



2011, as Exhibit No. 2.

KALLAHER

Called for proponents.

Ron Beasley  
315 NW Prairie Court  
Pullman, WA 99163

Stated that he is the owner/developer of the property. The design of the project allows for ample green space and parking. There would be a key gate to separate the development and Clay Court.

KALLAHER

Called for opponents.

Sharon Walbridge  
245 NW Clay Court  
Pullman, WA 99163

Stated that the back of her property is adjacent to the subject property. Questions the parking availability and people parking on Terre View. Her home is designed to face the direction of the proposed apartment and concerned the property value will go down.

Paula Coon  
217 NW Brandon Drive  
Pullman, WA 99163

Stated that she is against the proposal. She lives on Brandon Drive and likes the neighborhood because it is outside of central Pullman. Vehicle safety is her main concern on Terre View Drive.

Stacy Baker  
215 NW Brandon Drive  
Pullman, WA 99163

Stated that she has been a homeowner for 5 ½ years on Military Hill. There is a lot of history for her on the hill with growing up on Robert Street. She is concerned with overflow parking. Residents from the existing Clark Terrace Apartments already park on Terre View Drive. She also stated that there is a blind spot on the corner of Brandon Drive and Terre View Drive that makes turning onto Terre View dangerous.

KALLAHER

Called for neutral parties; no response.

Called for proponents.

Ron Beasley  
315 NW Prairie Court  
Pullman, WA 99163

Part of the subject property was developed with condominiums back in 2005-2006 with the intent to add something like the proposed apartment structure. Not sure if the increase in traffic along Terre View Drive is from the Condominiums. Also stated that he feels there is a need for this type of housing in Pullman.

KALLAHER

Called for opponents.

Paula Coon  
217 NW Brandon Drive  
Pullman, WA 99163

Stated that the area is appropriate for townhomes and smaller developments.

KALLAHER

Closed public portion.

DISCUSSION

Harbour stated that this type of development would be nice since it

is difficult to place people, such as Schweitzer employees, in apartments without numerous students.

Beaumont stated that the development exceeds parking requirements and provides extra green space.

Dickinson entered into the record a letter from Sharon Walbridge, dated January 31, 2011, as Exhibit No.3.

Smart stated that the development with the extra green space would be nicer than a bunch of smaller units and less green space.

Yrazabal stated that it meets the requirements of the zoning code.

MOTION Chapman moved to accept Findings of Fact Nos. 1-20 as prepared by staff. Seconded by Beaumont and passed unanimously.

MOTION Yrazabal moved to accept Conclusions Nos. 1-9 as prepared by staff. Seconded by Smart and passed unanimously.

MOTION Chapman moved to approve Conditional Use Permit Application No. C-10-2. Seconded by Vik and passed unanimously by roll call vote.

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

Harbour nominated Kallaher as Chairperson. Seconded by Beaumont and passed unanimously.

Kallaher nominated Yrazabal as Vice-Chairperson. Seconded by Vik and passed unanimously.

**UPCOMING MEETINGS**

Dickinson indicated that the regular meeting of February 21 will likely be cancelled; Board members had no known conflicts with March 21 or April 18.

ADJOURNMENT The meeting was adjourned at 8:29 pm.

ATTEST:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Planning Director

\_\_\_\_\_  
Secretary