

Kevin Crew
65160 Swalley Road
Bend, OR 97701

Stated that he was the Principal and Manager of High Point Development. Discussed his proposal which consists of approximately 80 living spaces and 24 single dwelling units. Commented that they had searched for over 8 months before choosing this project location. Explained that they were looking for a relatively flat location with over six acres and this location met their prerequisites. Described that there were other appealing amenities to this location such as existing utility services, access to medical facilities, zoning, and quality of setting. Opined that having this facility in a residential neighborhood would serve the aging population who prefer to reside in a residential setting along with allowing families the option to reside close to their elderly loved ones. Remarked that after hearing the various comments from the rezone hearing with the Planning Commission meeting on March 22, 2006, a continuance was requested for the Board of Adjustment April 3 meeting. Mentioned that on April 11, High Point Development held an open house and addressed concerns talked about at the Planning Commission meeting on March 22. Noted that the open house was well-attended.

Tom Stirling
813 S. Meadow
Colfax, WA 99111

Stated that he was with the engineering firm of Taylor Engineering and that they were engineers on this project. Professed that he is a proponent of the proposal and believes that there is a need for additional assisted living facilities within the City of Pullman.

Rudy Olsen
271 Quail Run Drive
Moscow, ID 83843

Stated that he was with the architectural firm of Design West and that they were the architects on this project. Remarked that he resides in Moscow and discussed how an assisted living facility in his neighborhood has enhanced the diversity there in a beneficial way.

Ned Warnick
320 SW Prairie Court

Stated that he was with the architectural firm of Design West. Commented that the neighborhood is the reason why this assisted living facility is desired on Mr. Itani's parcel. Discussed how this facility would fit into the current neighborhood and contribute to the high quality of it. Explained how efficient the disruption of topography will be, the use of natural resources during construction, and the ongoing impact of traffic, lighting, and noise as compared to what it would be if it were in an R1 neighborhood. Opined that this proposal will help the city of Pullman accomplish some of its goals in the Comprehensive Plan.

Shelley Savoie
1950 Wallace Rd NW
Salem, OR

Stated that she is a representative of Sunwest Management. Summarized her organization's involvement in the development process. Described how her organization visits each city at least 10 months prior to opening the facility so that they may learn about the community. Noted that the facility is not lead by out-of-state professionals but rather by locals. Articulated how the facility will also

serve as a community center and discussed its amenities such as facilitating a safe trick or treat program for the community children, wedding events, and also serving ice cream daily at their ice cream parlor. Informed the Board that their facility also serves as a rest visitor area which accommodates elderly sick patients.

DICKINSON

Entered into the record Landscape Plan prepared by Taylor Engineering as Exhibit 4, Location Map prepared by Taylor Engineering as Exhibit 5, Building Elevation Detail prepared by Design West as Exhibit 6, Photographic Display as Exhibit 7.

Rafik Itani
1515 SW Wadleigh
Dr.

Acknowledged that he owns the fifteen acres on which High Point Development is proposing to develop. Explained that he's had experience with a similar situation occurring in Moscow with Good Samaritan Village expanding their facility. Opined that the value of the surrounding property has not been affected while remodeling this facility. Said that he does not believe that there has been any impact on people living in close proximity to an assisted living facility. Stated that he owns approximately six lots that overlook this proposal. Asked the Board to consider requesting High Point Development to maintain the trees on the site so that the owners of surrounding lots do not have their views blocked. Said this facility will have a positive impact on the city of Pullman.

Sue Weaver
Weaver & Associates
Lewiston, ID

Stated that she was associated with Weaver and Associates and was hired by Taylor Engineering to perform a traffic impact analysis of this project. Discussed her qualifications to the Board. Described that she had compared the number of trips that would be generated by an assisted living facility versus the number of trips that would be generated by single family dwellings. Explained that the assisted living facility would generate half the trips compared to a single family dwelling development. Opined that seniors who still have their driving privileges value them very much and tend to be very cautious drivers.

Deda Stem
1525 SW Wadleigh Dr

Stated that she is a pharmacist at the Safeway Pharmacy and sees many patients that are elderly and are in the process of entering or are in an assisted living facility. Remarked that there is a need for additional living facilities in Pullman. Expressed that having an assisted living facility in a residential neighborhood is a great idea because it will help assist the patients in their transition to assisted living.

Cynthia Hosick
800 SE Edge Knoll Dr

Informed the Board that she does live near Bishop Place and does believe that it is much quieter than a series of single family homes that have children playing outdoors. Mentioned that her father was a resident of Bishop Place and that she frequents it often. Discussed various examples of why an assisted living facility will be much quieter

than single family dwellings. Summarized that it is her opinion this facility will be appropriate in this neighborhood.

Kris Finch
800 SW Alcora Dr.

Discussed that, in her position as a local realtor, she assisted Mr. Crew in locating an appropriate parcel for the proposal. Summarized that they had wanted to find a location that was in close proximity to a hospital, care givers, and not have a lot of traffic close by. Remarked that they had wanted to find a location where the residents could feel comfortable as if they were still residing in their own neighborhood.

Rick Finch
800 SW Alcora Dr.

Informed the Board that he was a fourth generation Pullman resident. Described how he witnessed his family go through a situation of placing his elderly relatives into assisted living. Mentioned that he does not have any concern with elders driving in his neighborhood and feels safe. Commented that having an additional assisted living facility in Pullman is a great resource and would like to see his relatives placed in a facility here rather than Spokane.

KALLAHER

Called for comments from opponents to the proposal.

Wilson Mahan
1135 SW Crestview
St.

Informed the Board that the opponents had a signed petition from individuals not in favor of this proposal that he would like it to be entered into the record. Contended that he is completely against this proposal. Told the Board that when he purchased his property, he was advised that there would be single family dwellings in this neighborhood. Pronounced that High Point Development is only in the market to make money and does not know what is good for Pullman.

Phyllis Erdman
1145 Sunnyside Dr.

Professed that High Point Development is playing on emotions as opposed to looking at the objective issues. Urged the Board the separate the issues. Opined that the open house High Point Development held in April was not successful. Offered the petition of which Mr. Mahan spoke.

DICKINSON

Entered into the record the petition submitted by Phyllis Erdman as Exhibit 8.

James Roche
1110 SW Meyer Drive

Mentioned that he lives in the vicinity of the proposal. Claimed that most of the people who spoke on behalf of the proposal have a vested interest in it. Commented that High Point Development is not familiar with the habits of the neighbors, children, and families. Expressed that when he purchased the property he was under the impression that the surrounding area was going to be single family dwellings.

- Weidong Chen
1120 SW Crestview
St. Voiced that his property is directly next to the proposed facility. Asserted that he was against the proposal. Commented that when he purchased the property he was advised by the developer that the surrounding area was zoned R1. Remarked that his property value may decrease if this proposal is built. Cited that most of the proponents have a monetary interest in the proposal and not an emotional interest.
- Greg Bloom
1140 SW Crestview
St. Remarked that he has lived here since 1969. Asked about the purpose of elders living in a single family neighborhood. Stated that he believes the assisted living facility would present a barrier to the pattern of single family homes in the area. Questioned the need for a tree buffer around the proposed facility since the proponents claimed the project was to be designed in such a high quality fashion.
- Neal Davies
1205 SW Sunnyside
Drive Opined that he has a unique view since he is a doctor and he had visited his grandmother in a facility the first 30 years of his life. Stated that there will be more congestion in the neighborhood since this facility is located on the edge of town. Also commented that there will be an increase in vans commuting to the neighborhood and fears for the safety of the neighborhood children.
- Howard Erdman
1145 SW Sunnyside
Drive Indicated that most of his comments have already been addressed. Announced that he believes this proposal is completely wrong at the subject location. Professed that this facility does not fit into an R1 single family neighborhood.
- Dave Whitehead
1130 SW Crestview
St. Opined that this is nothing more than a business deal with everyone making a profit out of it. Announced that he just recently moved into his house approximately three weeks ago. Stated that the reason he purchased this property was because his house would be viewing R1 homes. Commented that he recruits for Schweitzer Engineering Laboratories and struggles to find housing for his recruits in uninterrupted single family neighborhoods.
- Jinwen Zhang
1101 SW Crestview
St. Stated that he is the immediate neighbor of the proposal. Opined that High Point Development does not care about the community and does not know what is needed for the community. Noted that the residents care about this neighborhood and their investment.
- Doug Salmon
1245 SW Campus
View Drive Stated that he has owned many homes in various cities. Mentioned that he doesn't live near the site of the proposed facility but does support his neighbors. Explained that he had a similar situation happen to him in Ohio. Described how the developer constructed a cheap apartment complex which changed the appearance of the neighborhood.

Scott Hodge
836 Hathaway

Explained that he originally purchased his home in Sunnyside Heights because of the park system. Said that he was not concerned with elders driving in the neighborhood. Expressed that he would like to see a continuation of the park system so that children can continue to play in the area. Remarked that he is more concerned with the traffic problems that will be created by the delivery trucks.

KALLAHER

Called for response by proponents.

Shelley Savoie
1950 Wallace Road
NW
Salem, OR

Addressed various issues that were brought up by opponents such as the details of the building, an increase in van travels, requesting a transit bus system, crime, and overall traffic levels. Described the reasons why the proponents want this facility to become a neighbor to the Sunnyside Hill community.

Kevin Crew
65160 Swalley Road
Bend, OR

Stated that the tree buffer is a suggested requirement by the planning department rather than a feature proposed by the applicant. Stated that this facility will be a high quality facility that doesn't need a tree buffer but is merely complying with zoning requirements.

Tom Stirling
813 S. Meadow
Colfax, WA

Explained how his firm is from Spokane and decided to open a local branch in Pullman because they wanted to be in this community. Remarked that High Point Development will develop a high quality facility.

Ned Warnick
320 SW Prairie Court

Told the Board that when he has to enter an assisted living facility, he would hope to enter into one that is in a residential neighborhood and not one such as the Bishop Place facility that is located in a commercial neighborhood next to a bowling alley and offices. Remarked that the citizens should have a choice.

KALLAHER

Called for responses by opponents

Wilson Mahan
1135 SE Crestview St.

Questioned whether any of the proponents have an assisted living facility in their backyard. Exclaimed that the developers are only in this project for the money. Expressed that this proposal is totally wrong for the best interests of Sunnyside Hill and the residents of Pullman.

Jim Roche
1110 SW Meyer Drive

Discussed how zoning is the key issue in preserving city neighborhoods.

Neal Davies
1205 SW Sunnyside
Drive

Questioned what the benefits will be for the community. Addressed how no studies have been given to the residents to analyze whether or not this facility is appropriate. Opined that there are cleanliness, crime, and safety issues with all assisted living facilities.

- Phyllis Erdman
1145 Sunnyside Drive
- Remarked that the petition speaks for itself. Noted that the proponents do not live in the Sunnyside Hill neighborhood and do not pay taxes and that the Board should strongly consider the opinions of the neighborhood residents.
- KALLAHER
- Called for responses by proponents.
- Shelley Savoie
1950 Wallace Road
NW
Salem, OR
- Stated that the residents of Pullman would like to have choices. Told the Board that if this proposal is denied, they will still continue to look for a parcel in a residential zoning area. Informed the Board that there are now younger individuals entering into assisted living facilities.
- Rick Finch
800 SW Alcora Drive
- Endorsed this project and believes that this is good for the community.
- KALLAHER
- Closed the public input portion of the hearing.
- HARBOUR
- Expressed her concern that residents in the area invested a substantial amount of resources in their homes with the expectation that the neighborhood would be composed of other single family houses and the applicant's proposal presents an unwelcome change.
- VONHOF
- Remarked that assisted living facilities are allowed as conditional uses in R1 zones, so the issue comes down to whether the proposed facility meets the city's conditional use permit criteria. Mentioned that he individually visited the site in question.
- YRAZABAL
- Empathized with the residents who spoke in opposition of the proposal. Stated that he agrees with Vonhof's comments. Stated that he would like to see the tree buffer have a limitation on height.
- KALLAHER
- Commented that he has visited Bishop Place several times and does not believe that it is dirty. Agreed with Vonhof's statements also.
- DICKINSON
- Questioned Vonhof with respect to his site visit, and Vonhof said it did not affect his ability to hear this matter on an impartial basis.
- VONHOF
- Mentioned that he would like the opportunity to ponder over the evidence presented for this conditional use permit application.
- MOTION**
- Vonhof moved that this hearing be continued to May 1, 2006 at 7:30 p.m. Yrazabal seconded and the motion passed unanimously.
- MOTION**
- After Kallaher opened the public hearing on the High Point Development sign variance application, Vonhof moved that this hearing be continued to May 1, 2006 at 7:30 p.m. Yrazabal seconded and the

motion passed unanimously.

MOTION Vonhof moved to adjourn the meeting. Yrazabal seconded and the motion passed unanimously.

KALLAHER Adjourned the meeting at 9:50 p.m.

ATTEST:

Chairperson

Planning Director

Secretary