

**WHITMAN COUNTY
BOARD OF ADJUSTMENT
May 9, 2019
CU 18-07**

MEMBERS:

**Jim Lemon, Chairman
Larry Cochran
Rick Finch**

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

AUDIENCE: Chris Boyd, Palouse; Tyler Hensley, Pullman; Amanda Hensley, Pullman; Stania Lockeman, Palouse; Tom Boyd, Pullman; Madisyn Beaudoin, Pullman; Jeff Motley, Pullman; Roy Druffel, Pullman; Elinor Huber, Clerk.

7:15 p.m. – Jim Lemon opened **CU 18-07**. Who is representing this conditional use? Please come up to the panel. The same conditions apply. If anyone has any questions or corrections, please raise your hand and I will recognize you.

The first part of a conditional use is a little different than a variance. The Findings of Fact is pretty much an open discussion among the Board. Once we get into the conditions, it is a discussion among the Board members but if you see something and have a question, just raise your hand and I will recognize you.

Applicant: Amanda Boyd-Hensley

Requests: A conditional use permit for the development of an equine boarding facility with accommodations made to facilitate PATH (Palouse Area Therapeutic Horsemanship) program in the Agricultural District.

Jim Lemon – What does exactly does that all mean?

Christiana Amanda Hensley – The PATH program assists individuals, mostly young children with disabilities in building strong relationships whether it be emotionally, or there is also development with muscles so they work with children who have ADHD or children with Spinal Bifida or those kinds of things to help grow their muscles in confidence emotionally.

Jim Lemon – Okay, this makes sense. Will you also be working with vets?

Christina Amanda Hensley – There are programs that do and I would like to be open to offering that later down the road.

Jim Lemon – I know this program works very well with them, too.

Christina Amanda Hensley – Yes, it does.

FINDINGS OF FACT

1. *On November 26, 2018, Amanda Boyd-Hensely applied for a conditional use permit for the development of an equine boarding facility with accommodations made to facilitate PATH (Palouse Area Therapeutic Horsemanship) program. (See **Exhibit 1**, Conditional use application.)*
2. *The 26-acre project site is located approximately 1 mile north east of Pullman-Moscow Regional Airport at 412 O'Donnell Rd, Pullman, WA 99163, in Section 25, Township 15 N., Range 45 E., W.M., Whitman County, Washington. (See **Exhibit 2**, Vicinity map.)*
3. *The site is located in the Agricultural District and commercial horse-boarding facilities are authorized in the Agricultural District as a conditional use. See Whitman County Code Chapter 19.10.090(A)(10).*
4. *The 26-acre project area consists of two parcels and currently includes two residences, a farm shop and two other outbuildings. It is owned by E. Merrill Boyd Farms, Inc. The applicant, Amanda Boyd-Hensley, is the resident of one of the houses on site and the prospective buyer of the 26 acres. The project will include a new approximately 3,000 ft. long internal road that links all structures, a new riding arena, a new barn west of the arena to house therapy horses (50' by 100'), 9-11 new pasture sheds/barns west of the existing shop to service individual pastures (25' by 25'), a new bathroom to service the arena (10' by 25'), a new shop north east of the existing farm house (30' by 60'), a new hay shed (50' by 100') as replacement of a dilapidated machine shed, and fences. The project includes the demolition of the existing machine shed, the installation of a new septic system and repair work to the existing buildings and their foundations. (See **Exhibit 3**, Site plan.)*

Jim Lemon – What kind of time frame do you think this will be?

Chris Boyd – The rest of her life.

Jim Lemon – At least she is younger than we are.

5. *The land surrounding the site is farm land. (See **Exhibit 4**, Aerial.)*
6. *The site is accessed off O'Donnell Road. No new access points are proposed. The volume of trips of standard vehicles will increase by approximately 12 trips per day. (See Exhibit 5 Boyd O'Donnell Road Short Plat.)*

Jim Lemon – Is the County aware of additional traffic and they have no questions?

Katrin Kunz – Yes, the Road Department didn't have any comments or concerns.

- 7. The applicant plans to use an existing well that provides 9.25 GPM of water free from biological and chemical contaminants. They will develop this source into a group B well capable of providing for all proposed residences and the public bathroom. (See Exhibit 6, Comment from Whitman County Department of Environmental Health on CUP.)*

Jim Lemon – Do you have paperwork on all their requirements?

Christiana Amanda Hensley – I did receive a packet in the mail that had reference places and recommendations for excavation. All of that.

Jim Lemon – The reason I bring it up this time is I see it is included in conditions later. I wanted you to be aware that there is a lot of paperwork coming your way.

- 8. The site is not within a flood hazard area and also not within 200 feet of a potential wetland according to the National Wetlands Inventory Map.*

- 9. All adjacent landowners within 300 feet of the project were informed of this request and hearing by U.S. mail. At the time of this hearing no comment has been received by Whitman County Planning concerning this notification. (See Exhibit 7, Assessor's map.)*

Larry Cochran – I have a question. The airport is changing their flight runways. Is that going to be coming over this piece of property or is that to be off to the side? The airplanes won't be flying over?

Christiana Amanda Hensley – No.

- 10. A public notice of the conditional use hearing was published in the Whitman county Gazette on April 4, 2019.*

- 11. Whitman County is lead agency for the State Environmental Policy Act (SEPA) and issued a Mitigated Determination of Nonsignificance (M-DNS) for the proposed project on April 4, 2019. The comment period ended on April 19, ~~2018~~, 2019, and two comments were received. (See Exhibit 8, Comment from Ecology, and see Exhibit 9, Comment from Whitman County Department of Environmental Health on SEPA).*

Alan Thomson – It should be April 19, **2019** instead of 2018.

MOTION by Rick Finch and seconded by Larry Cochran to accept the Findings of Fact as read and edited. Motion passed.

CONCLUSIONS

- 1. The Board of Adjustment has been granted authority to render this decision.*

2. *Based on the evidence set forth in the Findings of Fact and the environmental review the proposed use as conditioned is consistent and in harmony with the goals and policies of the Whitman County Comprehensive Plan.*
3. *As conditioned the proposed use is consistent with the general purposes of the zoning code.*

CONDITIONS

Planning staff recommends this conditional use be approved contingent upon the following conditions:

1. *The applicant shall obtain any necessary permits from Whitman County (Building Permit) and other permitting agencies. This conditional use permit is not to be construed as approval for these other agencies. The applicant must contact and obtain these necessary permits or approvals. Failure to obtain these permits is basis for revoking this conditional use permit.*
2. *This conditional use permit shall be continuous with the ownership of the property. Should the ownership change, Whitman County must be notified. The conditions apply to the land regardless of transfer of owners.*
3. *Any water available for public consumption (including drinking, handwashing, showering, etc.) must come from a permitted public water supply. A Group B water system must be established ad permitted at this location prior to operation.*
4. *All waste water generated at this location must be treated through a permitted on-site septic system. Permitted on-site septic systems must be established prior to operation of this facility.*
5. *A stormwater and erosion control plan shall be drawn up and available before construction of the buildings. Plans and implementation shall be completed by a professional engineer licensed in the State of Washington.*
6. *Any outdoor lighting will be full cut-off.*

Jim Lemon – Do you understand what that mean?

Chris Boyd – She doesn't, but I do. It means the light has to be shinning down on the ground.

Jim Lemon – Are there any questions from the Board?

MOTION by Larry Cochran and seconded by Rick Finch to accept the conditions as read and approved. Motion passed.

MOTION by Rick Finch and seconded by Larry Cochran to grant **CU 18-07** to the applicant. Motion passed.

7:31 p.m. – Meeting closed.

These minutes have been read and approved by the Planning Staff.

Name	Title	Date
<u>K. Kunt</u>	<u>Assistant Planner</u>	<u>5/13/19</u>