

**WHITMAN COUNTY
PLANNING
COMMISSION Meeting**

February 6, 2019

MEMBERS:

Chad Whetzel – Chairman
Bob Hill
Keith Paulson

Dave Gibney
Brian Davies
Russell Jamison

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

Audience: Ben Moehrle, Uniontown; Sandra Castle del Conte, Pullman; Gwen Anderson, Pullman; Shelley Chambers Fox, League of Women Voters; Della Hill, Rosalia.

7:35 p.m. – Chad Whetzel opened the meeting.

MOTION by Keith Paulson and seconded by Brian Davies to approve the minutes from January 16, 2019. Motion passed.

Reports:

Alan Thomson – Board of Adjustment forthcoming hearings. There will be a conditional use hearing for Selway Holdings, LLC, to allow agricultural activity in a Limited Light Industrial District when we finally get a zone change finalized. It hasn't been done yet, so that is on hold. There is no hearing date.

Forthcoming Administrative Use Permits – The Weis Towers proposal for the cell tower on Bald Butte. There is no action on that yet and we still have not heard anything from Weis Towers. We don't know what is going on with that one.

Forthcoming Variances, none.

Update on previous conditional use permits and variances. There was a variance for Kent Keller to reduce the side setback on his residential parcel for a garage from 20 feet to 10 feet. It is a one-acre parcel and it was approved by the Board of Adjustment on January 24, 2019.

Update on previous administrative use permits, none.

Board of County Commissioner's action – Selway Holdings, LLC, zone change public hearing. We do have a tentative date for the zone change on February 19th at the regular BOCC meeting. We will present them with the official transmittal.

At that time, the BOCC have a choice of three options. One, to accept the recommendations from the Planning Commission and they will approve it there and then.

Two, if they deem it necessary they might want to have their own meeting, if they want to alter the record in any way. There will be public input at that meeting and it is called a meeting, not a hearing, depending on what they hear there.

If they decide they might want to further review this and maybe change the Findings or change the record, they would have to hold their own public hearing, which they would set the date for at that time on February 19th.

Dave Gibney – They are not going to send it back to us for review?

Alan Thomson – Option #3 is to send it back to the Planning Commission for further investigation. If something comes up at that public meeting, some information that is new that gives them pause, to say, “The Planning Commission didn’t cover that, and maybe they should,” then they would give you a recommendation on what they would like you to look into.

So, those are the three possible choices for the BOCC on February 19th. If it goes to a public hearing, they decide to hold their own public hearing, March 4th is a tentative date for that. As of right now, we don’t know which way they are going to go but we will find out on February 19th at 11:00 a.m.

Rusty Jamison – I have a question. Why did this Selway Holdings, why didn’t they go through the procedure of presenting themselves to this Board first, before going to the BOCC?

Dave Gibney – They did. That was the marijuana people last month.

Rusty Jamison – But the way I understood it though, when we had that there was a portion of it that wasn’t completed because of the two different permits that were required, right?

Chad Whetzel – You’re thinking about a conditional use after they grow and it is then re-zoned?

Rusty Jamison – Yes.

Chad Whetzel – So, there is two stages and we are on stage one.

Dave Gibney – At this point it is still zoned Agricultural. So, the growing of marijuana is a permitted right so there is no need for the conditional use at this moment. So, the first step is the zone change and that has to be completed as Alan was saying before the BOA would then hear the conditional use permit.

Rusty Jamison – Okay, so at some point then it probably will come back to us.

Alan Thomson – No, a conditional use does not come through Planning Commission. It goes to the Board of Adjustment.

Chad Whetzel – The only way we hear this again is if the BOCC decide they want us to or something they feel we didn’t know.

Dave Gibney – That is probably more in line with the State laws.

Alan Thomson – We had a very thorough discussion with the PA Denis Tracy and staff to figure this one out. So, this is Denis’ recommendation as to how we should proceed with this in the future.

Update on previous Board of County Commissioners' action, none.

Shoreline of the State Substantial Development Permits, none.

Planning Commission forthcoming hearing. So, you dealt with the zone change for McCoy. That was withdrawn. For the next meeting on March 6th we will talk about the County Critical Areas Ordinance and having a public hearing for that. So, I'm setting that time frame for March 6th and we can discuss that further if you want to, once we are done with this part of the meeting.

Then also, the changes to Chapter 19.10, the Agricultural District regarding the Rural Housing Certificate requirements. We also went through that so that is on board for March 6th. We will have both of those hearings on March 6th and we will have another one that I forgot to add in here. Katrin?

Katrin Kunz – That is a zone change request from Colleen Schoepflin and she wants to change the zone from Agriculture District to Airport Commercial and we've dealt with her before. South of Palouse there is this airport business and now she wants to include another runway and two hangars into the Airport Commercial parcel.

Alan Thomson – We have already been allowing this one but she wants to add some more into the Airport Commercial District. You have already established part of that to be Airport Commercial. We took out a house from the Airport Commercial and put it back into Agriculture District just to remind you what we did. That was a while ago and now she is revisiting this and wants a couple of other changes.

Keith Paulson – It would have been easier to have it all figured out a year ago.

Alan Thomson – Yes, this has gone on and on. She has had a lot of difficulty trying to figure out what she wanted to do. So, she has changed a couple of times. So, now hopefully we are in the final step. That will also be March 6th. So, that means it will be a busy night on March 6th and hopefully we can have a quorum available because we have three things to deal with that night.

Chad Whetzel – We will have a quorum.

Alan Thomson – That is it for reports.

Unfinished Business.

Alan Thomson – As I just said we are setting you up for a public hearing for the Critical Areas Ordinance and also the amendments to Chapter 19.10. If there is any question that you have regarding any of those things, this is the time to discuss that. I've sent you the clean copy of the CAO. There have been no changes since I sent that out to you.

We will not be dealing with the clean copy for the hearing. We are dealing with the one that has all the changes in it. So, I am tidying that version up right now but it is nothing that you haven't seen. I am just making it more clear with the strike outs and the new changes.

If you have any further questions on that I'd be happy to answer, or on 19.10, too. We have gone over that. Do you want to see the changes to 19.10 again? I have some copies here.

Rusty Jamison – If you made them for us, I'll take one.

Alan Thomson – Does anyone else want one? It hasn't changed since last time. The creation of residential parcels, so the changes to the RHC process. The last one I added in was about the driveway. We talked about that last month.

That is one of the things in new business we will discuss for the Cluster Residential District because the same language is in the cluster residential code that was in 19.10. We've changed 19.10 so we want to change the cluster residential code to make it fit the same. Any questions to those changes on 19.10? So, March 6th we will have the public here.

Chad Whetzel – So, on to new business.

Alan Thomson- The cluster residential code has similar language in it about roads and the building of the roads and who is responsible for that and emergency vehicles. Just to make it consistent with Chapter 19.10 I'm suggesting we change the language. I will give you a copy of that right now.

Dave Gibney – I am flying out of Spokane on March 7th and I'm not sure how early the flight is.

Chad Whetzel – Well, we have until midnight to finish the meeting.

Alan Thomson – On the cluster residential codes you will see the proposed changes there. It talks about a road, so the previous existing language right now is that the road would be “...engineered to County standards and shall meet the fire code requirements.” The fire code no longer covers this. Basically, the beefiness of the roads and the width.

So, the idea here is to be able to have the biggest fire trucks, the heaviest emergency vehicles to be able to access this. So, it can't be goat track. It has to be built to a certain standard so that trucks can get in there. Originally, that was going to be Mark Storey who would oversee that. That was the original language. Mark decided he didn't want that anymore.

It should be an outside engineer not him personally doing that. So, the applicant will have to hire an engineer to come up with the standards for that road. That is essentially what we are doing. This makes it consistent with the changes we are making with Chapter 19.10.

Katrin Kunz – Didn't we discuss those already?

Alan Thomson – Yes. So that is what I propose. It is possible to make this happen on March 6th as well. That is a long night.

Dave Gibney – These are all changes to Chapter 19. We could do it in one hearing.

Alan Thomson – So, are you okay with including that on March 6th also? Okay, we'll do the 19.12 on the same night, then.

Rusty Jamison – You're not going to make any changes that is already in red so it is basically approved.

Alan Thomson – So, we have covered it now. If you are okay with it, for the discussion on that, I will include that in the package. That is all I have for right now.

Keith Paulson – The access to these roads, these driveways, is there a certain width?

Alan Thomson – Yes, there are dimensions. It depends on which vehicles are accessing that. So, typically it would have to have more depth, base, and slightly wider. For a residential driveway, one house or two houses, we don't have any standards. They can build it however they want. When a third house comes on to that same driveway, then we require it to be engineered to allowed the heaviest and biggest emergency vehicles to get in there.

So that is what triggers it, three houses accessing the same road, driveway. Or the clusters, the clusters automatically have to be designed to that standard because there are four houses on those driveways. The cluster code says this internal driveway needs to be engineered to accommodate the heaviest and largest vehicles.

Keith Paulson – So does that make utilities go deeper?

Alan Thomson – Yes, that has to be all coordinated when we are doing it and this is just for clustering, mostly. So, when we are getting the survey done, the surveyor and the utility companies have to be communicating. So, when they come in they know the width of the road, and the utilities know where to put it and how far down. That is their job.

Chad Whetzel – So, is the County addressing these things now?

Alan Thomson – Yes, we are and we have the expert here. She is doing a grand job!

Katrin Kunz – So far.

Keith Paulson – Double her pay.

Chad Whetzel – Are they being addressed off of whatever the private road name is or addressing off of the County road?

Katrin Kunz – Wherever the driveway meets the county road. The mile post is the number we go by to generate the address. If people want to have a private road they can come up with the name they want and it is considered a private driveway.

Chad Whetzel – Right, but in the past I know with working with the Fire Department, before we knew what was going on we were getting calls to Eagle Lane. Show me on the map where Eagle Lane is. It doesn't exist.

Katrin Kunz – Right, so when we get this information we always coordinate with Whitcom and Mark Janowski to get approval, so there is no redundancy, so there is nothing similar to that. A new lane or whatever they call it. I usually send him an aerial where the driveway would go and then he puts it on his GIS. So, then it is in the 911 system.

Alan Thomson – Now that we are in charge I think it will be more efficient. Previous to that as you know, where is Eagle Lane? Nobody knows.

Katrin Kunz – Mark Janowski, the poor guy, he didn't have the survey maps so it made sense. He had some issues in coming up with addresses because he didn't have all the maps that we have now. We give the new addresses to the utility companies and post offices, etc.

Alan Thomson – Apparently, we were the only county in probably the whole area or the State that was not doing it the same way the other counties were doing it. Usually a department of the county was doing this. Mostly it was the Planning Department. So, we had Whitcom doing it and that is how it all started.

Chad Whetzel – Then he hired a bunch of college kids who didn't know where we were.

Alan Thomson – It was a mish-mash of things and it wasn't done very well. So, now we are in line with what every other jurisdiction is doing. It is the Planning Department that is in charge of addressing now and hopefully it will be more efficient.

MOTION by Brian Davies and seconded by Keith Paulson to adjourn the meeting. Motion passed.

7:55 p.m. - Adjourned