

CITY OF PULLMAN
BOARD OF ADJUSTMENT
Special Meeting Minutes
January 22, 2007

The City of Pullman Board of Adjustment held a special meeting at 7:30 p.m. on Monday, January 22, 2007, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chairperson Mike Kallaher presiding.

ROLL CALL: Present: Finch, Harbour, Kallaher, Beaumont and Yrazabal
Staff: Dickinson, Johnson and Emerson

KALLAHER

Called the meeting to order at 7:32 p.m. and took roll call.

MINUTES

Regular minutes of
June 19, 2006

Yrazabal moved to accept the minutes for the Regular Meeting of June 19, 2006 as prepared by staff. Finch seconded and the motion passed unanimously.

REGULAR BUSINESS

Conduct a public hearing to review and take action on a conditional use permit application submitted by Craig Beaumont, on behalf of Paradise Downtown, LLC, to increase housing density for a mixed-use commercial and residential project at a property located at the southwest corner of Paradise and High Streets

Kallaher read the appearance of fairness questions at which point Beaumont recused himself from the hearing because he is a proponent for this proceeding. Kallaher continued with qualifying the remaining Board Members.

Dickinson stated that this is an unusual case because the applicant (Mr. Beaumont), who is acting on behalf of the owners in this case, is a member of the Board of Adjustment and he had prepared to present the case to the Board of Adjustment. This morning Planning Staff was informed by the City Attorney that Beaumont would need to be excused from this hearing. Because of this, the owners of the property have requested a continuance of the public hearing.

Dickinson entered the following documents into the record:

Staff Report No. 07-1 with Attachments A through Q as Exhibit 1.

Memo from Rich and Donna Scott, dated January 15, 2007, as Exhibit 2.

Letter from Julie Kmec and Stefan Turneure, dated January 16, 2007, as Exhibit 3.

Letter from Jim and Cheryl Hill, dated January 16, 2007, as Exhibit 4.

Letter from Todd and Dawn Butler, dated January 16, 2007, as Exhibit 5.

Letter from Lori Carris, dated January 17, 2007, as Exhibit 6.

Letter from Catherine Cross and Becky Bitter, dated January 18, 2007, as Exhibit 7.

Letter from Alice L. Schroeder, dated January 18, 2007, as Exhibit 8.

Letter from Marc Beutel and Maria DePrano, dated January 19, 2007, as Exhibit 9.

E-mail from Justin J. Rogers, requesting a continuance, dated January 22, 2007, as Exhibit 10.

HARBOUR

Asked Dickinson why Justin Rogers did not attend the meeting.

DICKINSON

Said the owners did consider being here tonight but they needed time to prepare as they were only informed today that the person that they selected to present the case for them was not allowed to do so and they have not had an opportunity to read all of the letters.

KALLAHER

Agreed that he and the other Board Members, except Harbour, also have not had adequate time to read all of the letters.

MOTION

Finch moved to continue the hearing to February 12, 2007 at 7:30 p.m. in the Council Chambers. Yrazabal seconded and the motion passed unanimously.

REGULAR BUSINESS

Conduct a public hearing to review and take action on a conditional use permit application submitted by the City of Pullman to construct a municipal well and relocate an existing booster pump station, with an associated parking area and new access driveway, at a property located north of Lawson Gardens on Pioneer Hill

Kallaher opened the public hearing, read the rules of procedure, administered the oath or affirmation for those wishing to provide testimony during the hearing and qualified the Board members.

Kallaher asked for the staff report.

Dickinson stated that the zoning of the property is R-1, Single Family Residential, and the Zoning Codes states that public facilities in the R-1 zone are conditional uses. Staff has reviewed the proposal and finds it to be acceptable. The existing Booster Pump Station will be demolished under this proposal. The new structure will be set off the road about 80 feet with a landscaped berm. The project will create 13 additional parking spaces. Staff recommends approval without conditions.

Dickinson entered into the record Staff Report No. 07-2 with Attachments A-H as Exhibit 1.

KALLAHER Opened the public input portion of the hearing. Called for proponents.

Kevin Gardes
Deputy Public Works
Director for the City of
Pullman Stated that City Staff has been working on this project for a number of years. Existing City Well #3 has been declining in yield. A study that the City had done showed that this is the best location for the new well. SEPA process has been completed as well as meeting with the neighbors. Answered questions regarding the distance of the new well from other wells.

KALLAHER Called for opponents; none came forward.

Called for neutral parties; none came forward.

Closed the public input portion of the hearing and referred the matter to the Board.

DISCUSSION The Board discussed the merits of the case.

MOTION Finch moved to accept Findings of Fact 1 through 18 as prepared by staff. Seconded by Yrazabal and passed unanimously.

MOTION Yrazabal moved to accept Conclusions 1 through 9 as prepared by staff. Seconded by Finch and passed unanimously.

MOTION Finch moved to accept Conditional Use Permit No. C-06-6 without conditions. Seconded by Beaumont and passed unanimously by roll call vote.

REGULAR BUSINESS Kallaher opened the public hearing, read the rules of procedure, administered the oath or affirmation for those wishing to provide testimony during the hearing and qualified the Board members.

Conduct a public hearing to review and take action on a conditional use permit application submitted by Howard Neill of Three Forks Development to increase housing density, as part of a mixed-use commercial and residential project, at a property located at the easterly corner of Paradise and Daniel Street

Kallaher asked for the staff report.

Dickinson stated that Howard Neill is the applicant on behalf of Three Forks Development. Proposal is to construct dwelling units at a density greater than that allowed in the basic zoning code rules. Under the standard zoning code rule they could build five dwelling units on top of commercial floor space at the ground the level and the proposal is for nine apartments. The project is to be located downtown at the easterly corner of Paradise Street and Daniel Street. It is located in the C-2, Central Business District zone and the owner can, with a Conditional Use Permit, double the housing density. Staff has examined this application and is in favor of the proposal. Parking is a major concern and as noted in the staff report there is no required

off-street parking in the downtown area and that is typical of most U.S. cities. The applicant is offering one off-street parking stall per apartment. There are spaces available in the public parking lot on Daniel Street that can handle overflow. Planning staff does believe that parking has been adequately addressed in this case and recommends approval with the condition that the nine proposed off street parking stalls be reserved for the dwelling units in the building.

Dickinson entered into the record Staff Report No. 07-3 with Attachments A through G as Exhibit 1.

Dickinson answered questions about C2 parking regulations and the public parking lot on Daniel Street.

KALLAHER

Opened the public input portion of the hearing. Called for proponents.

Howard Neill
8232 SR 27

Indicated he is the property owner for the development. Said Mike Monahan, the developer, will be purchasing the property from Three Forks Development. Opined that the foresight of Mr. Monahan for residential units in the downtown core area is wonderful for the growth of the City of Pullman. Asked the Commission to approve the conditional use that has been requested.

KALLAHER

Clarified that the reserved parking slots for the apartment will not be used by businesses.

Called for opponents.

Richard Domey
945 SE Glen Echo

Said he owns property within 300 feet of the proposed development. Stated he was opposed to the proposed parking arrangement, not the development. Feels that there is already a parking problem.

KALLAHER

Clarified that this is a C2 zone and there are no parking requirements.

Rich Scott
360 SE High Street

Commented that he has lived at his address for about 23 years and his concern is much the same. Mike Monahan has another development next to his home and there are parking problems. He has done unofficial studies showing that students have one vehicle per bedroom. Concerned that the Board's decision in this matter would set a negative precedent.

Bill Metinger
300 SE Pioneer Way

Stated he is glad to see development downtown but parking is an issue. He owns property behind the Police Department and Kamiaken Street and property on Pioneer and Kamiaken Street and said there is no street parking. The conditional use permit will

compound the problem.

KALLAHER

Called for neutral parties.

Alex Hammond
1110 NE Indiana Street

Stated he was speaking as a representative of the Pullman Alliance for Responsible Development (PARAD). Said he supports housing above commercial uses downtown, but expressed concern about parking. He said he opposes development in the C2 zone that is primarily residential.

KALLAHER

Called for proponents.

Mike Monahan
Portland, OR

Explained the commercial vision of the space is a "Good Morning Bistro Café". Talked about parking structures for the future. The proposed housing units are to be high priced units, not intended for students. Answered questions about the primary use of the building and parking options for commercial patrons.

KALLAHER

Called for opponents.

Richard Domey
945 SE Glen Echo

Talked about how he, rather than the City, takes care of nearby public parking lots. He also mentioned that during the week the nearest public parking lot is usually full.

DICKINSON

Reiterated that Staff feels that the nine proposed off-street parking spaces are adequate and explained that this application is a re-submittal from 2004. At that time there were 10 dwelling units and 10 off-street parking spaces and the Board did approve it.

FINCH

Verified that five dwelling units at this site would not require off-street parking spaces. Dickinson answered in the affirmative.

KALLAHER

Closed the public input portion of the hearing and referred the matter to the Board.

DISCUSSION

The Board discussed the proposal.

MOTION

Yrazabal moved to accept Findings of Fact 1-18 as prepared by Staff. Seconded by Finch and passed unanimously.

MOTION

Yrazabal moved to accept Conclusions 1-9 as prepared by Staff. Seconded by Beaumont and passed unanimously.

MOTION

Yrazabal moved to accept Conditional Use Permit C-06-07 subject to the condition that nine off-street parking spaces be provided and reserved for the tenants. Seconded by Finch and passed unanimously.

in a roll call vote.

REGULAR BUSINESS
Election of Chairperson
and Vice-Chairperson for
the Board

Finch nominated Kallaher for Chairperson and Yrazabal for Vice-Chairperson. Kallaher seconded Yrazabal for Vice-Chairperson. Yrazabal seconded Kallaher for Chairperson. Both motions passed unanimously.

DICKINSON

Welcomed Craig Beaumont to the Board and Kealan Emerson as the newest member of the Planning Staff and as acting Secretary for the Board.

KALLAHER

Adjourned the meeting at 9:19 pm.

ATTEST:

Chairperson

Planning Director

Secretary