches in residential zones including a fence and landscaping along the property line abutting residential uses and an evergreen hedge to screen the parking area from Park View Drive. Staff is also recommending those as conditions.

Staff report No. 08-2 with attachments A-N is entered into the record as Exhibit 1. An additional letter has been received, from Paul and Marnie Clay, dated January 24, 2008, entered into record as Exhibit 2.

Dickinson clarifies that there is a wetland west of the proposed development and it is far enough away to be unaffected by the proposed development.

KALLAHER

Called for proponents.

George Stecker
122 Warren Acres Road
Yakima, WA 98901

Stated that he is an architect and submitted the application for the proposed development. The proposal for the development of the church was started about 10 years ago. The churches are well maintained with mostly weekend use. Stecker addressed two of the recommended conditions from the planning staff. First was that the Pullman School District owns the land where the Fire Department would recommend a second driveway from the parking lot. The School District has not said if they are in favor of allowing a driveway to be placed in that location. Second is that placing a fence around the property will be no problem, but placing eight foot vegetation on the high elevation sides seems excessive.

Dick Waide
20711 E. Evelin
Ottis Orchard, WA

Stated that he is the project manager for the LDS Church. He is responsible for overseeing the construction of the project. He feels that the church will be friendly to the neighborhood with having a metal roof, concrete parking lot and will contain storm water on the site. Traffic flow will be reduced because members of the congregation live within the neighborhood of the proposed development and they will be more likely to walk.

Steve Mader
2140 NW Robert Street
Pullman, WA 99163

Stated that he lives across the street from Park View and the proposed development. He is the one that sold the land to the church about 10 years ago and feels the development will be better than the current weed patch. He is also willing to share the cost with the developer in continuing Park View.

Robert Wilson
505 SE Crestview
Pullman, WA 99163

Stated that he is a member of the church and a resident of Pullman since 1976. He understands that change is difficult but wants to help by making sure the church stays a good neighbor.

Steve Pennington
275 Sunrise Drive
Moscow, ID

Stated that he is the Stake President who has administrative oversight over all of the units in the Moscow/Pullman/Colfax region. He has been looking forward to the development for a long time. He also mentioned that currently on Orchard Street there are two units of congregation members that meet in that building, which will transfer to the new building. He said the congregation would comprise about 400 families and there are about 50-80 cars per service.

George Kunkel
315 NW Dillon Street
Pullman, WA 99163

Stated that he moved to Pullman in 1957 and is a member of the church. He agrees with the zoning and that churches lend a stabilizing influence to neighborhoods.

Harold Klein
660 NW Valley View
Pullman, WA 99163

Stated that he lives in the Valley View cul-de-sac and is a member of the church. He has no opposition to the opening of the cul-de-sac for another driveway to the church's parking lot.

KALLAHER

Called for opponents.

Christopher Mau
2300 NW Robert Street
Pullman, WA 99163

Stated that he lives within 300 feet of the proposed development and has lived there for the last five years. His major concern is the traffic that will be on Ridge Line Drive and Robert Street. He also stated that he is concerned about the congregation size and their vehicles; youth dances on the weekend; the environmental impact of the parking lot being a heat sink; and the seconded entrance recommended by the Fire Department.

Paul Clay
2360 NW High Point Ct.
Pullman, WA 99163

Stated that he has been a resident for one and a half years. He questions the wetland impact from petrochemicals that would drain off the proposed parking lot. He stated that he is not opposed to the development of the church, but is opposed to a non-residential development in a residential area. He is also concerned about the traffic flow pertaining to motorists' visibility; and the steeple height.

Sam Fulford
2225 NW Robert Street
Pullman, WA 99163

Stated that he knew a church was proposed for the property, but feels that there should be some conditions considered. One is that the parking lot is large with little green space. He feels that there should be adequate greenery between neighbors and the parking lot. He also feels that there should be two entrances on Park View. He stated that since Robert Street has been connected to Terre View there has been an increase in traffic flow. Finally the steeple height should be reconsidered.

Chad Shelton
725 NW Valley View
Pullman, WA 99163

Stated that he is not against the proposed church development, but is concerned about limiting the traffic flow on Valley View. He is concerned that the street may not be able to handle construction traffic and greater traffic flow since it has already been repaired once due to current construction traffic.

Andy Dephtereos
2350 NW High Point Ct.
Pullman, WA 99163

Stated that he urges the Board to deny the proposed development. He is concerned about the steeple height, but the traffic is a major concern. There is no public transportation to that area and the volume of traffic is comparable to a large business.

Pamela Thoma
2350 NW High Point Ct.
Pullman, WA 99163

Stated that the proposed development had no implied approval 10 years ago and the planning appears to be incomplete with lack of green space and public transportation. For her, traffic is a great concern, along with landscaping and the steeple. The landscaping should be completed by a licensed landscaping architect and the evergreens should definitely be included for a buffer. Also feels that the steeple will puncture everyone's view.

KALLAHER

Called for neutral parties.

Mark Dinges
840 NW Palouse View
Pullman, WA 99163

Stated that the applicant's information appears flawed. The traffic study was completed for one day in Spokane and the size of the Spokane church was not mentioned. Feels that a traffic study should be completed by a third party. Provided a letter to Dickinson and Dickinson entered it as Exhibit #3.

Dan Vollmer
2215 NW Robert Street
Pullman, WA 99163

Stated that when he looked at the property eight years ago, he knew a church was planned to be developed on the site. Believes that the church has addressed many of his concerns. Feels that just because a neighborhood was built around the property, it does not mean that the proposed development should not be allowed to go where it was originally intended.

KALLAHER

Called for proponents.

George Stecker
122 Warren Acres Road
Yakima, WA 98901

Stated that the youth dances are for high school age and they most likely will not occur the same nights as high school sport functions. The 67 foot steeple includes the building height of 28 feet. They have hired a licensed landscaping architect named Tom Sherry. The heat sink is not an issue because they are using a cement parking lot rather than an asphalt parking lot. The cement parking lot has less petroleum run off and absorbs less heat. The landscaping will be along the perimeter.

Dick Waide
20711 E. Evelin
Ottis Orchard, WA

Stated that the parking lot is as small as possible and that there will not be parking on the street.

Matt Galloway
2410 NW Short Court
Pullman, WA 99163

Stated that he knows that there are four families that are members of the church that live in Short Court that will walk and five other families in the neighborhood that will walk. Also mentioned that a church is a good, quiet neighbor.

KALLAHER Called for opponents.

Paul Clay
2360 NW High Point Ct.
Pullman, WA 99163 Stated that a concrete parking lot is better than asphalt for petroleum byproducts. Still concerned about how large the parking lot is and that the land would be better developed as residential then commercial.

Sam Fulford
2225 NW Robert Street
Pullman, WA 99163 Believes that the landscaping will be difficult because of a retaining wall between parking and residential leaving very little green space. The traffic along Robert Street is still a major issue.

Pam Thoma
2350 NW High Point Ct.
Pullman, WA 99163 Stated that the land does not have to be developed, but could stay as a green space.

KALLAHER Called for proponents; no response.
Closed the public portion of the hearing.
Called for a five minute recess.
Reconvened at 9:23 p.m.

DISCUSSION Board members discussed the church being an asset to the community; the 67 foot steeple height; the parking lot size; landscaping around the property; the traffic flow to and from the property on Robert Street, Terre View Drive and Turner Drive. Board members also discussed the possibility of a traffic study for the area.

MOTION Yrazabal moved to continue the meeting to February 25, 2008 at 7:30 p.m. and directed Staff to provide additional information regarding traffic impacts of the proposed church and traffic associated with comparable churches in the Pullman area. Seconded by Beaumont and passed unanimously.

REGULAR BUSINESS Kallaher opened the floor for nominations.
Elect a Chairperson and Vice-Chairperson for the Board.

MOTION Scheonbachler moved to nominate Kallaher as Chairperson and Yrazabal as Vice-Chairperson. Seconded by Finch and passed unanimously.

UPCOMING MEETINGS February 25, 2008 will be the next meeting.

ADJOURNMENT The meeting was adjourned at 10:13 p.m.

ATTEST:

Chairperson

Planning Director

Secretary