

“small domestic animals and fowl” category; and horses, cows, sheep and goats in a “large domestic animal” category. Pigs of any kind are specifically prohibited, and have been prohibited continuously since 1914. Staff also provided swine regulations from 11 other cities in Eastern Washington with greater than 15,000 population plus Moscow and Lewiston in Idaho. Of those 13 cities, 5 prohibit pigs outright; 4 allow pigs only in Agricultural zones, which Pullman does not have; 3 allow pigs in residential zones with special review processes or licensing requirements; and 1, Ellensburg, allows miniature pigs outright as household pets.

Staff recognizes that there are benefits to keeping pigs as household pets, but feels any positive factors are outweighed by negative aspects, including pigs’ potential destructive and aggressive behaviors; their habit of rooting up yards; their ability to generate unpleasant odors; and their potential for passing along diseases like rabies, for which there is no pig vaccine. Staff’s view is that miniature pigs introduce a particular set of impacts that would not be well-tolerated in a discriminating community like Pullman. Dickinson pointed out that even organizations that encourage pig ownership, like the PIGS Animal Sanctuary, do not promote the keeping of miniature pigs as household pets. Dickinson also indicated that there doesn’t appear to be much demand for keeping pigs in Pullman, with prospective owners contacting the planning department approximately once every five years about keeping pigs, and incidents involving citizens acquiring a pet pig without knowledge of the city’s ban occurring approximately once every ten years.

Planning staff is opposed to initiating a change to the zoning code regarding swine regulations and advocates retaining our 99-year prohibition against the keeping of swine in the city.

Dickinson answered a question about staff’s ability to enforce conditions or requirements if the City allowed swine – city staff will find a way; and a question about the resolution of the last incident concerning swine in the city – the family and pig relocated to Albion.

ANDERSON

Asked for public comment.

Susan Herdering
1825 NW Lamont Street

Stated she is a home owner, a business owner, and an animal lover; she owns exotic pets and would love to have a pet pig, but she won’t get one because she also gardens. She stated she has known Ryan Graves for many years, and she opined that you could not find a better example of a person who should be allowed to have an exotic pet; he takes good care of his pets and is a lifelong resident of Pullman. She stated that it is her perception that the pet is being judged rather than the owner; she said that college students move to town, get a pet, and then abandon that pet

when they leave. She indicated that we should judge the pet owner, not the pet. She stated that exotic pet owners go to extreme lengths to care for their pets. She asked that, if the code is not changed, then at least consider giving Ryan a special exception.

Ryan Graves
1155 SE Pro Mall Blvd, #316

Stated that he is the owner of the pig ("Bandit") that started this whole discussion and that he does not have Bandit as a pet pig, but that he is working towards having Bandit certified as a therapeutic assistance animal, a certification that he cannot obtain until Bandit is a year old. He indicated that many larger municipalities do allow for small pigs. He stated that Bandit is nearly a year old, weighs between 40 and 50 pounds, was neutered at the earliest opportunity, and is a full-grown, Vietnamese Miniature Pot-Bellied Pig obtained from a breeder.

He responded to some of the concerns addressed in the staff report, stating that his yard has a sturdy wooden fence that Bandit cannot escape and Bandit doesn't damage the yard, he just lays around; dogs can exhibit many of the same drawbacks as are listed for pigs; Bandit has no tusks; he has air conditioning and a dog door, so Bandit does not have to root or roll in mud to get cool; he has more trouble with dog waste than pig waste; there is no rabies vaccine for pigs because there is such a low rate of pigs contracting rabies; he's smaller than, and as well behaved as, Ryan's dogs; he sleeps at the foot of the bed and takes showers with Ryan.

He opined that the ordinance was instated to prevent the development of hog farms within City limits. He stated that he is not trying to breed a bunch of pigs, but that he is simply trying to have a household pet.

Sonia Villanueva
1155 SE Pro Mall Blvd, #307

Stated she is a neighbor of Ryan Graves. Said Mr. Graves' pig acts better than her dog, and commented that Mr. Graves' yard is beautiful. She also complimented Mr. Graves on his efforts to train the pig as a physical therapy pet. She urged the Commission to allow him to continue with this noble activity.

Bryan Stafford
111 North C Street
Albion, WA 99102

Stated he is a former resident of Pullman, living at 225 SE High Street, and now he resides in Albion. He urged the Commission to consider the context under which the original code was conceived. He stated that the law should make a distinction between small pigs and livestock pigs. He opined that Ryan Graves will probably not be the last person to come to the Commission, and stated that this law is antiquated.

In response to questioning, he stated that he obtained his personal pig from a breeder in Texas; he knew the breed of the pig he was obtaining; there is an increased prevalence in pet pigs in the United States so there are more reputable breeders making their presence known.

ANDERSON

Expressed a concern about differentiating between types of pigs because all pigs have the same genus and species; the distinction must be made by breed.

Chet Cook
111 North C Street
Albion, WA 99102

Stated that he resides in Albion. He doesn't believe it would be an economical burden for homeowners in the city of Pullman to have a miniature pig next door, and it would be difficult to quantify any economic impacts. He stated that people who are going to own these pigs are not just getting them from the lost and found at the pound; these pigs are quite expensive to obtain, starting at \$400. He suggested a simple amendment to allow miniature pigs within the City.

Aaron Ogden
320 SE High Street

Stated that it's been interesting to hear the word "pet" thrown around at this meeting. He's never met the pig or seen where the pig lives, but the "pet pig" is not a pet, it is a service animal in training. Suggested that what the Commission is fighting is not opening the door for anybody to have a pig, but for someone to house and train in the community a service animal. The laws should not apply in this situation.

Ryan Graves

Suggested that the Commission consider allowing pigs with a maximum size limit.

In response to questioning, he admitted that he has worked with dogs on agility training, but he is not certified to train a therapy pig. He said he has researched the DELTA Society requirements for certifying an animal, including the activities a pig must perform in order to qualify as a service animal.

ANDERSON

Closed the public input portion of the hearing.

DISCUSSION

Crow postulated that the cons listed for the pigs really boil down to poor behavior due to lack of sufficient training for an animal; she would be in favor of allowing pigs with a size limit.

Morris stated that she would want to keep any amendments simple and see about including miniature pigs as part of the household pet designation.

Paulson is not in favor of a general change to the zoning code; any changes should be specific because although Pullman is a diverse community, the city does have a fair amount of residential density in certain areas and apartment owners should be protected.

Crossler agreed with Paulson; as a property owner, if the City were to allow swine, he would prefer the regulations be specific.

Anderson stated that if swine were allowed, at the minimum there should be a restriction on the size of the animal, though he is inclined not to put a lot of restrictions on pets.

Gibney indicated that he felt uncomfortable with the amount of direction provided by the Council and suggested referring back to the Council for further direction.

Dickinson responded to questions by stating that, in his opinion, the Planning Commission has sufficient information to proceed on this matter; that the zoning code does not have anything specifically pertaining to service animals; that the Commission could craft specific regulations; and the zoning code can refer to other parts of the Pullman City Code (e.g., licensing requirements administered by the police department).

MOTION

Crow moved to initiate a zoning code amendment process to allow miniature pigs with size limits, maximum number per residence, and licensing requirements. Seconded by Crossler.

DISCUSSION

Gibney questioned if there would be limits on the size of the lot, and if the animals would be allowed in residential and/or commercial zones.

Crow said she did not wish to add additional requirements to her motion.

Morris said she would prefer a limit of one pig per residence.

ANDERSON

Asked for a vote. The vote resulted in a 3-3 tie, with Paulson, Crossler and Gibney opposed. Dickinson noted that a tie vote means the motion failed.

DISCUSSION

Commissioners discussed other ideas for potential zoning code amendments regarding pigs that might include minimum lot size requirements; open area minimum size requirements; zone district limitations (R1 versus R4 versus Commercial); in which zoning code category (“Household Pet”, “Small Domestic Animals and Fowl”, and “Large Domestic Animals”) miniature pigs might be placed, or if a totally new category needed to be created.

Commissioners could not agree on potential zoning code revisions related to pigs, and asked staff to report to the Council that the Commission has reached an impasse.

ANDERSON

Concluded the discussion regarding the keeping of swine in the city.

REGULAR BUSINESS

Review and recommend action on the proposed 2014-2019 Capital Improvement Program for Pullman.

Anderson asked for the Staff Report.

Dickinson stated that the Capital Improvement Program (CIP) is the annual formulation of a schedule for financing major capital improvements for the City. It is a process that begins in March when department heads are asked to provide their proposals for the next six years. The CIP Committee, which includes two Planning Commission members (Ken Paulson and Chairperson Garren Shannon) met in May. As always, the General Fund of the City is the most challenged, and this year includes requests from the Police Department for several pieces of equipment, computer software, and paying off a loan; the Fire Department wishes to re-side Fire Station #2, purchase some equipment, and pay off some loans; two City Hall improvements are proposed; and under Public Services, utilizing Metropolitan Park District dollars, there are some proposed upgrades to the Pioneer Center.

Commissioners discussed the proposed Bishop/Klemgard signal; staff indicated that warrants have been met, and the City is looking for funding to construct the signal.

Crossler asked why there was a request for body-worn cameras, since Pullman Police already has some; Dickinson stated that the request is to ensure that each officer will have an individual body-worn camera.

MOTION

Crow moved to find the proposed six-year CIP, 2014-2019, consistent with the Comprehensive Plan. Seconded by Gibney and passed unanimously.

REGULAR BUSINESS

Review and recommend action on the proposed 2014-2019 Transportation Improvement Program (TIP) for Pullman.

Dickinson stated that the TIP is a subset of the CIP. Anderson pointed out that some of the numbers on the CIP and the TIP do not match. Dickinson said he would address these discrepancies with the public works director.

MOTION

Crow moved to accept the proposed 2014-2019 TIP as consistent with the Comprehensive Plan. Seconded by Crossler and passed unanimously.

OTHER BUSINESS

Morris asked about the Comprehensive Plan update. Dickinson stated that the update has been discussed at the City Council and staff level. The current suggestion is for the Planning Department to bring a budget proposal before the City Council so the Council can decide whether to include the Comprehensive Plan update in the 2014 budget.

Morris asked about the large concrete “W”, “S”, and “U” letters that are being constructed at the new WSU Visitor Center. Dickinson stated

that, through conversations with the City Attorney and a review of the code, it was determined that the 15' tall letters were categorized as art/sculpture, rather than a sign.

Gibney asked about the Shoreline Master Program update. Dickinson stated that the Pullman City Council has, like several other cities in Whitman County, approved an interlocal agreement with the County to jointly engage in the process of updating this program. Dickinson explained that the South Fork of the Palouse River falls under the jurisdiction of the Shoreline Management Act; Pullman's existing Shoreline Master Program was created in conjunction with Whitman County and implemented in 1974 and is required to be updated by 2015 with a possible extension until 2016; that the update is expected to cost upwards of \$500,000; and the new requirements will likely be more strict than the current ones.

Gibney asked if the City has begun the process of mapping where recreational marijuana retailers will be allowed, considering that the State Liquor Board is claiming they will have their regulations ready around September; Dickinson stated that the City has begun this process.

Anderson stated that he and Crossler took the City Tour in June, and he highly recommends taking the tour, which occurs once per year.

UPCOMING MEETINGS

July 24, 2013 – Paulson and Crow have conflicts.

August 28, 2013 – Morris and Anderson have conflicts.

September 25, 2013 – no conflicts noted.

MOTION

Crow moved to adjourn the meeting. Seconded by Crossler and passed unanimously.

ADJOURNMENT

The meeting was adjourned at 9:30 pm.

ATTEST:

Chair

Planning Director

Secretary