

**WHITMAN COUNTY
PLANNING COMMISSION
Public Service Building Auditorium
Meeting
February 4th, 2026
7:00 p.m.**

MEMBERS:

Brian Davies – Chairman
Weston Kane (Zoom)
Bill Myers
Dean Kinzer

Dave Gibney- Vice Chairman
Chris Melhus
David McKeirnan
Tami Southern

Staff: Alan Thomson, WC Planning Director; Grace Di Biase, WC Assistant Planner; Mark Storey, WC Public Works Director; Brandon Johnson, Public Works; Amy McLain, Clerk.

Zoom: Jim; Ken Duft; Tammy Storey; Evan Ellis; Shelly Chambers-Fox; Jamie Anderson; Julie; Tom Thompson; Chad Whetzel; Rachel Granrath – Kimley Horn; Dan Nickel – Facet; JL; Michelle.

Audience: A complete list of those in attendance is available in the Planning Office.

7:00pm – Brian Davies opened the **Meeting**

Brian Davies: Thank you. Whitman County Planning Commission for February of 2026. And would you please join me in the Pledge of Allegiance.
I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.
Introductions, we'll start over here with Mark.

Mark Storey: Good evening, Mark Story, Whitman County Public Works Director.

Grace Di Biase: Grace Di Biase, Assistant Planner.

Bill Myers: Bill Myers, Colfax.

Chris Melhus: Chris Milhause, Malden.

Dean Kinzer: Dean Kinzer, Pullman.

Tami Southern: Tammy Southern, Garfield.

David McKeirnan: David McKernan, Pullman.

Dave Gibney: Dave Gibney, Pullman.

Brian Davies: Brian Davies, Uniontown.

Alan Thomson: Alan Thomson, County Planner.

Weston Kane: Weston Kane, out at La Crosse.

Brian Davies: We got everybody? For now, all right. Has everyone on the board had a chance to review the minutes from the last meeting? I would accept a motion to approve them.

Bill Myers: So moved.

Chris Melhus: Second.

Brian Davies: It's been moved and seconded that we approve the minutes. All in favor?

PC Members: Aye.

Brian Davies: Any opposed? Motion passed. Reports, Alan?

Motion to approve last meeting minutes approved.

Alan Thomson: We have some action on the Board of Adjustment coming up. There are forthcoming hearings, a conditional use hearing for Inland Power and Light for expansion of the Jerita substation on Hay-LaCross Road, and that is set for March 12th. And just very recently, Motley and Motley are going to be doing some expansion of their property on SR 270 and Airport Road. They will be adding a drive-through coffee shop there, so their conditional use permit does not allow for that right now, so they have to go through another CUP, but it's administrative, expansion of an existing business. And also, they're going to put a building up, which they've already got a permit for, that is going to be rather close to the adjacent line on the west side of their property, so they need to go through a variance for that. So that will also be on March 11th. Forthcoming administrative use permits, none. Update on previous conditional use permits and variances, none. Update on previous administrative use permits and Board of County Commissioners action none. Well, actually the decision on the wind energy code is set for March 2nd. Update on previous Board of County Commissioners action, none. Forthcoming shoreline of the state, substantial development permits, none. Update on previous shoreline of the state, substantial development permits, none. And no Planning Commission hearings in the near future.

Brian Davies: Thank you, Alan.

End Meeting 7:04pm

**WHITMAN COUNTY
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Workshop
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7:04pm Workshop Started

Brian Davies: Mark, would you like to address the Council?

Mark Storey: Actually, I would.

Brian Davies: Thank you.

Mark Storey: Not quite sure how to frame this, but I want to chat a little bit about how Public Works would like to move forward. And I've kind of vetted this a bit with the commissioners, and I believe that might be something that'll help us. In the recent past, we've kind of taken a black eye in the public's eye over the wind ordinance issues. I don't want to go into all the gory details, but we think it might be better to change up how we do things just a little bit from here forth. We are going to start working on critical areas ordinance and the commissioners have asked us to move forward with the battery and solar ordinances as well. The contract that we have with Kimley-Horn includes both elements, I think Facet will be doing one of those pieces, and Kimley-Horn will be doing the other. So rather than going forward the way we have been going, what I proposed to the commissioners, they kind of gave me a nod, they didn't take a vote, but they gave me a nod to do as we see fit. We're going to split up the duties for how we perform these two functions, and the way we'd like to proceed is have Alan Thomson work on the Critical

Areas Ordinance. That is the one that is required to be put together and passed by the end of June. And then we're going to try something a little different with the battery storage and solar. We're going to have Grace work on that with both the consultant and the planning commission. The hope is to, you know, take a little bit of a different tact, and maybe not get as much ire from the public and the Planning Commission members, trying something a little different. I think both are going to be a little bit less political than the wind power was, a little bit less diversity in thoughts of how to proceed and hopefully soothe some of the ruffled feathers that are out in the community right now. So, that's kind of what I'm proposing. The commissioners were okay with me going that way, and I would ask the planning commissioners to work on this as well and try and work with the two on the various elements. Might be a little bit tricky at meetings, because Alan and Grace will both be present, but they'll both have separate duties, if you will. So, at this point, I would ask you to work with them for a bit, let's see how this goes. We can always change later if we feel the need, but I would entertain questions.

Brian Davies: Do any of our board members have questions about this process? I can't think of any myself Mark. In our discussion, there was no, I think that's a great idea, I think it's a good way to move forward. We did talk about the rough road, and maybe the trust in the community, and... and so I think, this is a good way to start that out. Let's see where we get.

Mark Storey: I would certainly appreciate it. I think, let's try it. Like I said, if it's not working, we can switch gears and do it a little differently, but we do have a very tight line on the critical areas ordinance especially. Nobody knows the critical areas better than Alan Thomson, so that made a perfect sense to move forward. Plus, a lot of that language is going to be dictated to us to a certain degree by the state.

Brian Davies: All of it, yes.

Mark Storey: Well, most of it. We'll still have a say, but...

Brian Davies: We do.

Mark Storey: Some. I like to think like that, how about that?

Brian Davies: Right, right. Okay. Well, great, Mark. Is that...

Mark Storey: So anyway, I would ask the board to put their trust in Grace's work on the solar and the battery power and put their trust in Alan to work on the critical areas. So that's my request to the board. Thank you.

Brian Davies: You bet. Thank you Mark. So, before we move on to new business, I thought maybe, even though we have a very few members of the public with us tonight, we do have some members of the public online. I see we have Chad online too. Also Julian has not joined us yet, has he? No, okay. Well, I may say this from time to time, I may even say this at the start of every meeting, but because I am the new chairman of the Whitman County Planning Commission I am gonna set some rules that I hope will keep us on track. And there are two types of meetings that we have, regular business meetings and then public hearings where we solicit comments from the public. Regular business meetings may not, possibly not have the opportunity for the public to weigh in as time constraints may not allow, or you know, it's up to my discretion. I do not want to limit the public's ability to comment, but there will be times where what we're working on just won't afford that. So, the expectation is going to be however, that we keep our meetings respective. We respect everybody's right to be here, we respect the public's right to be at our meetings, but we have to follow some rules. So those include no interruptions. No loud conversations on the side that we can hear from up here. No cat calling and no comments off the side. We're gonna stick to our agenda, and we're not gonna allow disruptions. I'm gonna use the gavel, one time to warn someone if they're out of line, and twice if we, if they're ejected. And I will not hesitate to eject people from our meeting if it's going to disrupt us and keep us from doing business. I think that's all I wanted to say, but the expectation is that we will be nice to each other, and we will get through business the way we need to get through business and not have side conversations that get us off into the weeds. We just don't have enough time. We're here as volunteers, and we start our meetings at 7 o'clock, and I expect, my expectation is that we're done by 9 or 8.30, if we can possibly help it. So that being said we want to move on to new business, and tonight we're talking about our critical areas ordinance, and we have our consultants online with us and they have a schedule, so I want to allow them to speak to us. So Alan, do you want to take over the introduction?

Alan Thomson: Sure. So, we have two companies that are going to help us through these processes, Facet and Kimley-Horn. Rachel Granrath with Kimley-Horn, Dan Nickel with Facet, and they're both in attendance tonight. So Rachel and Dan, which one is going to go first?

Rachel Granrath: I think I can kick us off and turn it over to Dan. Hi everyone, I'm Rachel Granrath, I'm with Kimley-Horn, and Dan and I are going to be helping you out through these two different projects, and both of us have experience in Whitman County. We're excited to work with you all again. I focus my practice on small and rural towns across Washington and Idaho. And yeah, and so I'm going to be primarily working with Grace on the solar and battery storage ordinances, and I'll let Dan introduce himself, and he's gonna be leading the fast and furious Critical Areas work.

Dan Nickel, Facet: Great. Thank you Rachel. Again, my name is Dan Nickel. I'm a Principal of Planning over at Facet. And I guess we'll be handling the critical areas ordinance update for the county. We are underway with several other updates of a similar nature pretty much across the state. Locally, we are working on updates in Walla Walla County, Kittitas County, Spokane County, and we're just gonna get started here soon with Lincoln County, so there's a lot of jurisdictions that have gone through this process already. It is as mentioned, already it is driven a lot by the state. Fortunately what the County currently has in its critical areas ordinance is fairly up to date with requirements. And so, there's a lot of things that won't have to be updated. We are looking at this as a fairly minor update. We're trying to keep this as minimal as possible. There will be things to discuss. There will be things we need to make sure that we're consistent with. But we want to make sure this is as light of a touch as needed to get through this process. So Rachel, I'm happy to dive into some more details, or did you want to talk about the solar piece first.

Rachel Granrath: Well, I just will briefly let the Commission know that we just got the nod to move forward on the solar and battery as Mark mentioned, and so we'll be putting together an approach, timeline, and framework for there, for that work and working with the team. But essentially, we're looking at best practices. We're also doing updates for, well starting the work framework for Kittitas and Skagit as well. They're going through similar projects. And, and then kind of work with you all on the ordinance review. So, that's just a brief update. There's more to come from us just as we kick off but, if we can use most of today for just focusing on the critical areas ordinance, because that's time constrained, I'll pass it over to Dan, but we're happy to answer any questions today.

Brian Davies: We do have a question from the board, Rachel.

Rachel Granrath: Sure.

Dave Gibney: Dave Gibney. A little over, well a year and a half ago or so, and the year before, this commission did put an amount of work into a solar ordinance at that time. Are you going to at least include some of that work and those thoughts as we go forward?

Rachel Granrath: I haven't seen that one yet, but we can definitely get copies of that and take a look at it. Of course, if you've done work on it, we want to account for that and review and incorporate the work you've already done into our approach. So, absolutely, we'll take a look at that.

Brian Davies: Another question from Mark Storey.

Mark Storey: More of a comment than a question. I just want to make sure the board realizes the critical areas have to be adopted by the end of June.

Brian Davies: Correct.

Mark Storey: But the solar and battery does not have to be adopted. Our goal there is different. It's to have a good working copy that we can edit after that if we want to, but it's a little different timeline. I just want to make sure everyone understands. We talked about it before; I just wanted to make sure it was firm in everybody's mind. Thank you.

Brian Davies: You bet. Yeah, and I'll reiterate that, too. We need to work on the critical areas first and the other stuff will ease in as we're working through the critical areas. And our consultants will help us with that. Dan's gonna help us a lot with that, and Alan, and then Grace will be getting... we can ask all these questions about whether we can apply some of what we've already written, and those are certainly valid questions, but let's get through the critical area stuff first and that's gonna be our priority because of the drop-dead date in June.

Alan Thomson: Yeah, so Dan, can you give us maybe a little bit more information on how you think that update to the CAO is going to go?

Dan Nickel, Facet: Yeah, happy too, so I'm not going to get into the weeds. I just want to kind of, at a higher level, go over you know, schedule details, what we'll be tackling, and our scope of work. Just to give you all a sense of what's going to be coming before you I'd like to back up to the, you know the end date being June 30th. The goal here is to have this, you know, at a minimum through the Planning Commission by the end of May. That'll mean at some point in time before that, well before that, we're meeting with you all to go over the details of this update. So just kind of give you that perspective. There are some things that we will need to do right off the bat. There's some base requirements from the state through the Growth Management Act. One is to look at the best available science to make sure that the County CAO is consistent with the best available science. That is a, you know, documentation of consistency. Again, the county's coming from a good standpoint having updated information that's not too old. The next part is to do a gap analysis where we just document where there are areas in the code that need updated based on the best available science or state requirements. Or anything else that the County would like to update, for just improvements and overall understanding of the code. Those two documents, the best available science documentation, as well as the gap analysis are what feeds into the code amendments. So those are two things that we're gonna tackle right off the bat. And we'll provide those to the Planning Commission for review and input as we look at preparing any necessary code amendments. So, we will try to put together a schedule very soon, and so we have a really good understanding about when this is going to get before the Planning Commission. Again, I see this as a fairly light lift. I'm not going to diminish, you know, what you know, some of the critical things that need to be looked at.

We've obviously got 5 different critical areas. We have wetlands, there's streams, we have critical aquifer recharge areas, frequently flooded areas and geo hazards, so that's a lot to take in. But again, there's probably only a you know two or three critical areas that we need to really be diving into more for consistency. So, we're taking that minimal approach as best as we can. We've got a pretty good working relationship with the state agencies. We'll be working with them to gather their feedback. Again, this is driven by the states. We need to be aware of what their comments are and then work with the community and work with you all to make sure that we're consistent with what they, what the County would like to see. I think I'll pause there if there's questions, from folks.

Brian Davies: Dave?

Dave Gibney: One of the things that is new is the ability of the towns in Whitman County, less than 25,000K, to just get, adopt our county ordinance by reference. Which would imply that we would at least like to be sure that we're putting forth a reference, a code that is adequate for their needs. So, I just wonder if you could comment on that aspect a little bit. I think that's a 2023 change in the law.

Dan Nickel, Facet: Yeah, I can. That is something that local jurisdictions can do of those size, of that size. And so, adopting by reference, especially for a small community that maybe doesn't have a lot of critical areas present in the community or maybe just doesn't have a lot of development happening, that's a valid consideration. There are things to be aware of, because obviously in the county's critical areas ordinance is looking at rural lands. It's looking at, you know, a much different type of development scenario. That sometimes in those, those more developed settings in our urban areas those same regulations may not apply the same way, or at least in terms of the development impacts that they might have. So, it's something to consider, I think, for small communities, because it is allowed, but it's not always the best decision.

Brian Davies: Any other questions from board members? So, you know, what might be our position, or what might be our, what's gonna be our part of this, as far as our lift. Are we going to be approving and looking at language? Are we, what part of what part as a commission are we going to play in adoption of this new language? Just so some of our newer members might know. Dan?

Dan Nickel, Facet: I...I think to answer that is, is you, you will be seeing the, you know, recommended code language that will be provided to the Planning Commission for review. I think during our review process, you know our team will be providing information that supports those recommended changes. So, each of those changes should have a rationale that points to something, points to the best available science, or it points to a state

requirement or some sort. So, you'll have a clear linkage to why something is being proposed for a change. But we do want to have your eyes on that because that is your, as a commission, you're going to be looking at that and making a recommendation to the board for adoption. So, it is something you're going to want to be you know, asking questions about if you're unsure about something so we have clarity.

Brian Davies: So, I'm guessing we can do this like split screen, the way we did Alan our, our other stuff, where we're putting the language together, and everyone can see it, and we can make, make changes in red, or whatever, and follow along with what we're doing.

Alan Thomson: Right. So for Rachel and Dan, we want for the benefit of the Commission here and also the public, to have whatever language we're talking about up on the screen. And it can be live. We can actually manipulate it live. Is that okay with you guys? Is that something we can do?

Dan Nickel, Facet: Yeah, that, that works.

Alan Thomson: Okay, and the starting point for the critical areas ordinance I think, should be what is on the county webpage, online that document there. We've had issues with confusion over multiple kinds of documents that got kind of mixed up. So, that would be our starting point, the critical areas ordinance that is online. And we'd like to see that up on the screen so whatever changes are being suggested we can follow along with. And with the solar ordinance Rachel, I thought I had sent that to you, but if I didn't then I will send what we have drafted so far and see what you think about it.

Rachel Granrath: Sounds good. Thank you.

Brian Davies: Any questions for our consultants before. I think we kind of know what we're going to do and what we're going to look at coming up. Anybody, anything else on that?

Dave Gibney: Just I guess, just to be clear, you know we still do have to go through the you know, before May, or around May, the formalities of holding a hearing, and the findings of fact, and formally making a recommendation.

Alan Thomson: Yes, it's just a normal process.

Dave Gibney: It's a normal legislative, not a quasi-judicial code.

Alan Thomson Exactly.

Dave Gibney: You bet. Thanks. Good.

Brian Davies: Any other questions from our board members, or our two members of the public? Carol, would you have a question?

Carol Black: I have just a quick comment, and now that I know that it'll be going to Grace. As the Planning Commission works on creating the solar and battery storage ordinance, please consider if any of the issues that you're discussing that may require amendment to the wind code, that we keep the wind code then consistent, because you may be making changes to the solar that you might tweak the wind code to where they're now consistent. Does that make sense?

Brian Davies: Makes sense to me.

Carol Black: Yeah, so if you did something, let's say, with decommissioning in one, you'd want to have it be consistent, so I would just...

Brian Davies: If we had like, a viewshed thing or so many miles between Kamiak and something else, we would want to have the same for...

Carol Black: Or if there was something we didn't address in the wind code you know, because there's lots of little tiny issues that we didn't, and I don't have anything in mind, but I think we just need to look at consistency of language, so it may mean that when that comes up, you may want to consider amending the wind code on one or two little tiny tweaks. That's not my only suggestion.

Brian Davies: I think we've had that discussion kind of today amongst ourselves about what it's gonna look like getting there, but that's, that's something we've certainly thought about already so thank you. Anything else? Anything on the board's mind that they want to discuss with regard to planning and critical area ordinance updates. Any information we can provide, or I think we'll probably get a lot in the next few meetings. And it won't be anything like the wind ordinance. We will, I think we'll get limited amounts of

Unintelligible

Brian Davies: Yeah, knock on wood, okay. Well, gee whiz, if there's not, yeah.

David McKeirnan: Just, just a question. As we're working through this are we gonna be getting emails of the updates so we have something to basically study, kind of look at prior to our meetings that we need to be looking, looking forward to, or is this, you know, just try to carry everything from one meeting to the next? And if we are going to be receiving emails from the advisory firm or the county...

Brian Davies: Through staff, through the... through the county.

David McKeirnan: Yeah, I would like to see them you know, a couple of days ahead of time so that we have some time to study them you know. That would be my only request if that's

the case, you know. But I haven't been through this, so I'm still learning. So that's I guess, a question and a comment.

Brian Davies: Sure, yeah. Mark?

Mark Storey: This may not be a fair question, but for Dan, I was just kind of wondering what changes in state law or state agencies are saying that we need to revise, and what that, what he thinks we might be spending the most amount of time on, and what kinds of things will be more at the discretion of the Planning Commission versus kind of what the resource agencies are telling us we have to have. It'd be nice if I don't like I say, it might not be a fair question, Dan, you might not be able to answer it, but just give the Planning Commission a sense for what we're up against, and what leeway do we have?

Dave Gibney: Before he answers, could I add a little.

Brian Davies: Grab your mic.

Dave Gibney: I just wanted, I was gonna suggest I, you Dan may not be ready to answer Mark's questions tonight, but that sounds like a good topic for starting out our next meeting, is some summary of what's changed since 2019, and what, where, where we at least the start of that gap analysis and things like that.

Mark Storey: Well, that's exactly why I asked the question, to get us to start thinking about it. And Dan might have some words, and he might not. Like I said, it might not be fair.

Dan Nickel, Facet: That's okay, I appreciate that. I'll keep it general, because we haven't, we haven't started yet, but there are a few areas where the state has provided, you know, new guidance. So, the Department of Fish and Wildlife has come out with updated guidance for riparian areas for their stream, stream buffers, that originally came out in 2020. They've had a series of, you know, updates and clarifications since that time, so that will be something to take a look at. Department of Ecology also has some recent updates to their wetland guidance. Those are fairly minor, and I think the county's fairly consistent, but we'll take a look at that. And then the other areas around Department of Health comments related to aquifer recharge areas. That's another, another area of concern, and other jurisdictions in eastern Washington are certainly taking a look at that as well. Those are just some of the topics. Again I, I think we'll try to keep as minimal of an update as possible, but those are topics that generally come up in other jurisdictions.

Brian Davies: What about floodplains, Dan?

Alan Thomson: I, Dan do you mind, I can interject there. Ecology and I had much, many conversations a few months back. There is, because we, Whitman County, are doing the

update to our floodplains, which is going to be active in June of this coming year, June this year. They actually wrote, rewrote, our floodplain ordinance. And it's of course not official, but I've handed that over to Dan and Rachel, so that should not go very, that should go fairly easily, because they've essentially rewritten the floodplain ordinance. And so, Dan and Rachel will mull that one over and it's pretty much a done deal. There may be little tweaks here and there, but that should speed things up as far as that's concerned, that part of it.

Brian Davies: I've got a question real quick. Does it, would that have, would that have any, anything to do with the recent FEMA draft?

Alan Thomson: Oh, yeah.

Brian Davies: Okay.

Alan Thomson: It has everything to do with it.

Brian Davies: Okay.

Alan Thomson: Yeah.

Brian Davies: Another question?

Mark Storey: Correct

Dave Gibney: Yeah, so are we looking at Whitman County Code 9 environment in general, or are we looking specifically at the 5 portions that are the specific, critical areas?

Alan Thomson: It's just the CAO.

Dave Gibney: Some mix.

Alan Thomson: It's just the CAO.

Dave Gibney: Just the five sub-chapters.

Alan Thomson: Right. Yep.

Dean Kinzer: Through this process, are there gonna be options? It almost sounds like we're being dictated to?

Brian Davies: Dan?

Dan Nickel, Facet: There is, I mean, there is local, you know deference to these decisions. It is, you know, your CAO is a locally adopted code. It is not something that's adopted by the state. The state has the right to comment on it and appeal, but it is a locally adopted code, so they give you the decision power. The requirements are you know, to be

consistent with best available science, and where you're not consistent, to provide documentation as to why you can't be. That does give some flexibility. Most of that flexibility comes into areas where you know, how you deal with nonconforming uses, non-conforming structures, how you deal with reasonable use provisions. Those are a lot of times where jurisdictions can add flexibility in how they handle those things.

Brian Davies: Thank you. Dave?

Dave Gibney: I just wanted to comment that in 2019 and the time before, Alan and we were actually fairly successful in getting certain flexibilities from Ecology's templates to what we actually enacted. So, it's not a straight dictate, but they do have a strong influence.

Alan Thomson: And that's a good point. So, we negotiated with Ecology regarding wetlands, the ability to make a case that, even though there's going to be a development within 200 feet of an identified wetland that if there were mitigating circumstances such as an open field between building something and a stream, or a very impacted area that is, less than 200 feet away from that potential stream then we could make the case that we don't need to go through a wetland report. And we've, we've used that multiple times. But we have to make the case to Ecology and they have to approve it.

Brian Davies: Sure, we just can't say no, we have to have.

Alan Thomson: Right, yeah. Well, there's a method there, and we've used that several times, and it's been quite successful.

Brian Davies: Great.

Dean Kinzer: And another quick question, if I could.

Brian Davies: You bet, you bet, Dean.

Dean Kinzer: Years ago, when I was leasing a farm on the highway between Pullman and Colfax. The gas line industry wanted to cover up their pipe a little deeper at that time, all of a sudden, we were told we had to have all these permits, and at the time, I think it was 8 permits. Has that decreased any? Is there one single oversight over those types of things?

Alan Thomson: I'm not familiar with that case, what kind of permits were they asking for?

Dean Kinzer: wetland permits, they wanted, and the Fish and Game came in, and they shut it down when we were about two-thirds finished, because we didn't know we had to have a Fish and Game permit.

Alan Thomson: Well, any disturbance regardless of the reason for it, if it's within a critical area, then it needs to be attended to. I mean, that's just the way it goes. If you're going to disturb the ground within 200 feet of a wetland, you need a wetland report. If you're in a floodplain, you're gonna need a floodplain development permit, and that's the same for everybody, regardless of who you are. It's just disturbance of the ground.

Brian Davies: All right. I think we've covered what we were going to cover this evening. Anything else? I'd like to thank our consultants for joining us and all of our other online folks. Weston, thank you for joining online. If there's nothing else...

Alan Thomson: Well, just a quick one. Rachel and Dan, are you gonna have something for us to look at the beginning of next month?

Dan Nickel, Facet: We probably have a schedule for you. We will, we will try our best. We'll be in communication with you Alan regarding a schedule and getting that up to speed so we can know exactly when we can get documents and, you know, next meeting scheduled.

Alan Thomson: Alright, thanks.

Brian Davies: Thank you, guys.

Alan Thomson: Yeah, thank you.

Rachel Granrath: Thank you.

Brian Davies: Motion to adjourn.

David McKeirnan: I'll make a motion to adjourn.

Weston Kane: I'll second.

Brian Davies: All in favor?

Planning Commission: Aye.

Brian Davies: Thank you, we're adjourned.