

**WHITMAN COUNTY PLANNING COMMISSION**  
Wednesday, November 7, 2018, 7:00 PM  
**League of Women Voters of Pullman Observer Report Form**

**Name of Agency:** *Whitman County Planning Commission* **Date:** *Nov 7, 2018*

Observer Reporting: Shelley Chambers Fox Length of Meeting: 51 min  
Members Present: Ryan Davies, Dave Gibney, Russ Jamison, Robert Hill, Gary Moore, Matt Sutherland, Chad Whetzel, Keith Paulson, Eleanor Hubert (note taker), Alan Thomson (county planner), Katrin Kunz. (assistant county planner)  
Absent: Guy Williams  
Others Present (i.e., media, public): Ken Duft and 2 other citizens.

**Content (What is being discussed):**

1. The initial item on the agenda was a public hearing to adopt proposed amendments to Whitman County Code Chapter 19.05 – Administration and Enforcement. These had been discussed at previous meetings. The original code can be viewed at [http://www.whitmancounty.org/Commis%5CIndex\\_Pages/PDF\\_Files/County%20Code\\_2009/Title%2019-Zoning/Chapter%2019.05%20Administration%20and%20Enforcement.pdf](http://www.whitmancounty.org/Commis%5CIndex_Pages/PDF_Files/County%20Code_2009/Title%2019-Zoning/Chapter%2019.05%20Administration%20and%20Enforcement.pdf)
2. Summary of permits requested and granted:
  - a. Weis Towers proposed a new cell tower on Bald Butte more than 1 year ago, however, issuance of the permit is still pending further information from the company.
  - b. An administrative use permit was issued on October 22, 2018 for Sundance South clean earth fill west of Evergreen subdivision. Will be breaking ground in the spring.
3. The 60-day comment period on the revised County Critical Areas Ordinance started at the end of September. The update will need to be completed by June 30, 2020. Some changes were suggested by Ecology that will be necessary to maintain the county's flood insurance. These include definitions to clarify the development permitted in frequently flooded areas, the meaning of substantial damage and substantial improvement. Commissioners are urged to look over the document and make any comments to Alan Thomson for possible revision.
4. Finally commissioners discussed the notification requirements and appeal time frame for issuance of a Rural Housing Certificate with adjacent agricultural lands. When the county made the decision to allow residential development in the unincorporated county several rules were put forward to make builders aware that living adjacent to agricultural land could include noise from equipment, dust and chemical weed control. Issuance of residential permits requires that parties within 1500 feet of the proposed residential building should be notified and can appeal the issuance of the permit if they think the house will interfere with farm operations. The proposed house must be offset at least 200 feet from adjacent farmland and 100 feet from the road. There is also a waiver process

that allows farmers to waive the 200 ft requirement if they are not concerned about it interfering with farming operations. The county regularly issues Rural Housing Certificates and adjacent landowners call the county confused by the notifications they receive about the appeal process. Once the process is explained they are not interested in appealing the permit. Any county decision can be appealed to the Board of Adjustment so Alan Thomson would like the commissioners to consider whether it is necessary to have this notice of appeal process in this section of the code.

**Public Meetings of interest to League**

1. Planning Commission forthcoming hearings – The McCoy Land Co. zone change hearing south of Dusty has been postponed until February 6, 2019.

**Process & Protocol**

There are 2 new commissioners that were appointed during the 2 month recess: Gary Moore and Ryan Davies.