

**WHITMAN COUNTY
PLANNING COMMISSION
March 6, 2019
Public Hearing
Code Amendments
Chapters 19.10 and 19.12**

MEMBERS:

Chad Whetzel- Chairman
Keith Paulson
Dave Gibney

Guy Williams
Matt Sutherland
Brian Davies

Staff: Alan Thomson, Whitman County Planner; Katrin Kunz, Whitman County Assistant Planner; Elinor Huber, Clerk.

Audience: Shelly Chambers, League of Women Voters; Paul Mihalyov

7:08 p.m. – Chad Whetzel called the meeting to order. Introductions were held around the room.

Dave Gibney – If I remember right, we beat this thing to death so I will make a motion.

MOTION by Dave Gibney and seconded by Matt Sutherland to adopt the findings of fact 1-7 as prepared by staff. Motion passed.

MOTION by Dave Gibney and seconded by Guy Williams to adopt the conclusions 1-4 as prepared by staff. Motion passed.

MOTION by Dave Gibney and seconded by Keith Paulson to forward the findings of fact and the amendments to Zoning Code Chapters 19.10 and 19.12 to the Board of County Commissioners with a recommendation for approval. Roll call vote. Motion passed.

Dave Gibney – Yes.

Matt Sutherland – Yes.

Brian Davies – Yes.

Guy Williams – Yes.

Chad Whetzel – Yes.

Keith Paulson – Yes.

Proposed amendments to zoning code Chapter 19.10 – Agricultural District and Chapter 19.12- Cluster Residential District.

FINDINGS OF FACT

1. *Planning staff recommends that changes be made to the Whitman County zoning code Chapter 19.10 – and Chapter 19.12.*
2. *In Chapter 19.10 – Agricultural District, staff is recommending adding clarifying language to the creation of residential parcels and the issuance of Rural Housing Certificates (RHC); clarifying the boundary line adjustment process in relation to residential parcels less than 20 acres; modifying the Rural Residential Site Review (RRSR) process; changing the commercial agricultural operator’s appeal time of an RHC from 20 days to 10 business days; and amending the language for the design and construction of residential driveways to reflect a change in the Fire Code.*
3. *In Chapter 19.12 – Cluster Residential District, staff is recommending amending the language for the design and construction of residential driveways to reflect a change in the fire Code in order to make it consistent with the same change in Chapter 19.10.*
4. *At a regularly scheduled meeting on November 7, 2018, planning staff brought to the Planning Commission’s attention that some language in the Agricultural District code needed to be amended. Further discussion on this subject occurred at the next Planning Commission meetings on December 5, 2018, January 16, 2019, and February 6, 2019.*
5. *At a regularly scheduled meeting on February 6, 2019, planning staff brought to the Planning Commission’s attention that in order to be consistent with the code change in Chapter 19.10 regarding the design and construction of private driveways, the same change should be made to that language in Chapter 19.12.*
6. *As required by the State Environmental Policy Act, a SEPA Environmental Checklist for this non-project action was prepared, and a DNS (Determination of Nonsignificance) was issued on February 14, 2019. The comment period ended February 28, 2019, and no comment was received.*
7. *A legal notice regarding this hearing and the SEPA decision was published in the Whitman County Gazette on February 14, 2019.*

From the foregoing Findings of Fact, this Commission now makes the following:

CONCLUSIONS

1. *These proposals are consistent with the goals and policies of the Whitman County Comprehensive Plan.*
2. *These proposals are consistent with the general purpose of the zoning code.*
3. *These proposals will benefit businesses and landowners with increased efficiency in implementation of the County code.*
4. *These proposals will not have a significant adverse environmental impact.*

7:11 p.m. - Hearing closed