

CITY OF PULLMAN
BOARD OF ADJUSTMENT
Regular Meeting Minutes
April 16, 2007

The City of Pullman Board of Adjustment held a regular meeting at 7:30 p.m. on Monday, April 16, 2007, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chairperson Kallaher presiding.

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

KALLAHER Opened the meeting at 7:31 pm and called roll.

MOTION Yrazabal moved to accept the minutes for the Regular Meeting of March 19, 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 variance application, submitted by Three Forks Development, to reduce the standard dimensions for seven of the nine required parking stalls in the proposed Paradise Street Condominium project, at the easterly corner of the intersection of Paradise and Daniel Streets in the Central Business District. oath or affirmation for those wishing to provide testimony and read the qualifying questions. Harbour stated that she has a previous working history with the Vice President of Three Forks Development. Richard Domey, of 945 SE Glen Echo Drive in Pullman, responded to the last qualifying question by requesting that Harbour be excused for the reason she identified. The Board agreed and Harbour was recused. Kallaher qualified the rest of the Board and asked for the staff report.

 Dickinson stated the applicant is Three Forks Development and they are proposing a mixed commercial/residential development at the easterly corner of Paradise Street and Daniel Street. They are requesting a zoning code variance so that seven of nine parking stalls at the site can be established with a stall depth of 18 feet as opposed to the standard 20 foot depth in the zoning code. The two other parking stalls are compact spaces which only have a 15 foot required depth which they meet. Staff has looked the request over and believed it to be reasonable. The Board of Adjustment has already granted a conditional use permit application for this development in January and as part of that permit it was required that they establish nine parking stalls at the site. That requirement coupled with the narrow 60 foot lot width warrants the variance in this case. At 18 feet deep the stalls will still accommodate the vast majority of vehicles. Planning Staff is recommending approval of the variance without conditions.

Dickinson entered the following documents into the record:

Staff Report 07-13 with Attachments A through F as exhibit 1.

A letter from Rich Scott, dated April 15, 2007, as exhibit 2.

KALLAHER

Opened the public hearing. Called for proponents.

Howard Neill
Vice President of Three
Forks Development
8232 SR 27

Stated that he is the Vice President for Three Forks Development. He is asking the Board of Adjustment to modify the code depth for parking spaces.

Evan Laubach
248 NW Sunrise Drive
Pullman, WA 99163

Stated that he is a civil engineer representing the client. Suburbans are 18 feet and 2 inches long and Expeditions are 17 feet long, both would adequately fit in the parking stalls. Allowing the variance would allow extra parking without being on the street. He stated that the proposed aisle width is still the required width.

KALLAHER

Called for opponents.

Richard Domey
945 SE Glenn Echo Dr.
Pullman, WA 99163

Recommended not to allow the variance and to work within the designated space.

KALLAHER

Called for proponents.

Evan Laubach

Mentioned that there might be a possibility of two more feet of parking taken from the public right of way which is an 8 foot planting strip. The cars will also be sitting up on a retaining wall with a two foot overhang. He clarified that the parking lot is private parking, not public parking.

KALLAHER

Called for opponents.

Richard Domey

Stated that he is not against the development, but still wants a better parking solution.

DICKINSON

Clarified the use of the public right of way for the extra two feet is an administrative matter. Even with the two feet from the public right of way the off-street parking stall depths are still considered to be 18 feet.

KALLAHER

Closed the public hearing.

MOTION Yrazabal moved to accept Finding of Facts Nos. 1 through 13 of Resolution No. BA-2007-8 as prepared by staff. Seconded by Finch and passed unanimously.

MOTION Finch moved to accept Conclusions Nos. 1 through 6 of Resolution No. BA-2007-8 as prepared by staff. Seconded by Smart and passed unanimously.

MOTION Finch moved that the Zoning Code Variance No. V-07-1 be approved without conditions. Seconded by Yrazabal and passed unanimously.

MOTION Smart moved to recommend that Public Works allow two feet of encroachment on the public right of way for additional parking. Seconded by Schoenbachler and passed unanimously.

UPCOMING MEETINGS Schoenbachler stated that she would not be available for the regular meeting scheduled for June 18, 2007.

ADJOURNMENT Kallaher adjourned the meeting at 8:40 pm.

ATTEST:

Chairperson

Planning Director

Secretary