

CITY OF PULLMAN
BOARD OF ADJUSTMENT
Regular Meeting Minutes
April 19, 2010

The City of Pullman Board of Adjustment held a regular meeting at 7:30 pm on Monday, April 19, 2010, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chairperson Michael Kallaher presiding.

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

KALLAHER	Opened the meeting at 7:30 pm and called roll.
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MOTION	Yrazabal moved to accept the minutes for the Special Meeting of January 11, 2010 as prepared by staff. Seconded by Smart and passed unanimously.
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REGULAR BUSINESS

Conduct a public hearing to review and take action on a zoning code variance application submitted by BRR Architects, on behalf of Walmart Stores, Inc., to construct a wall-mounted sign with a sign surface area of 222.6 square feet on the north wall of the Walmart Supercenter building under construction at 1690 SE Harvest Drive on Pioneer Hill.

Kallaher read the public hearing rules of procedure, administered the oath or affirmation for those wishing to provide testimony during the hearing and qualified all Board members. Yrazabal stated that he works in an establishment close to the Walmart Supercenter location, but that would not affect his impartiality. Kallaher asked for the staff report.

Dickinson stated that the application was submitted by BRR Architecture on behalf of Walmart Stores, Inc.; the applicant wishes to obtain a variance to construct a wall-mounted sign with a sign surface area of 222.6 square feet on the north wall of the Walmart Supercenter; explained the Harvest Drive address for the Walmart Supercenter; stated that the maximum sign size allowed in the C3 zone without a variance is 200 square feet. Staff is in support of the proposed variance with no conditions. Also stated that there is a precedent from 1994 when ShopKo requested a variance for a 470 square foot wall-mounted sign, a request which was granted by the Board.

Staff report No. 10-5 with attachments A-E is entered into the record as Exhibit No. 1.

Dickinson answered a question regarding the dimensions of the proposed sign.

KALLAHER	Called for proponents.
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ED STOCKWELL
6700 Antioch Plaza
Merriam, KS 66203

Stated that he works for BRR Architecture, the architect of record for the Walmart Supercenter under construction; the Walmart Spark sign is a major brand identifier for their client and through a major re-branding effort their client has actually reduced signage by approximately one-half. Provided a rendering of the sign for Board review. Answered questions regarding the final shape of Harvest Drive and the amount of land that will be graded between the construction and Bishop Boulevard.

DICKINSON

Entered the renderings of the sign provided by Stockwell as Exhibits 2a and 2b.

KALLAHER

Called for opponents – no response.
Called for neutral parties – no response.
Closed the public input portion of the hearing.

DISCUSSION

Board members discussed the significance of the proposed sign versus a sign within code requirements and the ShopKo precedent and reached a consensus that this was not a significant request.

MOTION

Yrazabal moved to accept Findings of Fact Nos. 1-15 as prepared by staff. Smart seconded and passed unanimously.

MOTION

Vik moved to accept Conclusions Nos. 1-6 as prepared by staff. Beaumont seconded and passed unanimously.

MOTION

Yrazabal moved to approve the subject zoning code variance Application. Vik seconded and passed unanimously by roll call vote.

UPCOMING MEETINGS

May 17, 2010
June 21, 2010
July 19, 2010

No conflicts with May 17.
No conflicts with June 21.
Vik and Smart not sure about availability for July 19.

ADJOURNMENT

The meeting was adjourned at 7:56 pm.

ATTEST:

Chairperson

Planning Director

Secretary