

**WHITMAN COUNTY  
PLANNING COMMISSION  
9/4/2019  
Regular Meeting  
Minutes**

**MEMBERS:**

Chad Whetzel – Chair	Gary Moore – Member
Brian Davies – Member	Robert Hill – Member
Guy Williams – Member	Keith Paulson - Member

**STAFF:**

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

**I. Opening of meeting - call to order**

**7:03 p.m.** – Chad Whetzel opened the meeting.

**II. Introductions.**

Introduction of Planning Commission Members, Staff and Audience.

Audience: Dave Andersen – WA Dept. of Commerce; Benjamin Serr – WA Dept. of Commerce; Ken Duft – Pullman; Suzanne Hill – Rosalia; Benjamin Rhoades – Pullman; Shelley Chambers Fox – Pullman; David Hall – Palouse Prairie Foundation; Joan Folwell – Pullman; Nicole Lee – Pullman; David Gang – WSU; Trevor Lloyd – Pullman; Kathleen Lloyd – Pullman; Zach Dauscher – Pullman; Carla Burton Keifer – Pullman; and Jim Burton – Pullman.

**III. Approval of minutes from July 17, 2019.**

**Motion** by Guy Williams and seconded by Brian Davies to approve the Minutes from July 17, 2019.

**7:04 p.m. – Motion carried.**

**IV. Reports:**

- a. Board of Adjustment forthcoming hearings - Melissa Duggar CUP for RV Park off Palouse Albion Road. Hearing set for September 12, 2019. David Lange event venue CUP. Hearing is set for September 12, 2019.

Alan Thomson – Katrin, can you tell us about those?

Katrin Kunz – Yeah, we have two hearings scheduled for September 12<sup>th</sup>. One is for an RV Park, Melissa Duggar on Palouse-Albion Road and the other one is for David Lange, a conditional use permit for an event venue business on Oral Smith Road.

- b. Forthcoming Administrative Use Permits – Weis Towers proposes a new cell tower on Bald Butte. Issuance of permit is still pending. No action will be taken on this application tonight. AT & T proposes a new cell tower on Kamiak Butte.

Alan Thomson – We have some movement with Weis Towers. I got a communication from their attorney yesterday. So that is still on. They have had a botanist go up onto Bald Butte to check out the area where they want to build and apparently a report has been generated, but we haven't seen it yet. So, the big question for us is, is there going to be any impacts to Palouse Prairie Remnants up there or not? Their botanist apparently thinks not, but we'll see what happens when I get the report.

Chad Whetzel – Is this an approved botanist?

Alan Thomson – Yes, Vince Barthels, he's done quite a bit of work in this area and we have approved him to be on the list. But, it's probably going to take a site visit by staff and maybe some others to go up there and check things out. But, we will wait until we get the report first and then go from there.

The AT & T proposed tower on Kamiak Butte, we haven't heard anything from them in a long time, so we're not sure what is happening there. We do know that Palouse Prairie is there as well and it seems like they were having difficulty finding a spot to avoid Palouse Prairie. But we haven't heard anything from them in a while. So that is still pending.

- c. Forthcoming Variances – None.
- d. Update on previous conditional use permits and variances – – David Pfeifer rear setback variance was approved on August 8, 2019. St. John Hardware CUP in North Pullman-Moscow Corridor District was approved on August 8, 2019. Steve Tomson CUP for RV Park off Sand Road was approved on August 8, 2019.

Alan Thomson – The above hearings were approved on August 8<sup>th</sup>.

- e. Update on previous administrative use permits – None.
- f. Board of County Commissioners' action – Marijuana Moratorium.

Alan Thomson – The moratorium for the marijuana was extended yesterday for another six months.

- g. Update on previous Board of County Commissioners' action –None.
- h. Forthcoming Shoreline of the State Substantial Development Permits – Avista Utilities Palouse River transmission line replacement. Boyer Park dock replacement project.

Alan Thomson – We've got a couple that we're working on. Avista Utilities, they are doing a line replacement over the Palouse River out on Brayton Road area and that will hopefully be approved, I think in about another week or so, is the time frame for that. And then we have a Boyer Park dock replacement that is ongoing. They are doing a big replacement down at the park there, so the Shoreline Substantial Development permit is ongoing.

- i. Update on previous Shoreline of the State Substantial Development permits – None.
- j. Planning Commission forthcoming hearings – Update to Critical Areas Ordinance to include definitions accidentally left out from the update approved on April 1, 2019. Hearing to be held on October 2, 2019. Review a resolution required by the GMA for a periodic review of the County's natural resource lands. A public hearing is not required for the resolution by the Planning Commission.

Alan Thomson – As you are going to find out tonight, we're going to talk about the Critical Areas Ordinance, some definitions were left out, accidentally and we need to put them back in, so we'll go over that tonight. I've sent you the proposed language that is going to go into the definitions, which is all centered around Palouse Prairie and Eastside Steppe. That was in the original document, somehow or other it got missed in the document that was just approved last year, so we need to put them back in there. I planned to hopefully have a hearing next month, so we'll talk about it tonight and see if you have any questions. People from Palouse Prairie are here in the audience tonight, so you have a chance to talk with them if you have any questions and if you are okay with this, I will bring this to a public hearing on October 2<sup>nd</sup>, just for that one particular thing.

Then the resolution required by GMA, and we have the very people in the audience tonight, regarding the update for the periodic update for natural resource lands. That is something that we have to do, according to the GMA. That goes along with the update to our Critical Areas Ordinance. So, we're a little bit behind on that one and that can go through by a resolution. The Board of County Commissioners can sign the resolution. Essentially we have worked that out to, we don't need to change any codes and we can talk a little bit about that tonight, also. You should have a copy or you should have seen a copy of the resolution and that does not come through you (Planning Commission).

That will just go directly to the Board of County Commissioners, but we can talk about it. Dave and Ben are here and they can give us a little bit more detail as to why it's necessary as to why we have to do that.

That is it for reports.

Chad Whetzel – Okay, onto unfinished business.

**7:10 p.m. – Adjourned to workshop**