

**PLANNING DEPARTMENT  
STAFF REPORT  
CUP-19-01, Pacific Northwest Farmers Cooperative & McCoy Land  
Company Project**

**TO:** Whitman County Hearing Examiner  
**FOR:** CUP Open Record Public Hearing  
**BY:** Alan Thomson, Whitman County Planning Director  
**HEARING DATE:** April 25, 2019

**EXECUTIVE SUMMARY**

**SUBJECT:** CONDITIONAL USE PERMIT (commercial agricultural commodity warehouse) CUP-19-01

**PROJECT DESCRIPTION:** Pacific Northwest Farmers Cooperative & McCoy Land Company, LLC (Applicant) seek a conditional use permit (CUP) for the development of a Commercial Agricultural Commodity Warehouse in Whitman County. The proposal includes equipment designed for grain storage on four ground piles, truck scales, a small office space, and utilities on a 66.122-acre site, owned by the applicant, located just south of Dusty, WA, at the intersection of State Highways 127 and 26 in the Agricultural District of unincorporated Whitman County. A new access to the site off SR 127 will be added. Construction will occur in two years through two stages.

**SEPA:** A Mitigated Determination of Nonsignificance (M-DNS) was issued for this project on August 16, 2018, in association with a zone change request for the property. The SEPA comment period ended on August 30, 2018. Three comments were received within the comment period. The Responsible Official for the SEPA decision responded to the comments and upheld the original M-DNS decision. The M-DNS was not appealed.

**RECOMMENDATION:** Staff recommends that the Whitman County Hearing Examiner conduct a single open record public hearing on the Applicant's CUP application, consider such evidence as presented in the complete permit application materials consisting of information received on February 21, 2019; this Staff Report; the record of environmental review; written testimony received by Whitman County in regard to CUP 19-01; oral testimony received by the public, agencies, Applicant and all other interested parties during the open record public hearing; and after consideration thereof, adopt the proposed Findings, Conclusions, and Conditions of Approval as presented herein and approve the CUP-19-01 and any other special conditions the Hearing Examiner feels necessary to comply with the requirements of the Whitman County Code.

**PUBLIC OPEN RECORD HEARING:** April 25, 2019

**RECOMMENDING BODY:** Whitman County Public Works, Planning Division

**APPROVAL BODY:** Whitman County Hearing Examiner

**APPLICANT:** Pacific Northwest Farmers Cooperative & McCoy Land Company, LLC

**PROPERTY OWNERS:** McCoy Land Company, LLC

**PROJECT LOCATION:** 26791 SR 127, just south of Dusty, WA, and the intersection of SR 127 and SR 26 in Section 9, Township 15N, Range 41 E., W.M., Whitman County, WA.