

CITY OF PULLMAN
BOARD OF ADJUSTMENT
Regular Meeting Minutes
March 19, 2007

The City of Pullman Board of Adjustment held a regular meeting at 7:30 p.m. on Monday, March 19, 2007, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chairperson Kallaher presiding.

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

KALLAHER Opened the meeting at 7:33 pm. Called roll.

MOTION Finch moved to accept the minutes for the Special Meeting of February 12, 2007 as prepared by staff. Yrazabal seconded and passed unanimously.

REGULAR BUSINESS Kallaher read the public hearing rules of procedure, administered the Conditional Use Permit application submitted by Concordia Lutheran Church regarding a proposed pre-school program at 1015 NE Orchard Drive oath or affirmation for those wishing to provide testimony during the hearing and qualified all Board members. Asked for the staff report.

Dickinson noted that the proposal was submitted by Concordia Lutheran Church located at 1015 NE Orchard Drive. The program would serve students, ages 3 to 5 years, Monday through Friday, from approximately 9:00 am until 11:30 am, with a maximum of 15 students enrolled each day. Noted that the proposed pre-school would benefit the community by providing educational facilities in a neighborhood location; access to the site would be provided by Orchard Drive, a secondary arterial; there is sufficient parking available; the site is adequately served by public utilities and facilities. Staff recommends the Conditional Use Permit be approved without conditions.

KALLAHER Opened the public hearing. Called for proponents.

Dudley Nolting Stated that he has lived at this same address for 22 years and that his residence is adjacent to the church; the church has done a lot of research and planning in preparation for this pre-school; staff is ready to be hired; there are no pre-schools offered east of them. Opined that this is a good opportunity for the community. Answered questions regarding accreditation and licensing of the pre-school and staff to be hired.
1750 NE Lower Drive
Pullman, WA 99163

KALLAHER Called for opponents; no response. Closed the public hearing.

MOTION Yrazabal moved to accept Findings of Fact Nos. 1-16 of Resolution No. BA-2007-6 as prepared by staff. Seconded by Finch and passed unanimously.

MOTION Schoenbachler moved to accept Conclusions Nos. 1-9 of Resolution No. BA-2007-6 as prepared by staff. Seconded by Beaumont and passed unanimously.

MOTION Finch moved that Conditional Use Permit No. C-07-3 be approved without conditions. Seconded by Schoenbachler and passed unanimously by roll call vote.

REGULAR BUSINESS Kallaher stated that the rules of procedure read for the first public hearing are still in effect, administered the oath and qualified all Board members. Asked for the staff report.

Conditional use permit application submitted by the City of Pullman to construct a 100-foot-tall water tank and associated 100-square-foot control house on Lot 1 of Barclay Short Plan No. 1, located south of the 1700 block of SW Casey Court on Sunnyside Hill

Dickinson stated that Staff finds the application consistent with the capital facilities and utilities elements of the Comprehensive Plan. Noted that the proposed tank height varies from the standards for the underlying zone district but is necessary for optimal utility performance and recommended that this exception to structure height be specifically cited in the Board's decision regarding this matter. Staff also recommends requiring a Type III landscaping design, in accordance with Zoning Code Chapter 17.45, to soften the appearance of this tall water tank from existing and future residential development in the area. Staff recommends approval with those two conditions.

Kevin Gardes
325 SE Paradise Street
Pullman, WA 99163

Stated that he is Deputy Public Works Director for the City of Pullman. Said the proposed Water Tank No. 10, also known as the SW High Standpipe, is similar in height and shape to existing Tank No. 9 located on Sunnyside Hill located near Campus View Drive and north of the Evergreen Community. The tank is a needed project in the City's current Water System Plan and the City's CIP program to provide additional storage redundancy in the southwest high pressure zone; stabilize pressures and, most importantly, to improve fire flows in this growing area of the city which includes a number of new subdivisions. Considerations for whether a site is suitable for a water standpipe include topography, site elevation, proximity to existing City infrastructure, geotechnical considerations and availability of the site. The preferred location of this tank is north and west of Wawawai Road to hydraulically balance the pressure zone. The proposed site was purchased from the developer of Barclay Estates in 2006. A SEPA Environmental Checklist was prepared and a Determination of Nonsignificance was issued on January 30, 2007. The recommendations from Planning Staff regarding landscaping and height are acceptable but the Public Works Department would ask that on the height condition that it be identified as a "nominal" height because the distance between

the tank ringwall and the overflow is 100 feet but the very top of the structure will be a few feet above that, so in essence it will be approximately 102 feet.

Answered questions regarding the type of tank; safeguards against tank failure; tank inspections; and possible tank color.

KALLAHER Called for opponents; no response. Closed the public hearing.

DICKINSON Answered questions regarding the use of the word “nominal” in Condition #2.

MOTION Finch moved to accept Findings of Fact Nos. 1-20 of Resolution No. BA-2007-7 as prepared by staff. Seconded by Yrazabal and passed unanimously.

MOTION Yrazabal moved to accept Conclusions Nos. 1-9 of Resolution No. BA-2007-7 as prepared by staff. Seconded by Beaumont and passed unanimously.

MOTION Schoenbachler moved that Conditional Use Permit No. C-07-3 be approved with two conditions; the first condition to remain as prepared by staff and the second condition to be modified to state, “The water tank structure approved by means of this conditional use permit may be constructed to a nominal height of 100 feet above grade. It is acknowledged that this provision authorizes a variation from the existing zoning code development standards, as permitted under Pullman City Code Subsection 17.125.020(3).” Seconded by Finch and passed unanimously by roll call vote.

UPCOMING MEETINGS Kallaher and Finch stated that they may not be available for the regular meeting scheduled for May 21, 2007. Schoenbachler stated that she would not be available for the regular meeting scheduled for June 18, 2007.

ADJOURNMENT Kallaher adjourned the meeting at 8:02 pm.

ATTEST:

Chairperson

Planning Director

Secretary