

**WHITMAN COUNTY
PLANNING COMMISSION
07/17/2019
REGULAR MEETING
MINUTES**

MEMBERS:

Chad Whetzel – Chairman	Keith Paulson – Member
David Gibney – Member	Brian Davies – Member
Matthew Sutherland – Vice-Chair – via conference call	

STAFF:

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

7:04 p.m. – Chad Whetzel called the meeting to order.

Introductions

Approval of minutes from June 26, 2019.

Motion by Dave Gibney and seconded by Brian Davies to approve the minutes from June 26, 2019.

Motion carried.

REPORTS:

a. Board of Adjustment Forthcoming Hearings:

Alan Thomson – Okay, we have some activity with the Board of Adjustment. On August 8th there are going to be three cases. The first one is for David Pfeifer, rear setback variance. That is Katrin and she can give you the details on that one.

Katrin Kunz – He wants to build a shop with an attached accessory dwelling unit and he does not have any space on his parcel, so they want to move as close as maybe 3-feet to the property line, to the southern property line.

Alan Thomson – Okay, the next one is St. John Hardware. So, St. John Hardware is applying for a conditional use permit in the North Pullman-Moscow Corridor District.

That is where the old Hawkins project could have been. And now that property is owned by the Druffel's and St. John Hardware is an agricultural supply company. They have a base in Moscow and they want to move from the Moscow location to the corridor. They are planning on buying a 10-acre parcel from the Druffel's and going through the conditional use permit process to move their business to the corridor. It would be a 30,000 square foot building. We've arranged for the hearing for August 8th.

Keith Paulson – Is this the same St. John Hardware that is an implement dealership?

Chad Whetzel – Yes.

Alan Thomson – Yes it is.

Brian Davies – They want to move their location from the old Helbing Brothers building.

Keith Paulson – I had never heard of St. John Hardware Supply.

Alan Thomson – That is how they described this particular business, they probably have a number of different businesses, but they are selling implements. They sell agricultural vehicles, a lot like Pape.

Dave Gibney – It sounds like a positive for the bottom line of the county.

Alan Thomson – Yeah, it's finally, that maybe something is finally going to get developed there. We've been hoping that something would happen there for many years and now this maybe the beginning and the Druffel's have more plans. Matthew, do you need to say something?

Matthew Sutherland – Sorry, I'm thinking out loud. I didn't mean to.

Alan Thomson – The Druffel's have other plans, but they haven't come forth with exactly what they want to do yet, I don't think they know, but there is potential for more business going in there. We'll just have to wait and see what they come up with, so that is in the works. But, St. John Hardware comes before the Board of Adjustment on August 8th.

Brian Davies – How large was the total Hawkins chunk?

Alan Thomson – You mean the number of acres?

Brian Davies – Yeah.

Alan Thomson – It is 203 or 204 acres.

Dave Gibney – So there is a lot more room for development?

Alan Thomson – Right.

Brian Davies – It's currently under cultivation, correct?

Alan Thomson – Yes, it is being farmed and has been farmed for many, many years. They've got the wells there that has been secured. The Hawkins Company got water rights to develop their mall, which never happened, but the well and the water rights were transferred to the Druffel's, so there is a water right associated with this parcel. Which would allow them to have a pretty good development if they can put their plan together. But, for right now, St. John Hardware will go ahead there.

Then we've got Steve Tomson, a conditional use permit for an RV park off of Sand Road. It's a dry RV park, this is not going to have any septic/sewer or water. It's basically to accommodate the weekends in Pullman when we get massive visitations for games and RV's come down here and there is a lack of places for them to go. So, the Tomson's are planning on having to go through the CUP to have an RV park on their property on Sand Road. That is August 8th as well.

The Melissa Duggar one, we have not received an application yet, so that is not going to happen on August 8th. We were told that we would get the application last week, but we have not received it. That is another dry RV park as well and that would be off of SR 27 heading towards Palouse, at the Palouse-Albion Road intersection. But that will have to be at a different date, because we haven't gotten the application yet.

That is it for forthcoming hearings.

b. Forthcoming Administrative Use Permits:

Alan Thomson – Weis Towers is still pending. I have not heard anything further from them. And AT&T is still pending, but we haven't heard anything from them. So, we don't know. This is all about Palouse Prairie remnants and we just have to wait and see if we hear from them again.

c. Forthcoming Variances: None

d. Update on Previous Conditional Use Permits and Variances:

Alan Thomson – We went through a Variance with the Board of Adjustment for Terry Eggers. That was a rear setback variance to a railroad right-of-way. And that was approved on July 11th.

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:

Alan Thomson – We issued one for Marty Frostad at the Port of Wilma. He wanted to expand his building, his existing business, which would breach the 200-foot mark to the river. And that was finalized on July 3rd.

We do have one pending right now, Boyer Park has big plans to replace their docks and a few other additions that they want to have down there. I think most of the action is going to be in the water, although there is some that is on the shore. But, again that would be a Substantial Development Permit and we're in the process of going through that one right now.

i. Planning Commission Forthcoming Hearings: None.

Alan Thomson – That is it for reports.

Chad Whetzel – Okay, we'll go into workshop.