

Minutes for December 31, 2007

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067600 THE BOARD OF WHITMAN COUNTY COMMISSIONERS met in their Chambers in the Whitman County Courthouse, Colfax, Washington for **Monday, December 31, 2007 at 9:00 a.m.** Chairman Greg Partch, G.R. Finch and Michael Largent, Commissioners and Maribeth Becker, CMC, Clerk of the Board attended.

9:00 a.m. - Call to Order/Board Business/BOCC Workshop.

Present: Joe Smillie (9:50 a.m.).

067601 1. Items discussed included 2008 public facilities allocation, BRATC appointments, legislative rally and indirect costs update. No action taken.

9:30 a.m. - Recess.

10:00 a.m. - Pledge of Allegiance.

D067601A 2. Motion by Commissioner Largent to accept the consent agenda. Motion **seconded** by Commissioner Finch and **carried**.

067602 3. Claims/Payroll warrants numbered **211099-211112, 211210, 211239-211340** and **211367-211413** for **\$419,678.07** approved for 12/24/07 and 12/31/07.

FUND	FUND NAME	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
001	Current Expense	43,996.28	6,097.80	99.27	35,716.70	40,090.62
101	Self Insurance					
102	Building & Development	1,541.20			1,183.82	
103	Countywide Planning	2,417.60			1,427.18	
104	Developmental Services				3,825.40	186.13
110	County Roads	13,620.20	1,752.80		24,611.44	2,613.98
111	CETC Building					47.64
114	Bulk Purchasing				1,414.83	
118	Inmate Welfare			18.83		1,059.09
123	Paths & Trails-123.310.000			2.19	5,017.23	
127	Drug Enforcement-Quad City	400.00			577.38	6,321.33
144	Emergency Communications-144.260.001				167.48	
300	Capital Projects Asset Acq.-300.010.001				529.70	
300	Capital Projects Klemgard Park-300.310.001			18.70		
400	Solid Waste	2,078.16		2,054.36	132,715.73	
501	Equipment Rental & Revolving	4,599.20	350.00		10,357.26	
513	Communications Revolving				3,126.12	
655	Hospital Districts	400.00				
660	Whitcom-General-660.911.000					2,659.40
660	Whitcom-Grant Funding-660.911.001					66,583.02

BOCC MINUTES-12/31/07

067603 3. December 17, 2007 minutes approved.

067604-067631 4. Personnel board orders approved.

10:05 a.m. - Joe Smillie and Sharron Cunningham.

067632 5. Commissioner Finch **moved**, Commissioner Largent **seconded** the motion and it **carried** to authorize a 2.5% COLA for non-represented employees outside of the Classification System effective 01/01/08.

067633 6. Commissioner Finch **moved**, Commissioner Largent **seconded** the motion and it **carried** to authorize a notice of hearing for proposed revisions to the Whitman County Code, Chapter 2.12 as it relates to parking fees at Whitman County parks. The hearing will take place January 14, 2008 at 10:30 a.m.

067634 7. Commissioner Largent **moved**, Commissioner Finch **seconded** the motion and it **carried** to authorize the publishing of a notice soliciting vendors for the small works and professional services rosters.

067635 8. Commissioner Finch **moved**, Commissioner Largent **seconded** the motion and it **carried** to sign the 2008-2010 City of Colfax misdemeanor contract and thanked those involved who put both the Colfax and Pullman contracts together.

067636 9. Commissioner Largent **moved**, Commissioner Finch **seconded** the motion and it **carried** to sign the 2008-2012 City of Pullman misdemeanor contract. Commissioner Partch also thanked those who assisted in developing this contract.

067637 10. Commissioner Largent **moved**, Commissioner Finch **seconded** the motion and it **carried** to appoint Durand Cox of Lacrosse to fill the open seat on the Planning Commission. He makes this motion with a great deal of confidence in Mr. Cox. Mr. Cox' term will expire 12/31/11.

067638 11. Commissioner Finch **moved**, Commissioner Largent **seconded** the motion and it **carried** to reappoint Wendell Herrett to a 4-year term on the Blue Ribbon Advisory Task Committee and sign the letter as read. Mr. Herrett's term will expire 12/31/11.

067639 12. Commissioner Largent **moved**, Commissioner Finch **seconded** the motion and it **carried** to authorize the 2008 Public Facilities (.09) allocation of \$100,000 through the Blue Ribbon Advisory Task Committee.

067640 13. Gregory A. Maras of Inland Cellular Telephone Company responded to the October 10th letter from "Concerned Pilots".

067641 14. An executed copy of the contract to provide police services in Albion was received from the Sheriff.

BOCC MINUTES-12/31/07

067642 15. The commissioners acknowledged the City of Colfax' 2008 levy certification.

067643 16. Notice was received from Human Resources indicating all county employees have fulfilled their annual Bloodborne Pathogen training for 2007.

067644 17. Commissioners' pending list reviewed.

10:30 a.m. - Whitman County Budget Amendment #5.

Present: Bob Lothspeich, Evan Ellis, Peggy Wright, Sharron Cunningham, Joe Smillie

067645 Chairman Partch convened the hearing for proposed budget amendment #5.

The following staff report provided by Ms. Cunningham.

DEPARTMENT	REVENUE	EXPENDI-TURES	PURPOSE
Current Expense/General Fund:			
General Fund Revenue	517,403		Increases in General Fund Revenue/Treasurer
General Fund Revenue	58,857		Increase in General Fund Revenue/Admin Svc
BOCC/COTB		1,496	Salaries & Benefits
BOCC/General Government		249,368	Security, Prior Period Adjustments
BOCC/Interfund Transfers		455,000	Transfers out to Insurance Reserve & Computer Debt Service
Admin Services		150	Advertising
Human Resources	(600)		Decrease in Contributions
Human Resources		3,030	Professional Services, Advertising, Postage
Superior Court	19,591	19,591	Court Costs, reimbursement
Superior Court		24,237	Increase in salary, postage, communication, travel, jury costs
District Court	35,500		Fines, Collection Fees, Testing Fees
District Court		35,448	Salaries & Benefits, Professional Svc, Travel
Sheriff		14,480	Salaries & Benefits
Juvenile	5,082		State Grant-CASA
Juvenile		7,582	Salaries & Benefits, Program Supplies, Printers, Office furniture

BOCC MINUTES-12/31/07

Weed	4,000	4,000	Pass-through reimbursements
Health Department	23,500		State Grants - CPG, Komen
Health Department		23,500	Salaries & Benefits, Communications, Advertising
Parks		(6,013)	Reduction in Salaries & Benefits, Increase in general operations
Information Svc	7,180		Charges for Services
Beginning Fund Balance	161,356		Fund Balance Deficit
Current Expense Totals	831,869	831,869	

Non Current Expense/General Fund:			
Self Insurance	30,000		Transfer In - CE
Self Insurance		30,000	Negotiated Settlements
Developmental Services	0	0	Increase Intergov't. Revenue and decrease State Grant in equal amounts
Chipman Path	0	0	Correcting Transfers In, zero net change
BCPT-Special Donations	0	0	Correcting Transfers Out, zero net change
Juvenile-CASA	1,942		State Grant, Donations
Juvenile-CASA		1,942	Travel
Public Defense Improvement	18,034		Defense Income
Public Defense Improvement		18,034	Legal Services
Debt Service-Computer Systems	425,000		Transfer In from CE
Debt Service-Computer Systems		425,000	Principle & Interest on debt
Capital Projects General	30,000		REET Revenue
Capital Projects General		30,000	Ending Fund Balance
Photocopier Revolving Fund	25,000		Increase in Beginning Fund Balance, Interfund Charges
Photocopier Revolving Fund		25,000	Increase depreciation, capital outlay, paper
Communications Revolving Fund	26,100		Increase in Beginning Fund Balance
Communications Revolving Fund		26,100	Increase in depreciation, repairs, interfund payments,

			communications, networking
Total	556,076	556,076	
Total Budget Amendment #5	1,387,945	1,387,945	

There being no comments received from those in attendance, the hearing was adjourned. Commissioner Largent was very pleased with the county's current financial situation. Commissioner Finch agreed and thanked Sharron Cunningham for her hard work noting the county is financially much better off this year than it was a year ago. Commissioner Partch concurred with his fellow commissioners' comments.

Commissioner Largent **moved**, Commissioner Finch **seconded** the motion and it **carried** to approve Whitman County budget amendment #5.

RESOLUTION NO. 067646
OF
THE BOARD OF WHITMAN COUNTY COMMISSIONERS
FOR WHITMAN COUNTY, STATE OF WASHINGTON

WHEREAS, the Board of County Commissioners for Whitman County, State of Washington, met in regular session on Monday, December 31, 2007; and,

WHEREAS, any and all taxpayers appearing at the hearing held December 31, 2007, to be heard for or against any part of the budget amendment have been given the opportunity to be heard; and,

WHEREAS, the Director of Administrative Services estimates that these amendments are necessary for the operation of the specified funds through the end of the fiscal year 2007.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the authorized appropriations for these funds of Whitman County for fiscal year 2007 be amended by the amounts indicated as attached; and,

BE IT FURTHER RESOLVED that the appropriate entries to the accounting records be made to reflect the aforementioned budget amendment.

PASSED, APPROVED AND ADOPTED this 31st day of December 2007.

BOARD OF COUNTY COMMISSIONERS
 OF WHITMAN COUNTY, WASHINGTON

 Greg Partch, Chairman

BOCC MINUTES-12/31/07

ATTEST:

G. R. Finch, Commissioner

 Maribeth Becker, CMC
 Clerk of the Board

 Michael Largent, Commissioner

Fund	2007 4th Amend Bal	2007 BA#5	2007 5th Amend Bal	Inc/Dec	% of Change
BEGINNING FUND BALANCE	(86,638)	161,356	74,718	161,356	-186.24%
SUBTOTAL NEW REVENUE	12,457,581	670,513	13,128,094	670,513	5.38%
CURRENT EXPENSE REVENUE	12,370,943	831,869	13,202,812	831,869	6.72%
COMMISSIONERS	1,956,885	705,864	2,662,749	705,864	36.07%
ADMINISTRATOR	291,976	150	292,126	150	0.05%
HUMAN RESOURCES	139,716	3,030	142,746	3,030	2.17%
SUPERIOR COURT	372,288	43,828	416,116	43,828	11.77%
DISTRICT COURT	775,473	35,448	810,921	35,448	4.57%
CLERK	170,426		170,426	-	0.00%
TREASURER	271,599		271,599	-	0.00%
AUDITOR	551,205		551,205	-	0.00%
ASSESSOR	363,089		363,089	-	0.00%
PROSECUTING ATTORNEY	492,740		492,740	-	0.00%
CHILD SUPPORT ENFORCEMENT	122,075		122,075	-	0.00%
FACILITIES MANAGEMENT	449,757		449,757	-	0.00%
SHERIFF	2,605,344	14,480	2,619,824	14,480	0.56%
JUVENILE SERVICES	632,326	7,582	639,908	7,582	1.20%
WEED	86,678	4,000	90,678	4,000	4.61%
CORONER	94,424		94,424	-	0.00%
COUNTY EXTENSION	115,899		115,899	-	0.00%
EMERGENCY MANAGEMENT	425,615		425,615	-	0.00%
PUBLIC HEALTH	1,482,812	23,500	1,506,312	23,500	1.58%

BOCC MINUTES-12/31/07

FAIR/FAIRGROUNDS	232,031		232,031	-	0.00%
PARKS & RECREATION	358,532	(6,013)	352,519	(6,013)	-1.68%
INFORMATION SERVICES	380,053		380,053	-	0.00%
CURRENT EXPENSE EXPENDITURES	12,370,943	831,869	13,202,812	831,869	6.72%
SELF INSURANCE REVENUE	50,000	30,000	80,000	30,000	60.00%
SELF INSURANCE EXPENDITURES	50,000	30,000	80,000	30,000	60.00%
BUILDING & DEVELOPMENT REVENUE	104,850		104,850	-	0.00%
BUILDING & DEVELOP EXPENDITURES	104,850		104,850	-	0.00%
COUNTYWIDE PLANNING REVENUE	235,500		235,500	-	0.00%
COUNTYWIDE PLANNING EXPENDITURES	235,500		235,500	-	0.00%
DEVELOPMENTAL SERVICES REVENUE	524,913	-	524,913	-	0.00%
DEVELOPMENTAL SVC EXPENDITURES	524,913		524,913	-	0.00%
EXTENSION PUBLICATIONS REVENUE	898		898	-	0.00%
EXTENSION PUBLICATIONS EXPENDITURES	898		898	-	0.00%
VETERANS RELIEF REVENUE	21,200		21,200	-	0.00%
VETERANS RELIEF EXPENDITURES	21,200		21,200	-	0.00%
HOMELESS HOUSING PLAN REVENUE	45,000		45,000	-	0.00%
HOMELESS HOUS PLAN EXPENDITURES	45,000		45,000	-	0.00%
COUNTY ROAD REVENUE	12,397,883		12,397,883	-	0.00%
COUNTY ROAD EXPENDITURES	12,397,883		12,397,883	-	0.00%
CETC REVENUE	29,500		29,500	-	0.00%
CETC EXPENDITURES	29,500		29,500	-	0.00%
PUBLIC FACILITIES IMPROV REVENUE	712,000		712,000	-	0.00%
PUBLIC FACILITIES IMPROV EXPENDITURES	712,000		712,000	-	0.00%
ERGONOMICS REVENUE	37,000		37,000	-	0.00%
ERGONOMICS EXPENDITURES	37,000		37,000	-	0.00%
COUNTY BULK PURCHASING REVENUE	10,000		10,000	-	0.00%
COUNTY BULK PURCH EXPENDITURES	10,000		10,000	-	0.00%
COUNTY BULK PURCH-SOFTWARE REVENUE	20,000		20,000	-	0.00%
COUNTY BULK PURCH-SFTWR EXPENDITURES	20,000		20,000	-	0.00%
HOTEL/MOTEL TAX REVENUE- NEW	28,457		28,457	-	0.00%
HOTEL/MOTEL TAX EXPENDITURES	28,457		28,457	-	0.00%

BOCC MINUTES-12/31/07

DOMESTIC VIOLENCE SERVICES REVENUE	1,400		1,400	-	0.00%
DOMESTIC VIOLENCE SVC EXPENDITURES	1,400		1,400	-	0.00%
BOATING SAFETY REVENUE	41,000		41,000	-	0.00%
BOATING SAFETY EXPENDITURES	41,000		41,000	-	0.00%
INMATE WELFARE REVENUE	10,700		10,700	-	0.00%
INMATE WELFARE EXPENDITURES	10,700		10,700	-	0.00%
EMERGENCY MANAGEMENT REVENUE	246,765		246,765	-	0.00%
EMERGENCY MANAGEMENT EXPENDITURES	246,765		246,765	-	0.00%
HISTORICAL PRES/PROGRAMS REVENUE	7,300		7,300	-	0.00%
HISTORICAL PRES/PRGRMS EXPENDITURES	7,300		7,300	-	0.00%
SHERIFF'S K-9 UNIT REVENUE	5,000		5,000	-	0.00%
SHERIFF'S K-9 UNIT EXPENDITURES	5,000		5,000	-	0.00%
PATHS & TRAILS REVENUE	91,971		91,971	-	0.00%
PATHS & TRAILS EXPENDITURES	91,971		91,971	-	0.00%
CHIPMAN PATH REVENUE	93,080	-	93,080	-	0.00%
CHIPMAN PATH EXPENDITURES	93,080		93,080	-	0.00%
BCPT-SPECIAL DONATIONS REVENUE	10,000		10,000	-	0.00%
BCPT-SPECIAL DONATIONS EXPENDITURES	10,000	-	10,000	-	0.00%
REET TECHNOLOGY FUND REVENUE	59,500		59,500	-	0.00%
REET TECHNOLOGY FUND EXPENDITURES	59,500		59,500	-	0.00%
DONATIONS & PLANNED GIVING	16,600		16,600	-	0.00%
DONATIONS & PLANNED GIVING EXPENDITURES	16,600		16,600	-	0.00%
TREASURERS M & O REVENUE	32,393		32,393	-	0.00%
TREASURERS M & O EXPENDITURES	32,393		32,393	-	0.00%
DRUG ENFORCE/QUAD CITY REVENUE	196,618		196,618	-	0.00%
DRUG ENFORCE/QUAD CITY EXPENDITURES	196,618		196,618	-	0.00%
CRIME VICTIMS/WITNESSES REVENUE	38,000		38,000	-	0.00%
CRIME VICTIMS/WITNESSES EXPENDITURES	38,000		38,000	-	0.00%
CRIME VICTIMS/WITNESSES-CTED REVENUES	18,256		18,256	-	0.00%
CRIME VICTIMS/WITN-CTED EXPENDITURES	18,256		18,256	-	0.00%
HOUSE BILL 3900 REVENUE	25,034		25,034	-	0.00%
HOUSE BILL 3900 EXPENDITURES	25,034		25,034	-	0.00%
JUVENILE- CASA REVENUE	1,000	1,942	2,942	1,942	194.20%
JUVENILE- CASA EXPENDITURES	1,000	1,942	2,942	1,942	194.20%

BOCC MINUTES-12/31/07

INTER-LOCAL DRUG REVENUE	15,100		15,100	-	0.00%
INTER-LOCAL DRUG EXPENDITURES	15,100		15,100	-	0.00%
DOCUMENT PRESERVATION REVENUE	146,650		146,650	-	0.00%
DOCUMENT PRESERVATION EXPENDITURES	146,650		146,650	-	0.00%
BOCC SPECIAL REVENUE	43,500		43,500	-	0.00%
BOCC SPECIAL REVENUE EXPENSES	43,500		43,500	-	0.00%
JUVENILE JUSTICE REVENUE	62,000		62,000	-	0.00%
JUVENILE JUSTICE EXPENDITURES	62,000		62,000	-	0.00%
BOCC RESERVE REVENUE	385,000		385,000	-	0.00%
BOCC RESERVE EXPENDITURES	385,000		385,000	-	0.00%
ELECTIONS RESERVE REVENUE	23,000		23,000	-	0.00%
ELECTIONS RESERVE EXPENDITURES	23,000		23,000	-	0.00%
SPECIAL ELECTIONS PROJECT REVENUE	36,000		36,000	-	0.00%
SPECIAL ELECTIONS PROJECT EXPENSES	36,000		36,000	-	0.00%
PROSECUTORS STOP GRANT REVENUE	30,000		30,000	-	0.00%
PROSECUTORS STOP GRANT EXPENDITURES	30,000		30,000	-	0.00%
ELECTRIC MONITORING REVENUE	28,000		28,000	-	0.00%
ELECTRIC MONITORING EXPENDITURES	28,000		28,000	-	0.00%
PUBLIC DEFENSE IMPROVEMENT REVENUE	-	18,034	18,034	18,034	#DIV/0!
PUBLIC DEFENSE IMPROV EXPENDITURES	-	18,034	18,034	18,034	#DIV/0!
WEB SITE DEVELOPMENT REVENUE	11,315		11,315	-	0.00%
WEB SITE DEVELOPMENT EXPENDITURES	11,315		11,315	-	0.00%
FEDERAL EQUITABLE SHARING REVENUE	167,000		167,000	-	0.00%
FEDERAL EQUITABLE SHARING EXPENDITURES	167,000		167,000	-	0.00%
WA HOUSING SHB 2060 REVENUE	84,000		84,000	-	0.00%
WA HOUSING SHB 2060 EXPENDITURES	84,000		84,000	-	0.00%
TRIAL COURT IMPROVEMENTS REVENUE	24,896		24,896	-	0.00%
TRIAL COURT IMPROV EXPENDITURES	24,896		24,896	-	0.00%
EMERGENCY SVC COMMUNICATIONS - REVENUE	467,148		467,148	-	0.00%
EMERGENCY SVC COMMUN - EXPENDITURES	467,148		467,148	-	0.00%
MARTIN HALL DEBT-REVENUE	43,962		43,962	-	0.00%
MARTIN HALL DEBT-EXPENDITURES	43,962		43,962	-	0.00%
LIMITED TAX GO BOND 2002 REVENUE	169,245		169,245	-	0.00%
LIMITED TAX GO BOND 2002 EXPENDITURES	169,245		169,245	-	0.00%
DEBT SERVICE-COMPUTER SYST REVENUE	213,797	425,000	638,797	425,000	198.79%

BOCC MINUTES-12/31/07

DEBT SVC-COMPUTER SYST EXPENDITURES	213,797	425,000	638,797	425,000	198.79%
CAPITAL PROJECTS GENERAL REVENUE	209,902	30,000	239,902	30,000	14.29%
CAPITAL PROJECTS GENERAL EXPENDITURES	209,902	30,000	239,902	30,000	14.29%
CP-ASSET ACQUISITION REVENUE	114,500		114,500	-	0.00%
CP-ASSET ACQUISITION EXPENDITURES	114,500		114,500	-	0.00%
CP-COMPUTER SYSTEMS REVENUES	350,000		350,000	-	0.00%
CP-COMPUTER SYSTEMS EXPENDITURES	350,000		350,000	-	0.00%
CAPITAL PROJECTS-CIP REVENUE	308,000		308,000	-	0.00%
CAPITAL PROJECTS-CIP EXPENDITURES	308,000		308,000	-	0.00%
CAPITAL PROJECTS-DOC MGT REVENUE	28,450		28,450	-	0.00%
CAPITAL PROJECTS-DOC MGT EXPENDITURES	28,450		28,450	-	0.00%
CAP PROJ-KLEMGARD PARK REVENUE	75,125		75,125	-	0.00%
CAP PROJ-KLEMGARD PARK EXPENDITURES	75,125		75,125	-	0.00%
CP-MUSEUM CONSTRUCTION REVENUE	22,440		22,440	-	0.00%
CP-MUSEUM CONSTRUCTION EXPENDITURES	22,440		22,440	-	0.00%
CP - PARKING FEES REVENUE	20,000		20,000	-	0.00%
CP - PARKING FEES EXPENDITURES	20,000		20,000	-	0.00%
CP-GO BOND 2002 REVENUE	576,000		576,000	-	0.00%
CP-GO BOND 2002 EXPENDITURES	576,000		576,000	-	0.00%
SOLID WASTE REVENUE	3,536,236		3,536,236	-	0.00%
SOLID WASTE EXPENDITURES	3,536,236		3,536,236	-	0.00%
SOLID WASTE RESERVE REVENUE	110,000		110,000	-	0.00%
SOLID WASTE RESERVE EXPENDITURES	110,000		110,000	-	0.00%
EQUIPMENT RENTAL & REVOLVING REVENUE	5,652,770		5,652,770	-	0.00%
EQUIPMENT RENTAL & REVOLVEXPENDITURES	5,652,770		5,652,770	-	0.00%
PHOTOCOPIER REVOLVING REVENUE	69,478	25,000	94,478	25,000	35.98%
PHOTOCOPIER REVOLVING EXPENDITURES	69,478	25,000	94,478	25,000	35.98%
UNEMPLOYMENT INS REVOLVING REVENUE	37,000		37,000	-	0.00%
UNEMPLOYMENT INS REVOLV EXPENDITURES	37,000		37,000	-	0.00%
COMMUNICATIONS REVOLVING REVENUE	290,089	26,100	316,189	26,100	9.00%
COMMUNICATIONS REVOLVING EXPENDITURES	290,089	26,100	316,189	26,100	9.00%
WHITCOM GENERAL REVENUE	1,462,000		1,462,000	-	0.00%
WHITCOM GENERAL EXPENDITURES	1,462,000		1,462,000	-	0.00%
WHITCOM 911 TAX/GRANT REVENUE	1,198,000		1,198,000	-	0.00%
WHITCOM 911 TAX/GRANT EXPENDITURES	1,198,000		1,198,000	-	0.00%

BOCC MINUTES-12/31/07

WHITCOM CAPITAL PROJECTS REVENUE	60,000		60,000	-	0.00%
WHITCOM CAPITAL PROJECTS EXPENDITURES	60,000		60,000	-	0.00%
DIPPEL MEMORIAL FUND REVENUE	3,653		3,653	-	0.00%
DIPPEL MEMORIAL FUND EXPENDITURES	3,653		3,653	-	0.00%
PARVIN MEMORIAL FUND REVENUE	11,854		11,854	-	0.00%
PARVIN MEMORIAL FUND EXPENDITURES	11,854		11,854	-	0.00%
PALOUSE EMPIRE FAIR BUILDING REVENUE	1,836		1,836	-	0.00%
PALOUSE EMPIRE FAIR BLDG EXPENDITURES	1,836		1,836	-	0.00%
COMMUNITY ACTION REVENUE	180,000		180,000	-	0.00%
COMMUNITY ACTION EXPENDITURES	180,000		180,000	-	0.00%
CURRENT EXPENSE REVENUE	12,370,943	831,869	13,202,812	831,869	6.72%
OTHER REVENUE	31,379,764	556,076	31,935,840	556,076	1.77%
TOTAL REVENUE	43,750,707	1,387,945	45,138,652	1,387,945	3.17%
CURRENT EXPENSE EXPENDITURES	12,370,943	831,869	13,202,812	831,869	6.72%
OTHER EXPENDITURES	31,379,764	556,076	31,935,840	556,076	1.77%
TOTAL EXPENDITURES	43,750,707	1,387,945	45,138,652	1,387,945	3.17%

10:55 a.m. - Whitman County Code, Chapter 19.10, Rural Housing Certificate.

Present: Mark Storey, Mark Bordsen, Alan Thomson, Mariah Simpson, Mike Nelson and Joe Smillie.

ACTION ITEMS

Planning Division:

067647 1. Chairman Partch convened the hearing for a proposed amendment to Whitman County Code 19.10 as it relates to Rural Housing Certificates.

Alan Thomson reviewed the proposed changes to the County Code that would accommodate a perceived demand to create a small short plat parcel for agricultural farming and ranching operations that would not be reviewed as a residential building site and would not be attached to the farm or ranchland large parcels around it. The proposed revision would enable this process via conditional use, as specified in Section 19.10.090 (t). While the Planning Commission recognizes that this kind of separation for a small lot for different ownership appears to be in demand now and in the future, they also recognize that the creation of small parcels tends to create future problems if and when the owner of that land were to decide that a different land use other than grain bins, farm machinery sheds, and the like would be desired. It is for this reason that the Planning

BOCC MINUTES-12/31/07

Commission decided this use would be allowed by conditional use after a Board of Adjustment public hearing and decision. The conditional use process also involves notice to nearby property owners as well as a published legal notice.

11:00 a.m. - Phil Meyer.

There being no further comments, the hearing was adjourned.

Commissioner Finch **moved** Commissioner Finch **seconded** the motion to accept the Planning Commission's recommendation to approve the amendment of the Whitman County Zoning Ordinance (Whitman County Code Chapter 19.10) regarding the streamlining of the Rural Housing Certificate review and approval process.

Commissioner Largent said the proposed revisions provide for more options as long as the buyer is aware of any possible future risks. Commissioner Finch indicated the current ordinance is a good ordinance and the Board knew when it was adopted that it would require some fixes. Commissioner Partch agreed and added that the revisions make the ordinance more user friendly. Motion **carried**.

ORDINANCE NO. 067648

AN ORDINANCE AMENDING SECTION 19.10 (AGRICULTURAL DISTRICT OF THE WHITMAN COUNTY ZONING ORDINANCE, to create a streamlining of the Rural Residential Certificate review and approval process. These changes will allow the creation of small land parcels for existing farmstead agricultural operations and structures. This change is consistent with the Whitman County Comprehensive Plan and Zoning Ordinance.

BE IT ORDAINED and enacted by the Board of County Commissioners of Whitman County, State of Washington, it having been determined by the Board after hearing the Planning Commission's Recommendations and Findings of Fact, after the Board's public hearing and adoption of Findings of Fact.

PASSED AND APPROVED by the Board of Whitman County Commissioners of Whitman County, Washington on the 31st day of December 2007.

BOARD OF COUNTY COMMISSIONERS
OF WHITMAN COUNTY, WASHINGTON

Greg Partch, Chairman

G. R. Finch, Commissioner

ATTEST:

Maribeth Becker, CMC
Clerk of the Board

Michael Largent, Commissioner

Chapter 19.10 - AGRICULTURAL DISTRICT

Section 19.10.010 - Declaration of Intent.

The Agricultural District provides minimum standards for areas of general agricultural land use including requirements for single-family dwellings and accessory dwelling units. It is intended that agriculture be the primary use in this district and that the goals of the County Comprehensive Plan be pursued where reasonably possible.

Section 19.10.020 - Permitted Uses.

1. Agriculture, including cropping, grazing of livestock, dairying, horticulture and floriculture.
2. One (1) single-family dwelling per parcel conforming to provisions of Section 19.10.060 and not located within the CRD Opportunity Area. For the protection of resource lands, new residence(s) shall be located more than 1,000 feet from any permitted or grandfathered quarry, mine and/or other similar natural resource operations; or if it will be located within 1,000 feet of a any permitted or grandfathered quarry, mine and/or other similar natural resource operations, an affidavit acknowledging adjacent mining activities, signed by the landowner, notarized and filed with the Whitman County Auditor, is required. This information will be attached to the Short Plat. The 1,000-foot distance is measured from the applicant's residential footprint to the designated mineral resource area, as described and/or defined in the Administrative Use Permit or Conditional Use Permit.
3. Temporary stands for the sale of agricultural non-livestock products produced on the premises.
4. Accessory uses and structures common or incidental to agricultural and residential use, including but not limited to garages, barns, tack rooms, equipment sheds, home storage elevators, fences and corrals, provided that such accessory uses and structures conform to the yard requirements of this chapter. An accessory use or structure may be constructed prior to the construction of the principal use on a site that has been reviewed for compliance and has been approved as a rural residential site, pursuant to Section 19.10.060.
5. Home occupations employing not more than one individual who is not a resident of the premises and utilizing only those accessory buildings and structures permitted under this chapter.
6. Small-Antenna facilities, Antenna Support Structures and Wind Energy Generating Facilities up to forty (40) feet in height in conformance with the requirements of Chapter 19.58 - Communication and Utility Facilities. (Revised 12/10/01, Ordinance # 058999.)

BOCC MINUTES-12/31/07

7. Inert fill (earth only) of under 2,000 cubic yards of material removed from ditch cleaning may be placed in active quarries and/or mines in compliance with approved reclamation or placed on adjacent land. Under 2,000 cubic yards of aggregate stockpile materials may be placed on a separate parcel from the mining operation. Agencies must provide a courtesy notice to landowners within 300 feet of the fill site.
8. Private quarries under three (3) acres for uses related to agricultural activities by the land owner, for example farm access construction and maintenance.
9. Accessory Dwelling Units conforming to provisions of Section 19.10.065.

Section 19.10.030 - Lot Size Requirements.

1. There shall be no minimum lot size for non-residential permitted uses in this district.
2. The minimum lot size for residential uses permitted in this district shall be as determined per Section 19.10.060 (2) (b) (ii).

Section 19.10.040 - Setback Requirements.

1. The minimum setback for all non-residential ~~and~~ structures shall be twenty (20) feet on all sides, provided that a minimum setback of thirty-five (35) feet shall be required adjacent to the right-of-way of any state or county roadway designated as a primary or secondary arterial in the Comprehensive Plan.
2. In the case of antenna support structures or wind energy generating facilities, the front setback shall be thirty-five (35) feet from the right-of-way of any State or County road; side and rear setbacks shall be twenty (20) feet.
3. Accessories to the antenna support structures shall have a minimum setback of five (5) feet. (Revised 5/14/01, Ordinance # 058050, Revised 12/10/01, Ordinance # 058999).
4. To facilitate road setback location, measurement may be made from the centerline of the adjacent road. The front setback shall be half the distance of that specific right-of-way width, plus the required setback, as measured from the road centerline.

Section 19.10.050 - Height of Buildings.

1. The maximum height of non-residential buildings and related accessory structures in this district shall be fifty (50) feet.
2. The maximum height of rural residences and related accessory structures in this district shall be thirty-five (35) feet.
3. Antenna support structures shall not exceed 350 feet in height.
4. Maximum height for research and wind energy generating facilities shall be 350 feet. (Revised 5/14/01, Ordinance # 058050, Revised 12/10/01, Ordinance # 058999)

Section 19.10.060 - Rural Residential Use.

One single-family dwelling per parcel shall be a permitted use whenever the requirements of this Title are fulfilled. The Planning Director shall certify through the Rural Housing Certificate (RHC) process that all requirements of this Title have been met.

1. Development requiring Certification
 - a. Issuance of a Rural Housing Certificate shall be required for:
 - i) Creation of a new residential parcel
 - (a) On which will be located an existing residence, except that such new parcel with an existing residence, need not comply with the provisions of 19.10.060 (2)(a)(ii) viewshed, (2)(b)(vi) development buffer where the available land to be used as a buffer is not owner by the applicant, (2)(b)(vii) setbacks where the available land to be used as a buffer is not owner by the applicant, and (2)(b)(ix) highly visible locations; or
 - ii) Alteration of an existing residential parcel via a boundary line adjustment except when additional land is added to a parcel for which a CZC, RRSR or RHC has been filed; or
 - iii) Construction of a residence on an existing parcel which has not been certified.
 - b. Issuance of a Rural Housing Certificate shall not be required for expansion, replacement, or alteration of an existing residence and/or an existing accessory structure on an existing rural residential parcel for which no parcel enlargement, reduction or division is requested. The parcel shall be reviewed for compliance with all applicable ordinances, including those which regulate setbacks, road access, preservation or expansion of the septic system, drainfield and replacement drainfield area, flood hazard, wetlands, aquifer recharge, and habitat conservation areas. However, no notice to adjacent landowners is required, and the size and other constraints of the parcel may prevent full compliance with hilltop prohibitions, road setback distances, and buffer or setback distances required from other property; in which case these requirements do not apply. This review shall be termed Rural Residential Site Review (RRSR) and files shall be kept as proof of review and for future reference.
2. Certification Approval - Issuance of a Rural Housing Certificate shall be granted when a proposal meets all of the following conditions:
 - a. Approval of Residence Location
 - i) New rural residences may be sited in locations which meet requirements for a viewshed site or meet requirements for a residential group.
 - ii) Viewshed Site
 - (1) Definition: A proposed residential building footprint

which is located at least 1,500 feet horizontally from the nearest residence or certified residential site; or is located within 1,500 feet of one or more existing residences or certified residential sites but not visible from any of said residences or certified residential sites.

(a) Definition of Not Visible: a proposed residential site is considered to be not visible if an observer standing at the corners of the footprint of the proposed residence and with their eye level at five (5) feet above existing grade cannot see any part of an existing residence or the footprint of another proposed residence due to the interposition of natural landforms.

(b) Exception for Highly Visible Residences: an existing residence within a viewshed under consideration and located on a hilltop or ridge, or whose highest point is higher than the slope on which it is located, shall be ignored due to its highly visible location.

iii) Residential Group

(1) Definition: A residential group is defined as a collection of two to nine certified, residential parcels which are located such that at least some portion of each of the included residences is within 300 feet of some portion of another included residence. (Limited to nine or less residences to avoid the potential consequences of WAC 16-231-510.)

(2) Creation of a residential group: The owner of any residence constructed prior to January 1, 2007 may apply for review to create a residential group by submitting an application for a Rural Housing Certificate to obtain permission to construct a new residence which must be located within 300 feet of the existing residence.

(3) An existing residential group may be expanded to a maximum of nine houses.

iv) Agricultural Notification: In the case of any application for a Rural Housing Certificate, all owners of property within 1,500 feet of the proposed residential building footprint shall be notified by mail. Any owner of a commercial agricultural operation within 1,500 feet of the proposed new site may appeal the decision to the Board of Adjustment within 20 days after the date of the notice, to show that a significant negative effect on their farming operation would be created. If the owners sign a waiver from this requirement, such notice is not required.

b. Approval of Parcel Configuration

i) In General: For the purpose of meeting the minimum building lot requirements of this section, public and private easements or rights-of-way for roads, railroads or utilities shall be ignored.

- ii) Minimum lot size: The area of the subject lot shall be no less than the minimum area required by the Whitman County Department of Environmental Health to safely accommodate approved water supply and on-site sewage disposal systems.
- iii) Access to an improved road: All residential parcels shall be accessible from an improved County road or State highway.
- iv) Frontage/easement requirement: Lots without frontage on an improved public road shall be permitted if access to such a road has been obtained via an easement across adjacent property and if said access has been approved by the appropriate agency.
- v) Driveways
 - (1) Any driveway that serves more than two residences shall be designed and constructed to Fire Code minimums, under oversight by a professional engineer licensed in the State of Washington.
 - (2) Driveways shall be designed to fit existing land contours.
 - (3) Access to an improved public road must be approved and issued by the Whitman County Public Works or the Washington State Department of Transportation. Shared driveways are encouraged to enhance safety of traffic flow entering and leaving improved roads.
- vi) Development Buffers
 - (1) Residential development other than of the types listed in (4)(a) through (k), below, shall not be allowed within 200 feet of property being used for commercial agricultural production at the time of development, or within 100 feet if written permission of the owner of property in production is secured. This area between residential development and commercial agricultural production shall be referred to as the "development buffer."
 - (2) Development buffers shall appear on the short plat of the parcel and any other surveys subsequently produced.
 - (3) The width of an adjacent road's right-of-way may be included as part of the development buffer.
 - (4) Structures and activities related to residential living shall not be allowed within the development. Such structures and activity areas include residences, decks, play areas, home occupation areas, greenhouse, garden, orchard, ornamental trees and so forth. Structures and uses that shall be allowed within the development buffer include, but are not limited to:
 - (a) Garages
 - (b) Storage sheds
 - (c) Equipment sheds
 - (d) Driveways
 - (e) Wells, if not part of a Group A or B water system
 - (f) Septic system drain fields
 - (g) Stables
 - (h) Livestock pens and corrals

- (i) Hay storage
 - (j) Vegetation compatible with adjacent agricultural uses, including pasture, wildlife areas, hay land and native plants.
 - (k) Windbreaks and shelterbelts
- (5) The residential owner may lease the development buffer for agricultural uses such as farming, grazing and so forth.
- vii) Setbacks
- (1) The minimum setback for all non-residential structures shall be twenty (20) feet on all sides, provided that a minimum setback of thirty-five (35) feet shall be required adjacent to the right-of-way of any State or County improved road.
 - (2) For all residential structures the minimum setback from roads shall be 100 feet and the minimum setbacks on all other sides of the residence shall be twenty (20) feet except where the development buffer requires a greater distance.
- viii) Water and Sanitation
- (1) The applicant shall provide proof of adequate and potable water, as required by Whitman County Environmental Health for a rural residence and shall meet all other requirements of Whitman County Public Health, the Washington State Department of Health and any other agencies regarding the permitting of wells and domestic waste disposal.
- ix) Highly visible locations
- (1) Buildings and structures located on hills or ridges shall be sited and/or constructed to minimize the appearance of a silhouette against the sky as measured this way:
 - (a) No part of the living space of a structure shall be higher than the highest part of the landform on which it will be built. A landform is described for the purpose of this chapter as the natural topographic high point separated from other topographic high points by a drop of at least 40 feet. All accessory structures built or placed after the approval of the application for the RHC for the proposed residence must have roof lines no higher in elevation than the principal residential structure.
 - (2) Construction of residences on unusual and highly visible geological features is not allowed within what shall be known as the Butte Protection areas. This restriction shall apply to areas above specified elevations above sea level, or within 750 horizontal feet of the centerline of improved roads, whichever is least restrictive, as follows:
 - (a) Angel Butte elevation 2,660 feet;
 - (b) Parker Butte elevation 2,660 feet;
 - (c) Bald Butte elevation 2,800 feet;
 - (d) Granite Butte elevation 2,600 feet;
 - (e) Kamiak Butte elevation 2,600 feet;

- (f) Ladow Butte elevation 2,660 feet;
- (g) Naff Ridge elevation 2,600 feet;
- (h) Ringo Butte elevation 2,660 feet;
- (i) Smoot Hill elevation 2,500 feet;
- (j) Steam Shovel Hill elevation 2,600 feet;
- (k) Steptoe Butte elevation 2,600 feet;
- (l) Stratton Butte elevation 2,700 feet;
- (m) Tekoa Mountain elevation 2,700 feet;
- (n) Unnamed butte, east-northeast of Naff Ridge, the summit of which is within the N ½ of Section 4, Township 19 N., Range 44 E., W.M., elevation 2,600 feet;
- (o) Unnamed butte southeast of Seltice, the summit of which is within the NE ¼ of Section 24, Township 19 N., Range 45 E., W.M., elevation 2,700 feet.

c. Approval of Lighting

New lighting fixtures shall be designed and installed so as to control the direction and intensity of light which affects neighboring properties or roadways, so that direct rays of light don't shine onto neighboring properties or serve as a source of light pollution.

- (1) New lighting fixtures must be shielded, hooded and oriented towards the ground;
- (2) Use of motion-sensing devices and/or timers is encouraged;
- (3) No new lighting shall blink, flash or be of an usually high intensity or brightness; and
- (4) All new lighting fixtures shall be appropriate in scale, intensity and height to their use.

d. Weed Control

i) It is the responsibility of the owner(s) of rural land to control weeds.

ii) Uncontrolled weeds that are a source of further weed dispersion across property boundaries constitute a significant threat to agricultural production. Therefore, a statement asserting this responsibility shall appear on any plat that creates a lot for the purpose of a residential site. However, this ordinance is not intended to, and does not, restrict any rights or remedies available to an owner or lessor of land affected by uncontrolled or inadequately controlled weeds, whether the statement is included in the plat or not.

e. Receipt of Affidavit of Acknowledgement of Agricultural Practices
The deed restriction and/or easement sample as stated below shall be used when rural residential parcels are created, and when there is a residential building permit and/or conveyance of a rural residential property:

COUNTY OF WHITMAN
STATE OF WASHINGTON
CERTIFICATION OF ADJACENT AGRICULTURAL USE

BOCC MINUTES-12/31/07

The undersigned do hereby certify to be the owner(s) of the hereinafter legally described real property and do hereby acknowledge that the proposed development is within the vicinity of property utilized for commercial agricultural purposes. Persons who may reside or work in any of the proposed structures may be subjected to inconvenience or discomfort arising from the pursuit of agricultural operations, including but not limited to plowing, seeding, application of agricultural chemicals (herbicides, pesticides, and fertilizer), cultivation, harvesting, the keeping of livestock, employment and use of labor, the operation of machinery, the transport or relocation of farm machinery or farm products, the storage of crops, and other accepted and customary agricultural activities conducted in accordance with federal and state laws. These normal agricultural practices that occur any time of day and any day of the week generate dust, fumes, smoke, noise and odor, and may slow traffic, or otherwise conflict with residential property uses. Whitman County has established agriculture as a priority use on agricultural lands (Ordinance No. 044668, February 4, 1991). Residents of property within the vicinity of agricultural lands should be prepared to accept such inconvenience or discomfort from normal, necessary farm and ranch operations. In the event of conflict, the residential property owner recognizes the preference to resolve it in favor of farm and ranch practices. The party(ies) who sign this acknowledgement, and their successors, hereby waive all common law rights to object to normal and necessary agricultural management activities legally conducted on agricultural land that may conflict with the use of this property for residential purposes.

This statement of acknowledgement shall be recorded with the Whitman County Auditor, and shall be binding on the undersigned, any future owners, encumbrances, their successors, heirs, or assignees.

Legal description of land: _____

_____.

A certification by the property owner is necessary to obtain a Rural Housing Certificate, and prior to all building permits issued for this property. Whitman County Zoning Ordinance Section 19.12.080 (1)(f) and (2)(f).

I certify that I am / we are the owner(s) of the land described hereon.

Printed name of land owner: _____

Land owner signature: _____ Date: _____

Section 19.10.065 - Accessory Dwelling Units.

1. Purpose.

- a. An Accessory Dwelling Unit (ADU) is an additional smaller, subordinate dwelling unit on a lot with, or in, an existing or new house. These units are intended to provide for a greater range of choices of housing types in the Agricultural District. Accessory Dwelling Units are intended to enhance options for families by providing opportunities for older or younger relatives to live in proximity while maintaining a degree of privacy.

2. Applicability.

- a. A property with a primary residence and an Accessory Dwelling Unit is different from a property with two residences because the intensity of use is less due to the limitations of size and number of bedrooms. An Accessory Dwelling Unit that meets the requirements of this subsection may be allowed on any lot developed with an existing single-family dwelling, except as noted herein.

3. Development Standards.

- a. No more than one Accessory Dwelling Unit per legal lot is permitted and it must be accessory to a single-family residence. If a short plat is approved, an Accessory Dwelling Unit for each lot is permitted only if all other provisions of this Chapter are met.
- b. Whenever the requirements of this Section are at variance with the requirements of any of the lawfully-adopted ordinances, the most restrictive, or that imposing the higher standards to be met prior to a land use being permitted, shall govern.
- c. The applicant must apply for a building permit for an Accessory Dwelling Unit. An Accessory Dwelling Unit shall comply with applicable building, fire, and health and safety codes. An Accessory Dwelling Unit cannot be occupied until a certificate of occupancy is issued by the building department.
- d. An Accessory Dwelling Unit may be created through:
 - i) Internal conversion within an existing dwelling;
 - ii) The addition of new square footage to the existing house or to a garage and any addition thereto;
 - iii) Conversion of an existing structure;
 - iv) Inclusion in the development plans for, or as part of, the construction of a new single-family detached dwelling unit; or
 - v) A separate detached dwelling unit on the same lot as the primary dwelling unit.
- e. An Accessory Dwelling Unit shall conform to existing zoning requirements, including, but not limited to setbacks. The addition of an Accessory Dwelling Unit shall not make any lot, structure or use nonconforming within the development site.
- f. Building height is limited to twenty-five (25) feet for a detached Accessory Dwelling Unit. Building height requirements of the

underlying zone do apply to the Accessory Dwelling Unit for internal conversion or structural addition to the existing primary dwelling.

- g. The total gross floor area of an Accessory Dwelling Unit shall not exceed either 1,100 square feet or 50% of the total gross floor area of the primary residence, whichever is less.
- h. An Accessory Dwelling Unit shall not contain more than two (2) bedrooms.
- i. For an Accessory Dwelling Unit created by internal conversion or by an addition to an existing primary dwelling, only one (1) entrance may be located on the front of the house, unless the house contained additional front doors before the conversion. Secondary entrances should be located on the side or rear of the primary residence to the extent possible.

4. Historic Structures.

- a. If an Accessory Dwelling Unit is on the same lot as or within a historic structure which has been designated on the national, state or local historic register, the following design guidelines are applicable:
 - b. Exterior materials should be of the same type, size and placement as those of the primary dwelling structure.
 - c. Trim on edges of elements of accessory structures and additions should be the same as those of the primary structure in type, size and placement.
 - d. Windows in any elevation which faces a street should match those in the primary structure in proportion, i.e., same height, width and orientation (horizontal or vertical).
 - e. Pediments and Dormers. Each Accessory Dwelling Unit over twenty (20) feet in height should have either a roof pediment or dormer if one or the other of these architectural features are present on the primary dwelling.

Section 19.10.080 - Short Plat and Subdivision.

No short plat or subdivision for residential use shall be accepted by the Planning Office unless such plat complies with this chapter:

- 1. No short plat creating more than three (3) lots, including the remainder of the original parcel of land, shall be approved within the Agricultural District.
- 2. No long subdivision plat shall be approved within the Agricultural District.
- 3. A short plat may be used to separate out a parcel on which is located a residence in existence prior to the adoption of this ordinance. This home site must meet the requirements of Section 19.10.060. It will then be considered a conforming rural residential use, and shall be issued a Rural Housing Certificate.

4. The creation of parcels of less than twenty (20) acres in area is permitted for agricultural, conservation and/or habitat purposes.
 - a. No structures other than fences, a well, and livestock watering and feeding containers are allowed on parcels created for this purpose.
 - b. Language describing the use limitations shall be placed on the plat.
 - c. If, in the future, there is a desire to change the use of this parcel, such as enlarging it to be part of a future residential or other use, the properties will have to be reviewed again to see if such proposed use can comply with land use regulations. If such approvals can be obtained, a revised plat containing language reflecting changes must be filed with the County Auditor.

Section 19.10.090 - Conditional Uses and Administrative Permits.

1. Because of considerations of traffic, noise, lighting, hazards, health and environmental issues, the following uses shall not be permitted in the Agricultural District unless a conditional use permit authorizing such use has been granted by the Board of Adjustment; provided, however, that in situations described herein where an Administrative Use Permit may be granted in lieu of a Conditional Use Permit, the use of the land shall not be permitted until such time as an Administrative Use Permit has been granted by the County Planning Office. (Revised 11/18/91, Ord. #45331)
 - a. Utility substations or generating facilities. Wind Energy Generating Facilities greater than forty (40) feet in height are subject to the requirements of Section 19.58 - Communication and Utility Facilities. Wind Energy Generating Facilities greater than 130 feet are allowed in this District by Conditional Use as long as the site is located more than 1/2 mile from any incorporated city or town or Rural Community District (Revised 12/10/01, Ordinance # 058999).
 - b. Utility storage and transportation facilities.
 - c. Private and public recreational facilities such as campgrounds, golf courses, rifle ranges, and similar uses.
 - d. Churches.
 - e. Airstrips.
 - f. Solid waste site or transfer station.
 - g. Feedlots.
 - h. Commercial grain elevators.
 - i. Veterinary clinics, commercial horse boarding facilities, boarding kennels, and similar uses.
 - j. Surface mining and crushing subject to the minimum standards listed in Sections 19.59 and 19.60.
 - k. Any non-agricultural home occupation which require outdoor storage of more than two (2) trucks or pieces of equipment or outdoor storage of materials occupying more than 500 square feet of yard area.

BOCC MINUTES-12/31/07

- l. Gun clubs and fraternal organizations.
- m. Antenna Support Structure facilities greater than forty (40) feet in height subject to the requirements of Section 19.58 - Communication and Utility Facilities. Antenna Support Structures greater than 130 feet are allowed in this District by Conditional Use as long as the site is located more than 1/2 mile from any incorporated city or town or Rural Community District. A shelter or cabinet used to house radio electronic equipment and its associated connecting cables greater than 120 square feet of base area, or more than one shelter or cabinet applies also to Small-Antenna facilities and Antenna Support Structures up to forty (40) feet in height.
- n. On-site hazardous waste treatment and storage facilities, provided that such facilities are accessory to a permitted or conditional use, and provided that such facilities meet the state siting criteria adopted pursuant to RCW 70.105.210.
- o. Landfill for inert materials (earth, concrete and asphalt) of more than 2,000 cubic yards of material (including over 2,000 cubic yards of aggregate stockpile materials on a separate parcel from the mining operation) [For earth fills less than 2,000 cubic yards, see Section 19.05.020(4)].
- p. Recycling Facility, provided, however, that hazardous material, infectious material and/or radioactive material which federal or state regulations would allow to be recycled but which the County may deem to be unsafe or detrimental to public welfare, shall not be allowed without a Conditional Use Permit issued by the Board of Adjustment and a Special Permit issued by the Whitman County Health Department. Said permits shall establish specific conditions for the processing/handling of the hazardous material, infectious material and/or radioactive material, where the State of Washington or the Federal Government has not otherwise preempted all control and regulation of said materials. (Revised 11/18/91, Ord. #45331)
- q. Temporary asphalt and/or concrete batch plant.
- r. Agricultural Research Facility, such as but not limited to greenhouses, laboratories, machine sheds, arboretum, animal science facilities, farm equipment service and maintenance operations associated with a principal conditional use listed herein, and a care-taker residence. (Revised 4/26/95, Ord. #048077).
- s. Mining, quarry, and/or other similar natural resource operations located within 1,000 feet of any residence or within one mile from any incorporated community or designated unincorporated rural community, subject to the minimum standards in Section 19.59 and Section 19.60.
- t. Accessory structures necessary for farm or ranch production that are or should be separated from the agricultural production land or farmsteads on their own parcel, including shops, machine sheds, grain bins and similar agricultural production structures that are intended to continue to be used in conjunction with agricultural operations. The short plat survey shall include the following statement: "This

parcel and its structures are limited to agricultural use only. This parcel has not been evaluated as a building site for any other use. If there is future intent to try to use this parcel and its structures for any uses other than agriculture, further review for compliance with Whitman County code is required, and it is possible that this parcel will not be able to comply and be approved for different uses."

2. An Administrative Use Permit shall be required for:
 - a. Surface mining and crushing subject to the minimum standards listed in Section 19.59 and Section 19.60.
 - b. Mining located more than one mile from an incorporated community or designated unincorporated rural community.
 - c. Landfill for inert materials (earth, concrete and asphalt) of less than 2,000 cubic yards of materials.

Section 19.10.110 Special Conditional Use for Planned Residential Development, (PRD).

A. PURPOSE: This section establishes a location for and allows for the creation of a Planned Residential Development, (PRD), designed to foster creative, efficient, and comprehensive site development, intended for special site locations, conditions and circumstances, in concert with WCO Chapter 18.50, Subdivision Ordinance - Planned Residential Development, and:

1. Create a development form which allows for preservation of important sites within the County, containing significant natural shoreline areas, geology, habitat and/or ecosystems, and the goals of which are compatible with Whitman County's Comprehensive Plan;
2. Produce a development which would be better than traditional lot-by-lot development, on either consolidated lots or unsubdivided property, through variety in design, placement of buildings, and use of undeveloped natural areas, in order to capitalize on the special features of the individual site;
3. Permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient, aesthetic, and desirable use of undeveloped areas, while at the same time harmonizing with adjoining development;
4. Ensure preservation of important natural habitat, and important ecosystems;
5. Preserve and enhance special site features including areas of cultural significance and, habitat, wetlands and; compliance with the County's critical areas ordinances.
6. Maximize use of alternative energy sources and energy-efficient structures, while employing strategies for conservation of water and other resources.

B. There is created a special conditional use for Planned Residential Developments within specific areas of the Agricultural District.

BOCC MINUTES-12/31/07

1. The general areas within the Agricultural District in which a special conditional use for Planned Residential Developments shall be allowed are as follows:

Township 20 N.	Ranges E. 39, 40, 41, 42, and 43;
Township 19 N.	Ranges E. 39, 40 and 41;
Township 18 N.	Ranges E. 39 and 40;
Township 17 N.	Ranges E. 39 and 40;
Township 16 N.	Ranges E. 38, 39 and 40;
Township 15 N.	Ranges E. 37, 38, 39 (except sections 24, 25 and 36), 41, 42, and 43;
Township 14 N.	Ranges E. 36, 37, 38, 39, 40, 41, 42 and 43;
Township 13 N.	Ranges E. 37, 38, 39, 40, 43 and 44;
Township 12 N.	Ranges E. 44, 45 and 46; or,
Township 11 N.	Ranges E. 45 and 46.

2. Within the above described general areas only a proposed PRD parcel meeting the following criteria shall be allowed a special conditional use permit.

a. Not more than 25% of the proposed PRD parcel, shall contain prime farm land, defined as land used for the production of a crop on which the average yield for the preceding three years exceeded the Whitman County average by 20%.

b. The proposed PRD parcel contains at least 51% of any, or any combination, of the following soil associations: Ander-Benge-Kuhl Association; Bakeoven Tucannon-Cheney Association; Kuhl-Alpowa Association; Starbuck-Alpowa Association, or, land that can be described as non-tillable.

c. The "General Soil Map, Whitman County, Washington" published by the U.S. Department of Agriculture, Soil Conservation Service, edition 1979, as now or hereafter amended, shall be recognized as illustrative of the general locations of the designated soil associations and aid in determining non-tillable land. A copy of this map or its current version shall be retained in the Planning Department office for public access.

d. Should a question occur during the Conceptual Plan Review for a PRD, as set forth in WCO Chapter 18.50, the applicant shall, by proof acceptable to the County Planner, establish compliance with this section.

3. No special conditional use for a PRD shall be granted, for any reason without exception, to any PRD proposed parcel wherein any portion of the proposed PRD parcel is within two miles of the boundary of any state park.

C. Except for the provisions of this section, an applicant for a special conditional use for a PRD shall not be required to meet any other provisions of WCO 19.10 or any section of WCO Chapter 19 which is

BOCC MINUTES-12/31/07

inconsistent with the provisions of WCO Chapter 18.50, Subdivision Ordinance - Planned Residential Development, as now or hereafter amended.

D. The Planning Commission shall be the sole agency to review and approve, modify or deny a special conditional use for a PRD. A denial by the Planning Commission may be appealed to the Board of County Commissioners within 30 days of the denial.

E. A special conditional use for a PRD shall be granted by the Planning Commission with at least the following minimum conditions.

1. Full compliance with the provisions of WCO Chapter 18.50, Subdivision Ordinance- Planned Residential Development; and,
2. Full compliance with the County's critical areas ordinances, as now or hereafter amended, as well as any and all State Environmental Policy Act determinations, and,
3. Approval of the Planned Residential Development by the Whitman County Board.

067649 **2.** Commissioner Finch **moved**, Commissioner Largent **seconded** the motion and it **carried** to accept the Planning Commission's recommendation to approve the zone change of 0.89 acres for Don Nelson from Agricultural District to a Heavy Commercial District.

ORDINANCE NO. 067649

AN ORDINANCE AMENDING THE WHITMAN COUNTY ZONING MAP TO CHANGE THE ZONING FROM AGRICULTURAL DISTRICT TO HEAVY COMMERCIAL

BE IT ORDAINED and enacted by the Board of County Commissioners of Whitman County, State of Washington, it having been determined by the Board after hearing the Recommendations and Findings of Fact of the Whitman County Planning Commission that these should be accepted and this action is consistent with the Whitman County Comprehensive Plan.

Change the zoning for Don Nelson for 0.89 acres from the Agricultural District to Heavy Commercial as may be allowed by the Whitman County Zoning Ordinance, Chapter 19.04. The uses allowed in this zone are primarily transportation providers, storage facilities for personal property, sales services to the agricultural sector, concrete and asphalt plants, seed packaging, storage and sales and other similar uses. The site of the proposed rezone is located on SR 195 approximately 2.5 miles south of the City of Colfax in NW ¼ Section 25, T 16 N., R 45 E., W.M., Whitman County, Washington.

PASSED AND APPROVED by the Board of Whitman County Commissioners of Whitman County, Washington, on the 31st day of December, 2007.

BOARD OF COUNTY COMMISSIONERS
OF WHITMAN COUNTY, WASHINGTON

Greg Partch, Chairman

ATTEST:

G. R. Finch, Commissioner

Maribeth Becker, CMC
Clerk of the Board

Michael Largent, Commissioner

11:05 - 11:15 a.m. - Recess.

Maintenance/Engineering Divisions:

067650 3. Commissioner Finch **moved**, Commissioner Largent **seconded** the motion and it **carried** to publish the notice of call for bids for oil and grease for 2008.

067651 4. Commissioner Largent **moved**, Commissioner Finch **seconded** the motion and it **carried** to publish the notice of call for bids for one new 2008 4-WD, Mid-Size utility vehicle (Sheriff).

067652 5. Commissioner Finch **moved**, Commissioner Largent **seconded** the motion and it **carried** to renew the fuel contract for 2008 with Busch Distributors, Inc. with the billing changes stated in their letter of December 12, 2007.

067653 6. The 2008 lumber bid was awarded through the small works roster process to North Pacific of Portland, Oregon for a total bid amount of \$19,942.93 without tax.

D067653A 7. According to Phil Meyer, the Town of Albion received a TIB grant for chip sealing and will be requesting the county perform this work.

D067653B 8. Mr. Meyer stated the crews are plowing snow and hope to have everyone plowed out by tonight. Mark Storey added that the Pullman-Airport Road had to be closed temporarily on the east end due to weather conditions.

D067653C 9. The Director noted that the Town of St. John received \$80,000 from federal enhancement dollars to complete their pedestrian bridge.

11:30 a.m. - Recess.

BOCC MINUTES-12/31/07

1:00 p.m. - Board Business Continued/BOCC Workshop.

Present: Sharron Cunningham and Bob Reynolds (1:00 p.m.).

D067653D 18. Proposed CIP projects discussed. No action taken.

2:45 p.m. - Recess.

D067653E THE BOARD OF WHITMAN COUNTY COMMISSIONERS met in their Chambers in the Whitman County Courthouse, Colfax, Washington for **Thursday, January 3, 2008** at **10:30 a.m.** Chairman Greg Partch, G.R. Finch and Michael Largent, Commissioners and Maribeth Becker, CMC, Clerk of the Board attended.

10:30 a.m. - Reconvene/Board Business/Executive Session.

Present: Denis Tracy, Sharron Cunningham, Bob Lothspeich and Joe Reynolds.

D067653F 19. Commissioner Largent **moved**, Commissioner Finch **seconded** the motion and it **carried** to go into executive session with the above individuals until 11:30 a.m. for a real estate acquisition matter.

12:00 p.m. - Return to Open Session/Adjourn.

D067653G Commissioner Finch **moved** to adjourn the **December 31, 2007** and **January 3, 2008** meeting. Motion **seconded** by Commissioner Largent and **carried**. The Board will meet in regular session, in their Chambers', in the Whitman County Courthouse, Colfax, Washington, on **January 7, 2008**. The foregoing action made this **3rd** day of **January 2008**.

ss/ G.R. FINCH, COMMISSIONER
ss/ MICHAEL LARGENT, COMMISSIONER

MARIBETH BECKER, CMC
Clerk of the Board

GREG PARTCH, CHAIRMAN
Board of County Commissioners