

League of Women Voters of Pullman Observer Report

Name of Agency: Whitman County Planning Commission Date: Feb 6, 2019

Observer Reporting: Shelley Chambers-Fox Length of Meeting: 55 minutes

Members Present: Dave Gibney, Russ Jamison, Robert Hill, Ryan Davies, Chad Whetzel, Keith Paulson, Alan Thomson (county planner), Eleanor Hubert (note taker), Katrin Kunz (assistant county planner)

Absent: Gary Moore, Guy Williams, Matt Sutherland

Others Present (i.e., media, public): members of the public (4).

Meeting Content:

1. **Public hearing for Agrow Solutions, LLC**, to change the zoning designation for an approximate 8-acre area within a 20-acre parcel from the Agricultural District to a Limited Heavy Commercial District for a proposed agricultural chemical storage warehouse. Chemicals to be stored would be farm chemicals, Agrow is a farm chemical retailer, no repackaging or mixing on site, 10,000 sq ft building with a small office, parking lot for trucks to come in. Neighbors are here because of concern about chemicals stored there will get into their well water, would like neighbors to be residential rather than commercial, traffic patterns in this difficult intersection. Chemicals must be stored on an impervious surface and handled according to regulation. This is the intersection of 195 and Wawawai Rd. Could the trail be connected to make this area safer for bikers and runners. The owner expects up to 30 vehicles per day during the peak season. How will storm water runoff be handled? Parking lot will be designed for proper drainage with input from an engineer. Zone change approved.
2. With regard to the **update of County Critical Areas Ordinance**, there have been no changes to this since last month. Alan Thomson is 'tidying it up'.
3. The Commission is considering amendments to Chapter 19.10 **regarding Rural Housing Certificates** to require that driveways serving 3 residences must be engineered to accommodate the heaviest emergency vehicles.
4. The Commission is also considering an **amendment to the cluster residential code**, Chapter 19.12. In this chapter they will include rules about making roads accessible to emergency vehicles. The applicant will have to hire an engineer to make the new roads accessible to emergency vehicles. County engineer will no longer have responsibility for this.

Public Meetings of interest to League:

1. Planning Commission forthcoming hearings –
 - a. The **zone change** hearing for the **McCoy Land Co.** located south of Dusty that was postponed until February 6, 2019, will not occur. The application has been withdrawn. The Planning Commission closed the public hearing on this issue with no decision made.
 - b. A **public hearing for the County's Critical Areas Ordinance** update is set for March 6, 2019.
 - c. A **public hearing for updates to Chapter 19.10 – Agricultural District regarding the Rural Housing Certificate requirements** is set for March 6, 2019.
 - d. **Public Hearing for additions to the airport commercial district** on March 6.
2. Other County entity meetings
 - a. **Board of County Commissioners' action –tentative date for the Selway Holdings, LLC, zone change** public hearing is the Feb 19 regular commissioners meeting. Could approve the zone change, have their own public meeting or send back to the WCPC for further investigation. This to approve the recommendation by the WCPC last month to approve a zone change for the marijuana grow business.
 - b. Board of Adjustment forthcoming hearings – A **conditional use hearing for Selway Holdings, LLC**, to allow agricultural activity in a Limited Light Industrial District. Date of hearing is not yet set.

Process & Protocol:

The commissioners interact courteously and appear to be up to date with regard to action and discussion items. Not all materials are available to me, but I can usually request after the fact.