CITY OF PULLMAN
BOARD OF ADJUSTMENT
Regular Meeting Minutes
May 15, 2006

The City of Pullman Board of Adjustment held a regular meeting at 7:30 p.m. on Monday, May 15, 2006, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chairperson Mike Kallaher presiding.

ROLL CALL:	Present:	Harbour, Kallaher, Vonhof, Yrazabal
	Excused:	Finch
	Staff:	Dickinson and Landers

KALLAHER — Called the meeting to order at 7:30 p.m. and took roll call.

MINUTES
Regular Minutes of April 17, 2006

Vonhof moved to accept the minutes as prepared by staff. Yrazabal seconded and the motion passed unanimously.

KALLAHER — Announced that this meeting had two continuations from the special Board of Adjustment meeting held on May 1, 2006. Reminded the audience that the public input portion has been closed.

While reminding the audience of the rules of procedure, Wilson Mahan of 1133 SW Crestview Drive, representing the Sunnyside Neighborhood Association, interrupted the meeting requesting a continuance of the hearing till June 19th so that a demographic study could be performed.

Kallaher denied this request since the public input portion of the hearing had been closed.

Questioned the Board on request of City of Pullman Attorney Laura McAloon as follows: 1) Does any member of the Board believe that the recusal of Board Member Finch or involvement of his daughter-in-law Kris Finch has influenced him or her in any way during the course of this hearing?; 2) With respect to this matter concerning the Finch family, does any member of this Board believe he or she cannot sit and hear this case fairly and impartially, both as to the respective positions of the proponents and opponents in this proceeding?; 3) Has any member of this Board visited the property under consideration in this conditional use permit application?; 4) For any Board member that did visit the site, did you learn or experience anything during this site visit that in any way caused you to prejudge the outcome of this proceeding?; and 5) For any Board member that did visit the site, do you believe that you cannot sit and hear this case fairly and impartially, both as to the respective positions of the proponents and opponents in this proceeding? With respect to question number 3, Vonhof had stated that he visited the site for informational purposes only and to find out where the property was

located. All Board members answered the questions by stating that they could hear the case fairly.

MOTION With regards to draft Resolution BA-2006-4, Vonhof moved to accept Findings of Fact 1 through 35. Yrazabal seconded and the motion passed 3-1 with Harbour opposed.

MOTION Vonhof moved to accept Conclusions 1 through 16. Yrazabal seconded and the motion passed 3-1 with Harbour opposed.

MOTION Vonhof moved to accept Conditional Use Permit C-06-2 with the following conditions 1) Center Street shall be dedicated to the city and extended to the subject property in accordance with the city of Pullman Design Standards; 2) The assisted living facility, including any exterior apparatus, shall meet the noise restrictions provided for in Pullman City Code Chapter 8.80; 3) A Type I landscape buffer, as amended by this condition, shall be installed around the perimeter of the assisted living facility. Said buffer shall be predominantly composed of evergreen trees measuring six feet in height at the time of planting, as approved by the planning department; and 4) Trees and shrubs on the subject property shall be limited to an ultimate height of 60 feet from the finished ground elevation of the assisted living facility. Yrazabal seconded and the motion passed by roll call vote 3-1 with Harbour opposed.

KALLAHER Questioned the Board on request of City of Pullman Attorney Laura McAloon as follows: 1) Does any member of the Board believe that the recusal of Board Member Finch or involvement of his daughter-in-law Kris Finch has influenced him or her in any way during the course of this hearing?; and 2) With respect to this matter concerning the Finch family, does any member of this Board believe he or she cannot sit and hear this case fairly and impartially, both as to the respective positions of the proponents and opponents in this proceeding? All Board members answered that they could hear this case fairly and impartially, both as to the respective positions of the proponents and opponents in this proceeding.

MOTION With regards to Resolution BA-2006-3, Vonhof moved to accept Findings of Fact 1 through 28. Yrazabal seconded and the motion passed unanimously.

MOTION Vonhof moved to accept Conclusions 1 through 9. Yrazabal seconded and the motion unanimously.

MOTION Vonhof moved to deny Zoning Code Variance V-06-01. Harbour seconded and the motion passed unanimously by roll call vote.

NEW BUSINESS
Take Action on a Stated that the applicant for this Conditional Use Permit was Palouse River Counseling. Explained how the applicant would like to establish

Conditional Use Permit submitted by Palouse River Counseling	an office/professional service at 400 NE Maiden Lane. Commented that the parcel is located on College Hill and is zoned R4 High Density Multi-Family Residential District which requires the applicant to apply for a conditional use in order to have an office/professional service in this district. Remarked that the applicant has represented that the proposed offices would serve an average of 12-15 clients a day. Explained that the clients are only scheduled during the hours of 9:00 a.m. and 4:00 p.m., and no evening meetings are proposed. Noted that the existing Palouse River Counseling building is currently located directly west of the proposed offices and that the existing office has proved to be compatible with the neighborhood. Concluded that staff recommends approval of the proposal subject to the following condition: 1) This conditional use permit shall not be transferable to another party. If the applicant sells the subject property or discontinues use of it as office, said other party must apply for a new conditional permit. Entered Staff Report No. 06-8 into the record as Exhibit 1.
David Port 4382 Johnson Road	Explained that he was the Director of Harvest House and was excited to move directly next door to Palouse River Counseling rather than operating out of the basement. Mentioned that he had to initially obtain a conditional use permit for Harvest House to operate in the basement. Commented that he has had a parking lease with the Simpson United Methodist Church for over 20 years and has not had a problem obtaining it each year.
Richard Domey 945 SE Glen Echo Rd.	Stated that the parking is horrible on College Hill and that he is very concerned. Mentioned that the employees of Harvest House and Palouse River Counseling use street parking rather than the assigned parking as they should be. Explained that with all of the new construction, such as the apartments built by Justin Rogers and the remodel of the Greystone Church, there has been an increase in traffic and parking. Suggested that an off-street parking lease be entered into with the Simpson United Methodist Church for at least 10 years.
David Port 4382 Johnson Road	Expressed that he is okay with the Conditional Use Permit not being transferable. Explained that there is assigned parking for employees and patrons.
Beverly Dow 321 NW True Street	Stated that she is one of the two driving members of Harvest House. Noted that she has gotten tickets for parking in the Methodist Church lot. Opined that the city does in fact patrol parking on College Hill.
VOHHOF	Suggested that a 20-year lease be entered into as a condition of the Conditional Use Permit.
HARBOUR	Opined that a 20-year lease from the church may be excessive. Stated that she did not feel it would be appropriate asking the church for such a lease.

YRAZABAL Remarked that if the proposal to the church was presented appropriately, they would probably not have a problem with the lease.

MOTION With regards to Resolution BA-2006-6, Vonhof moved to accept Findings of Fact 1 through 21. Vonhof also moved to add Finding of Fact Number 22 to read as follows: "Testimony was received that indicated the parking was extremely difficult in the vicinity of the subject property and testimony was also received that the lease for 30 off-street parking spots was an annual written lease with the Simpson Methodist Church." Yrazabal seconded and the motion passed unanimously.

MOTION Vonhof moved to accept Conclusions 1 through 10 with number 8 amended as follows: "The subject use would be provided with adequate parking provided the applicant obtains a 10-year lease for a minimum of 10 spaces." Yrazabal seconded and the motion passed unanimously.

MOTION Yrazabal moved to accept Conditional Use Permit BA-2006-5 with the following conditions: "1) This conditional use permit shall not be transferable to another party. If the applicant sells the subject property or discontinues use of it as office, said other party must apply for a new conditional permit; 2) Prior to occupancy of the subject structure by the proposed use, the applicant shall arrange with a property owner within 500 feet of the subject property to lease at least 10 parking spaces for a minimum of 10 years." Vonhof seconded and the motion passed unanimously by roll call vote.

KALLAHER Adjourned the meeting at 8:50 p.m.

ATTEST:

_____ _____
Chairperson Planning Director

_____
Secretary