

CITY OF PULLMAN
BOARD OF ADJUSTMENT
Regular Meeting Minutes
June 20, 2011

The City of Pullman Board of Adjustment held a regular meeting at 7:30 PM on Monday, June 20, 2011, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Vice Chairperson Mark Yrazabal presiding.

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

YRAZABAL	Opened the meeting at 7:35 pm and called roll.
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MOTION	Beaumont moved to accept the minutes for the Special Meeting of January 31, 2011 as prepared by staff. Seconded by Smart and passed unanimously.
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REGULAR BUSINESS	Yrazabal 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.
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Conduct a public hearing to review and take action on a conditional use permit application submitted by the Emerald Pointe Community Organization to establish a public park on 2.9 acres of land west of NW Golden Hills Drive, Between Nicole Court and the Golden Hills West Manufactured Home Park on Sunnyside Hill.	Yrazabal called for proponents.
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Mick Nazerali 1715 NW Nicole Court Pullman, WA 99163	Stated that he is a proponent for the park. Emerald Pointe consists of 54 homes with one homeowner in opposition to this proposal. There is not much land in this area for kids to play; this land would be ideal for a great park. The park would be a daytime park similar to the Harrison Tot Park. The topography adds a challenge; and the lot is narrow and long. The park would have facilities such as restrooms and barbeques. Answered questions about walking paths and explained that there is currently a walking path there, but connections would be added to the path. Noise would be protected by natural vegetation. This park would be dedicated to the city and become a city park. The city parks department is on board with the dedication of the park.
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- DICKINSON Reiterated that Parks and Recreation staff is supportive of this proposal. The city does not have money right now for the development of this park, but it is built into the future budget.
- Mick Nazerali
1715 NW Nicole Court
Pullman, WA 99163 Answered questions about noise concerns and stated he does not foresee a noise concern after 8 pm because of the design of the park.
- DICKINSON Entered into the record Staff Report No. 11-7 with Attachments A-H as Exhibit No. 1.
- Entered into the record an email from Kathleen Hatch and Melanie Brown, dated June 20, 2011, as Exhibit No. 2.
- Entered into the record a Master Plan map of the park from Mick Nazerali as Exhibit No. 3.
- YRAZABAL Asked for the staff report.
- DICKINSON Stated that staff feels the conditional use permit should be approved. The reduced number of off-street parking spaces (10 proposed rather than the 15 required) should also be approved as part of this request. The activities at the park would likely not increase the noise levels already heard by people on Nicole Court. However, staff recommends that a landscaping strip be installed along the north boundary of the property to reduce noise impacts for the adjacent manufactured home park.
- YRAZABAL Called for opponents; no response.
Called for neutral parties; no response.
Closed the public input portion.
- DISCUSSION Chapman stated that any areas to congregate are small.
- Yrazabal stated that any space for organized sports is small.
- Smart stated that he sympathizes with listening to barking dogs, but a park will not make the dogs bark more or less.
- MOTION Chapman moved to accept Findings of Fact Nos. 1-19 as prepared by staff. Seconded by Beaumont and passed unanimously.
- MOTION Chapman moved to accept Conclusions Nos. 1-9 as prepared by staff. Seconded by Smart and passed unanimously.
- MOTION Smart moved to approve Conditional Use Permit Application No. C-11-1 with the condition recommended by staff for a landscaping strip along the north property line. Seconded by Chapman and

passed unanimously by roll call vote.

REGULAR BUSINESS

Conduct a public hearing to review and take action on a zoning code variance application submitted by Chad and Leah Larson to construct a detached garage with an interior side yard setback of two feet and a rear yard setback of two feet at 730 NW State Street on Military Hill.

Yrazabal 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 asked for the staff report.

Dickinson stated the applicants are Chad and Leah Larson. Their request is to obtain a variance to construct a detached garage with 2-foot side setback and a 2-foot rear setback at 730 NW State Street. The standard setback feet dimensions are 5 for the side and 10 for the rear. Planning staff has reviewed this application and believe that it should not be approved as there does not appear to be any conditions that would prohibit placement of a fully compliant carport or garage elsewhere on the property.

Entered into the record Staff Report No. 11-6 with Attachments A-G as Exhibit No. 1.

YRAZABAL

Asked for proponents.

Chad Larson
730 NW State Street
Pullman, WA 99163

Stated that he is the applicant and has lived at State Street for four years. He does not agree with staff's conclusions. The entry into the driveway is shared on State Street and a single car garage does not meet their needs. Attaching a garage to the house is also a difficult option because of the turning radius from the shared driveway. Provided photos and a plot plan showing setbacks.

DICKINSON

Entered into the record a photo showing the back of the neighbor's house to the north, submitted by Chad Larson as Exhibit No. 2.

Entered into the record a photo showing the view point from the neighbor's backyard looking at a shed, submitted by Chad Larson as Exhibit No. 3.

Entered into the record a photo showing a car and boat, submitted by Chad Larson as Exhibit No. 4.

Entered into the record a plot plan showing the subject property's setbacks, submitted by Chad Larson as Exhibit No. 5.

YRAZABAL

Called for opponents; no response.
Called for neutral parties; no response.
Closed the public input portion.

DISCUSSION

Chapman opined that the current neighbors may be fine with the proposed setbacks, but what about future homeowners.

Yrazabal express concern that a neighbor could lose daylight with one of the garage designs.

Beaumont stated that the applicants are going to considerable lengths to be good neighbors, but will still have a lot of challenges with the garage design.

Yrazabal clarified that they are looking at how close the applicants can build to their property line. Asked for clarification on the view from the neighbor's house to the back of the proposed garage.

Smart stated that he does not see why the variance request should be opposed.

DICKINSON

Presented alternative conclusions for the Board to consider if it wished to rule in favor of the application.

MOTION

Smart moved to accept Findings of Fact Nos. 1-19 as prepared by staff. Seconded by Beaumont and passed unanimously.

MOTION

Smart moved to accept Conclusions Nos. 1-6, presented earlier by staff as alternative conclusions. Seconded by Beaumont and passed unanimously.

MOTION

Smart moved to accept Zoning Code Variance No. V-11-1. Seconded by Chapman and passed unanimously by roll call vote.

UPCOMING MEETINGS

July 18, 2011 – Chapman will not be available; Smart will not be available.

August 15, 2011 – no known conflicts

September 19, 2011 - no known conflicts

ADJOURNMENT

The meeting was adjourned at 9:23 pm.

ATTEST:

Chairperson

Planning Director

Secretary