

**WHITMAN COUNTY
PLANNING COMMISSION
March 6, 2019
ZC 19-01**

MEMBERS:

Chad Whetzel, Chairman
Brian Davies
Keith Paulson

Dave Gibney
Guy Williams
Matt Sutherland

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

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

7:14 p.m. - Chad Whetzel opened the hearing. The gentleman in the audience. Are you here for any reason in particular?

Paul Mihalyov – I am here to understand what the role is that the planning commission has.

Chad Whetzel – Okay, I just didn't want to skip you if you had something in mind. We will move on to the hearing for Colleen Schoepflin. I will open the hearing.

Katrin Kunz – We have a zone change request from Colleen Schoepflin for a 6.4 acre area to change the zone from the Agricultural District to Airport Commercial District. The property is located at 801 Ringo Road and we already had a zone change about one year ago. It is for an existing airport business on Ringo Road. This time we are adding an existing runway and two existing hangars to this airport business, to the Airport Commercial zone that is already there.

Dave Gibney – Is there a good reason that the Ringo Road is not included? So we are doing some non-contiguous pieces?

Katrin Kunz – No. It could be included.

Dave Gibney – But it is not included in what is before us.

Katrin Kunz – No, Dave is right. We could have included it.

Alan Thomson – We've done that before.

Dave Gibney – I guess in my opinion the zone should be contiguous and some portion of Ringo Road, either what is exactly between the adjacent to the new piece or perhaps the entire street down to that driveway.

Katrin Kunz – Here is the picture, here is Ringo Road to add this.

Alan Thomson – We could do that with your approval tonight and amend the map. We just need to show exactly where we are going to and what part of the road we will include.

Chad Whetzel – I remember the last time we did the zone change on this but it seems silly that we had an airport zone and didn't include the runway last time.

Alan Thomson – That was the applicant. She didn't want it.

Katrin Kunz – She had different intentions back then.

Keith Paulson – She is doing this to form an LLC? What does an LLC have to do with this? Do you know?

Alan Thomson – Her husband is deceased now and he started the business but he was also repairing aircrafts there. So, there is a company, Dale's Flying Service so it is going to continue being Dale's Flying Service.

Keith Paulson – But she is changing things so she may form an LLC. So it is going to be a different LLC.

Alan Thomson – She's got kids that she is dividing up the property for and one of the children wants to operate the business.

Katrin Kunz – Last time we took the area where her house is on, we took it out of the Airport Commercial Business and put it into the Agricultural District so that (inaudible).

Dave Gibney – So, we didn't increase the Airport Commercial the last time?

Katrin Kunz – In the north, we did, yes.

Alan Thomson – So she came back to us with a different plan after we did that the last time. She has had trouble trying to figure out what she wanted to do with it all.

Katrin Kunz – The main intention was to get the residence separated from the airport business and to sell the house and the parcel around.

Dave Gibney – Other than trying to keep things contiguous I don't see any real reason not to do it.

Alan Thomson – So you just want to make it straight across?

Dave Gibney – That is the question. Would it be better to make it contiguous to the new piece only or would it be better to make it from the north to the south?

Alan Thomson – The north to the south,

Dave Gibney – Of the existing AC. That is one option or from the corner to the corner.

Katrin Kunz – Just make it this way.

Alan Thomson – I don't think she intends to make this down here.

Dave Gibney – So, that portion of the County road that is contiguous to the new eastern piece be added to the zone change.

Alan Thomson – Yes, just carry the dotted line over to the solid line on the map.

Chad Whetzel – So, when you are looking at the map, so north of the T-hangar on Exhibit 3. That road runs out, is that a house up there on the north end? Of Ringo Road? So that road goes up and it is an access for those houses up there?

Katrin Kunz – This one is Cove Road.

Dave Gibney – If you look at the map on Exhibit 2, you can see where Ringo Road ties back into Cove Road.

Chad Whetzel – One of my questions is what kind of rules or regulations are there? It looks like that they have a hangar on one side of the road and moving the planes back and forth across the County road?

Katrin Kunz – They have an arrangement with the Road Department.

Guy Williams – As long as they don't exceed the speed limit.

Alan Thomson – That conversation occurred a long time ago when Dale's Flying Service first started. That question about how the planes were getting from point A to point B and crossing the road? So the road department allows it.

Chad Whetzel – Okay.

Keith Paulson – They didn't want them flying over.

Alan Thomson – No, they didn't want them taxiing across the road.

Chad Whetzel – So, then including that road within the airport district would bring no additional issues? Just for their sake and our sake is that recorded someplace, the agreement?

Alan Thomson – Yes, Mark Storey had to sign off on that with the Road Department.

Chad Whetzel – Just making sure it wasn't one of those handshakes.

Alan Thomson – It was when Dane Dunford was the director and that was formally done. It was a big deal to agree to that. That wasn't a straightforward yes or no. There were probably some conditions put on that too.

MOTION by Matt Sutherland and seconded by Guy Williams to accept the findings of fact 1-9 as prepared by staff. Motion passed.

MOTION by Dave Gibney and seconded by Matt Sutherland to add finding of fact #10 to read: **“During the discussion of the Planning Commission it was agreed that that portion of Ringo Road contiguous to the new Airport Commercial zone should be included within this zone change.”** Motion passed.

MOTION by Dave Gibney and seconded by Guy Williams this request is consistent with the County's Comprehensive Plan and the Zoning Ordinance. At this time, unless there is substantial new evidence

introduced which would change the findings of fact, it is recommended that this zoning code amendment be accepted within the following condition: that all outdoor lighting will be full cut-off. Motion passed.

Chad Whetzel – I assume this is a daylight only runway. Do they have lights on there?

Alan Thomson – No, this is just a remote type of runway.

Chad Whetzel – Okay, just to make sure it can't be full cut-off if it is runway lights.

Alan Thomson – No, that was just for houses, buildings and any kind of exterior lights. Not runway lights.

Katrin Kunz – It includes the hangars.

Roll call vote: Dave Gibney, yes; Matt Sutherland, yes; Brian Davies, yes; Guy Williams, yes; Chad Whetzel, yes; Keith Paulson, yes;

Applicant: ZC 19-01 -Colleen Schoepflin

Requests: Zone Change from the Agricultural District to Airport Commercial District

Location: The property is located at 801 Ringo Rd., in Section 12, Township 16 N., Range 45 E., W.M., and in Section 7, Township 16 N., Range 46 E., W.M., Whitman County, Washington.

FINDINGS OF FACT

1. An approximate total area of 6.4 acres is proposed to be taken out of the Agricultural District and rezoned to an Airport Commercial District. The existing Airport Commercial District will be expanded by those 6.4 acres. (See **Exhibit 1**, Zone change application.)
2. The property is located at 801 Ringo Road, Palouse, WA 99161, approximately 1.5 miles south of Palouse. The existing runway is located in Section 12, Township 16 N., Range 45 E., W.M., and the two T-hangers are located across the road from the other airport buildings in Section 7, Township 16 N., Range 46 E., W. M., Whitman County, Washington. (See **Exhibit 2**, Vicinity map, **Exhibit 3**, Aerial photo.)
3. The applicant has requested a zone change for two areas pursuant to Chapter 19.04-Amendments. The first site is an approximately 3.6-acre area that consists of an existing runway that is currently in the Agricultural District and is proposed to be rezoned to Airport Commercial District. It is connected to another runway that is already in the Airport Commercial District and located in the north west of the airport parcel. The second site is an approximately 2.8 area east of Ringo Road and consists of two T-hangers that are currently in the Agricultural District and shall be added to the existing Airport Commercial District. (See **Exhibit 4**, Zone change map, **Exhibit 5**, Zone change depiction.)

4. *The areas are currently part of 2 larger parcels and are owned by Colleen Schoepflin. After the zone change is approved a short plat will be done that adds the runway to the existing airport business parcel and creates a 14.9-acre parcel west of Ringo Road (Parcel A1.) East of Ringo Road the proposed parcel with the hangars on it will be approximately 2.8 acres in size (Parcel A2.) The parent parcel with the runway on it is approximately 163 acres in size and the parent parcel with the two T-hangars is approximately 36 acres. The zone change for the currently existing Airport Commercial zone was done in 1993 for 'Dale's Flying Service,' a private business that is still operating today. An extension of the AC District to the north was done in 2017. (See **Exhibit 6**, Assessor's map, **Exhibit 7**, Short plat depiction, **Exhibit 8**, Zone change map 93-1, **Exhibit 9**, Zone change map 17-04)*
5. *The proposed re-zone is consistent with the Whitman County Comprehensive Plan because it meets the criteria stated in the Commercial Land Use Element. The planning guidelines listed under Goal 2 state that uses require easy traffic access, great amounts of land area, may prove dangerous to the public health or safety if located within built-up areas, and provide sales and services to businesses who require products or services.*
6. *The sites are all accessed off Ringo Road.*
7. *The surrounding land is zoned Agricultural District. Approximately 1,000' to the north are two more residences. Connected to the proposed zone change area and in the center is the parcel zoned Airport commercial District that is also owned by Colleen Schoepflin.*
8. *All Adjacent landowners within 300 feet of the project were informed of this request and hearing by US mail. At the time of this hearing, no comments were received by Whitman County Planning concerning this notification.*
9. *An Addendum to the original SEPA checklist from November 16, 2017 was submitted on January 29, 2019. As of the date of this hearing no comment from the Department of Ecology was received regarding the addendum.*
10. ***During the discussion of the Planning Commission it was agreed that that portion of Ringo Road contiguous to the new Airport Commercial zone should be included within this zone change.***

RECOMMENDATIONS

This request is consistent with both the County's Comprehensive Plan and The Zoning Ordinance.

At this time, unless there is substantial new evidence introduced which would change the Findings of Fact, it is recommended that this zoning code amendment be accepted with the following condition: That all outdoor lighting will be full cut-off.

7:27 p.m. – Hearing closed.