

**WHITMAN COUNTY  
PLANNING COMMISSION  
MAY 1, 2019  
REGULAR MEETING  
MINUTES**

**MEMBERS:**

Chad Whetzel – Chair  
Dave Gibney – Member  
Brian Davies – Member  
Gary Moore – Member

Guy Williams – Member  
Keith Paulson – Member  
Russell Jamison – Member

**STAFF:**

Alan Thomson – County Planner  
Katrin Kunz – Assistant County Planner  
Ginny Rumiser – Clerk

**7:02 p.m.** – Chad Whetzel opened the meeting with introductions of Planning Commission members and staff.

Chad – I don't think that we need to introduce everyone from the audience. We've got some business to take care of and then we'll get onto the marijuana issues that we have here and coming up with more testimony. But, first we will approve the Minutes from April 3<sup>rd</sup>.

**Motion** by Dave Gibney and seconded by Guy Williams to approve the minutes from April 3, 2019.

**Motion carried.**

**REPORTS:**

A. Board of Adjustment forthcoming hearings:

Alan – There are a couple of Board of Adjustment hearings coming up on May 9<sup>th</sup>. So, Amanda Boyd, on O'Donnell Road wants to start a horse boarding business and that is set for May 9<sup>th</sup>, with the Board of Adjustment.

Motley and Motley for an inert landfill off of Old Moscow Road. For those of you have been here for a little while, Guy, we did this one in 2004.

Guy – Okay, so that is the same one.

Alan – The same location and they plan to open it up again. They actually did deposit a little bit of fill in there, not much. So, they now want to open it up again. We did discover Palouse Prairie remnants on part of that eyebrow, which has been sectioned off. We have identified that area and we're going to fence it off so that it doesn't get impacted. That will be in front of the Board of Adjustment on May 9<sup>th</sup>, as well.

We also have a Variance for a residential parcel, a new house. Because of the size and shape of this parcel it can't meet the 1,500-foot viewshed. Code does allow for a variance under certain circumstances, if there is no other way to build on this parcel, which is an existing parcel, then we can take that to the Board of Adjustment and ask for a variance to the 1,500-foot viewshed setback.

#### B. Whitman County Hearing Examiner hearing:

Alan – We did have a Conditional Use hearing in front of the Whitman County Hearing Examiner for PNW, on April 25<sup>th</sup>. And this is a big commercial grain operation out by Dusty, just south of Dusty. And they opted to use the Hearing Examiner option instead of the Board of Adjustment. County code allows for that and we had that hearing, we have not had a result yet. The Hearing Examiner, I think did a fantastic job, it lasted about 1 ½ - 2 hours and he said that he will take about 10 days to make his decision. So, hopefully next week sometime we'll hear about that decision.

#### C. Forthcoming Administrative Use Permits:

Alan – The Weis Towers application for a cell tower on Bald Butte is still pending. I have not heard recently from them. I did contact them about 1 ½ months ago and they said that they are still looking for an appropriate place up on Bald Butte. Again, this is Palouse Prairie remnants that are the issue. They have been discovered up there at the old site that they chose, and it is definitely Palouse Prairie remnants and they can't disturb it. So, according to Weis Towers, they are still wanting to keep the application open, but I haven't heard anything further on that.

Another Palouse Prairie remnant issue. So AT & T is proposing to put another tower up on Kamiak Butte. There are 2-3 towers already up there, none of them can accommodate the new equipment that AT & T wants to put up there, so they have to put up their own tower. And we think that there are Palouse Prairie remnants up there too. So, that still hasn't been fully investigated. So, AT & T hired someone from Oregon, against our advice. We told them to hire a particular person here in Whitman County, who is one of the only people we know who can identify Palouse Prairie remnants. They opted to go with someone from Oregon (Portland), and after talking with this gentleman from Portland, I made the decision that he didn't really know what he was doing. His report was somewhat ambiguous and so, we can't have that. We have to send out the guy that I originally recommended to the AT & T site. I relayed that information to AT & T and we've yet to hear back from them, so who knows.

Brian Davies – Best available science.

Alan – Yeah.

D. Forthcoming Variances:

Alan – So, we have a front setback for Randy Smith and that was actually approved on April 1<sup>st</sup>. He couldn't meet the appropriate setback because of mitigating circumstances and the code allows for a variance for that, and that was issued on April 1<sup>st</sup>.

E. Update on previous conditional use permits and variances: None

F. Update on previous administrative use permits: None

G. Board of County Commissioners' action: None

H. Update on previous Board of County Commissioners' action:

Alan – So, the code amendments that the Planning Commission sent over to the Board of County Commissioners, regarding Chapter 19.10 and 19.12 and also the amending of the Critical Areas Ordinance, took place on April 1<sup>st</sup> and all of those were approved. So we now have a new Critical Areas Ordinance, or an updated one rather and the other two code amendments were approved.

Also on that same day there was a public meeting for a zone change for Colleen Schoepflin from the Agricultural District to the Airport Commercial District for 6.4-acres. We had gone through this before for Mrs. Schoepflin and she added something else to it, so that was taken care of on April 1<sup>st</sup>.

And then a public meeting for Agrow Solutions, another zone change from the Agricultural District to Limited Heavy Commercial District, at the intersection of SR 195 and SR 194. And that was also approved on April 1<sup>st</sup>.

I. Shoreline of the State Substantial Development Permits:

Alan – We have an application in hand for the Port of Wilma. There is an existing building owned by Marty Frostad and they want to expand this building. The existing building is more than 200-feet away from the shoreline and the expansion will go into that 200-foot setback. And of course, 200-feet is the magic number. If you go inside 200-feet, you are triggering the Substantial Development Permit for a Shoreline of the State. So that is ongoing right now. We're processing that application.

J. Planning Commission forthcoming hearings: None

Alan – That is it for reports.

Chad – Okay, we will go onto Unfinished Business and adjourn to the workshop.

**UNFINISHED BUSINESS:** Continue discussion on cannabis ordinance. We will be joined by WSU professors; Thomas Jobson, John Wyrick, Jon Davis, Ryan McLaughlin, David Gang, Mark Lange, Amit Dhingra and Michael Kahn. Also attending will be attorney Josh Ashby.

**NEW BUSINESS:** None

**7:10 p.m. – Adjourn.**