

**WHITMAN COUNTY  
PLANNING COMMISSION  
6/26/2019  
REGULAR MEETING  
MINUTES**

**MEMBERS:**

Chad Whetzel – Chair  
Dave Gibney – Member  
Robert Hill – Member  
Gary Moore – Member

Keith Paulson – Member  
Russell Jamison – Member  
Brian Davies – Member

**STAFF:**

Alan Thomson – County Planner  
Katrin Kunz – Assistant County Planner  
Mark Storey – Public Works Director/County Engineer  
Ginny Rumiser – Clerk

**7:04 p.m.** – Chad Whetzel – We will start with introductions.

**7:05 p.m.** – Approval of Minutes from June 5, 2019.

**Motion** by Keith Paulson and seconded by Gary Moore to approve the minutes from June 5, 2019 as written.

**Motion carried.**

**REPORTS:**

- a. Board of Adjustment forthcoming hearings: Terry Eggers Variance. Hearing is set for July 11, 2019:

Alan Thomson – We have a variance coming up for July 11<sup>th</sup> and I'm going to let Katrin explain that one, since she has been the one dealing with that.

Katrin Kunz – So that is a request for rear setback variance. Reducing the setback from 20-feet to 10-feet and it's a shed building at the orchard down at Penawawa Road. And it's adjacent to the railroad and the railroad has no objections.

Alan Thomson – He doesn't really have any room to maneuver, so that's why a variance can happen under this circumstance.

b. Forthcoming Administrative Use Permits: Weis Towers. AT&T tower on Kamiak Butte:

Alan Thomson – I heard from Weis Towers. I got a call from their attorney about 1½ - 2 weeks ago. And they are now looking at a different location on Bald Butte. So the original location is not going to work because of Palouse Prairie remnants. And they have another spot that they are looking at on a different property up on Bald Butte. And they will still have to have a botanist go up there and verify that this would be an okay site for a cell tower. So, they're back and I haven't heard anything since my last talk with them, but it seems like they are looking at another location right now and we'll find out whether or not it's appropriate. Also, AT&T on Kamiak Butte. Have we heard anything from them recently?

Katrin Kunz – Nope.

Alan Thomson – They've gone dark on us now. We did have a botanist go up there and look and there is Palouse Prairie there again. So, there are existing towers up on Bald Butte, sorry Kamiak Butte. And they couldn't co-locate for a number of reasons, so they wanted to put a new tower up. We had two botanists go up there and both of them said that there is Palouse Prairie in that location. So, we haven't heard anything further from them. I don't know if they've gone away or they're trying to figure how to move forward. Potentially they could use one of the existing towers, because apparently there is a dispute with the owner and the company that is renting that tower. So, we haven't heard anything further on that. Palouse Prairie is becoming a bit of a problem for these remote areas and so we're running into issues with that. But, we haven't heard anything further from them.

Chad Whetzel – Is there a reason that they had two botanists go up there?

Alan Thomson – Yes there is a reason and originally we told AT&T that there was only one person on the list and we gave AT&T that information. And then come to find out, they asked someone from Oregon to come over, who is not on our list, and went up there and supposedly did a report and never told us about it. And then we found out about it, pretty much accidentally, and we called them and said, look we don't know this person, he's not on the list and we need to have an approved person who we know and can trust to identify this ecosystem. And for whatever reasons, they went ahead and ignored us and sent this other person up there. I talked to this other person and he didn't really know how to identify Palouse Prairie remnants after I had talked with him for a little while. So, we communicated with AT&T again and said that this was unacceptable and you need to go back to this person. So, that is what happened.

Chad Whetzel – Okay. It's not normal, usually it's one person and why are we all of a sudden having two go up, are we shopping for the right answer or what?

Alan Thomson – I can't explain AT&T's behavior. I do not know why.

Chad Whetzel – That was my only curiosity there.

- c. Forthcoming Variances: Terry Eggers variance set for ~~June 27, 2019~~. **July 11, 2019:**

Alan Thomson – Terry Eggers, as we have already told you about, is set for, on the agenda here, I've got June 27<sup>th</sup>, but that is incorrect, and it's now July 11<sup>th</sup>.

- d. Update on previous conditional use permits and variances: None.
- e. Update on previous administrative use permits: None
- f. Board of County Commissioners' action: None
- g. Update on previous Board of County Commissioners' action: None
- h. Shoreline of the State Substantial Development Permits: Marty Frostad in Port of Wilma:

Alan Thomson – We have one ongoing at the Port of Wilma, Marty Frostad and they are expanding a building, which goes into the 200-foot setback to the Snake River, which triggers the substantial development permit, as it is a shoreline of the State. I think we've just had a response from Ecology on that, so I approved the permit and then we have to send it off to Ecology and wait 30 days for them to respond, which they have and they are approving it, approving my decision and now we're sitting in the 21-day comment period. So, as soon as that 21 days are up, they are free to go for the building permit.

- i. Planning Commission forthcoming hearings: None.

Alan Thomson – That's it for reports.

Chad Whetzel – One other question. With the botanist, when they find these Palouse Prairie remnants, are we mapping those so we don't have to continually look at the same chunk of ground and keep telling people, yes that is indeed Palouse Prairie remnants?

Alan Thomson – Yes, we do have a map book that was generated by Palouse Conservation District (PCD). It is not 100% accurate.

Chad Whetzel – Right.

Alan Thomson – But, we do have a map book and that location up on Bald Butte and on Kamiak Butte is on the map. So, some research was done, they had a botanist go out there and PCD had a botanist on staff, to go out and look to see if there was Palouse Prairie and then put that on a map. Obviously there is an awful lot of area that he did

not get to, so the map book shows areas where he 100% said there is Prairie and then there are suspected areas. Essentially if it is on a steep hillside, like the eyebrows and appears never to have been farmed, potentially that is Palouse Prairie. So, we've got those potential sites and we've got the actual sites that have been verified. But, it's continually being added to. It's just like any of the other maps that we have, they're incomplete. The National Wetland Inventory Map, it's not accurate at all, but that is the State that has to update that one, not us and we just do the best we can with the mapping that we have.

Keith Paulson – Did PNW go past their time frame?

Alan Thomson – There is no appeal, PNW is passed that appeal period, so they are safe, they can go ahead and apply for the building permit, which they have not done yet. But, they're good.

Chad Whetzel – Are there any other questions? We'll move onto unfinished business.

#### **UNFINISHED BUSINESS:**

Chad Whetzel – We'll adjourn to workshop and continue on with the discussion on the cannabis ordinance.

**7:13 p.m. – Adjourn to Workshop.**