



# WHITMAN COUNTY COMPREHENSIVE PLAN

APRIL 2022

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*Cover Photo Source: Mark Storey (used with permission)*

# CHAPTER 1: INTRODUCTION

## Introduction to Whitman County

### County at a Glance

Whitman County, located in the southeastern portion of the State of Washington, bordered by seven other counties (Spokane, Lincoln, Adams, Franklin, Columbia, Garfield, and Asotin), and with Idaho abutting its eastern border, is home to over 50,000 residents. Founded in 1871 and named after Marcus Whitman, it has historically been and remains today one of Washington's most agriculturally important counties. Many residents have lived in Whitman County for generations and enjoy the rural environment that southeastern Washington offers.

The dominant geographic feature of Whitman County is the Palouse, a distinct landscape that encompasses almost all of Whitman County and a portion of north-central Idaho. The Palouse is characterized by gentle rolling hills formed over tens of thousands of years by wind-blown silt and dust, called "loess." The deep loess soil of



Source: CC0 1.0 Universal – Public Domain

the Palouse is sown in many areas with wheat, other grains, and pulse crops and is considered one of the most highly productive agricultural areas in the world.

Other notable landscapes include a portion of the Channeled Scablands in the County's west and northwest, formed when Ice Age-era floods scoured topsoil and basalt bedrock and created features like Palouse Falls, and the Snake River, which forms the County's southern border.



Source: CC0 1.0 Universal – Public Domain

Whitman County is home to two major cities – Pullman, home to almost 32,000 residents including Washington State University, and Colfax, the County Seat with nearly 3,000 residents. Large land ownerships and agricultural land uses dominate the County outside Pullman, Colfax, and fourteen other small cities and towns along with several unincorporated rural communities.

### Population and Demographics

The 2020 Decennial Census’s redistricting data lists Whitman County as having a population of 47,973. Washington State’s Office of Financial Management (OFM) estimates that Whitman County’s population in 2021 was 44,600. This discrepancy results from a drop in student population during the COVID-19 pandemic. As a result, we are using the 2020 Census figure as the base value for 2020. Eighty-nine percent of this population growth occurred in the City of Pullman. The 1978 comprehensive plan notes that population growth in Whitman County is strongly

linked to Washington State University specifically and Pullman more broadly. The existing plan noted that consolidation of farms and decline of small-town populations meant that growth pressures outside of the Pullman area would be minimal over the planning period (1978-1985). These observations are no less true in 2022. Pullman’s population decreased in the decade between 1980 and 1990 and grew only modestly between 1990 and 2000, coinciding with stagnant enrollment at Washington State University. This contributed to overall flat County population counts between 1980 and 2000.

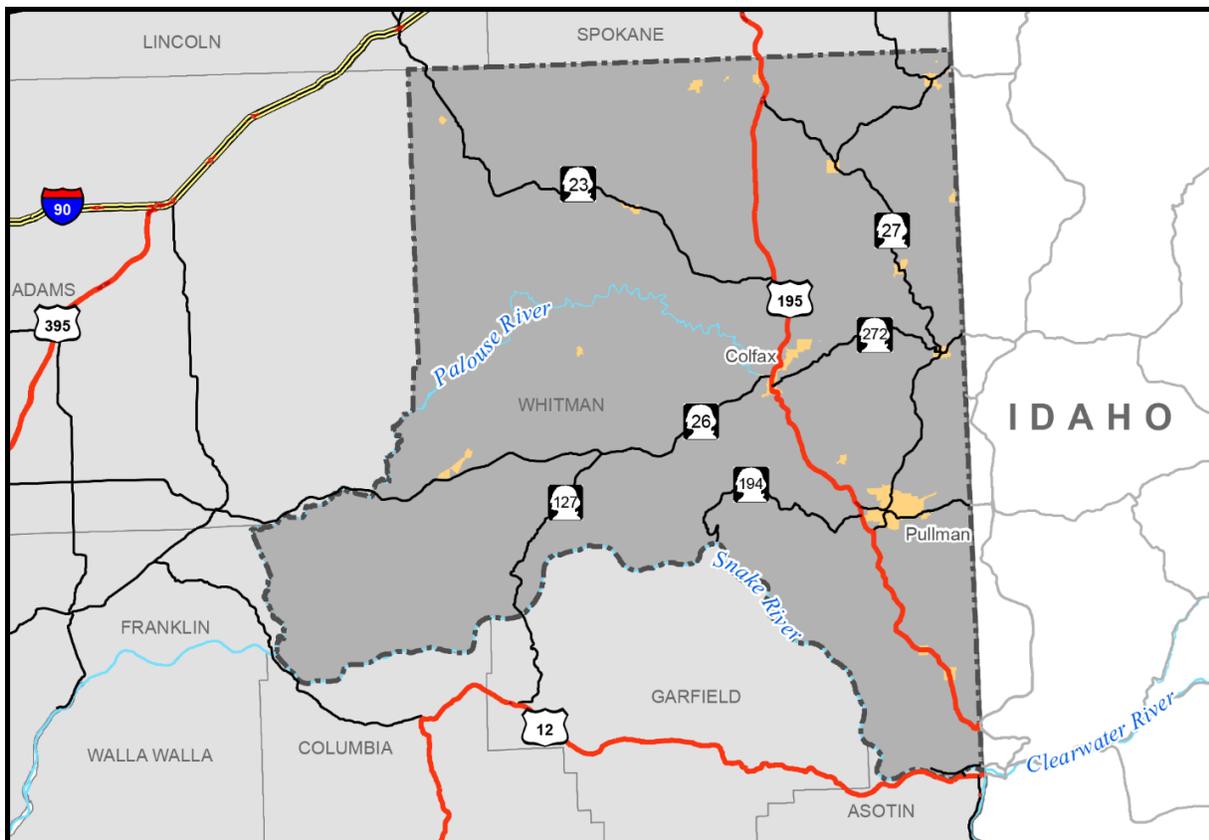


Figure 1. Map of Whitman County, LDC, Inc.

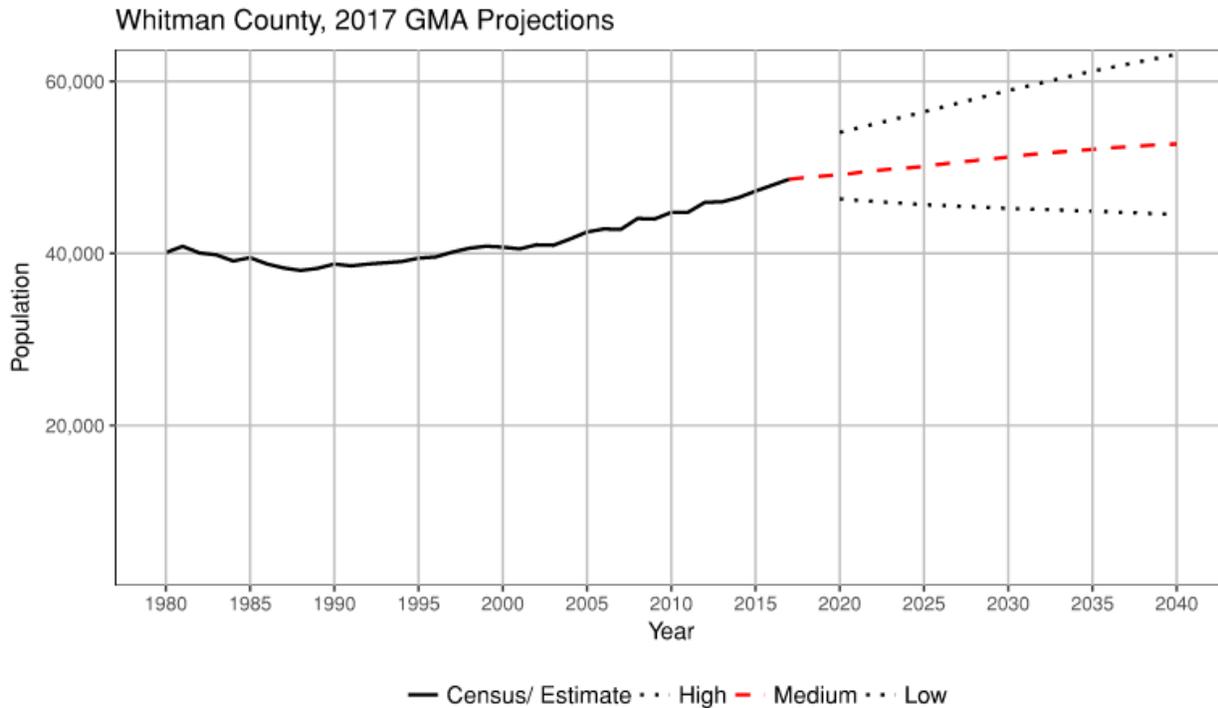


Figure 2. Whitman County 2017 GMA Projections (2017-2040) Source: WA Office of Financial Management

The OFM produces county-level population projections with high, medium, and low ranges as part of its Growth Management Act data services. Figure 2 (above) shows Whitman County’s population since 1980 (roughly since the last major plan update) and high, medium, and low series projections to 2040 from the OFM’s 2017 growth projections. While there is much uncertainty, the medium projection calls for under 2,300 additional residents between 2020 and 2040. The City of Pullman expects to grow at a somewhat quicker pace, from roughly 34,000 in 2020 to around 40,000 in 2040. These projections anticipate relatively stable or very slow growth in the County outside Pullman’s urban growth area.

In the limited data released from the 2020 Decennial Census thus far, Whitman County’s 2020 population was 47,973. This puts the County ahead of pace per the 2017 growth projections. In the 2019 5-year estimates from the American Community Survey, Whitman County was home to nearly 18,000 households, for an average of 2.3 persons per household. 4.1 percent of County residents were under 5 years old, 15 percent were under 18 years old, and 10.7 percent were 65 years old or over. It is important to note that countywide data are substantially influenced by the student population of Washington State University in the 20 to 24 age bracket (see Figure 3, next page).

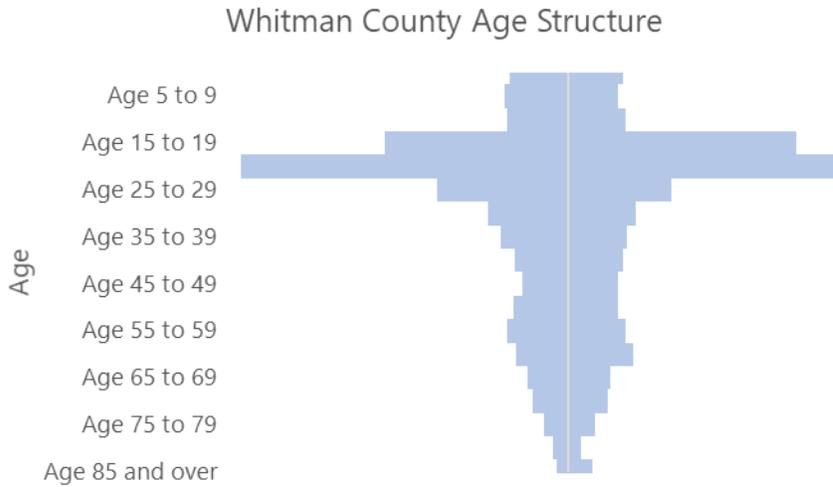


Figure 3. Whitman County Age Pyramid. Source: 2015-2019 ACS 5-Year Estimates, Table S0101

## Race and Ethnicity

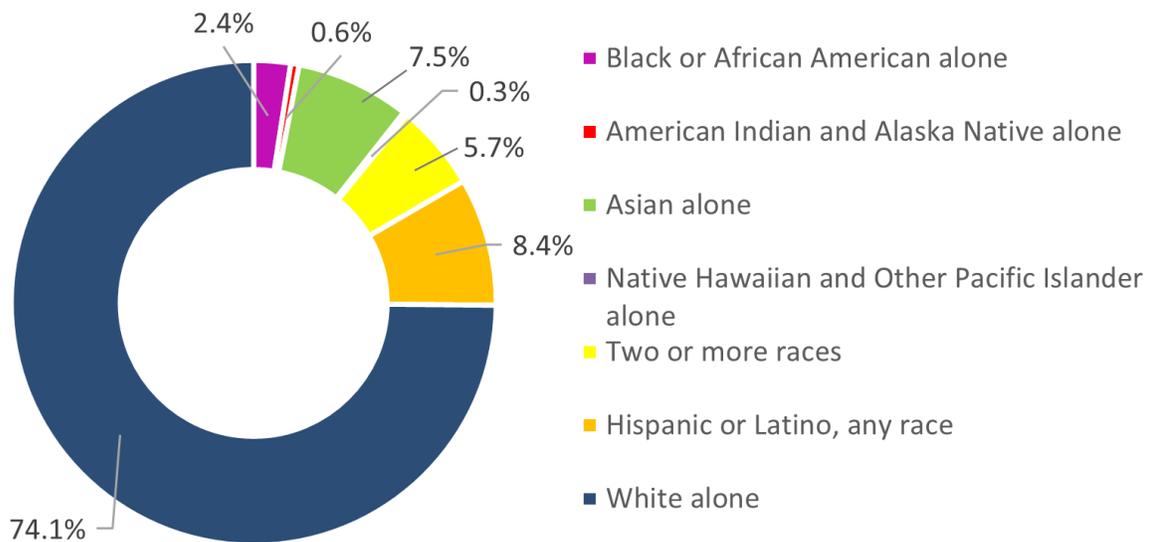


Figure 4. Whitman County Race and Ethnicity. Source: 2020 Decennial Census Redistricting Data, Table P2

Around 74 percent of the County identified as white alone, not Hispanic or Latino and 7.5 percent identified as Asian alone; Hispanic or Latino persons of any race

composed 8.4 percent of the County's population. (Again, these data include all households in the County, including incorporated cities.)

## About the Comprehensive Plan

### Reason for Update

The Whitman County Comprehensive Plan, originally adopted in 1960, was a document consisting of a few simple statements. The Plan was updated in 1970 to address major changes, including Pullman’s rapid growth at the time, development of industrial and commercial sites along the Snake River, and the creation of new County parks. In 1978, the Plan saw a more thorough update, assessing issues and adopting policies in three broad categories: land use, transportation, and coordination and plan implementation.

Since 1978, the Plan has received minor amendments over the years but has not seen a major update to reflect current issues, goals, and vision for the future. The 2022 revision of the Comprehensive Plan serves as an opportunity to respond to recognized trends and anticipated changes and to produce a more accurate depiction of current conditions and assessment of service-related needs for residents. This Plan includes updated goals and policies as well as changes to the techniques used to implement the goals and policies.

### Plan Purpose and Objectives

The Whitman County Comprehensive Plan is a policy document that serves as a guide for countywide decision making over the next twenty years. In coordination with other local comprehensive plans, the fundamental purpose of this plan is **to establish goals and policies to guide growth, land use, capital facility and transportation**

### investment, and environmental planning.

Additionally, the Plan **expresses community goals and desires**, informing decision making and guiding coordination between agencies and jurisdictions.

The Comprehensive Plan serves a wide variety of functions, including:

- Formalized goals and policies.
- Identification of countywide and community-centric values.
- Promotion of public health, safety, and welfare.
- Encouragement of regional and local agencies and organizations.
- Coordinated implementation of governmental policies; and
- Protection and conservation of critical environmental areas and natural resources and mitigation of adverse impacts.

### Compliance with State Law

The Comprehensive Plan has been developed pursuant to Chapter 36.70 of the Revised Code of Washington (RCW), the purpose of which is to authorize and describe how counties in Washington are to engage in planning activities. Specifically, this chapter, known as the “Planning Enabling Act,” states:

*The purpose and intent of this chapter is to provide the authority for, and the procedures to be followed in, guiding and regulating the physical development of a county or region*

*through correlating both public and private projects and coordinating their execution with respect to all subject matters utilized in developing and servicing land, all to the end of assuring the highest standards of environment for living, and the operation of commerce, industry, agriculture and recreation, and assuring maximum economies and conserving the highest degree of public health, safety, morals and welfare. RCW 36.70.010*

City and County planning in Washington is also governed by RCW 36.70A, known as the Growth Management Act (GMA). This law outlines planning requirements for all jurisdictions to coordinate development and growth, protect resources and the environment, and lay the groundwork for sustainable economic development and quality of life. Only some counties and the cities within those counties are required to “fully plan” under the GMA.

Whitman County, which is largely rural and has experienced modest population growth, is identified as a “Partially Planning County” by the State of Washington. This means the County is **not** required to fully plan under the GMA. However, the GMA does require all counties (including Whitman County) to identify and protect resource lands and critical areas. Additionally, all counties must have development regulations (zoning and subdivision codes) that are consistent with the adopted Comprehensive Plan.

### Plan Characteristics

The Whitman County Comprehensive Plan is the primary policy document of the County, which decision-makers use to guide critical decisions on the overall operations, maintenance, and future development of the County.

The Comprehensive Plan can be described by the following characteristics:

**Long Range** – The Plan shall evaluate past, present, and future conditions to enable the County to define overall goals and opportunities over the next twenty years.

**Responsive** – The Plan shall respond to changing conditions as well as residents’ needs, values, concerns, and preferences.

**Comprehensive** – The Plan shall provide an overall assessment of the provision of County services, the use and development of lands within the County, transportation infrastructure and services, capital facilities and utilities, parks and recreational facilities, natural resources, economic development, and environmental quality.

**Achievable** – The Plan shall be implementable. This means the adopted goals and policies of the Plan, both short-term and long-term, must be realistic and reasonable for the County.

**Consistency** – The Plan shall be consistent with the County’s development regulations, as adopted in Title 19 of the Whitman County Code.

## Using the Plan

### Plan Elements

The Whitman County Comprehensive Plan is organized into the following elements:

- [Land Use, Natural Resources & Agricultural Conservation](#)
- [Transportation](#)
- [Parks, Recreation & Trails](#)
- [Economic Development](#)
- [Environmental Protection and Climate Change](#)
- [Facilities and Utilities](#)

These six elements are vital to the function of Whitman County. Each element contains a purpose statement and introduction, followed by findings and broadly defined goals that will help bring the Plan’s vision statement into focus. Each element also contains specific policies that will be used to guide the development or modification of standards and procedures that implement the Plan in Titles 9, 18, and 19 of the Whitman County Code.

Appendices provide additional detail and supporting materials, as follows:

- [Appendix A: Plan Maps](#)
- [Appendix B: Public Survey Report](#)

Maps developed for this Comprehensive Plan update are intended to depict current conditions in the County. Maps included as part of this plan update are as follows and are integrated into their respective chapters and reproduced in [Appendix A](#) in total.

Other historical maps and information may be found on file at the County Clerk’s office in Colfax.

### Related Plans and Other Community Documents

The following related plans are incorporated by reference as amended:

[Whitman County Shoreline Master Program](#) (2015)

[City of Pullman Comprehensive Plan](#)

Whitman County Code – [Title 9](#) (Environment), [Title 18](#) (Subdivisions), [Title 19](#) (Zoning)

[Port of Whitman County 2021-2025 Strategic Plan and Comprehensive Plan of Harbor Improvements](#)

### Navigating This Plan

This Plan has been designed to be navigable in paper or digital format. The header of each page contains the Chapter and a link to the Plan’s table of contents in digital format. The footer contains the page number and a linked banner to allow the reader to navigate within the individual sections of the current chapter.



## Regional Values and Framework Goals

Through the public outreach and participation methods described in the Public Engagement section of this Chapter, the residents of Whitman County expressed what they value as a community. It is this input that has aided the County with the development of framework goals that outline the desired vision for the future of Whitman County. The following framework goals are not listed in any specific order or rank but should be considered co-equal.

### FRAMEWORK GOAL – PROTECTION OF PRIVATE PROPERTY RIGHTS

All policies and decisions made by the County, and as guided by the Comprehensive Plan, will strive to protect fundamental private property rights of individuals, and ensure that Whitman County land use policies and regulations balance the private property rights of all landowners when practical and feasible.

### FRAMEWORK GOAL – PRESERVE FARMS AND AGRICULTURAL CHARACTER

Preserve and protect the County’s rural character, which includes productive agricultural lands, large open spaces, and sweeping views of the Palouse hills. The protection of rural character and farm operations shall include the County’s scenic beauty as well as protection and sustainability of rural ways of life, providing opportunities for employment, income, and



Source: PhotoHound.com (Joe Becker)

a tax base while also encouraging growth in rural unincorporated communities and near urban centers.

### FRAMEWORK GOAL – ENHANCE COUNTYWIDE SERVICES

Through innovative planning approaches, interagency coordination, and responsible fiscal policy, provide for effective, supportive, and well-planned services across the County.

### FRAMEWORK GOAL – SUPPORT LOCAL BUSINESS AND COUNTYWIDE ECONOMIC GROWTH

Develop land use planning approaches that support local business while also supporting countywide economic growth through partnerships and collaboration with business, civic and other local government leaders, and agencies.

**FRAMEWORK GOAL – PROTECT ENVIRONMENTAL QUALITY AND RESPOND TO CLIMATE CHANGE**

Anticipate and respond to impacts related to climate change by exploring and adopting land use strategies that foster the protection of clean air and water, fish and wildlife habitats, and healthy and productive ecosystems.

**FRAMEWORK GOAL – PROMOTE AND IMPROVE MOBILITY OPTIONS**

Provide for a safe and reliable multi-modal transportation network that enables residents, workers, commerce, and tourists to efficiently travel within and across rural Whitman County and its communities. Continue to explore and improve upon a variety of mobility options that include but are not limited to automobiles, public and private transit, bicycles, and pedestrian.

**FRAMEWORK GOAL – EFFECTIVE LAND USE PLANNING**

Develop goals and policies that promote effective and consistent land use decisions that are responsive to local growth but also protect the unique rural character of Whitman County.

**FRAMEWORK GOAL – ONGOING PUBLIC INVOLVEMENT**

Whitman County residents and property owners shall be continually informed and provided ongoing opportunities for public involvement.

**FRAMEWORK GOAL – SUPPORT RECREATION AND ACCESS TO NATURAL AREAS**

Support County residents in their ability to access outdoor recreation and natural areas throughout Whitman County through collaboration and partnerships, while recognizing the need to protect natural, scenic and environmentally sensitive areas, while protecting property rights.

**FRAMEWORK GOAL – PRESERVE CULTURAL HERITAGE OF WHITMAN COUNTY**

Recognize the value and importance of Whitman County’s heritage, protecting important prehistoric and historic sites, local historic districts and areas and buildings, both commercial and residential, of local, state, and federal historic significance.

**Relationship Between Plan Elements**

Each of the Comprehensive Plan Elements are considered individually based on their specific topic (i.e., Land Use, Transportation, Economic Development). However, each element is intrinsically linked to each other, and the policies identified in each element should be considered in conjunction with policies in the other plan elements. Additionally, goals and policies in each element should be considered equally important and share a balanced relationship with other elements in the Comprehensive Plan.

For example, preserving productive agricultural land and the protection of

working farms is highly valued, while recognizing that decisions regarding land use changes will affect housing availability, housing affordability, and property values. Growth affects transportation demand and function, as well as how effectively the County will be able to maintain and accommodate future transportation facility improvements. Future growth also affects economic development choices and direction. Policies may either promote or suppress economic growth, and the policy direction can have a direct effect on local business and industries.

### Plan Update Process

The Whitman County Comprehensive Plan update followed the process outlined in Figure 5 below.



Figure 5: Plan Update Process Diagram. LDC, Inc.

### Public Engagement

Public engagement is a cornerstone of any long-range comprehensive planning project, including any comprehensive plan update. While Whitman County is not a fully planning county as defined by the GMA, the County is deeply interested in a public involvement process that engages and collects feedback from County residents, community leaders, business owners, local organizations, volunteer groups, environmental and property rights activists, peer governmental agencies, and local schools and universities.

The following engagement methods were used to engage the community:

- Resident Survey.** In early 2021, a survey of County residents was conducted digitally to help identify residents’ priorities for the future. Over three hundred responses were received, providing valuable data for the 2022 Plan update. Please see [Appendix B](#) for a complete report of feedback provided through the survey.
- Virtual Public Meetings.** Virtual public board meetings were held at Board of County Commissioner and Planning Commission meetings as well as individual meetings that provided the County with valuable discussion and input.

## INTRODUCTION

Three virtual “open house” meetings were held on June 2, 16, and 30, 2021. These meetings, completed during COVID-19 pandemic restrictions, were intended not only to present work completed and obtain feedback, but also to connect with County residents and hear directly from them on their questions and concerns and what they value most about Whitman County.

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*Source: Schweitzer Engineering Laboratories*

# CHAPTER 2: LAND USE, NATURAL RESOURCES & AGRICULTURAL CONSERVATION ELEMENT

## Purpose

The purpose of the Land Use Element is to describe existing land uses in Whitman County, analyze land use trends over time, and provide goals and policies that guide the future of regulation of land uses and changes through the Whitman County Code. This includes designation of agricultural and mineral resource lands in accordance with requirements for partially planning counties under RCW 36.70A.040. The Land Use Element can be considered the “driver” of the Comprehensive Plan. Each of the other elements of this Plan is interrelated with the Land Use Element.

## Introduction

Whitman County remains primarily rural and agricultural with pockets of developed areas, much as was the case in 1978. The primarily rural-agricultural hub has largely stayed the same as smaller towns and cities have grown slowly, maintained a steady population, or in some cases lost a small amount of population. The Pullman area has experienced more significant growth, with the city itself adding more than 5,000 residents over the past 10 years and more than 11,000 since the last major plan update in 1978. The County seeks to maintain its rural agricultural charm and maintain prime agricultural land and opportunities for rural and cluster residential uses in rural locations and near urban areas. This Plan also

increases opportunities for business development in rural areas and along the Pullman-Moscow corridor. Finding this balance is vital to maintaining a thriving and diverse growth environment in the County, which will continue to be productive, profitable, and practical.

The Land Use Element is used to guide land use decisions related to residential growth, preservation of prime agricultural land and other natural resources, in balance with economic development opportunities.

## Findings

### Summary

In 2019, Whitman County was home to just over one million acres of agricultural land, or around 1,623 square miles (three quarters of all land in the County). The County’s sixteen cities contain roughly sixteen thousand acres, or around twenty-five square miles, of land devoted to residential, commercial, industrial, and institutional uses. An additional 1,023 acres (1.6 square miles) are considered “developed” but outside city limits. This includes rural residential homesites and agricultural business operations. Map 2 at the end of this element shows agricultural and developed land uses in Whitman County provided by the Washington State Department of Agriculture that were used to produce these estimates.

Further, around 9,946 acres (roughly 15.5 square miles) are covered by state parks or trail corridors, and 711 acres (slightly over one square mile) of commercial and industrial uses are located on five different Port of Whitman County sites. The remainder of the land in Whitman County is rangeland and Channeled Scablands.

Whitman County is home to sixteen incorporated communities, totaling 44,040 people, or 87 percent of the County’s total population:

Albion	550
Colfax	2,840
Colton	445
Endicott	295
Farmington	155
Garfield	600
LaCrosse	310
Lamont	80
Malden	200
Oakesdale	425
Palouse	1,090
Pullman	34,850
Rosalia	560
St. John	515
Tekoa	770
Uniontown	355

Unincorporated communities subject to Whitman County development regulations are defined as:

Diamond	Lancaster
Dusty	Pine City
Ewan	Steptoe
Hay	Sunset
Hooper	Thornton
Johnson	Winona

### Agricultural Land

According to the Census of Agriculture through the U.S. Department of Agriculture (USDA), Whitman County in 2017 was home to 1,039 farms covering 1,287,978 acres (around 2,012 square miles). The median farm size was 310 acres, while the average (arithmetic mean) farm size was 1,240 acres. By comparison, in the 1978 Agricultural Census, Whitman County was home to 1,298 farms (259 more than in 2017), covering 1,414,715 acres (127,000 more than in 2017) with an average farm size of 1,090 acres. Compared to 1978, agriculture in the county today occurs on larger, fewer farms covering fewer acres.

The most common type of soil geography in Whitman County is very deep loess soils on uplands. These soils range in elevation from 1,200 to 3,000 feet and are mostly used for dryland farming. This group of soil associations makes up 64 percent of the County’s land area.

Very deep loess soils found in valleys are found in and alongside major drainageways. This soil association, known as the Palouse-Athena association, is composed of well drained, moderately permeable silt loams and makes up around 14 percent of the County.

Very deep to moderately deep loess and colluvium sediment soils are found on buttes at higher elevations. These soils are usually used for dryland farming, rangeland, woodland, and wildlife habitat and make up around 3 percent of the County.

In the Channeled Scablands landscape found in western and northwestern Whitman County, very shallow to moderately deep soils in loess and glacial outwash make up around 12 percent of the County and are used primarily for rangeland and wildlife habitat.

The last major soil group, composed of shallow to very deep soils formed in eroded basalt and found in the Snake River canyon, is 7 percent of the County and is used mainly for rangeland and wildlife habitat.

### Designation of Agricultural Land

The Growth Management Act (GMA) requires all counties and cities, including partially planning jurisdictions like Whitman County, to designate, where appropriate, agricultural lands not already characterized by urban growth that have long-term commercial significance RCW 36.70A.170(1)(a).

Designation of agricultural land in Whitman County shall be as follows:

**Prime Agricultural Land:** Prime farmland, as defined by the U.S. Department of Agriculture, is as follows:

*Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. [...] The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming*

*methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. ([NRCS Web Soil Survey – Soil Data Access Documentation](#))*

Some soil units are considered prime farmland if certain constraints, like flooding hazards, are overcome onsite.

When the Whitman County Code or this Plan references prime farmland, this definition shall apply.

**Farmland of Statewide Importance:** Soil units considered “Farmland of Statewide Importance” do not meet all the criteria for prime farmland but are capable of producing similar yields when appropriately managed and if conditions are favorable. Farmland with this designation, while often steep in nature, is still regarded as highly productive farmland in Whitman County.

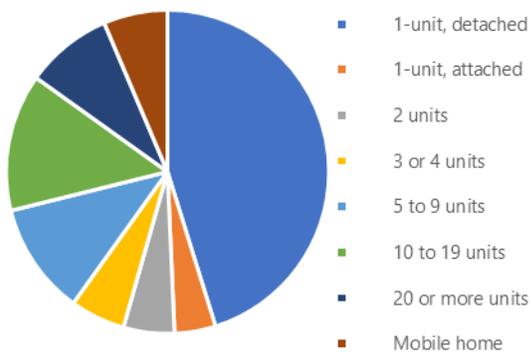
**Agricultural Lands of Long-Term Commercial Significance:** Whitman County classifies all productive agricultural land outside of the Pullman urban growth area (including all prime farmland and farmland

of statewide importance) as agricultural land of long-term commercial significance. These lands are regulated by the County’s Agricultural District zoning regulations.

**Residential Land**

Residential land uses in Whitman County include urban residential uses (including multifamily) in the cities, mostly in the Pullman and Colfax areas, rural residential homes in the vast agricultural areas of the County, and some clustered residential lots in the outskirts of Pullman.

Overall, around 45 percent of residential units in Whitman County are single-family detached homes. An additional 25 percent are in small multifamily structures with fewer than twenty units. (Note: this includes the primary population centers of Pullman and Colfax, which contain nearly all the attached housing in Whitman County. Unincorporated Whitman County has no multifamily housing units.)<sup>1</sup>



Source: 2015-2019 ACS 5-Year Estimates, Table DP04

Figure 6: Units in Structure, Whitman County 2015-2019

<sup>1</sup> 2015-2019 American Community Survey 5-Year Estimates, Table DP04

*Cluster Residential*

Land zoned for cluster residential development in accordance with Whitman County Code and the policies in this Chapter can be found both within and outside the area governed by the tax sharing agreement with the City of Pullman (see Map 2). [See definition of tax sharing agreement in the [Economic Development Element](#), page 62]. Existing cluster developments can be found mostly, though not entirely, within the tax sharing area with Pullman, whereas all the undeveloped land identified as potential future cluster residential areas is found outside the tax sharing area. New cluster residential zones are prohibited within the area defined by the Whitman County and City of Pullman’s Tax Sharing Agreement dated June 29, 2015.

There are currently 384 acres of cluster development approved or developed within the tax sharing area. An additional 141 acres lie outside the tax sharing area that are available for cluster development.

Cluster residential development was a subject of public engagement during the comprehensive planning process.

*Rural Communities*

The twelve unincorporated communities in Whitman County (listed on page 16 of this element) are home to a mix of residential and commercial uses. The zoning is a mixture of Rural Community Residential District (RCR), Rural Community Center District (RCC-1), Rural Community Commercial District (RCC-2), and the Agricultural District.

### Commercial and Industrial Land

Commercial and industrial land uses include office parks, lands operated by the Port of Whitman, and mineral extraction operations. This includes twenty-five permitted surface mines quarrying sand and gravel or rock and stone.

Approximately 204 acres of land zoned heavy commercial and 525 acres of land zoned light industrial are located within the Pullman tax sharing area. Most of this land is adjacent to or near the airport.

The Pullman-Moscow Corridor continues to be a priority area for commercial and industrial development in unincorporated Whitman County. This Plan contains several goals and policies in this Element and in the Economic Development Element to encourage continued commercial and industrial development within the Pullman-Moscow Corridor.

The County is also home to twelve Commercial Agricultural Commodity Warehouse/storage businesses. These uses continue to play a vital role in the County’s agricultural economy and are located at key points along rail and road transportation corridors. These facilities are mapped in the Transportation Element.

Heavy commercial uses in Whitman County include businesses providing sales or services related to transportation, construction, warehousing, or agriculture in locations where these uses are likely to have minimal impact on surrounding uses.

### Designation of Mineral Resource Lands

The Growth Management Act (GMA) requires all counties and cities, including partially planning jurisdictions like Whitman County, to designate, where appropriate, mineral resource lands not already characterized by urban growth that have long-term significance for the extraction of minerals RCW 36.70A.170(1)(c).

Mineral resources are needed in Whitman County for roads and utilities as well as for residential, commercial, and industrial development. The monetary value of mineral resources has risen, and the development of new quarries and extraction sites will be necessary to build and maintain essential infrastructure. As existing quarries and mineral mines are depleted, development of new deposits or expansion of existing operations may be detrimental to adjacent land values and do not make attractive neighbors. The resulting higher value of construction materials also means higher prices for homes, public infrastructure, and transportation. The need for sand, gravel, and rock will continue. The challenge is to protect known mineral deposits while utilizing them to serve the needs of an expanding population and future infrastructure development.

The intent of this section is to recognize and acknowledge the importance of mineral resource lands and related activities to the economic livelihood of Whitman County. It is important to preserve and encourage mineral resource uses as viable operations and to protect them from the encroachment

of incompatible uses. This section also reflects Whitman County’s compliance with the requirements of the GMA to identify and designate mineral resource lands of long-term commercial significance.

All existing permitted sand and gravel extraction sites are designated as mineral lands of long-term commercial significance, shown on the “Mineral Resource Lands Map” (Map 3). These lands are approved as conditional uses or as administrative uses where waivers have been obtained from owners of any residence(s) within 1,000 feet of the boundaries of the property or zone.

Other areas where a location can be demonstrated as having a significant commercial supply and meeting the review guidelines below shall be designated as potential future mineral resource lands of long-term commercial significance.

Areas can be classified as mineral resource lands based on site geology, commercial quality and volume of the resource, site topography, visual aesthetics, economic factors, compatibility with existing land uses, and land ownership patterns.

### Institutional Land

Institutions, including Washington State University, play a key role in land use. The Washington State University campus takes up roughly 640 acres in the City of Pullman.

### Renewable Energy

Renewable energy sources, including wind and solar power generation, are an increasingly important use of land in Whitman County. In 2012, the Palouse wind

farm, a 105-megawatt wind project, was constructed along a series of ridgetops between SR-195 and the Town of Oakesdale, roughly parallel to Highway 271. Overall, Whitman County’s wind potential is not as high as some other locations in the region, particularly along the Snake and Columbia Rivers. However, wind potential has already proven high enough (and the cost of developing wind power has come down enough) that it will likely make an economical secondary use that does not substantially interfere with agricultural uses.

Renewable energy development also includes investments aside from power generation. In particular, Whitman County supports investment in electric vehicle charging infrastructure, battery storage technologies, and electrical grid improvements.

The Whitman County Comprehensive Plan supports renewable energy as an economic opportunity for landowners.

### Railways and Rail Banking

Railroads and the associated railbeds are essential transportation corridors in Whitman County. The County supports the active use of rail transportation in Whitman County and those measures needed to keep the railroads viable.

Should a railroad corridor be determined to no longer be a viable freight and rail transportation route, an objective evaluation must be conducted to consider the merits of abandonment versus preservation. Such evaluation shall protect the rights of private property owners while also considering the

public interest in preservation of each individual rail corridor as to future use as a transportation or public infrastructure corridor. The County may employ any legal and ethical method to preserve essential corridors, including methods such as railbanking.

The Whitman County Comprehensive Plan supports the use of rail banking to preserve currently unused railroad corridors for future use while allowing other uses, including agricultural access and recreational trails, for example, to use those spaces on a temporary basis until such time as they are needed again for rail transport. This approach is preferable to permanent abandonment of railroad corridors.

### **Framework Goals**

The following framework goals and land use goals and policies are not listed in any specific order or priorities but should be considered equally.

#### **FRAMEWORK GOAL – PROTECTION OF PRIVATE PROPERTY RIGHTS**

All policies and decisions made by the County, and as guided by the Comprehensive Plan, will strive to protect fundamental private property rights of

individuals and ensure that Whitman County land use policies and regulations balance the private property rights of all landowners to the degree possible.

#### **FRAMEWORK GOAL – PRESERVE FARMS AND AGRICULTURAL CHARACTER**

Preserve and protect the County’s rural character, which includes productive agricultural lands, large open spaces, and sweeping views of the Palouse hills. This preservation of rural character shall not only include the County’s scenic beauty but also the protection and sustainability of the rural way of life, providing opportunities for employment, income, and a tax base.

#### **FRAMEWORK GOAL – EFFECTIVE LAND USE PLANNING**

Develop countywide goals and policies that promote effective and consistent land use decisions that are responsive to local growth but also protect the unique character of Whitman County.

## Land Use Goals and Policies

### **Goal LU-1: Maintain policies that preserve productive agricultural land as a recognized, important part of Whitman County’s social and economic base.**

Policy LU-1.1 – The County should, to the greatest extent feasible, update the inventory of agricultural land, Prime Agricultural Land, and Farmland of Statewide Importance in the County in accordance with NRCS soil surveys.

Policy LU-1.2 – The County should encourage residential growth in designated unincorporated communities, areas adjacent to towns and cities, and those areas designated for Cluster Residential development.

Policy LU-1.3 – The County should allow residential land use on agricultural lands in the form of primary residences, secondary residential units on existing home sites, and short plats as allowed under the development regulations.

Policy LU-1.4 – The County should create a process within the development regulations to allow for additional rural residential uses, including secondary single-family structures and bunkhouses, within the footprint of existing home sites without a short plat mechanism to allow flexibility for farm residents and strengthen family farm enterprises.

Policy LU-1.5– The County should ensure that any residential development is accessed from an improved County or State Road.

Policy LU-1.6 – The County should require that all levels of governments and their agencies consider the impact their programs and projects may have on agricultural activities and seek to minimize any impacts that threaten the viability of agriculture.

Policy LU-1.7 – The County may allow alternative forms of low-density residential development through Planned Residential Development zoning to preserve prime farmland and environmentally sensitive areas.

Policy LU-1.8 – The County should allow land in the Agricultural District to be rezoned to a different use only if it is consistent with the goals and policies of this Plan and with the criteria in the development regulations.

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### **Goal LU-2: Allow and encourage development of compatible businesses in agricultural areas to serve farmers as well as to diversify employment opportunities in the region.**

Policy LU-2.1 – The County should encourage creative, compatible, and beneficial use of resource lands other than agriculture to supplement the income of farm families. Such uses may include: tourism, mining, quarrying, boating, hunting/fishing, recreation, nursery, and renewable energy development.

Policy LU-2.2 – The County should allow and encourage home-based businesses as an accessory use in agricultural and rural

residential areas through administrative use or conditional use permits, depending on the extent of potential impact on surrounding properties.

Policy LU-2.3 – The County should encourage the development of renewable energy facilities where appropriate and feasible.

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**Goal LU-3: Protect current and future mineral resource lands by minimizing conflicts between these uses and surrounding uses.**

Policy LU-3.1 – The County will encourage the retention and protection of long-term mineral resource sites of commercial grade aggregate for new development, roads, and other uses.

Policy LU-3.2 – Mining and extraction operations will be sited and designed to minimize conflicts with adjacent land uses and to minimize impacts on the environment.

Policy LU-3.3 – The County should consider the current and future boundaries of proposed mineral extraction and quarry uses in determining the appropriate distance to nearby uses under the development regulations for these uses.

Policy LU-3.4 – The County should evaluate minor expansions of existing quarries of less than 10 percent of the current quarry site where the expansion does not fall within 1,000 feet of a residence as permitted under the existing conditional or administrative use permit.

Policy LU-3.5 – Reclamation of mining and extraction sites is an integral part of mining operations and will be required and completed in a manner that will encourage future uses that are compatible with this Plan and any local comprehensive plans.

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**Goal LU-4: Encourage the development of new industrial and commercial uses consistent with the rural character of the County as a means of supporting the long-term economic health of communities.**

Policy LU-4.1 – The County should encourage industrial and commercial uses in incorporated cities and towns or rural communities; within the Pullman-Moscow Corridor; adjacent to and within the Port of Whitman County’s industrial areas; and in agricultural areas where appropriate.

Policy LU-4.2 – The County should encourage industrial and commercial development in areas already zoned and developed for those uses, including in the Pullman-Moscow Corridor and the Port of Whitman County sites.

Policy LU-4.3 – The County should require proposed industrial and commercial uses seeking a zoning change to allow said uses to locate on sites that meet the criteria below:

- With access to an improved County or State road;
- With sufficient area for large construction, parking, access, transportation infrastructure and

storage, including snow removal and storage areas;

- With adequate area to permit protection of critical areas and archeological sites;
- With adequate access for police, fire, and emergency services;
- With an adequate water supply and sewage disposal system to serve the full development and operation of the planned uses; and
- Where the proposed zone change meets the criteria for a rezone outlined in the County’s development regulations and is consistent with the other goals and policies of the Comprehensive Plan.

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**Goal LU-5: – Encourage cooperation and communication with economic development boards, government agencies, and interested organizations on a regular basis to coordinate commercial and industrial land use and development activities.**

Policy LU-5.1 – New industrial and commercial sites developed by and/or in cooperation with the Port of Whitman County should be consistent with the Comprehensive Plan.

Policy LU-5.2 – The County should support the goals of the Port of Whitman County for economic diversification, opportunity, and stability county-wide.

Policy LU-5.3 – The County should support efforts by the Port of Whitman County and private broadband providers to expand availability of broadband internet service throughout Whitman County.

Policy LU-5.4 – The County should coordinate with the Port of Whitman County to ensure a balanced and economical multimodal transportation system serving agriculture, commerce, and industry for competitive industrial transport.

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**Goal LU-6: Provide basis for public and private decisions concerning siting of new heavy commercial land uses that may be desirable outside already developed, incorporated areas.**

Policy LU-6.1 – The County should encourage heavy commercial uses within the Heavy Commercial zone in accordance with the goals and policies of this plan, including but not limited to agricultural productivity, potential for conflict with surrounding uses, and potential for impacts to environmental and cultural resources.

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**Goal LU-7: Promote a variety of industrial and commercial uses within the Pullman-Moscow Corridor.**

Policy LU-7.1 – The County should continue supporting a mix of development for those areas zoned for commercial and industrial uses in the Pullman-Moscow Corridor, including retail, wholesale, and refined manufacturing.

Policy LU-7.2 – The County should encourage continued public use and cooperative maintenance and improvements of the Bill Chipman Palouse Trail, including ensuring continuity of access to the trail at designated access points.

---

**Goal LU-8: Minimize the impacts of major new facilities on adjacent uses.**

Policy LU-8.1 – The County should monitor and coordinate closely with state and federal agencies in planning for major facilities, including transmission lines, highways, major transportation facilities, reservoirs and other water projects, and similar state and federal projects.

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**Goal LU-9: Smaller local public facilities constructed to serve local energy needs should be located to minimize impacts on adjacent uses, including agriculture and residences.**

Policy LU-9.1 – The County should ensure that local facilities, including static transformers, storage facilities, and elements of the gas, power, and broadband transmission system, incorporate measures to minimize visual, noise, light, and traffic impacts when adjacent to residential uses.

Policy LU-9.2 – The County should ensure that local facilities proposed adjacent to agricultural land uses minimize impacts on farm access and practices.

---

**Goal LU-10: Streamline permitting for communication facilities.**

Policy LU-10.1 – The County should maintain its telecommunications regulations to ensure compliance with FCC regulations governing the permitting of small-cell wireless communications facilities and Fiber to the Home (FTTH) projects.

Lincoln County

Spokane County

Adams County

IDAHO

Garfield County

Columbia County

Asotin County

# Whitman County Agricultural Land Uses



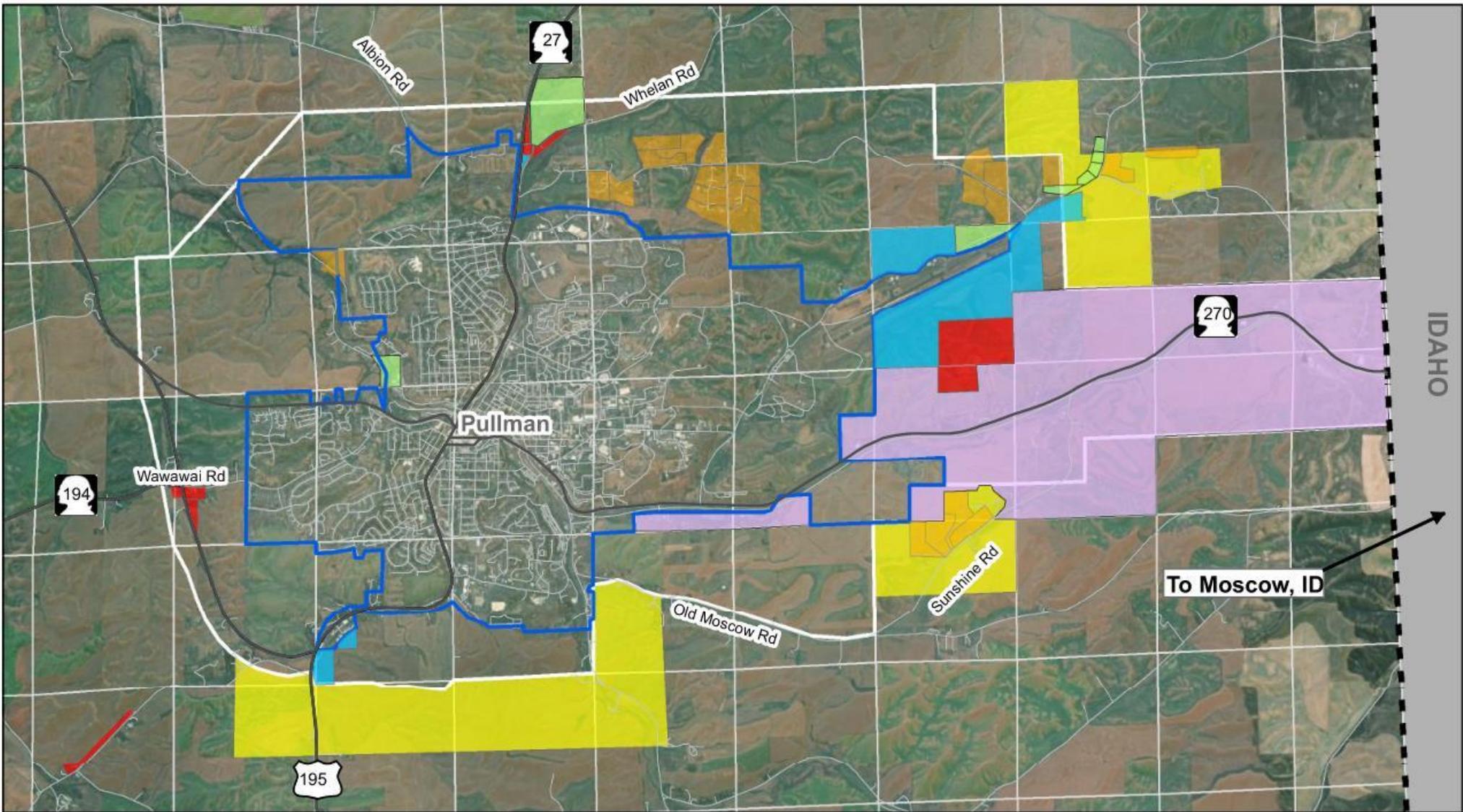
## Legend

- |                 |           |         |                |                |
|-----------------|-----------|---------|----------------|----------------|
| Cereal Grain    | Herb      | Oilseed | Vegetable      | Stream/River   |
| Commercial Tree | Nursery   | Orchard | Vineyard       | Grain Elevator |
| Developed       | Seed      | Other   | Whitman County | Rangeland      |
| Hay/Silage      | Turfgrass | Pasture | City           |                |

Map 1



Data Sources: NRAS (Natural Resource Assessment Section) Washington State Dept of Agriculture; Washington Dept of Ecology



**Legend**

- Heavy Commercial - HC
- Light Industrial - LI
- Cluster Residential District - CRD

- Heavy Industrial - HI
- Cluster Residential Opportunity Zone
- Pullman Moscow Corridor

- Sections
- City Limit
- Tax Sharing Line

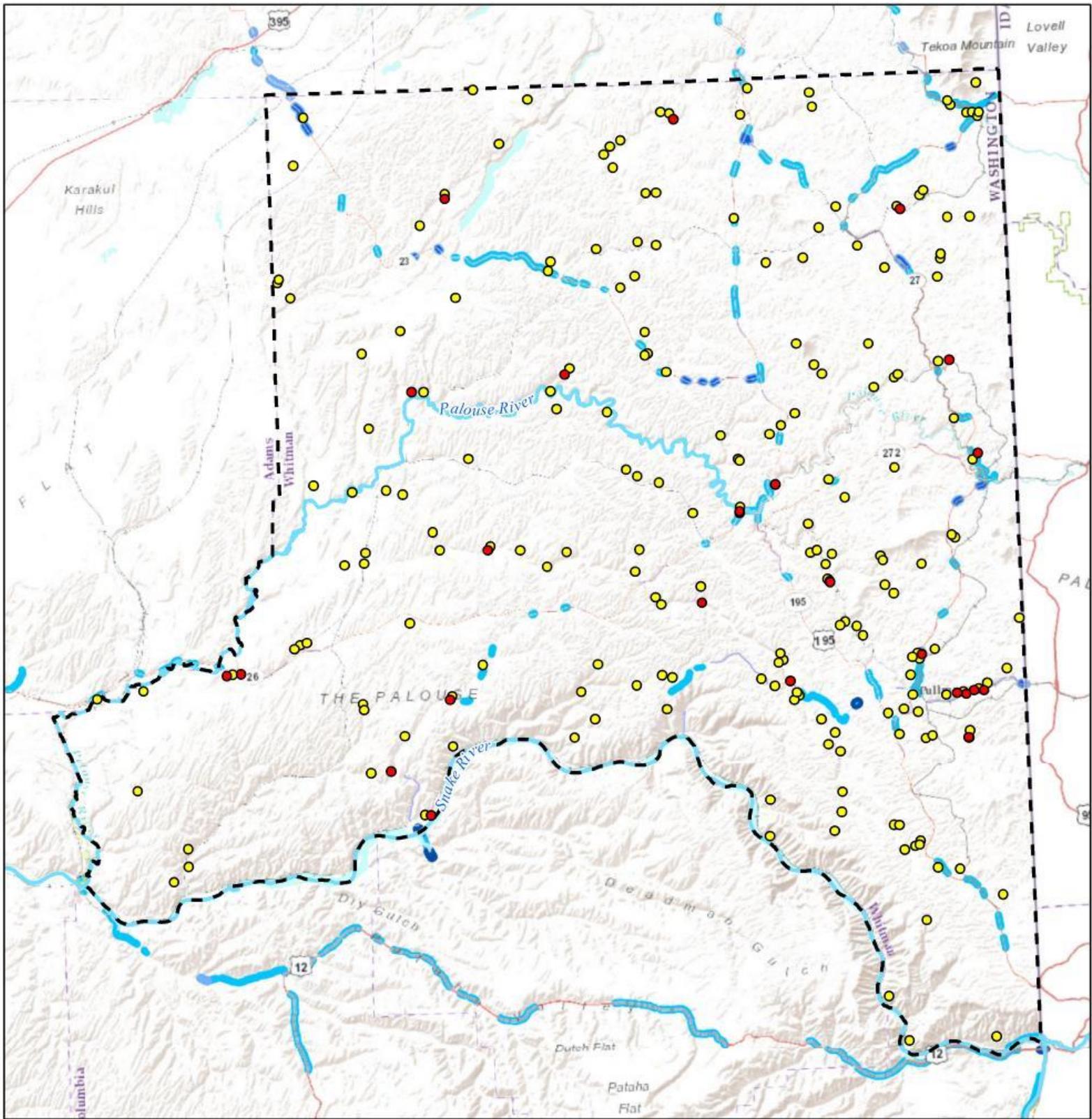
- Idaho
- Whitman County Boundary
- Local Roads

- State Highway
- US Highway

## Whitman County Zoning Map - Pullman Area



Data Sources: Whitman County Planning Department (digitized by LDC, Inc.); WADNR; US Census Bureau TIGER Shapefiles  
 Basemap: ESRI



# Whitman County Critical Areas and Natural Resources

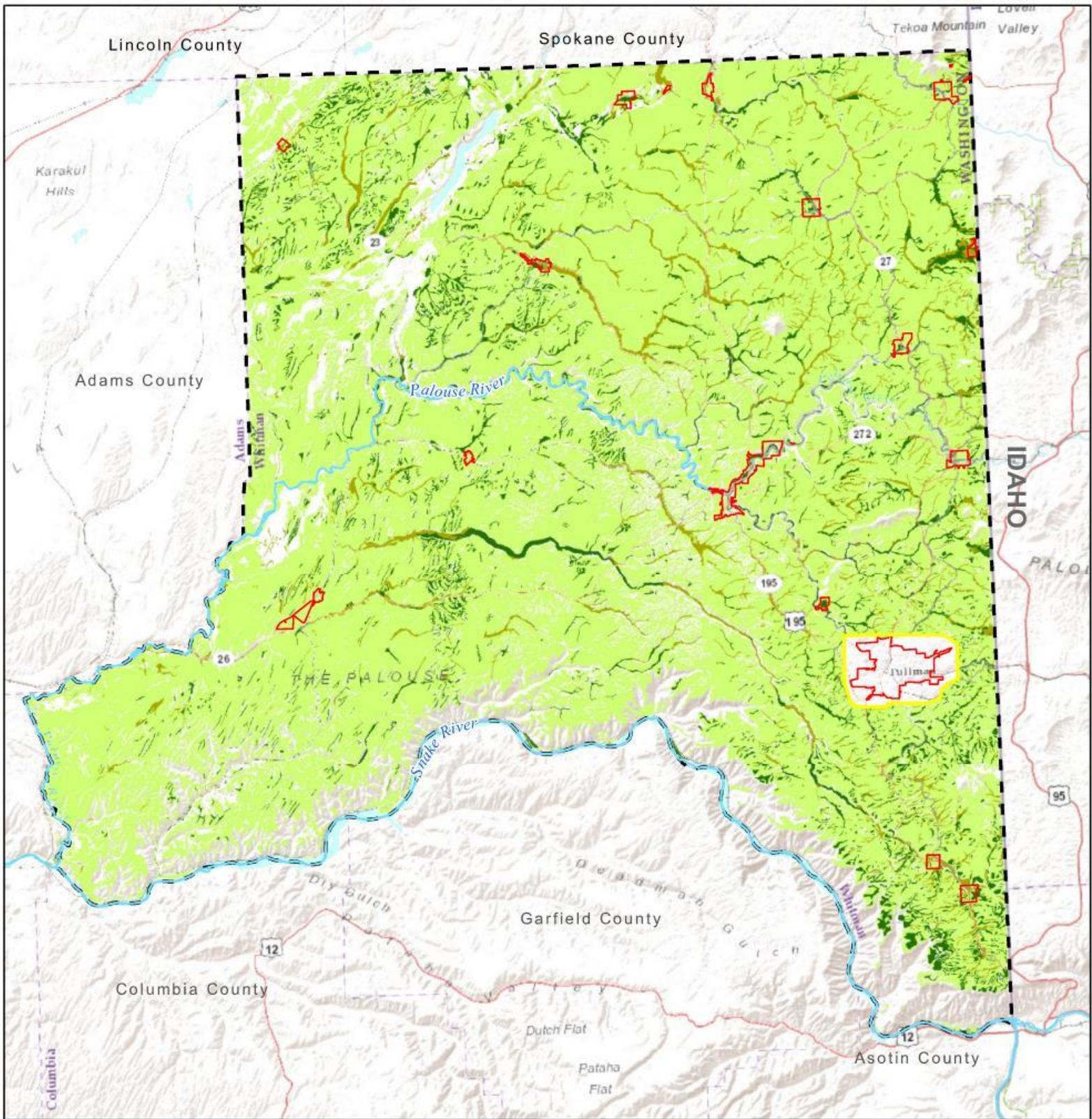
Map 3

## Legend

- |                        |         |                         |        |
|------------------------|---------|-------------------------|--------|
| Stream/River           | Wetland | Whitman County Boundary | Quarry |
| Channel Migration Zone | Lake    | Mine                    |        |



Data Sources:  
 Mine and Quarry data from Whitman County CAD layer data  
 Critical Areas Data from WA State DNR

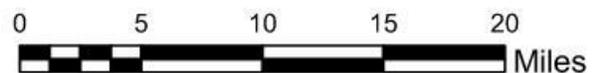


## Prime Farmland and Farmland of Statewide Significance

Sources: USDA-NRCS Web Soil Survey; Prime Farmland and Farmland of Statewide Significance, Washington Dept of Ecology, City of Pullman Draft Comprehensive Plan digitized by LDC, Inc. Basemap: ESRI

- Pullman Urban Growth Area
- All prime farmland
- Farmland of statewide importance
- Prime farmland if managed

- Cities
- Streams/Rivers
- County Border



## CHAPTER 3: TRANSPORTATION ELEMENT

### Purpose

As required by Washington statutes, the Transportation Element's purpose is to document and analyze existing conditions and planned locations, functions, capacity, levels of service, environmental impacts, and mobility levels for both motorized and non-motorized travel throughout Whitman County. An additional purpose is to provide standards for reviewing the compatibility of State and local transportation investments of any kind with the Comprehensive Plan. This is done in coordination with the Washington State Department of Transportation as well as other regional planning partners and stakeholders. Lastly, this Element is the guiding document for the Board of County Commissioners linking the County's Six-Year Transportation Improvement Program (TIP), priority array, 10-year Unmet Needs Study and other similar long range transportation planning programs supporting construction, preservation and maintenance of roads, bridges, and other county transportation projects.

### Introduction

The transportation infrastructure within Whitman County is a key element to providing safe and efficient travel for residents and commerce. It is essential that the County's network of roads, bridges, rails, and waterways remain accessible. Ongoing maintenance, preservation, and safety of these facilities remains a priority so that

goods and services can be provided freely throughout Whitman County with minimal impacts to residents and businesses.

The transportation network within the County should ensure:

- Year-round road access on primary County roads and State highways connecting business centers (including farms) and residents both within and outside of Whitman County.
- Roads with sufficient rights-of-way and shoulders to allow for farming vehicles to travel safely with other vehicles and modes of transportation.
- Maintain connections to freight transportation systems such as regional rail lines and barge loading facilities on the Snake River.
- Reliable cost-effective solutions to support both personal and public transportation options.
- Minimize conflicts between incompatible types of transportation uses (i.e., discourage bicycle paths in areas that may conflict with freight traffic).

## Findings

### Highways/Roads

#### *U.S. Route 195*

U.S. Route 195 (U.S. 195) is the primary north-south transportation route in Whitman County and serves as the backbone of the movement of goods and people throughout the County and the Palouse region. The highway, considered to be the busiest in southeastern Washington, is classified as a Highway of Statewide Significance (HSS) and a T2 freight route as identified by Washington State Department of Transportation (WSDOT). U.S. 195, which is part of the Palouse Scenic Byway (further described below), is also classified as a major arterial by Whitman County. The roadway is primarily two lanes through much of the County with several passing lanes along the corridor north of Colfax. The highway is four lanes within the City of Colfax and extending a short distance north and three lanes a short distance south of Colfax.

There is a short, approximately one-half mile long spur, U.S. Route 195 Spur (more commonly known as the Genesee Spur), that connects U.S. 195 and U.S. Route 95 in Idaho, the primary north-south highway connecting Lewiston and Moscow, Idaho.

#### *State Route 26*

State Route 26 (SR 26) is the primary east-west transportation route in Whitman County and stretches across the state between U.S. 195 (Colfax) and I-90 (at Vantage in Grant County). The highway, considered to be the second busiest east-west highway in eastern Washington, is

classified as a HSS as identified by WSDOT, and is also part of the Palouse Scenic Byway.

SR 26 is entirely two lanes throughout the County. However, there are a number of projects anticipated along the route, one of which is scheduled for 2022 (westward climbing lanes from Colfax to Dusty).

#### *State Route 270*

State Route 270 (SR 270), known locally as the Pullman-Moscow Highway, is the primary route connecting the two cities of Pullman and Moscow, Idaho. The highway is one of the busiest highways in all of southeastern Washington, primarily because the route serves as a major commercial and commuting route between two universities, WSU & University of Idaho, which are large employment centers. Zoning-wise, both north and south of SR 270 is designated as the North and South Pullman-Moscow Corridor District, which is the only area in the County zoned for commercial, industrial, and retail development. The highway was expanded as a four-lane arterial in 2007 and is also classified as a Highway of Statewide Significance (HSS) as identified by WSDOT.

A short, two-mile, two-lane segment of SR 270 (Davis Way) connects US 195 with SR 27 (Grand Avenue) in downtown Pullman.

#### *State Route 27*

State Route 27 is also a north-south route through Whitman County, traversing between Pullman and Spokane Valley and serving as the primary commuter and commercial route for the towns of Palouse, Garfield, Oakesdale, and Tekoa. The route is entirely two lanes and is part of the Palouse

Scenic Byway.

*Other State Routes*

Other two-lane State Routes include 23, 127, 128, 194, 271, 272 and 27. State Routes 194, 271 and 272 are designated as part of Palouse Scenic Byway. Each of these highways are much less traveled compared with the other routes mentioned above and are all considered rural major collectors.

*County Roads*

Overall, there are approximately 1,900 centerline miles of County owned and maintained roads in Whitman County. Paved County roads primarily function as minor collectors between major collectors and principal arterials. There are approximately four hundred miles of paved roads (non-state/US highways) maintained by the County. They essentially act as a local highway system serving rural populations.

There are also 1,100 miles of gravel roads throughout the County. These roadways are a critical part of the overall transportation network for the movement of people, locally produced agricultural goods, and goods and materials consumed by residents and local industries. These gravel roads are also vital connections to the many rural residents throughout the County.

There are approximately four hundred miles of seasonal dirt (or unsurfaced) roads throughout the County. These roads serve as seasonal access to agricultural lands and are critical for seeding, fertilizing, harvesting and other agricultural activities. These roads are closed to all traffic from November 15 through March 15 every winter.

As part of the maintenance and upkeep of all roads within the County, Whitman County owns and operates several sites used to support the transportation system, including seven equipment maintenance shops, approximately two dozen active quarries, and several material stockpile sites. These sites account for approximately 171 acres of land.

*Palouse Scenic Byway*

The Palouse Scenic Byway, which is part of the Washington State Scenic and Recreational Highway system, was designated in 2003 and follows seven different highways throughout the Palouse region. The highways included as part of the Byway include:

- SR 26 from the Adams County line to Colfax;
- SR 27 from Pullman to Tekoa;
- SR 194 from Almota to Pullman;
- US 195 from the Idaho state line to Spokane County line;
- SR 271 from Oakesdale to Rosalia;
- SR 272 from Colfax to Palouse;
- County Roads: Scharpenberg and LaCrosse Airport Roads.

The Byway, sponsored by the Pullman Chamber of Commerce and Visitor Center, serves, and promotes communities throughout the Palouse, highlighting many of the towns and communities as well as the many parks and natural features found throughout Whitman County.

Air, Water, Rail, Land  
Transportation

*Pullman-Moscow Regional Airport*

The Pullman-Moscow Regional Airport (PMRA), located between Pullman and Moscow north of SR 270, serves as the primary passenger and commercial airport in Whitman County providing daily passenger air service to/from Seattle and Boise. PMRA plans to add additional routes in the future.

It also serves as a commercial hub for a number of other businesses and services, including Aircraft Rescue and Firefighting, Life Flight Network, Schweitzer Engineering Laboratories (SEL), Aero Craft, Inc., Inter-State Aviation, and Ranch Aero, Inc.

*Port of Whitman Business Air Center*

The Port of Whitman Business Air Center is a small general aviation airport and industrial park located one mile east of Colfax, south of SR 26 and accessed directly by Colfax Airport Road. The airport is a public use facility and offers a runway for general aviation aircraft and ultra-light aircraft. Occupying the airport property there are two 6-bay t-hangars and multiple Port-owned pole buildings. Business occupants at the Business Air Center include Airport RV & Mini Storage, Cochran Partnership, Ensley Farms, McGuire Air Service, Hennigar Trucking, Inland Crop Care, Joseph’s Grainery and TLC Flying.

*Ports of Almota, Central Ferry, and Wilma*

There are several water ports located along the Snake River in southeastern Washington

that provide shipping and other services that support the many grain, chemical, wood, and other commodity companies who ship their goods by river barge. These ports are made possible by the dams on the lower Snake and Columbia Rivers operated by the US Army Corp of Engineers (USACE). Three of these ports along the Snake are located in Whitman County, all of which are operated by the Port of Whitman County – Ports of Almota, Central Ferry and Wilma. Each of them serves several tenants, all of which play a key role in the Whitman County and Washington State economies. All three Snake River-based port facilities in Whitman County provide low-cost shipping options to transport Whitman County-produced commodities to the larger West Coast ports and the Pacific Rim. Barging services help transport goods to others at a fraction of the cost of transporting goods via trucks. It also significantly reduces the impacts of truck traffic on local highways and County roads and reduces pollution from “over-highway” vehicle emissions.

*Palouse River and Coulee City (PCC) Rail System*

Rail service over the years has declined significantly, with multiple operators either consolidating or completely discontinuing service within Whitman County. One that remains is the Palouse River and Coulee City (PCC) Rail System. The PCC is the longest short-line freight rail system in Washington State, with a total of 297 miles serving five eastern Washington counties including Whitman County. WSDOT purchased all three lines serving the PCC in 2007. Preserving and maintaining these rail lines

into the future helps Whitman County agricultural producers get goods to larger interstate rail lines and on to regional and international markets. Rail services (such as a single train) can replace several hundred trucks which helps reduce the wear and tear on local and state highways, as well as reduce pollution generated from “over-highway” vehicles.

The PCC Rail Authority - An intergovernmental entity formed by Grant, Lincoln, Spokane, and Whitman Counties - oversees the business and economic development portions of the operating leases for the PCC lines. Private railroads contract with WSDOT to operate each of the branches. The Palouse River and Coulee City Railroad operates the PV Hooper Branch (between Thornton and Winona and from Hooper through Winona to Colfax); the Eastern Washington Gateway Railroad operates the CW Branch (between Coulee City to Cheney); and the Washington and Idaho Railway operates the P & L Branch (between Pullman and Moscow, Idaho, and Palouse to Princeton, Idaho).

*Land Freight/Trucking*

Land freight has traditionally been, and continues to be, the dominant mode for transporting goods to and from Whitman County. Safe and reliable facilities are necessary to facilitate the efficient and reliable delivery of goods and services to businesses and residents throughout the County. Therefore, it is considered a high priority that a regular and consistent road preservation and maintenance program is necessary to keep County roads and

highways suitable and safe for the type of traffic to support commerce and public/private travel.

The Washington State Transportation Commission developed the Freight and Goods Transportation System (FGTS) which classifies highways, county roads, and city streets. Under this program, the County has identified haul routes that are capable of handling heavy freight vehicles as well as agricultural equipment.

*Public Transit*

Due to the rural nature of Whitman County, public transportation is not feasible throughout the County at large. However, there are several transportation service providers who operate within Whitman County.

*Council on Aging and Human Services (COAST)*

COAST Transportation Services operates safe and reliable transportation for all residents within Whitman County and surrounding counties who are no longer able to drive but need access to basic necessities and activities. Operating similar to a dial-a-ride service, COAST ensures that individuals who live throughout the rural areas in and around Whitman County continue to go about their daily activities, continue to be a part of their community and do not feel isolated. There are no fares collected, nor any income restrictions for their services.

*Pullman Transit*

Pullman Transit, founded in 1979, is the transit operator that primarily serves

Pullman and Washington State University. There are a total of twenty-seven vehicles ranging from vans to full-size diesel and hybrid coach buses which serve Pullman and WSU campus with daily service. Pullman Transit is primarily a “fixed-route” provider.

*Regional Services*

Wheatland Express, part of the Starline Collection, is a privately owned charter bus operator that provides service to/from the Spokane International Airport, to/from Seattle, as well as private charter operations.

Northwestern Trailways operates intercity buses between multiple cities throughout Washington and Idaho. The route through Whitman County connects Spokane, Pullman, Moscow, Lewiston, and Boise.

Amtrak does not serve Whitman County directly. However, there is Amtrak bus service provided from Pullman to Spokane where there is daily Amtrak rail service.

**Non-Motorized System**

Non-motorized transportation routes in Whitman County include:

- City of Pullman Pedestrian & Bicycle Circulation Routes
- Bill Chipman Palouse Trail
- Palouse to Cascades State Park Trail
- Columbia Plateau Trail
- Snake River Trail at Boyer Park
- Whitman County Parks
  - Kamiak Butte trails
  - Klemgard Park trails
  - Colfax Trail
  - Wawawai Park interpretive trail
  - Rose Creek Preserve Nature Trail

**Interjurisdictional Coordination**

The Transportation Element should be prepared through a process that includes not only public participation but also intergovernmental coordination. Collaboration should occur between WSDOT, PRTPO, Cities of Pullman and Colfax, the various small towns of Whitman County, Port of Whitman County, Pullman Transit, and other community stakeholders.

*Palouse Regional Transportation Planning Organization (PRTPO)*

The Palouse Regional Transportation Planning Organization (PRTPO) is a regional transportation planning agency that serves Whitman County, Asotin County, Columbia County, and Garfield County. The PRTPO is funded by Washington State, whose goals are:

represents cities, counties, WSDOT regions, transit agencies, ports, and large employers in the region. Each of these agencies appoints representatives to serve on the Palouse RTPO Transportation Policy Board. The Board engages, participates, and facilitates regional transportation discussions to provide for unified regional transportation planning for the four counties. The Palouse RTPO also acts as a regional transportation council to provide input on local, regional, state, and federal transportation needs and projects throughout the region. The PRTPO performs the following tasks for the region:

- Prepare a long-range Regional Transportation Plan for four counties
- Certify that the PRTPO Plans are made consistent with the countywide planning policies and the transportation element of Whitman County
- Assemble and maintain a six-year Regional Transportation Improvement Program
- Prepare a Regionally Coordinated Public Transit-Human Services Plan (CPT-HSTP) every four years, with two-year interim updates to help local agencies fund public transportation services.
- Award and administer federally funded Transportation Alternative (TA funds) projects throughout the region.
- Assist local governments in transportation planning projects, grants, funding resources, and provide various technical assistance if requested.

**Transportation Planning**

Whitman County’s long-term strategies for managing the number of transportation issues are regularly monitored and evaluated. The background technical information, goals and policies provided in this Element establish the basis for Whitman County’s Six-Year Transportation Improvement Program (TIP), which is

updated by the Whitman County Engineer and Public Works Department on an annual basis. The following areas of focus are highlighted which serve as the foundation of the TIP:

- Maintenance and preservation of the County road system throughout all areas of the County
- Identification and ranking projects for funding that help guide the improvement of goods and services mobility throughout the County
- Provision for local transportation services addressing the needs of all user groups and ages throughout Whitman County
- Safe and functional multi-modal transportation facilities and other infrastructure, including those for commerce, freight, and public/private use
- Protection of the environment through reasonable and effective transportation policies
- Intergovernmental coordination of efforts at state, regional and local levels
- Compatibility between land use and transportation policy

*Level of Service (LOS)*

Level of service (LOS) is a term used to qualitatively describe the operating conditions of a roadway based on factors such as speed, travel time, maneuverability, delay, and safety. The level of service of a

facility is designated with a letter, A to F, with A representing the best operating conditions and F the worst. Whitman County’s adopted level of service standards are consistent with the standards established by the Washington State Department of Transportation.

WSDOT has adopted a LOS standard of “C” for all major roads, bridges and intersections as defined by the latest version of the Highway Capacity Manual (6<sup>th</sup> Edition, 2016). WSDOT establishes LOS standards for State facilities, of which all state highways within Whitman County are currently designated (at the time of this writing) at LOS “C” or better.

*Federal Functional Classification System*

The Federal Functional Classification System as adopted by the Federal Highway Administration (FHWA), and as identified on

the WSDOT Functional Classification Map, is used to identify functional classification of County roads. The Federal Functional Classification (FFC) system, last updated in 2013, is shown in Figure 5 below.

*Whitman County Access Classifications*

Whitman County’s classification system is a system developed to implement access management, which is a technique for protecting the carrying capacity of roadways and improving safety on the County roads. Through access management, disruptions to through traffic are minimized by eliminating unnecessary driveways/accesses, spacing access points, managing turning movements, and other measures. Managing access is a way of limiting access in a more flexible way that is less costly to taxpayers.

Federal Functional Class Codes		
FFC Description	NEW FFC Code	Previous FFC Code
Rural Interstate	1	01
Rural Other Freeways / Expressways	2	(did not exist pre 2010)
Rural Other Principal Arterial	3	02
Rural Minor Arterial	4	06
Rural Major Collector	5	07
Rural Minor Collector	6	08
Rural Local Access	7	09
Urban Interstate	1	11
Urban Other Freeways / Expressways	2	12
Urban Other Principal Arterial	3	14
Urban Minor Arterial	4	16
Urban Major Collector	5	17
Urban Minor Collector	6	18 (did not exist pre 2010)
Urban Local Access	7	19

*Figure 7. Federal Functional Class Codes. Washington State Department of Transportation, Guidelines for Amending Functional Classification in Washington State. October 2013*

The five (5) access management “classes” assigned to County roadways, numbered from Class I to V, reflect the various roadway environments. Factors considered in identifying “class” designation include, but are not limited to: traffic, volume, speed limit, adjacent land uses, functional classification, existing access density and conditions, and safety.

Class	Description
I	All weather State routes, FFC 4 Rural Minor Arterial or better; WSDOT/County access control measures
II	Improved all weather County roadway, FFC 5 Rural Major Collector or better
III	Improved roadway with paved surface and drainage, FFC 6 Rural Minor Collector or better
IV	Improved roadway with gravel, typically FFC 6 Rural Minor Collector, or sometimes FFC 7 Local Access
V	Unimproved dirt roadway, FFC 7 Local access (Primitive road – No warning signs)

Figure 8. Access Management Classes, Whitman County.

As land use development occurs, both within incorporated and unincorporated areas, the County should continually monitor impacts to both local and state highways to ensure that LOS remains at a consistent level. If development and/or

other impacts occur that would cause a reduction to the current LOS, the County shall determine the appropriate course of action to mitigate such impacts through coordination with other local and state agencies. Concurrent with the goal of maintaining functional transportation corridors, the County recognizes that a primary goal is to grant reasonable and safe access to private property along the road system.

*Road and Bridge Monitoring*

The County regularly evaluates the condition and function of the County road and bridge system through the following resources:

*Highway Performance Monitoring System (HPMS)* – Developed by the Federal Highway Administration (FHWA), the HPMS is used to assess highway conditions and estimate national highway investment needs.

*State of Washington Inventory of Bridge and Structure (SWIBS)* – The State’s bridge inventory and inspection criteria system that assists in determining improvement thresholds and funding prioritization

*Washington State County Transportation Metrics (GISMO, standing for GIS-based Mobility)*. GISMO, operated by the County Road Administration Board (CRAB), is a comprehensive road inventory and management system based within a Geographic Information System (GIS) framework. It enhances a county’s ability to make quality decisions through consistent, equitable, and defensible geographically-

based management plans and operations. The systematic application of sound business logic, embedded in GISMO ensures accountability in county road departments, and assist counties in improving the predictable movement of goods and people throughout the County and Washington State.

*Washington State Pavement Management System (WSPMS)* – A method for prioritizing maintenance of road surfaces by systematically analyzing pavement life cycles.

*County Rights-of-Way*

Because of the agricultural industry, most, if not all, of Whitman County’s roads accommodate several types of farming vehicles and equipment. To provide safe and reliable access for these, the maintenance of the non-travelled portions of the rights-of-way along all highways in Whitman County is just as important as the primary travel lanes.

Whitman County uses the transportation planning process to identify system needs throughout the County to provide adequate transportation facilities upgrades and services that meet current and future travel needs. The County’s policy, adopted by Whitman County Board of County Commissioners, entitled *Accommodation of Utilities on County Road Right-of-Way and Land for Whitman County* (WAC 136.40, Resolution 046041), is periodically monitored, and adjusted to ensure rights-of-way are protected from significant negative impacts from utilities and other

facilities that are constructed in or near County rights-of-way. Utilities are allowed in the rights-of-way through franchise agreements or specific use permits.

**Framework Goals**

The following framework goals and transportation goals and policies are not listed in any specific order or priorities but should be considered equally.

**FRAMEWORK GOAL – ENHANCE COUNTYWIDE SERVICES**

Through innovative planning approaches, interagency coordination, and responsible fiscal policy, provide for effective, supportive, and well-thought-out services to residents across the County.

**FRAMEWORK GOAL – PROMOTE AND IMPROVE MOBILITY OPTIONS**

Provide for a safe and reliable transportation network that enables residents, workers, commerce, and tourists to efficiently travel throughout and across rural Whitman County and its communities. Continue to explore and improve upon a variety of mobility options that include, but are not limited to automobiles, public and private transit, bicycles, and pedestrian.

**Goals and Policies**

**GOAL T-1 – SAFE AND RELIABLE MULTI-MODAL HIGHWAY AND COUNTY ROAD NETWORK**

Policy T-1.1 – Recognize the needs of all transportation system users in the County, including motor vehicles, freight, bicyclists, pedestrians, and public transportation.

Policy T-1.2 – Ensure the transportation needs of all types of rural users, including farming vehicles and other heavy equipment are met through ongoing maintenance and access to all County rights-of-way.

Policy T-1.3 – Continually coordinate with WSDOT and other agencies to monitor and improve traffic safety of highways and intersections at County facilities.

---

**GOAL T-2 – MAINTAIN COUNTY ROAD FACILITIES TO ENSURE CONTINUED FUNCTION AND MOBILITY OF GOODS AND SERVICES**

Policy T-2.1 – Maintain and improve the County’s extensive state highway and County road system at a level adequate to the serve the needs of each area of the County, including movement of agricultural and other products, access to County parks and Port district facilities, industrial and commercial sites, Washington State University, and existing communities.

Policy T-2.2 – Prioritize cost-effective maintenance and preservation of County transportation facilities (roads, trails, paths, rail corridors, airports, etc.) to ensure long-term life span.

Policy T-2.3 – Maintain access to all major County road facilities in all weather conditions.

---

**GOAL T-3 – PROVIDE SAFE AND ACCESSIBLE NON-MOTORIZED ROUTES SUCH AS BICYCLE PATHS AND TRAILS**

Policy T-3.1 – Multi-modal facilities should be designed to reduce conflicts and hazards where bicycle, equestrian, and pedestrians use major State and County roadways.

Policy T-3.2 – Priority should be given for improvements to routes where significant bicycle and other usage already exist and continue to exist.

Policy T-3.3 - Support and encourage construction of non-motorized paths between communities and economic centers to provide alternative transportation routes.

Policy T-3.4 – Designs for road improvements shall be evaluated for their ability to decrease conflicts between all transportation modes and hazards to travelers.

---

**GOAL T-4 – DEVELOP AND MAINTAIN A MULTI-MODAL REGIONAL FREIGHT TRANSPORTATION SYSTEM TO SERVE AGRICULTURAL AND INDUSTRIAL USES IN THE COUNTY**

Policy T-4.1 – Encourage and support freight -friendly transportation modes such as rail or barge systems wherever possible. Encourage businesses that generate a significant amount of freight to locate near railroad lines or barge transportation services.

Policy T-4.2 – Develop an identification and inventory system to periodically collect and analyze traffic data on County roads. Use data to identify roadway condition deterioration rates and locations caused from light and heavy vehicle traffic. This system should be incorporated into budgetary and roadway improvement programs to assist in prioritizing capital improvement projects and programs.

Policy T-4.3 – Through education, public involvement, law enforcement and signage, encourage the consolidation of heavy vehicle traffic onto designated haul routes.

Policy T-4.4 – Use designated haul routes to develop priorities for road improvements that are financially feasible and cost effective. Whitman County will endeavor, when feasible, to design, construct, and maintain these routes to handle heavy truck traffic.

Policy T-4.5 – Emphasize and implement minimum design and construction standards for all-season access and public internal roads in industrial and commercial areas on designated Freight and Goods Transportation System (FGTS) and haul routes.

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**GOAL T-5 – MAINTAIN A SAFE PULLMAN-MOSCOW HIGHWAY (SR 270) CORRIDOR**

Policy T-5.1 – Promote safe traffic conditions along the Pullman-Moscow Highway (SR 270) between Pullman and the Idaho state line.

Policy T-5.2 – Coordinate with County Engineer, Parks Director, Planning staff and other agencies, organizations and interested parties in reviewing capacity and safety needs and improvements along the corridor as development continues.

Policy T-5.3 – Review and modify development standards, as necessary, to minimize and/or prevent increased access directly to and from SR 270 from individual properties. Where appropriate, consider alternative access points to the highway, such as frontage roads.

---

**GOAL T-6 – ENCOURAGE LAND USE TYPES, MIXES, AND DENSITIES THAT PROMOTE EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEMS**

Policy T-6.1 – Encourage efficient and orderly development of properties and utilities by identifying and evaluating properties that are conducive to mutual planning through reciprocal cooperative agreements. This includes those areas around Pullman that are identified as residential cluster areas and the Pullman Tax Sharing Agreement.

Policy T-6.2 – Encourage development that is consistent with the Land Use Element which reduces conflicts, minimizes the need for expansion of the County road system, and maintains the same level of service for road facilities.

Policy T-6.3 - Review all proposed land use development proposals for consistency with the transportation system. Encourage

placement of residential, commercial, and industrial uses in areas with existing access to appropriate infrastructure to support such uses.

---

**GOAL T-7 – PROTECT AND SUPPORT EXISTING AIR TRANSPORTATION FACILITIES IN WHITMAN COUNTY**

Policy T-7.1 – Existing airports, specifically the Port of Whitman Business Air Center and the Pullman-Moscow Regional Airport, shall be protected from encroachment by incompatible land uses and developments. In facilitating orderly and compatible development, encourage the development of long-range master plans for airport facilities and implementation of the Airport Landing Zone Overlay District (ALO).

Policy T-7.2 – Sites for new airstrips and airports shall be evaluated for safety and impacts on existing land uses as defined in the development standards section of the Zoning Ordinance.

Policy T-7.3 – Commercial and industrial uses near or adjacent to airport facilities should be considered compatible if they do not conflict with aircraft operations.

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**GOAL T-8 – SUPPORT PUBLIC TRANSPORTATION OPTIONS THAT ARE AVAILABLE TO POPULATIONS IN NEED**

Policy T-8.1 – Support organizations and programs (i.e., COAST) which provide transportation options for groups in Whitman County, such as the elderly, who

may not have the same access to transportation as the general population.

Policy T-8.2 – Collaborate with other rural counties, cities, towns and the States of Idaho and Washington to seek and develop common solutions to the transportation needs of the region’s elderly and disabled.

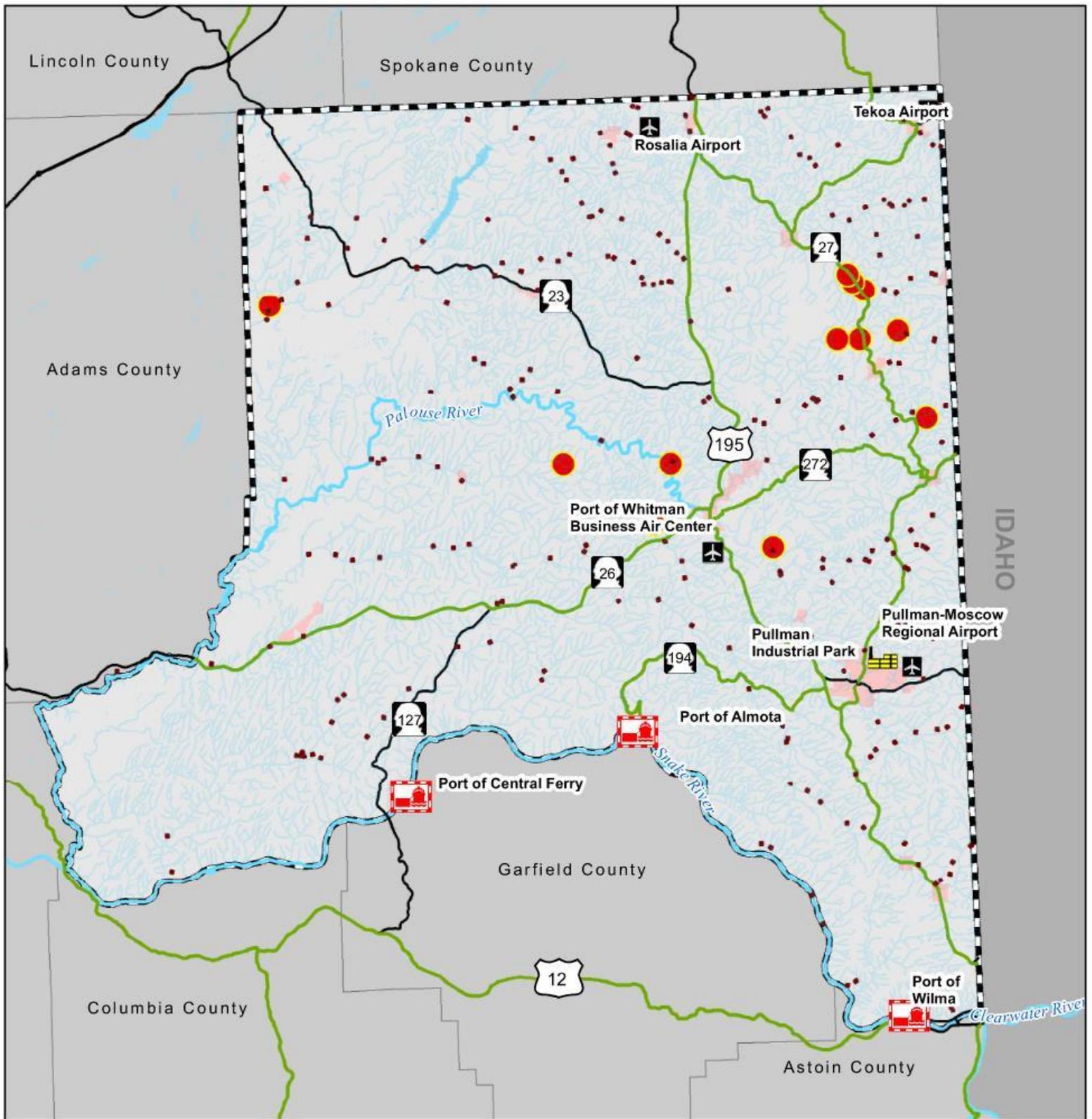
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**GOAL T-9 – PARTICIPATE IN STATE AND REGIONAL PLANNING FOR TRANSPORTATION FACILITY NEEDS AND FUNDING WITHIN WHITMAN COUNTY.**

Policy T-9.1 – State highway planning should reflect the priorities and constraints identified in local planning and public works programming. Primary state highways running through Whitman County (i.e., SR 26, SR 270, US 195) should remain top funding priorities for safety and mobility improvements.

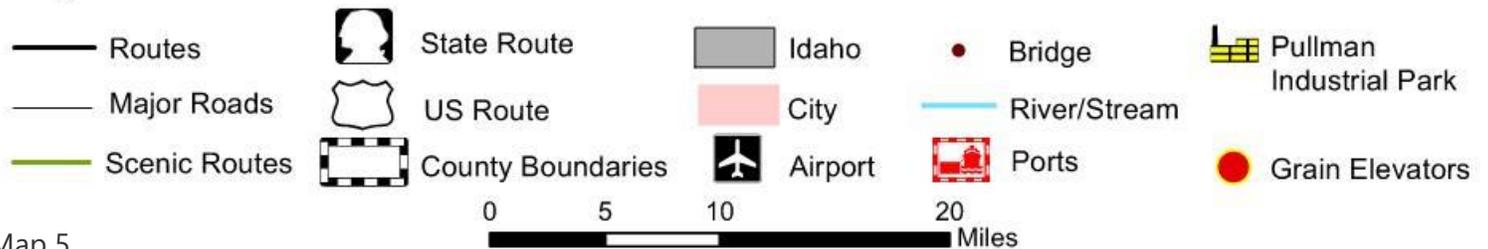
Policy T-9.2 – Continue active coordination and communications with State transportation and local agencies including: WSDOT, Whitman County Public Works Department, Port of Whitman County, unincorporated rural communities, incorporated cities and towns, adjacent counties, towns, cities, state agencies and Washington State University.

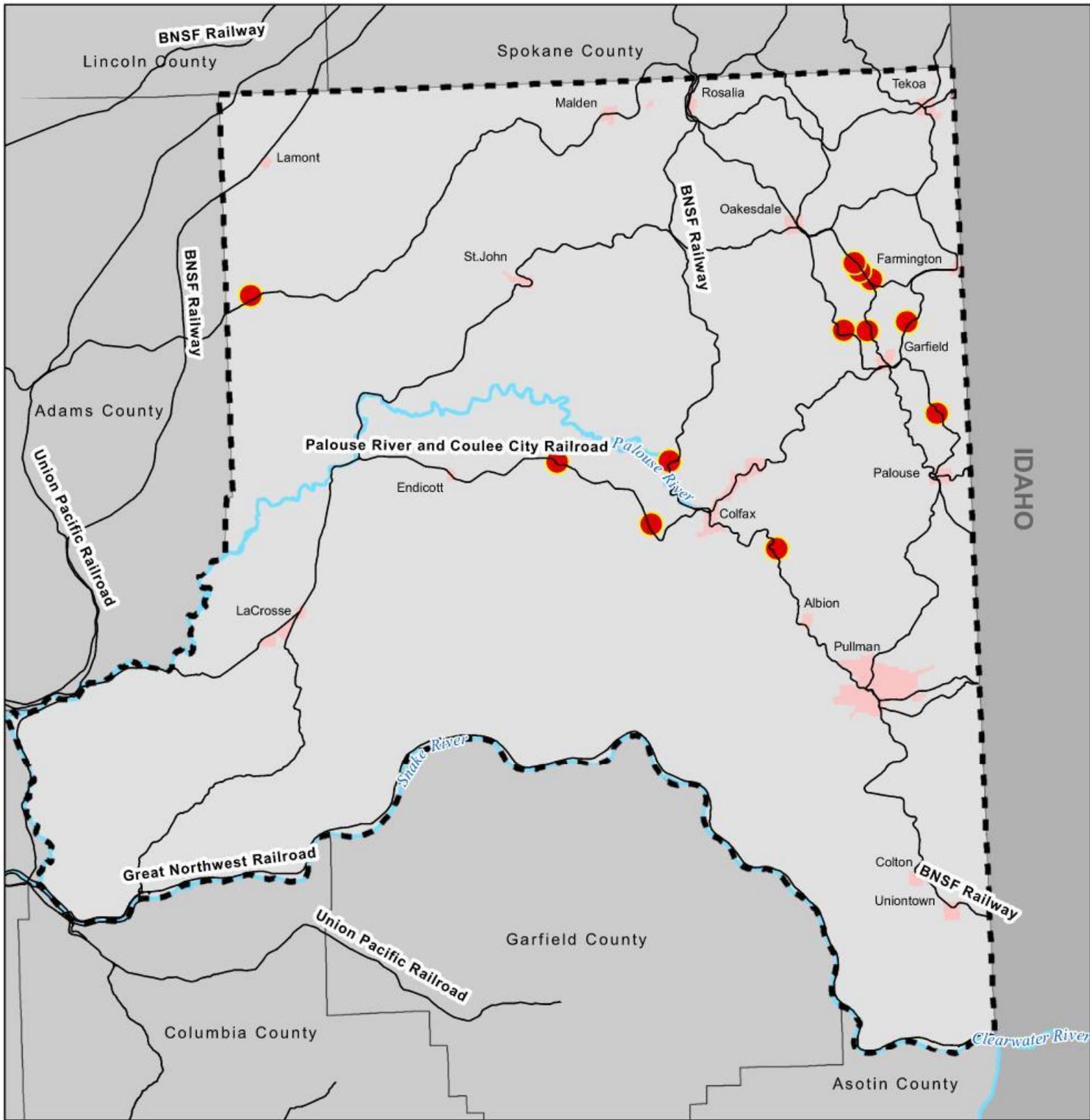
Policy T-9.3 – Where appropriate, collaborate with the Palouse Regional Transportation Planning Organization (PRTPO) to help promote and improve local and regional, transportation planning needs and projects in Whitman County.



## Whitman County Road Transportation and Port Map

### Legend





## Whitman County Railroad Network Map



### Legend

— Railroad

— River

City

● Grain Elevators



## CHAPTER 4: PARKS, RECREATION, AND TRAILS ELEMENT

### Purpose

The purpose of the Parks, Recreation, and Trails Element is to link parks, recreation, trails, and open spaces together as a County-wide system, developing goals and policies to address local and regional needs, as well as incorporate by reference the Whitman County Parks and Recreation Comprehensive Plan.

Accessible and well-maintained parks and recreation facilities are a key factor in benefiting the quality of life of all residents in the County. In order to accomplish this, a key objective of this element of the Comprehensive Plan is to classify, protect and enhance parks, recreation, trails, and open spaces within Whitman County.

In addition to the management and preservation of Whitman County's parks and recreation facilities, there are many historic and culturally important sites, buildings, and scenic drives throughout the County that are important to preserve and protect. These are described in full detail in the 2004-2009 Whitman County Parks and Recreation Comprehensive Plan.

### Introduction

As mentioned in the previous section, parks and recreation is a key component to enhancing regional and local quality of life. According to the County's Parks and Recreation Comprehensive Plan, approximately 95% of the land within

Whitman County is in private ownership. As a result, there is limited availability of parks and open spaces. However, the few parks and facilities that are available provide a diverse variety of both active and passive recreational opportunities.

This element is centered on the Whitman County Parks and Recreation Comprehensive Plan. While the Parks Plan has not been updated since 2004, it still serves as a facility inventory and as a guide for future planning.

The Whitman County Park Board, along with County Parks' staff, oversees, reviews, and manages the operations, budgeting, and planning of County Parks, Recreation, and Trail facilities.



*Bill Chipman Trail. Source: Mark Storey*

## Findings

Below contains lists of parks and trails within Whitman County. For the location of these facilities, refer to the Parks, Trails and Recreation Map.

### County Parks

Name	Size (Acres)	Amenities
Kamiak Butte	298	Camping, hiking trails, picnic tables, shelters, amphitheater, playground, restrooms
Wawawai	49	Camping, hiking trail, shelters, bird viewing platform, restrooms
Klemgard	59	Hiking trail, shelters, horseshoe pits, multi-purpose field, picnic tables, playground, sand volleyball, restrooms
Elberton County Park (Site)	-	Former town site mostly owned by County Parks Department

Figure 9: County Parks

### County Trails

#### *Bill Chipman Palouse Trail*

The Bill Chipman Palouse Trail is a seven mile, 10-foot-wide paved multi-use trail that

extends between Pullman and Moscow along a former rail line. The trail, part of the federal Rails to Trails program, serves a primary non-motorized recreational and commuter route between the two cities. Along the route there are several benches, bike racks, trash receptacles and ADA accessible restrooms. There is also an interpretive sign program along the route that provides local history of the Palouse region.

#### *Colfax Trail*

The Colfax Trail is a 2.5-mile gravel trail along a former railroad grade. The trail meanders through the hills along the Palouse River.

### Palouse Empire Fairgrounds

Whitman County operates and maintains the Palouse Empire Fairgrounds, which serves as the location of the Palouse Empire Fair. In addition to the Fair that is held annually in September, the Fairgrounds hosts several other events, including arts and crafts shows, threshing and plowing bee, rodeo events, animal shows, weddings, and public meetings. At the site, facilities include an RV campground, display buildings, and rodeo grounds.



Kamiak Butte. Source: Mark Storey

Other Parks and Trails

Name	Size (Acres or Miles)	Amenities
Steptoe Butte State Park Heritage Site	151	Panoramic views, paragliding/hang gliding, picnic tables, BBQs, restrooms, interpretive signs
Steptoe Battlefield State Park Heritage Site	4	Interpretive signs/monument, picnic tables
Palouse Falls State Park Heritage Site	94	Waterfalls, overlook, interpretive signs, camping, picnic tables, picnic shelters
Palouse to Cascades State Park Trail	4,956 (250 (miles long))	Gravel trail for hiking, biking, horse riding, wagoning, cross-country skiing, snowshoeing, dog sledding, multiple restrooms along the route
Boyer Park & Marina (Port of Whitman)	56	Full-service marina with long term boat moorage, campground, cabins,

		convenience store, restaurant, laundry, restrooms/showers, swimming beach; 1.5 miles paved path along the shoreline from Boyer Park to Almota
Revere Wildlife Areas	2,291	Shrub-steppe, and scabland wildlife areas
Escure Ranch	12,000	BLM scablands, open range, Towell Falls trailhead, other trails
Columbia Plateau Trail	5 miles (within Whitman County)	Part of an overall 130-mile-long trail between Spokane and Tri-Cities.
Snake River Trail at Boyer Park and Marina	3.5 miles	Walking and biking path with river and dam views, interpretive signs, picnic shelters and benches

Figure 10: Other Parks and Trails

Historic Sites - Whitman County

<b>National Register Sites</b>	
<b>Name</b>	<b>Location</b>
Heilsberg Farm	Colfax Area
Canyon Grain Bin and Chutes	Hay Area
Henley Site	Hay Area
McGregor Ranch	Hooper Area
Palouse Canyon Archeological District	Lyons Ferry Area
Interior Grain Tramway	Pullman Area
Leonard Round Barn	Pullman Area
Rosalia Railroad Bridge	Rosalia Area
Steptoe Battlefield Site	Rosalia Area
Steinke Round Barn	St. John Area
Grain Co. Elevator and Flathouse	Tekoa Area
Collins House and Grainery	Uniontown Area
<b>State Register Sites</b>	
Grave of Henry Hart Spalding	Almota
First Baptist Church	Hay

Figure 11: Historic Sites

Whitman County Parks, Recreation, and Trails Challenges & Opportunities

The 2004-2009 Whitman County Parks and Recreation Comprehensive Plan includes an inventory of park facilities as well as identifies gaps and system deficiencies. The following list of recreational challenges and opportunities are identified for Whitman County, some of which are mentioned in the current Parks Comprehensive Plan:

*Challenges*

Limited space available within Whitman County for Dispersed Recreation – As noted in the Parks Comprehensive Plan, approximately 95% of land within Whitman County is privately owned. With a lack of available acreage, this severely limits the amount of land available to County residents to enjoy dispersed recreational opportunities.

Limited staffing and budgets – Whitman County and the small, incorporated towns located in the County have very limited financial and staff resources to manage, operate and maintain park facilities. This leads to both daily and long-term maintenance challenges, as well as agencies having to largely rely on grant funding which is very competitive with no guarantees on obtaining funding.

Addressing the long-term needs of park and recreation users – With changing demographics, long-term needs of park users may change over time. This creates an additional challenge for the County as staff tries to monitor current needs and demands

while also trying to assess future needs and accessibility requirements for park users.

*Opportunities*

Recreational opportunities – There are outdoor recreational opportunities, such as hunting and outdoor recreation, available on other properties owned by Federally-owned land (U.S. Army Corps of Engineers, Bureau of Land Management, Washington State Department of Natural Resources). Also, in limited cases, some private landowners permit access for recreation by permission.

Variety of recreational programs – Along with local schools, recreational programs are available by a number of providers. Many are centralized around the Pullman area. This includes City of Pullman, Washington State University and other private organizations and camps. Whitman County Parks and Recreation Department also operates environmental education programs with Colfax and Endicott which

includes an in-classroom aspect and nature hikes with the school kids at Kamiak Butte. Also, beginning in the spring of 2022, nature hikes will expand to the Garfield/Palouse school kids.

Railbanking – The use of railbanking for the development of multi-purpose trails along existing rail lines is a potential option for the County to explore. Railbanking, or commonly known as “rails-to-trails,” is a method by which rails lines proposed for abandonment can be preserved for future rail use through interim conversion to trail use. Two existing examples in the Palouse region are the Bill Chipman Palouse Trail (operated by Whitman County) and the Latah Trail in Idaho (operated as a non-profit). The County could continue to foster relationships with local groups (i.e., Pullman Civic Trust) who are actively involved in the promotion of railbanking and expansion of the County’s multi-purpose trails in balance with private property rights.

## Goals and Policies

The following framework goals and parks, recreation, and trails goals and policies are not listed in any specific order or priorities but should be considered equally.

### **FRAMEWORK GOAL – PROTECTION OF PRIVATE PROPERTY RIGHTS**

All policies and decisions made by the County, and as guided by the Comprehensive Plan, will strive to protect fundamental private property rights of individuals and ensure that Whitman County land use policies and regulations balance the private property rights of all landowners to the degree possible.

### **FRAMEWORK GOAL – SUPPORT RECREATION AND ACCESS TO NATURAL AREAS**

Support County residents in their ability to access outdoor recreation and natural areas throughout Whitman County through collaboration and partnerships, while recognizing the need to protect natural, scenic, and environmentally sensitive areas.

### **FRAMEWORK GOAL – PRESERVE CULTURAL HERITAGE OF WHITMAN COUNTY**

Recognize the value and importance of Whitman County’s heritage, protecting important cultural and historical buildings and sites.

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## **GOAL PR-1 –PROVIDE PARK, RECREATION AND OPEN SPACE OPPORTUNITIES THAT MEET THE NEEDS OF WHITMAN COUNTY RESIDENTS AND VISITORS**

Policy PR-1.1 – Development of new parks and recreation facilities shall be consistent with the Land Use Element and the Whitman County Parks and Recreation Comprehensive Plan.

Policy PR-1.2 – Maintain and improve existing park, recreation, and trail resources that provide recreational opportunities for a wide range of ages and interest groups.

Policy PR-1.3 – To serve the current and long-term recreational needs of County residents, collaborate with other local and regional agencies, citizen groups and volunteers and private sector partners.

Policy PR-1.4 – Recognize the value that a well-maintained parks and recreation network provides in attracting economic development and tourism to Whitman County and the Palouse region.

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## **GOAL PR-2 – IDENTIFY, PRESERVE AND PROTECT PUBLIC OPEN SPACE RECREATION AND WILDLIFE AREAS IN WHITMAN COUNTY**

Policy PR-2.1 – Collaborate with and support state, federal and other agencies who manage open space areas in Whitman County to ensure these areas are maintained and available to the public.

Policy PR-2.2 – Where feasible, identify additional opportunities for access to open spaces and wildlife corridors through lawful access across private property, while respecting private property rights and the continuation of agriculture, ranching and other agriculture activities.

Policy PR-2.3 – Ensure that access to open space and wildlife areas is consistent with the protection of environmentally sensitive areas, such as wetlands, streams, steep slopes, and other similar areas.

---

### **GOAL PR-3 – SUPPORT THE MAINTENANCE AND OPERATIONS OF THE COUNTY’S EXISTING TRAILS**

Policy PR-3.1 – Support ongoing maintenance of the County’s existing trails located within County parks or along existing rail corridors.

Policy PR-3.2 – Work with state and other funding sources to help continue the development of the County’s trail network

Policy PR-3.3 – Where appropriate, collaborate with community service groups and volunteers to help with maintenance and upkeep of trails.

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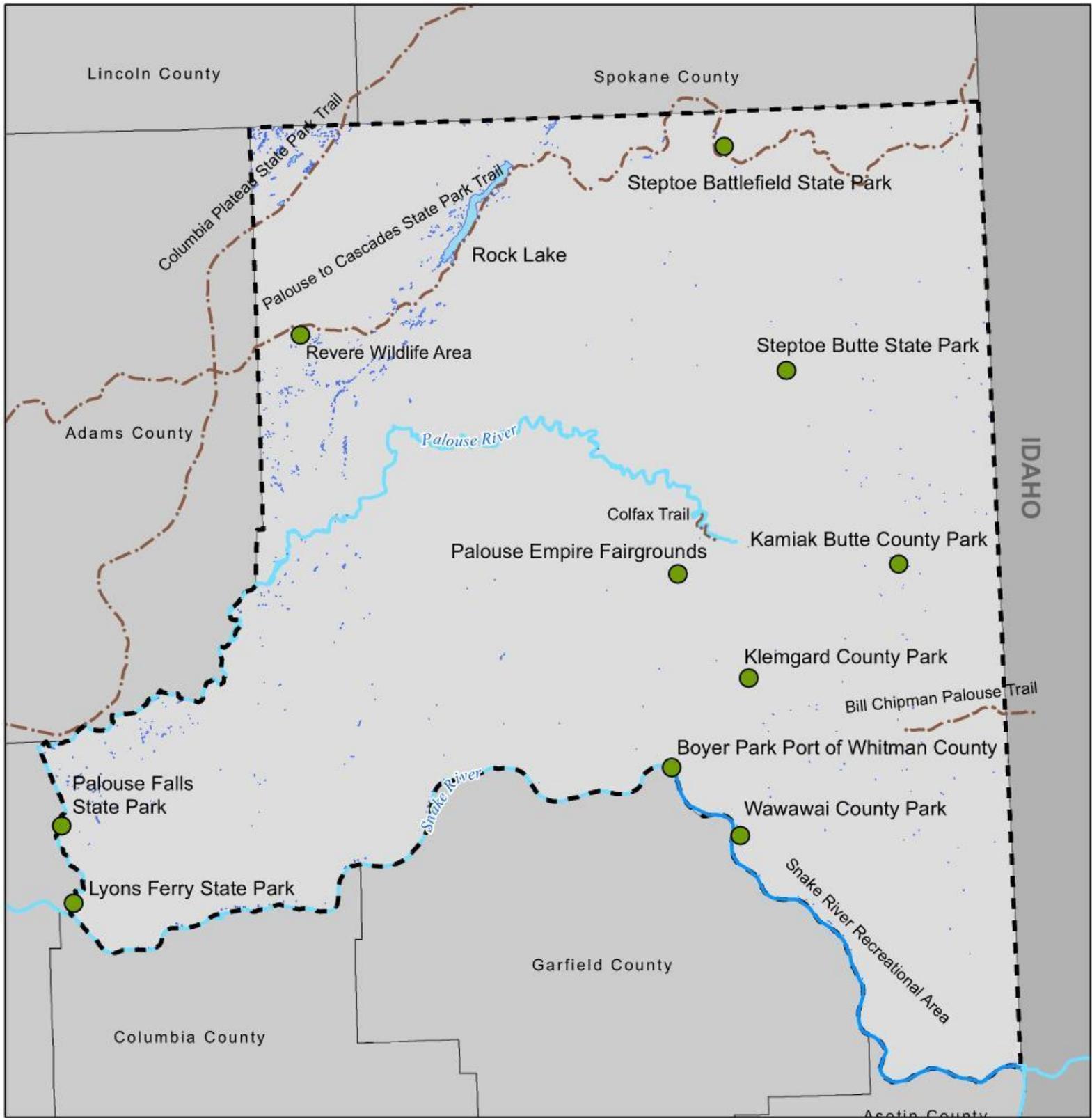
### **GOAL PR-4– EXPLORE OPPORTUNITIES FOR NEW TRAILS IN WHITMAN COUNTY**

Policy PR-4.1 – Explore potential options for new trail development and future trail expansion throughout Whitman County.

Policy PR-4.2 – Consider railbanking as a viable and legal option to develop multi-purpose trails on currently unused or abandoned rail corridors.

Policy PR-4.3 – Pursue and encourage public involvement in trail planning through a variety of methods, including but not limited to, trail and open space advocacy groups, local city and County advisory groups, and other volunteer organizations.

Policy PR-4.4 - Seek and establish ongoing funding sources for the development of new multi-purpose and specific use trails (i.e., hiking and/or equestrian only).



IDAHO

## Whitman County Parks, Trails and Recreation



### Legend

- Stream/River
- Lakes/Waterbodies
- Park
- Snake River Recreation Area
- · - Trails



# CHAPTER 5: ECONOMIC DEVELOPMENT ELEMENT

## Purpose

The purpose of the Economic Development Element is to establish “local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.” RCW 36.70A.070(7). It is through these goals and policies that Whitman County seeks to enhance economic vitality and ensure long-term job and business growth.

## Introduction

Whitman County may be rural in nature, but its economic importance to Washington State and Inland Northwest cannot be understated. The Palouse region, with some of the most fertile agricultural soils in the United States, generates a large amount of America’s wheat, barley, and pulse crops. The agricultural value of the Palouse, both within and surrounding Whitman County, is a key factor to the employment and economic base of the County and its local communities and region.

Washington State University and nearby University of Idaho in Moscow also play key roles in the economic vitality of the County. The jobs associated with these universities, as well as jobs created due to their location, help provide many key jobs and tax dollars that are important to Whitman County.

Lastly, the many entrepreneurial firms that call Whitman County home create a significant impact to the economic health and prosperity of the County.



*Port of Whitman Business Air Center (above); Schweitzer Engineering Laboratories (below). Sources: Port of Whitman, Schweitzer Engineering Laboratories*



## Findings

### Summary

Although sparsely populated and regionally isolated, Whitman County is fortunate to offer a variety of job opportunities.

Historically, unincorporated Whitman County's economy has been driven by agriculture and, therefore, the jobs available to those seeking employment have been and continue to be in agriculturally related sectors.

As population growth within the County has increased, mostly around the Pullman area, there has been a slow but steady employment growth. In the last 20 years, Whitman County has become the engine of growth for the regional economy after decades of stagnation. Manufacturing growth has increased 322% from 2001 to 2019, versus -7% decline for Washington State, 1% for Idaho, and -22% for the U.S. The key drivers of Whitman County growth have been the entrepreneurial firms situated in the Port of Whitman County's water-borne ports and industrial parks, increases in other manufacturing and service industries, and rising student enrollments at Washington State University. These non-farm related job opportunities are likely the result of steady growth of the Pullman area, the County-wide real estate development, and broadband projects of the Port of Whitman County, as well as the effect that Washington State University has on the local economy.

## Economic Conditions/Analysis

### *Jobs by Sector*

The largest industries by sector in Whitman County are government, health care and social and assistance, and retail trade (although a large portion of jobs are not classified). Combined, these make up approximately 60% of covered employment in the County.<sup>2</sup> Washington State University, while located within the city of Pullman, is the largest employer in the County.

Within unincorporated Whitman County, the largest employers tend to be those associated with the agriculture industry, which account for approximately 540 jobs. While not representing a large number of jobs countywide, the agricultural economy exerts a large influence on the rest of the economy through changes in commodity prices, shipping costs, and other factors related to international trade.

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Washington State Employment Security  
Department (QCED)

Non Farm Employment by Industry, 2019

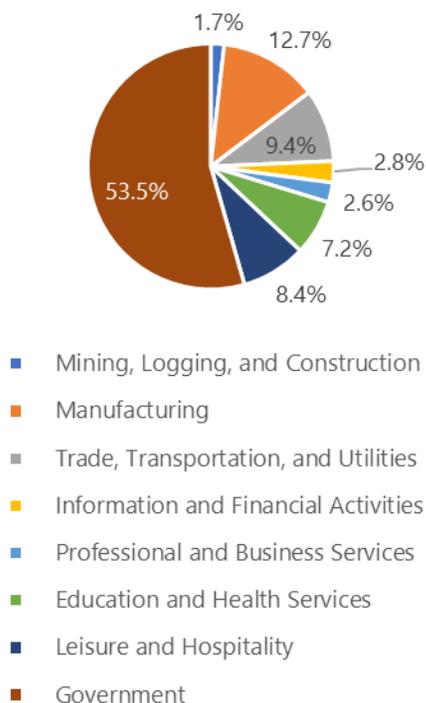


Figure 12. Percent of Employment by Industry, Whitman County, 2000-2019. ESD County Data Tables

The Washington State Employment Security Department (ESD) projects overall nonfarm employment in Eastern Washington to grow at a 1.5 percent annual rate for the period from 2017 through 2027. Whitman County is already almost halfway through this period. Industries expected to grow the fastest include construction at 1.7 percent annually, transportation, warehousing, and utilities at 2.1 percent, information at 3.2 percent, professional and business services at 2.1 percent, education and health services at 2.1 percent, and leisure and hospitality at 1.7 percent.

*Unemployment Rate*

The average annual unemployment rate in Whitman County is often among the lowest in the state, befitting its large education, government, agriculture, and manufacturing employment. The Employment Security Department reports that for the first 9 months of 2020, the unemployment rate averaged 4.5 percent. Of the approximately 42,565 residents of working age living in Whitman County, approximately 8% were unemployed as of spring 2021.

Unemployment Rate of Working Age Population (16 years and over)



Figure 13. Unemployment Rate of Working Age Population. ESD County Data Tables.

*Age*

Whitman County's population, due to the demographic influence of Washington State University, leans toward a younger population. This is certainly the case within Pullman. However, within the rural areas the age increases to an older demographic, albeit slightly. Whitman County is a younger-aged county compared with Washington State as a whole. (ESD WA)

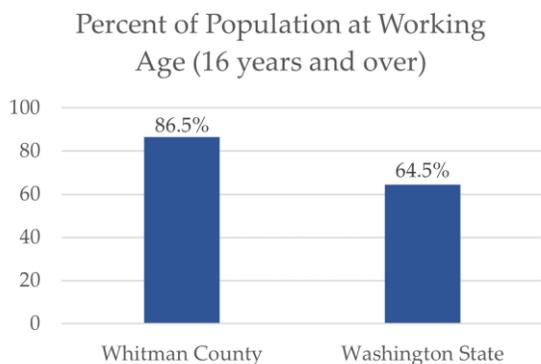


Figure 14. Working Age Population of Whitman County, 2019. ESD County Data Tables.

**Wages**

The median income in Whitman County between 2015 and 2019 was \$42,745, well below the state’s median income of \$73,775. The median hourly wage in 2019 was \$23.60, which is more than the state’s median hourly wage of \$23.14 (less King County).

The highest earners in Whitman County include professional and technical services, government, and wholesale trade. (ESD WA)

Average Annual Wage in Top-Earning Industries (2019)	
Government	\$59,520
Wholesale Trade	\$57,522
Professional & Technical Services	\$62,355

Figure 15: Average Annual Wages in Top-Earning Industries (E)

**Educational Attainment**

Whitman County has a higher educational attainment rate than compared with the state. Between 2014 and 2018, 95.2 percent over the age of 25 have a high school

diploma, compared to 91.1 percent statewide. Those who have a bachelor’s degree or higher include an estimated 49.5% of the County population, compared to 34.3% statewide. (U.S. Census Bureau QuickFacts)

Percent of Population with Higher Education (2014 – 2018)		
	High School Diploma	Bachelor’s Degree or Higher
Whitman County	95.2%	49.5%
Washington State	91.1%	34.3%

Figure 16: Percent of Population with Higher Education (US Census Bureau)

**Economic Sectors in Whitman County**

**Agriculture**

The largest economic sector by dollar value in Whitman County is agriculture. The dominant crops in Whitman County include wheat, chickpeas, barley, and lentils, which together make up over 730,000 acres countywide, and the County ranks number one in the state for market value of products sold in this category. Whitman County is also a contributor in sales of livestock, including hogs and pigs, sheep, goats, wool, mohair, and milk (2017 USDA Census of Agriculture, County Profile).

**Natural Resources**

Due to the dominance of agriculture, Whitman County has a finite amount of non-agricultural natural resources. However,

these are critical to the local economy. Agencies, including the State, Whitman County, and local conservation districts, ensure that these important resources are protected. Sand, gravel and other rock and mineral extraction quarry operations have been continually operating for many years, some for decades. Whitman County also reviews and approves new applications for new quarries.

*Education and Government*

Washington State University, located within the city limits of Pullman, is the largest employer in Whitman County. This institution alone contributes not only to the immediate Pullman economy, but also countywide. Local schools are also located throughout the County and provide many jobs.

State, county, and local governments also make up a large portion of jobs in Whitman County. The jobs at these employers’ help operate and maintain facilities and resources, roads, parks and facilities, and public infrastructure.

*Other (Manufacturing, Industrial, and Service-Based Jobs)*

Whitman County supports many other jobs, particularly in the manufacturing, industrial and service industries. The Port of Whitman operates the Business Air Center, located outside of Colfax, the Pullman Industrial Park, three ports located along the Snake River (Almota, Central Ferry, and Wilma), as well as Boyer Park and Marina. Also, within the unincorporated areas of the County, particularly within the urban growth area of

Pullman and along the Moscow-Pullman corridor, there are dozens of small to medium-sized businesses. Businesses related to service sectors (retail, hotels, restaurants), health care and medical, and other small businesses and cottage industries are scattered throughout the County including in the small unincorporated communities.

*Tax Sharing District with City of Pullman*

Whitman County and the City of Pullman entered into a tax sharing agreement (effective June 29, 2015) which established a mutual agreement between Whitman County and Pullman to promote business growth in the unincorporated areas around Pullman. The agreement establishes an equal split of the sales tax generated from new development. Much of the tax sharing area defined in the agreement extends east from the Pullman City limits along both sides of the Pullman-Moscow Highway (SR 270) corridor to the Idaho state line. Under the agreement, retail sales tax allocated to local agencies (1 percent of the total 7.8 percent) would be equally split between the City and County, with a small portion of the money reserved to help pay for future infrastructure needs in the area for the two entities. The agreement expires in 2050, unless extended by both parties.

*Whitman County Economic Development Partnerships*

This economic development element primarily focuses on the County’s role in identifying and promoting business

development opportunities. However, it is important to mention the variety of agencies, organizations and government bodies that help foster business development in Whitman County. These agencies, while serving their own specific goals, offer the opportunity to partner on countywide and regional efforts for job creation, business development and business retention.

*Port of Whitman County*

Established in 1958, the Port of Whitman County (PWC) is a port authority operating as an independent government body run by elected commissioners with a mission to “improve the quality of life for all citizens of Whitman County. The Port of Whitman County is a leader in the development of industrial real estate and dark fiber optic infrastructure in Whitman County. In tandem with its infrastructure development, the Port also supports multi-modal transportation, business recruitment and retention and partners with other economic development agencies in the county for the benefit of all Whitman County residents. The Port owns three Snake River water ports: Wilma, Almota, and Central Ferry. In addition, the Port owns the Pullman Industrial Park as well as the Port of Whitman Business Air Center which includes a general aviation airport along with an adjacent industrial park. The Port also supports on-water recreation and manages Boyer Park and Marina on the Snake River which includes a campground, a marina and pedestrian & bike trail.

The Port of Whitman County port sites and

projects account for 5,369 direct and indirect jobs and \$1.352 billion in output – 20% of County jobs, 31% of County output, 25% total compensation and 23% of gross regional product. Businesses associated with Port activities create \$21,389,608 in fiscal tax contributions annually. For every \$1.00 in port spending a property tax return of \$6.18 is realized.

*Southeast Washington Economic Development Association (SEWEDA)*

The Southeast Washington Economic Development Association (SEWEDA) is a regional economic development association that covers a four-county area of southeast Washington (Asotin, Columbia, Garfield, and Whitman). The goal of SEWEDA is to “create a more prosperous, successful, diversified and sustainable region within Southeast Washington by providing leadership and resources for the success of future businesses.” This is achieved by providing the following services:

- Local Business Support (Retention & Expansion Services)
- Business Attraction & Site Location Assistance
- Financial & Incentive Guidance
- Entrepreneurial Support
- Business/Workforce Training & Education
- Community Development Assistance

In addition to the above referenced goals and services, SEWEDA also has developed the 2018-2023 Comprehensive Economic

Development Strategy (CEDs) which provides several goals, strategies, and actions to create jobs, diversify the economy, and improve the quality of life.

*Palouse Knowledge Corridor*

The Palouse Knowledge Corridor, a research partnership between Washington State University (WSU) and University of Idaho, is a regional economic development organization that focuses regional coordination to attract, retain and development talent and business across state lines. It is through this joint effort that new businesses in the agriculture, health, Robotic, Electronic, and Computer Technologies (REC-Tech) and other high technology sectors are supported to promote economic growth and prosperity in the Palouse region.

*Washington SBDC Pullman Center*

The Washington Small Business Development Center (SBDC) is a partnership between the U.S. Small Business Administration (SBA) and Washington State University (WSU) that is managed by the Innovation and Research Engagement team. The SBDC houses a network of small business advisors that provide confidential client-focused services to stabilize, support and grow small business in Washington State. With over twenty-five advisors working in communities throughout the state, the WSU-SBDC collaboration provides meaningful local impact for our local stakeholders and community partners.

SBDC advisors provide one-on-one, confidential, no-cost advising on all phases of small business development and are

often co-located with economic development specialists in community colleges, economic development agencies or government agencies. Other services of the SBDC include no cost or low-cost workshops on a variety of business topics and customized market research services.

The Washington SBDC, a member of the national America’s SBDC program, is governed by a cooperative agreement between WSU, which is the statewide host of the program, and the U.S. Small Business Administration (SBA).

*WorkSource*

WorkSource offices are a partnership of state, local and non-profit agencies that deliver a wide array of employment and training services for both job seekers and employers in Washington State. The Pullman office of WorkSource provides services to the Palouse and southeast Washington State.

*Washington State Department of Commerce*

The Washington State Department of Commerce is the lead state agency that enhances and promotes sustainable community and economic vitality throughout the state. Connecting businesses, local governments, tribes, and community-based organizations, the Department of Commerce supports the Governor’s priorities, provides funding for economic development projects across the state and seeks to achieve shared goals and economic objectives for the people of Washington State.

*Local Chambers of Commerce*

The various chambers of commerce of the Palouse region play a key role in supporting and promoting the interests of the local business community. Local chambers of commerce in Whitman County include Colfax, Palouse, Pullman, and Tekoa.

*Cities of Colfax and Pullman*

The cities of Colfax and Pullman, the two largest communities and primary job centers within Whitman County, play a key role in providing services to citizens within the Palouse region. Colfax is the Whitman County Seat. Pullman, the largest city in Whitman County, is home of Washington State University and is the largest job and retail center in the County.

Whitman County Economic Development Challenges & Opportunities

Apart from the cities of Pullman and Colfax, both of which operate as their own jurisdictions, Whitman County is largely rural, consisting of small rural towns, agricultural and resource lands, and other natural open space and waterways. While this remoteness poses many challenges for Whitman County, it presents opportunities that set the County apart from some of its neighboring rural counties.

In their 2018-2023 Comprehensive Economic Development Strategy, SEWEDA conducted a SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats). This document takes a more comprehensive look at the four-county region. The items listed below are more focused toward Whitman

County itself but are not intended to be an all-inclusive list. There are certainly many more than are provided here.

*Challenges*

Agriculturally-based economy – As stated earlier, the Palouse region is one of the most fertile and productive agricultural regions of the country. While this is certainly important to not only the local economy but also the statewide economy, this narrow focus and lack of diversification has created challenges during periods of economic challenges. Limited zoning for other industries may also contribute to this.

Little to no population growth – As observed in the statistics provided in the Land Use Element, unincorporated areas of Whitman County have experienced very little population growth. Not surprisingly, most of the County’s growth has been experienced within Pullman’s city limits. And even so, this growth has been limited as compared to other parts of eastern Washington. Low population growth typically means lack of employment opportunities, particularly within the rural areas of the County. Job availability is, therefore, often limited to incorporated areas. While jobs available to County residents are beneficial, this does not directly benefit the tax base to the County.

Slow decline job availability/job losses – Because of the effects of a national or global economic downturn such as the Great Recession of 2007-2009, or because of the overall low diversity of jobs, rural counties such as Whitman County tend to be more affected by economic shifts. When

these economic changes affect the agricultural industry, this has an indirect impact to other job sectors within the County such as trades and services. Depending on the severity of the economic impacts, this may reduce job availability or may even lead to temporary or permanent job losses in these sectors. Recovery from these downturns may take longer in rural communities compared with their larger counterparts.

Aging population in rural areas – While the overall age of Whitman County remains relatively consistent, in part due to the growth of Washington State University, demographics in the rural areas of the County point to an aging population. This is likely due to a workforce that is either shrinking due to lack of jobs and retirees who choose to live in the rural areas.

Lack of affordable non-farm housing in rural areas – With the lack of affordable non-farm housing in the County, this may limit new or expanded job growth in rural areas. Many workers may need to travel long-distances to reach housing that is within budget, some even choosing to locate outside the County where housing is more plentiful and affordable.

Lack of public/private infrastructure in rural areas – The limited availability of water, sewer, fiber optic/high speed internet, and in some cases paved roadways, makes some areas of the County very limited in the amount of growth that can occur. Not only does this impact commercial development and job growth, but also residential growth. These infrastructure limitations play a

significant role in future development opportunities.

*Opportunities*

Increasingly educated population/additional job growth – Whitman County is fortunate to be the home of Washington State University (WSU) (within Pullman city limits). As a result, the available workforce population of Whitman County tends to be more highly educated versus other rural communities that do not have a major university, let alone a higher education institution. And while the university is located within Pullman itself, the effects that a “college town” brings to unincorporated areas outside of Pullman are certainly recognizable.

Expand engineering, manufacturing, and light-industrial sectors – With the growth of Pullman, the growth of WSU and the University of Idaho in nearby Moscow, Idaho, and the economic impact that these two universities bring to the region, there is an increasing number of jobs in the engineering, manufacturing, and technology sectors. While most, if not all, of these jobs are currently located in Pullman, there may be future opportunities to promote and expand engineering, manufacturing, technology, and other similar jobs to be located outside city limits.

Growth of the Pullman-Moscow Highway Corridor – The Pullman-Moscow Highway (SR 270) has seen some commercial and industrial development over the last two decades, particularly in the retail/sales (auto/RVs) sector and industrial services (paving, sand/rock, concrete). As one of the

only unincorporated commercial and industrial centers available in Whitman County, it is vital that continued business and employment opportunities exist along this corridor as a way to ensure the one of the County's primary tax and employment areas stays intact.

Access to outdoor recreation and cultural opportunities – The Palouse and southeast Washington is arguably one of most geologically and geographically unique regions of northwest. It is this natural beauty that attracts many tourists and full-time residents. Easy access to the variety of outdoor amenities makes Whitman County a desirable place to live, work and play, and can play a role in economic development. Quality of life, including indoor and outdoor activities, helps retain existing residents and students, as well as attract new job seekers who wish to call the Palouse region their new home.

Strong sense of community & resiliency – Rural counties and communities often have an appreciation of local history and a very strong sense of community. Whitman County and the communities throughout the County are no exception to this rule. Residents of rural communities often have demonstrated resilience and strength through economic downturns, natural disasters, and demographic shifts. It is this resiliency that helps strengthen local communities and not only maintaining but improving quality of life.

Expansion of renewable energy – Renewable energy sources, such as hydroelectric and wind-power, are two methods to promote sustainability and address climate change. With two universities and their ongoing research in renewable energy, this not only benefits local economies through cleaner air and lower utility costs, but also promotes business expansion in these fields. This leads to new job opportunities while also supporting existing landowners through the siting of facilities on their property, such as wind farms.



*Port of Whitman Boyer Park and Marina. Source: Port of Whitman*

**Goals & Policies**

The following framework goals and economic development goals and policies are not listed in any specific order or priorities but should be considered equally.

**FRAMEWORK GOAL – SUPPORT LOCAL BUSINESS AND COUNTYWIDE ECONOMIC GROWTH**

Develop an approach that supports local business while also supporting countywide economic growth through partnerships and collaboration with business, civic and government leaders.

**GOAL ED-1 – IDENTIFY OPPORTUNITIES FOR DIVERSIFICATION OF THE COUNTY’S ECONOMIC BASE AND ENHANCEMENT OF LONG-TERM ECONOMIC STABILITY FOR CITIES, TOWNS AND THE COUNTY.**

Policy ED-1.1 – Coordinate with Whitman County’s Associate Development Organization (ADO), incorporated cities and towns, Port of Whitman County, local chambers of commerce, private business, and other economic development partners and citizen groups to explore and prepare strategies that promote economic growth and development in Whitman County.

Policy ED-1.2 – Support the Port of Whitman County with their efforts to diversify, expand, and support existing trade, manufacturing, telecommunication, and other services within and beyond the County’s borders.

Policy ED-1.3 – Pursue grant funding, technical assistance, or other available options from federal, state, and local agencies that help support the County and local agencies to coordinate and plan for long-term, sustainable economic development.

**GOAL ED-2 – RETAIN WHITMAN COUNTY’S EXISTING BUSINESSES AND INDUSTRIES.**

Policy ED-2.1 – Support the retention of all existing businesses and industries to ensure the future economic health and prosperity of Whitman County.

Policy ED-2.2 – Identify all local, regional, and state resources that support business and job retention programs.

Policy ED-2.3 – Identify and resolve any County impediments to the retention/expansion of existing business in Whitman County.

**GOAL ED-3 – SUPPORT BUSINESS SECTORS THAT HELP CREATE A HEALTHY AND SUSTAINABLE ECONOMY IN WHITMAN COUNTY.**

Policy ED-3.1 – Support a wide variety of business sectors and leverage their strengths and advantages in promoting strong local economies. Sectors in Whitman County include, but are not limited to:

- Agriculture
- Education
- Telecommunications

- Technology/Manufacturing
- Health Care
- Natural Resources
- Port-related economic development
- Recreation
- Tourism
- Construction/Real Estate
- Home-based businesses

Policy ED-3.2 – Home-based business, with appropriate zoning controls, should be permitted within the County to promote innovative, low-cost, low-impact, and sustainable economic development.

Policy ED-3.3 – Support the local tourism and recreation industries by promoting the natural, historic, recreational, and cultural amenities that Whitman County and the Palouse region has to offer.

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**GOAL ED-4– PROMOTE THE NUMBER AND DIVERSITY OF BUSINESSES ALONG THE PULLMAN-MOSCOW CORRIDOR**

Policy ED-4.1 – Expand retail and wholesale business opportunities along the corridor that provide consistent and predictable tax revenue for the County.

Policy ED-4.2 – Explore business growth and expansion opportunities that limit impacts to adjacent agricultural uses along the corridor.

Policy ED-4.3 –Support mixed-use development that encourages more intensive and compact development, incorporating housing and commercial uses, specifically along the north side of the Pullman-Moscow corridor where water is available.

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**GOAL ED-5 – DEVELOPMENT OF RENEWABLE ENERGY FACILITIES TO CONTRIBUTE TO THE ECONOMIC HEALTH OF THE COUNTY.**

Policy ED-5.1 – Support the development and growth of renewable energy facilities (i.e., wind power, hydroelectric, solar power, geothermal) that foster economic prosperity (living wage jobs, revenue sources for rural landowners, increased tax base) and increasing the economic diversity of Whitman County.

Policy ED-5.2 – In partnership with other local and regional business partners, including City of Pullman, Washington State University, and Schweitzer Engineering Laboratories, help promote renewable energy technology and manufacturing opportunities in Whitman County.

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**GOAL ED-6 – ALLOW AND ENCOURAGE DEVELOPMENT OF COMPATIBLE BUSINESSES IN AGRICULTURAL AREAS TO SERVE FARMERS AS WELL AS TO DIVERSITY EMPLOYMENT OPPORTUNITIES IN THE REGION.**

Policy ED-6.1 – Encourage and identify creative, compatible, and beneficial use of resource lands other than agriculture to supplement the income of farm families. Such uses may include tourism, mining, quarrying, boating, hunting/fishing, recreation nursery, and renewable energy development.

Policy ED-6.2 – Encourage and support commercial growth in unincorporated rural communities that focuses on agriculturally-

supportive and tourist/traveler supporting businesses.



*Port of Wilma. Source: Port of Whitman*

# CHAPTER 6: ENVIRONMENTAL PROTECTION AND CLIMATE CHANGE

## Purpose

Designation of critical environmental resources (“critical areas”), and the promulgation of development regulations that protect these resources, is required of all counties and cities within those counties, even for partially planning counties, under the Growth Management Act. Whitman County is bordered by a major river, the Snake, but overall, the County does not have spatially abundant wetlands, streams, or other types of critical areas. Nevertheless, with its steep hills and valleys and winding streams, Whitman County’s environmental resources provide essential services and habitat.

Additionally, with its reliance on dryland agriculture and low to moderate rainfall, Whitman County is vulnerable to the effects of climate change and can take important policy steps to support actions to mitigate climate change.

## Introduction

Whitman County updated its Critical Areas regulations in Title 9 of the Whitman County Code in April of 2019 (Ord. No. 81462). This update incorporated the latest best available science, including wetland buffers based on category and habitat score rather than overall score. Critical areas can be defined in Whitman County Code 19.03.175 as areas and ecosystems including wetlands, areas with a critical recharging effect on

aquifers used for potable water (critical aquifer recharge areas), fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

## Findings

### Designation of Critical Areas

Whitman County has designated the following critical areas and associated development regulations. These designations, and their regulations under Whitman County Code Title 9, constitute compliance with RCW 36.70A.050 and 36.70A.060.

#### *Wetlands*

Whitman County has adopted critical areas regulations based on the best available science. These regulations protect wetlands of Category I through Category IV and assign wetland buffers based on category and habitat score. Wetlands are regulated in Chapter 9.05.1100 of the Whitman County Code.

#### *Critical aquifer recharge areas*

Different types of critical aquifer recharge areas, or CARAs, include wellhead protection areas, sole source protection aquifers, susceptible groundwater management areas, special protection areas per WAC 173-200-090, and moderately, highly vulnerable, or highly susceptible aquifer recharge areas. CARAs are rated as having high, moderate, or low susceptibility

## ENVIRONMENTAL PROTECTION AND CLIMATE CHANGE

based on soil permeability, geologic matrix, infiltration, and depth to water as determined by the Department of Ecology. CARAs are regulated in Chapter 9.05.1300 of the Whitman County Code.

### *Fish and wildlife habitat conservation areas*

Whitman County has adopted the following fish and wildlife habitat conservation areas for designation as critical areas:

- Areas with which state or federally designated endangered, threatened, and sensitive species have a primary association.
- State priority habitats and areas associated with state priority species.
- Habitats and Species of Local Importance. Areas legislatively designated and mapped by the County because of unusual or unique habitat warranting protection due to their population status or sensitivity to habitat manipulation. Habitats may include a seasonal range or habitat element with which a species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term.
- Naturally Occurring Ponds under Twenty Acres. Naturally occurring ponds are those ponds under twenty (20) acres and their submerged aquatic beds that provide fish or wildlife habitat, including those

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artificial ponds intentionally created from dry areas in order to mitigate impacts to ponds. Naturally occurring ponds do not include ponds deliberately designed and created from dry sites, such as canals, detention facilities, wastewater treatment facilities, farm ponds, temporary construction ponds, and landscape amenities, unless such artificial ponds were intentionally created for mitigation.

- Waters of the State. Waters of the state include lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the State of Washington, as classified in WAC 222-16-031 (or WAC 222-16-030 depending on classification used).
- Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity.
- State Natural Area Preserves and Natural Resource Conservation Areas. Natural area preserves and natural resource conservation areas are defined, established, and managed by the Washington State Department of Natural Resources.
- Areas of Rare Plant Species and High-Quality Ecosystems. Areas of rare plant species and high-quality ecosystems are identified by the Washington State Department of Natural Resources through the

# ENVIRONMENTAL PROTECTION AND CLIMATE CHANGE

Natural Heritage Program and Washington State Department of Fish and Wildlife Priority Habitat and Species (PHS) List.

- Land useful or essential for preserving connections between habitat blocks and open spaces.

Fish and wildlife habitat conservation areas are regulated by Whitman County Code 9.05.1200.

## *Frequently flooded areas*

Whitman County has adopted flood hazard overlay zoning based on the Flood Insurance Study and Flood Insurance Rate Maps (FIRM) from the Federal Emergency Management Agency (FEMA) as amended. This meets the requirement of the federal government for the County's eligibility for the National Flood Insurance Program.

Frequently flooded areas are regulated by Whitman County Code 9.05.1500.

## *Geologically hazardous areas*

Whitman County has designated the following geologically hazardous areas and promulgated development regulations to minimize hazards to the public from these environmental features:

- Erosion Hazard Areas. These are areas identified by the Natural Resources Conservation Service as having moderate to severe, severe, or very severe rill and inter-rill erosion hazard.
- Landslide Hazard Areas. These are areas potentially subject to

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landslides based on a combination of geologic, topographic, and hydrologic factors.

- Seismic Hazard Areas. These are areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, liquefaction, lateral spreading, or surface faulting.
- Other hazard areas as determined by the County Planner, including mass wasting, debris flows, rock falls, and differential settlement.

Geologically hazardous areas are regulated under Whitman County Code 9.05.1400.

## Climate Change

Whitman County supports several policies aimed at elements of climate change. The County has created development regulations and a permitting pathway for commercial-scale wind facilities, small wind energy generators, electric vehicle charging infrastructure, and more.

This is important for Whitman County because its dominant industry, agriculture, is dependent on adequate rainfall for the dryland cultivation of crops like wheat and lentils. Disruptions or large fluctuations in total amount or distribution of rainfall could negatively impact crop yields. Furthermore, increased frequency or intensity of heavy rain events, particularly in late winter and early spring before crops are planted, could lead to increased erosion and topsoil loss as well as increasingly dangerous and damaging flood events.

## ENVIRONMENTAL PROTECTION AND CLIMATE CHANGE

Washington’s renewable energy portfolio standards require the generation of renewable energy. Renewable energy facilities use a natural resource without depleting it, create economic benefits, offer additional sources of revenue to local landowners, increase tax revenues, and are compatible with existing land use policies and goals in the region.

### Goals

The following Framework Goal relates to the Environmental Protection and Climate Change Element.

#### **FRAMEWORK GOAL – PROTECT ENVIRONMENTAL QUALITY AND RESPOND TO CLIMATE CHANGE**

Anticipate and respond to impacts related to climate change by adopting land use strategies that foster the protection of clean air and water, fish and wildlife habitats, and healthy/productive ecosystems.

#### **GOAL EP-1 – MAINTAIN OR IMPROVE AIR AND WATER QUALITY.**

Policy EP-1.1 – The County should strive to adopt land use policies that are consistent with air and water quality requirements of both state and federal law.

#### **GOAL EP-2 – PRESERVE AND MITIGATE IMPACTS TO CRITICAL ENVIRONMENTAL AREAS WHERE DESIGNATED.**

Policy EP-2.1 – The County relies on the Voluntary Stewardship Program (VSP) to

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assist landowners in agricultural areas in protecting environmental resources found on their land. This in turn requires that special attention be given to critical sites within non-agricultural areas. The County’s development regulations should be evaluated regularly to ensure they are meeting the goal of minimizing degradation and preserving critical environmental features.

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#### **Goal EP-3: Use best available science to guide and regularly update development regulations.**

Policy EP-3.1 – The County should coordinate with, and monitor guidance produced by, state and federal agencies that could affect how up to date the County’s development regulations are.

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#### **Goal CC-1: Encourage the development of long-term, sustainable, and renewable energy generation within Whitman County.**

Policy CC-1.1 – The County should ensure that development regulations related to facilities and utilities allow for and encourage upgrades to the electric grid, including battery storage and pumped storage hydroelectricity (PSH) where appropriate, that are key to developing sustainable renewable energy generation in Whitman County.

**Goal CC-2: Encourage rapid build-out of electric vehicle infrastructure.**

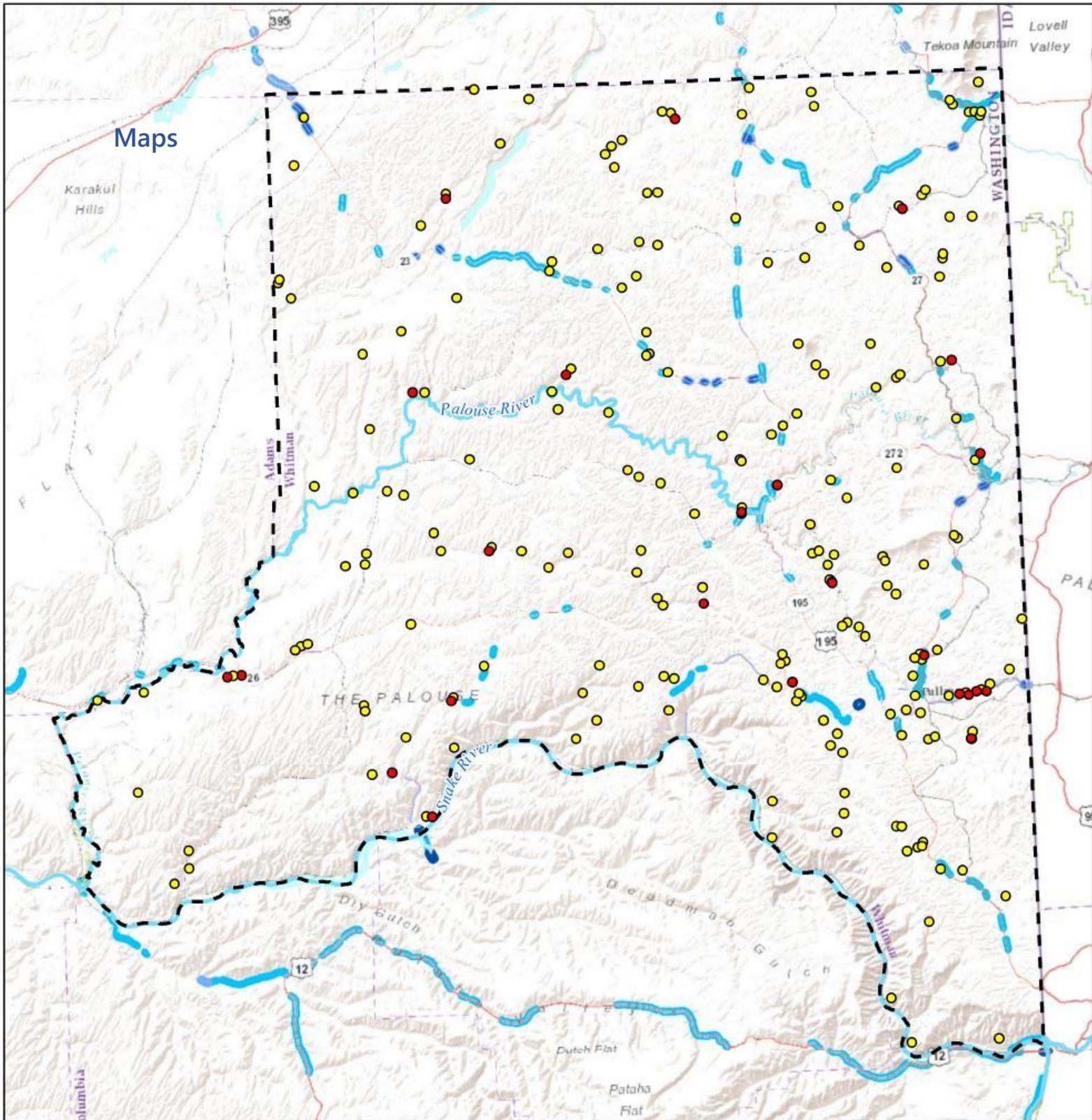
Policy CC-2.1 – The County should work with cities, the Port of Whitman County, Washington State University, and other private partners to coordinate build-out of electric vehicle charging stations at institutional property county-wide.

Policy CC-2.2 – The County should consider replacing aging vehicles with electric vehicles when appropriate and cost-effective.

---

**Goal CC-3: Encourage multimodal transportation.**

Policy CC-3.1 – The County should work with jurisdictions and community partners to appropriately site trails and paths where appropriate to encourage travel by ways other than private automobile.



Maps

# Whitman County Critical Areas and Natural Resources

Map 8



## Legend

- |                        |         |                         |        |
|------------------------|---------|-------------------------|--------|
| Stream/River           | Wetland | Whitman County Boundary | Quarry |
| Channel Migration Zone | Lake    | Mine                    |        |



Data Sources:  
 Mine and Quarry data from Whitman County CAD layer data  
 Critical Areas Data from WA State DNR

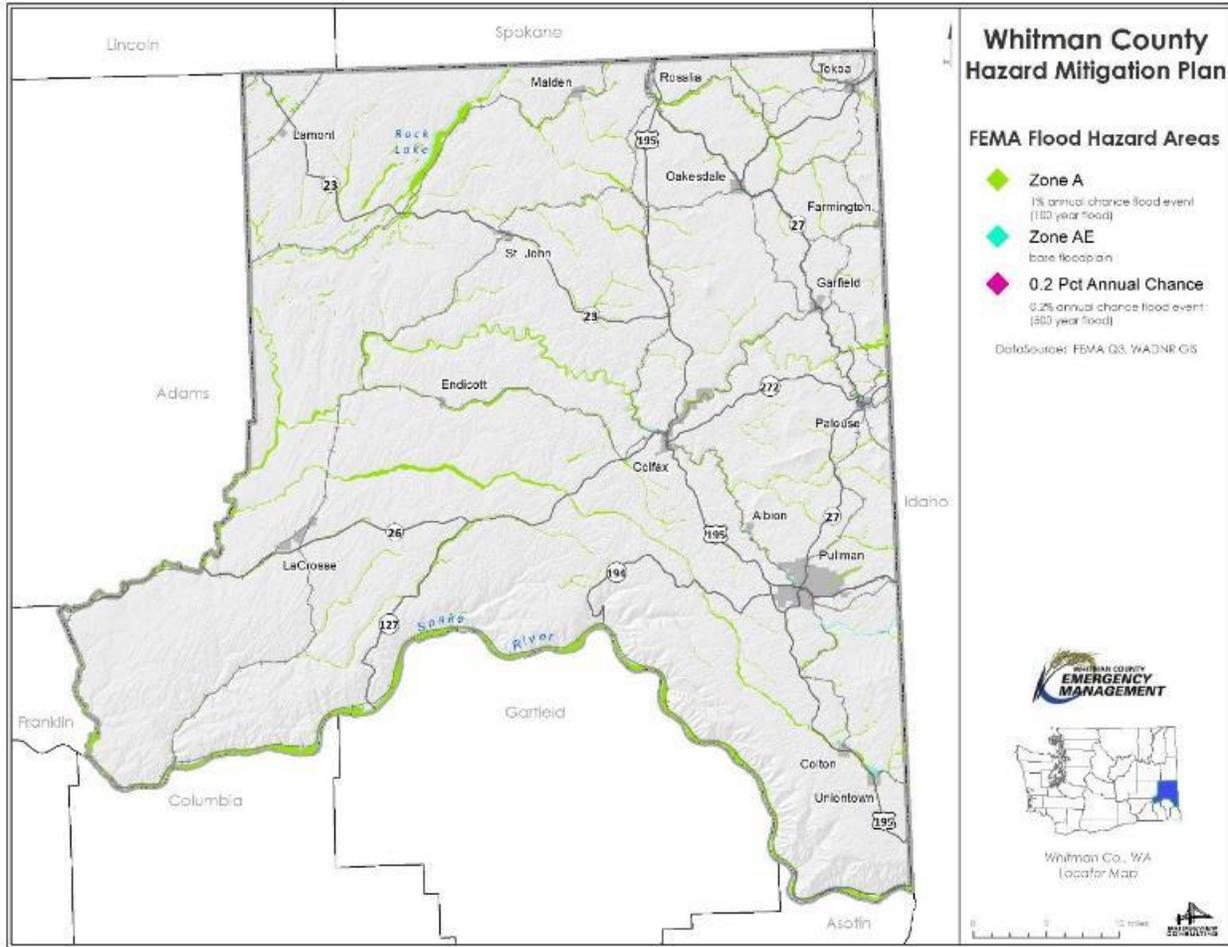


Figure 8-1. FEMA Flood Hazard Areas

# CHAPTER 7: FACILITIES AND UTILITIES

## ELEMENT

### Purpose

The purpose of the Facilities and Utilities Element is to identify public and private utilities, including transmissions lines, highways, major transportation facilities such as airports, solid waste facilities, reservoirs and water-related projects, and similar state and federally initiated projects. While not publicly owned, this Element also includes privately-owned telecommunications facilities, all of which serve Whitman County's businesses and the public.

### Introduction

Whitman County residents rely on facilities and services that support and enhance their quality of life. Services, facilities, and utilities include public buildings, public safety protection, electric, water, and sewer services. Even though Whitman County's growth is slower than other surrounding counties, it is essential that planning efforts coordinate, identify and locate services and facilities in a manner that is consistent with the vision of the community.

Identifying locations where utilities and facilities are, or should be located, as well as identifying current and future service needs, consistent with land use designations and development patterns will assist the County in developing in an orderly fashion, protect natural resources and conserve Whitman County's financial resources.

### Findings

In this element, facilities and utilities as noted will be described. However, transportation, parks, and recreation facilities are described in those elements.

### County Buildings

Whitman County operates and maintains several facilities located throughout the County. These include:

- Whitman County Courthouse and Administration – Colfax
- Public Services Building - Colfax
- Sheriff's Office – Colfax
- Jail Facility – Colfax
- Information Technology Facility - Colfax
- Whitman County Road Shops – located throughout the County to support maintenance and winter operations
- WHITCOM Regional 911 center – Pullman
- Various communication tower sites throughout the County for Sheriff, fire, EMS, and road departments
- Public Health Facility – Pullman
- Solid Waste Facility – near Pullman
- Miscellaneous parks buildings and restroom facilities

## Public Safety

Whitman County Sherriff’s Office provides law enforcement to all unincorporated areas of Whitman County.

Fire protection services are provided throughout all unincorporated areas of the County by fourteen fire protection districts. Each fire district provides fire protection (wildland and structural), EMS, and are operated largely by dedicated community volunteers.

## Water/Sewer

Throughout the majority of unincorporated Whitman County, water and sewer are provided by on-site wells and on-site sewage disposal. Only those areas that are located within incorporated municipalities receive urban water and sewer services. All on-site systems in the unincorporated areas are reviewed and approved by Whitman County Environmental Health.

## Solid Waste

The Whitman County Solid Waste Landfill and Transfer Station, located north of Pullman, manages the County’s solid waste and recyclable materials. This facility serves all residents of the County through local waste haulers, contractors, and self-hauling residents. Commercial haulers currently providing services in Whitman County include Carroll & Naslund Disposal Service, Pullman Disposal Service, Empire Disposal, Sunshine Disposal, Town of Garfield, and Ada-Lin Waste Systems.

## Parks, Trails and Public Open Spaces

Whitman County owns and operates several parks, trails, and open spaces throughout the County. These are described in detail in the Parks, Recreation and Trails Element.

## Transportation Facilities

Whitman County is served by a variety of transportation facilities, including state highways (US 195, SR 26, and others). The County is responsible for over 1,900-plus miles of roads and over three hundred bridges. The County is also responsible for hundreds of culverts throughout the County. Each of these facilities are regularly inspected, maintained, and occasionally replaced. The Transportation Element provides a more detailed description of each of these roadways.

## Electricity and Gas

The majority of Whitman County is served by either Avista Utilities or Inland Power and Light Company. Energy sources include hydropower, wind power, solar, biomass, and natural gas.

## Telecommunications/Cable & Satellite TV/Internet

Whitman County is served by several telecommunications providers. These include AT&T, CenturyLink, Colfax Cable, Spectrum Cable, DIRECTV, DISH Network, Frontier DSL, HughesNet, First Step Internet, Ziplly Fiber, Viasat, St. John Telephone and Pioneer Telephone. All major cell phone wireless carriers provide services throughout

Whitman County, including AT&T, Verizon, T-Mobile, and other smaller providers.

Whitman County also owns and operates various other communication equipment such as Public Safety and Public Works Department radio towers with antennas and repeaters.

Because the telecommunications and cable/satellite industries undergo constant changes, the above list and number of actual providers regularly changes as well.

## Goals and Policies

The following Facilities and Utilities framework goals and policies are not listed in any specific order or priorities but should be considered equally.

### FRAMEWORK GOAL – PROTECTION OF PRIVATE PROPERTY RIGHTS

All policies and decisions made by the County, and as guided by the Comprehensive Plan, will strive to protect fundamental private property rights of individuals, and ensure that Whitman County land use policies and regulations balance the private property rights of all landowners to the degree possible.

### FRAMEWORK GOAL – ENHANCE COUNTYWIDE SERVICES

Through innovative approaches, interagency coordination, and responsible fiscal policy, provide effective, supportive, and well-planned services to residents across the County.

### FRAMEWORK GOAL – EFFECTIVE LAND USE PLANNING

Develop countywide goals and policies that promote effective and consistent land use decisions that are responsive to local growth but also protect the unique character of Whitman County.

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#### **GOAL F-1 – ACHIEVE AND MAINTAIN QUALITY OF LIFE AND VISION FOR WHITMAN COUNTY THROUGH PLANNED PROVISION OF FACILITIES AND UTILITIES BY THE COUNTY OR OTHER PUBLIC AND PRIVATE ENTITIES**

Policy F-1.1 – Develop an inventory of existing facilities owned or operated by the County and owned or operated by non-county public entities. The inventory and all other associated information should eventually be maintained on the County’s geographic information system (GIS) for public access.

---

#### **GOAL F-2 – SITE FACILITIES AND UTILITIES CONSISTENT WITH THE POLICES OF THE LAND USE ELEMENT.**

Policy F-2.1 – Future expansion to facilities and utilities that serve the needs of residents and businesses in Whitman County should be considered within the context of the Comprehensive Plan.

Policy F-2.2 – Adopt and maintain development regulations that ensure the siting of public and private facilities and utilities is consistent with the Land Use Element, as well as siting criteria jointly

established by the County and the City of Pullman.

Policy F-2.3 – All major facilities construction, whether by state/federal governmental agencies, public or private utilities, should serve needs which are consistent with the environmental, social, and economic characteristics of the region, small towns, and family farms.

---

**GOAL F-3 – ENSURE THAT FACILITIES AND UTILITIES ARE ADEQUATE TO SUPPORT EXISTING AND FUTURE DEVELOPMENT THROUGHOUT WHITMAN COUNTY**

Policy F-3.1 – Prior to approval of any land development, verify that adequate facilities and utilities are available.

Policy F-3.2 – Increased infrastructure needs triggered by future development proposals should be financed by the developer where practicable.

Policy F-3.3 – Collaborate with City of Pullman to promote the extension of urban infrastructure and services to commercial and industrial lands within the Joint Planning Area Committee (JPAC) Tax Sharing Agreement Area.

Policy F-3.4 – Whitman County should promote effective and ongoing collaboration and communication between incorporated towns and other agencies to improve services, facilities, and utility services.

Policy F-3.5 – Coordinate long-range planning efforts with both public and private service providers to ensure sufficient infrastructure capacity for future needs.

---

**GOAL F-4 – CONSTRUCTION OF MAJOR FACILITIES INITIATED BY STATE OR FEDERAL GOVERNMENT SHOULD BE DESIGNED TO MINIMIZE IRREVERSIBLE USE OF AGRICULTURAL LANDS, AND TO MINIMIZE IMPACTS ON FARM AND RANCH OPERATIONS**

Policy F-4.1 – Monitor plans and proposals of state and federal agencies for potential impacts to property.

Policy F-4.2 – Consider a permitting process for the siting of essential public facilities within Whitman County.

---

**GOAL F-5 – FACILITIES CONSTRUCTED TO SERVE ENERGY NEEDS SHOULD BE LOCATED SO AS TO MINIMIZE IMPACTS ON ADJACENT LAND USES, INCLUDING AGRICULTURAL AND RESIDENTIAL LAND USE**

Policy F-5.1 – Design of facilities near residential land use should incorporate measures to minimize visual, noise, light, and traffic impacts.

Policy F-5.2 – Facilities proposed next to agricultural croplands should incorporate measures to minimize impacts on farm access and practices.

Policy F-5.3 – Sites proposed for facilities should represent the best feasible location

to minimize impacts on other land use, given constraints of land availability and costs.

Policy F- 5.4 – Require consolidation of antenna and other transmission equipment where feasible (i.e., utility poles, cables, trenching placement) to minimize adverse aesthetic and environmental impacts.

---

**GOAL F-6 – ENCOURAGE WATER SYSTEM PLANNING TO PROMOTE EFFICIENT SERVICE, PROTECT THE NATURAL RESOURCES AND ENSURE ORDERLY PHYSICAL DEVELOPMENT IN WHITMAN COUNTY.**

Policy F-6.1 – Encourage public and private water purveyors to implement measurable water conservation practices.

---

**GOAL F-7 – ENCOURAGE THE MAINTENANCE AND IMPROVEMENTS OF EXISTING AND FUTURE COMMUNICATION SYSTEM(S) TO A LEVEL ADEQUATE TO SERVE THE NEEDS OF THE COUNTY**

Policy F-7.1 – Promote the widespread availability of communications, broadband internet access, and similar technologies in cooperation with other public and private entities, to facilitate communication among members of the public, public institutions, and private businesses.

Policy F-7.2 – Opportunities to enhance and promote communications technology within Whitman County that support existing businesses and industrial users, strengthen

its competitive edge in recruiting new business, and supporting existing and future residents should be considered a priority.



*Source: Southeast Washington Economic Development Association (SEWEDA)*

## Appendix A: Maps

### Land Use, Natural Resources, and Agricultural Conservation

[Map 1](#): Agricultural Land Uses

[Map 2](#): Pullman-Area Zoning

[Map 3](#): Critical Areas and Natural Resources

[Map 4](#): Prime Farmland and Farmland of Statewide Importance

### Transportation

[Map 5](#): Road Transportation and Ports

[Map 6](#): Railroad Network

### Parks, Trails, and Recreation

[Map 7](#): Parks, Trails, and Recreation

### Environmental Protection and Climate Change

[Map 8](#): Critical Areas and Natural Resources (also located in Land Use chapter)

[Map 9](#): FEMA Flood Hazard Areas

Lincoln County

Spokane County

Adams County

IDAHO

Garfield County

Columbia County

Asotin County

# Whitman County Agricultural Land Uses

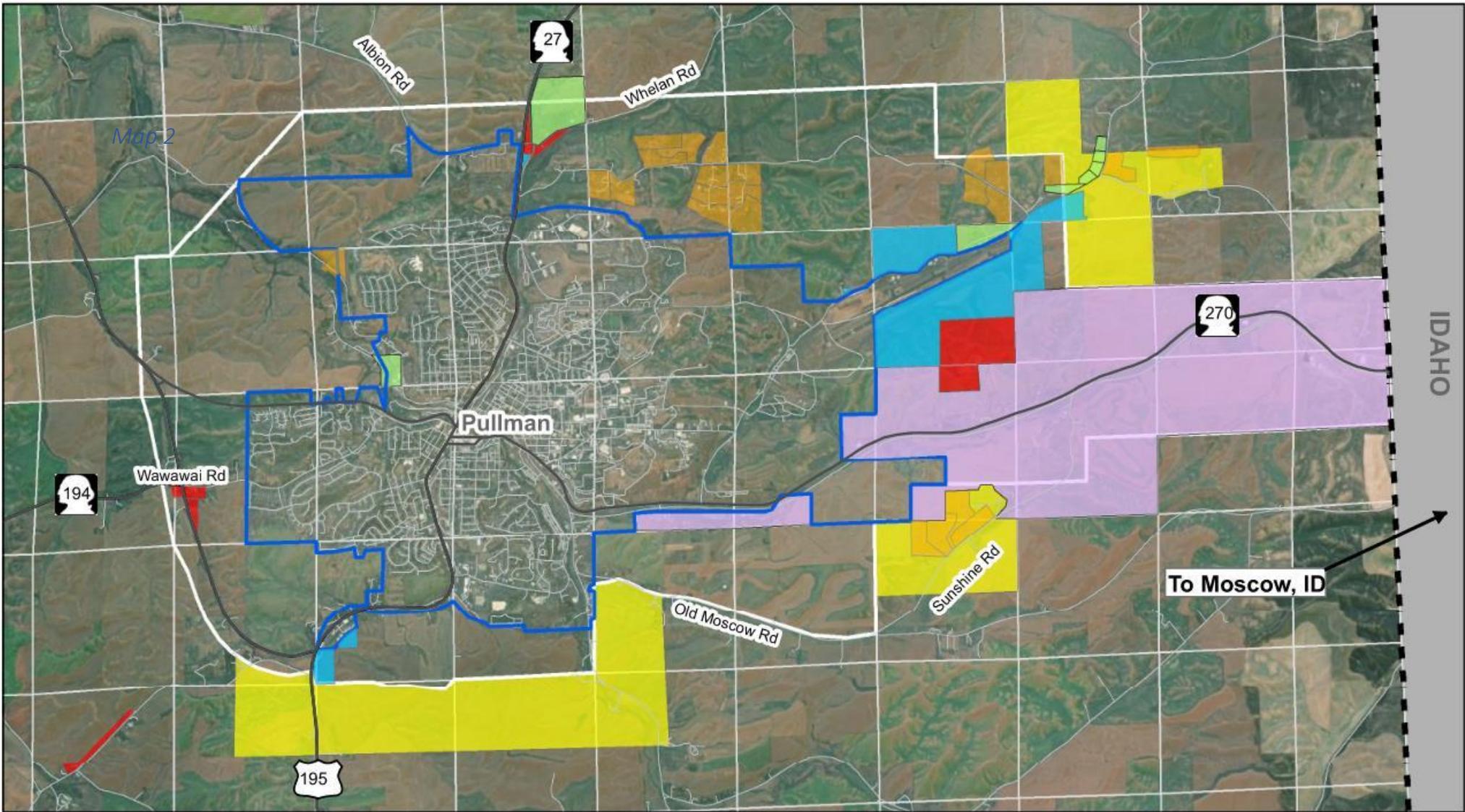
N  
**Legend**

- |  |   |   |  |  |
|--|---|---|--|--|
|  Cereal Grain    |  Herb      |  Oilseed |  Vegetable      |  Stream/River   |
|  Commercial Tree |  Nursery   |  Orchard |  Vineyard       |  Grain Elevator |
|  Developed       |  Seed      |  Other   |  Whitman County |  Rangeland      |
|  Hay/Silage      |  Turfgrass |  Pasture |  City           |  |

Map 1

0 5 10 20 Miles

Data Sources: NRAS (Natural Resource Assessment Section) Washington State Dept of Agriculture; Washington Dept of Ecology



**Legend**

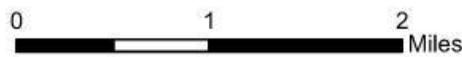
- Heavy Commercial - HC
- Light Industrial - LI
- Cluster Residential District - CRD

- Heavy Industrial - HI
- Cluster Residential Opportunity Zone
- Pullman Moscow Corridor

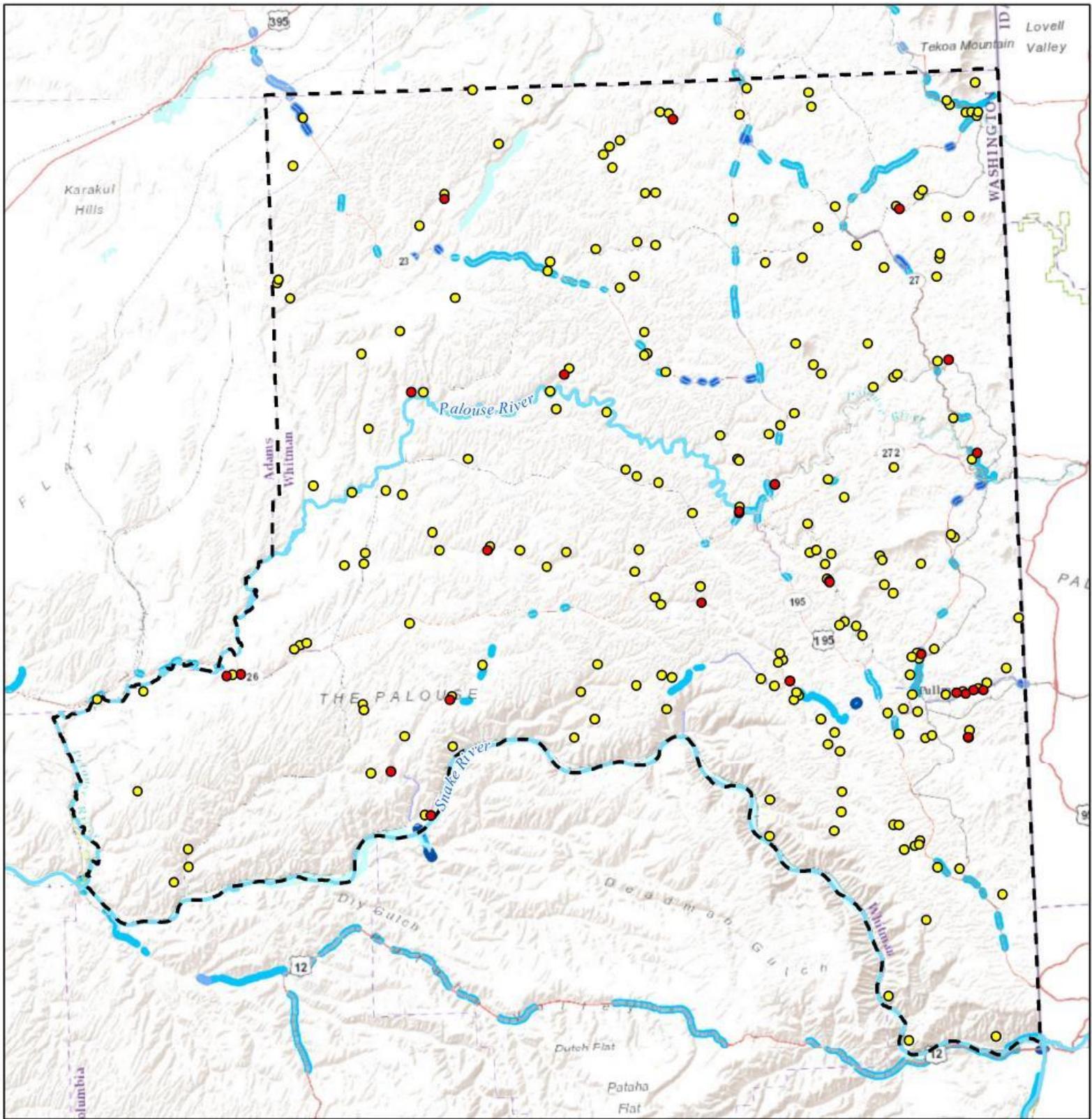
- Sections
- City Limit
- Tax Sharing Line

- Idaho
- Whitman County Boundary
- Local Roads

- State Highway
- US Highway



Data Sources: Whitman County Planning Department (digitized by LDC, Inc.); WADNR; US Census Bureau TIGER Shapefiles  
 Basemap: ESRI



# Whitman County Critical Areas and Natural Resources

Map 3

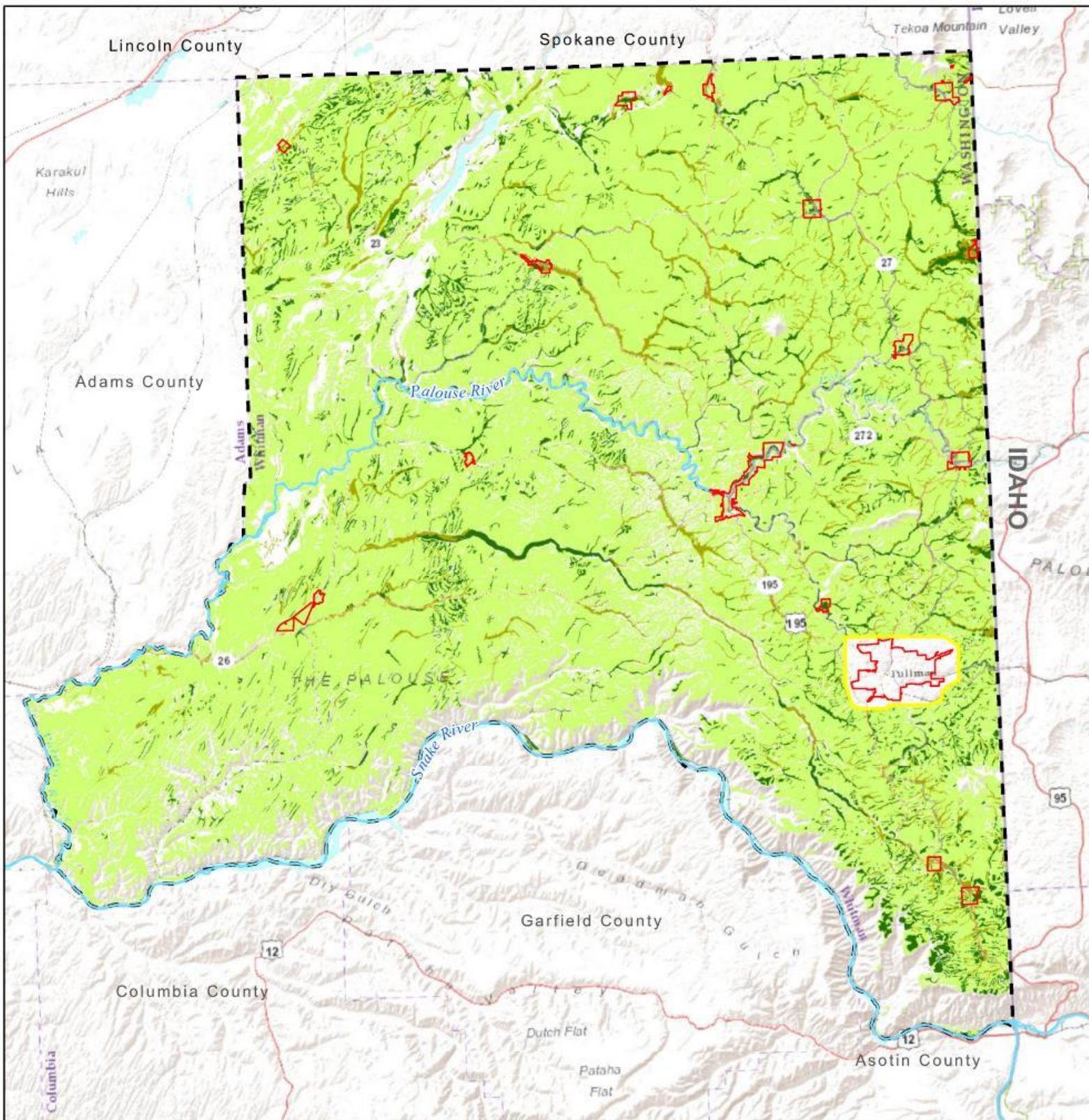


## Legend

- |                        |         |                         |        |
|------------------------|---------|-------------------------|--------|
| Stream/River           | Wetland | Whitman County Boundary | Quarry |
| Channel Migration Zone | Lake    | Mine                    |        |



Data Sources:  
 Mine and Quarry data from Whitman County CAD layer data  
 Critical Areas Data from WA State DNR

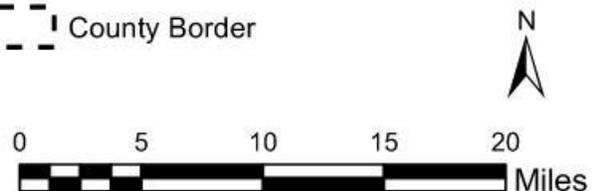


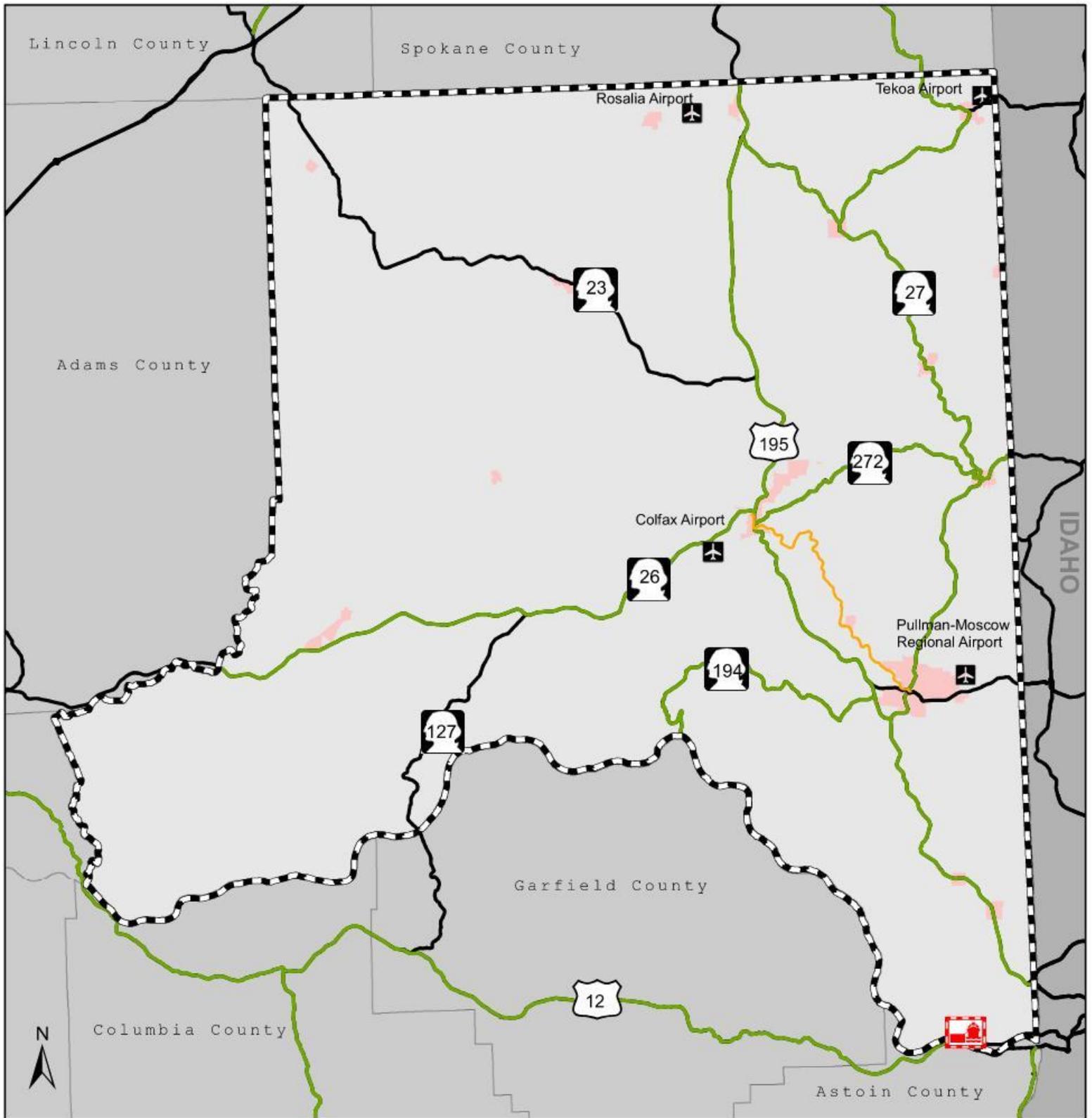
## Prime Farmland and Farmland of Statewide Significance

Sources: USDA-NRCS Web Soil Survey; Prime Farmland and Farmland of Statewide Significance, Washington Dept of Ecology, City of Pullman Draft Comprehensive Plan digitized by LDC, Inc. Basemap: ESRI

- Pullman Urban Growth Area
- All prime farmland
- Farmland of statewide importance
- Prime farmland if managed

- Cities
- Streams/Rivers
- County Border



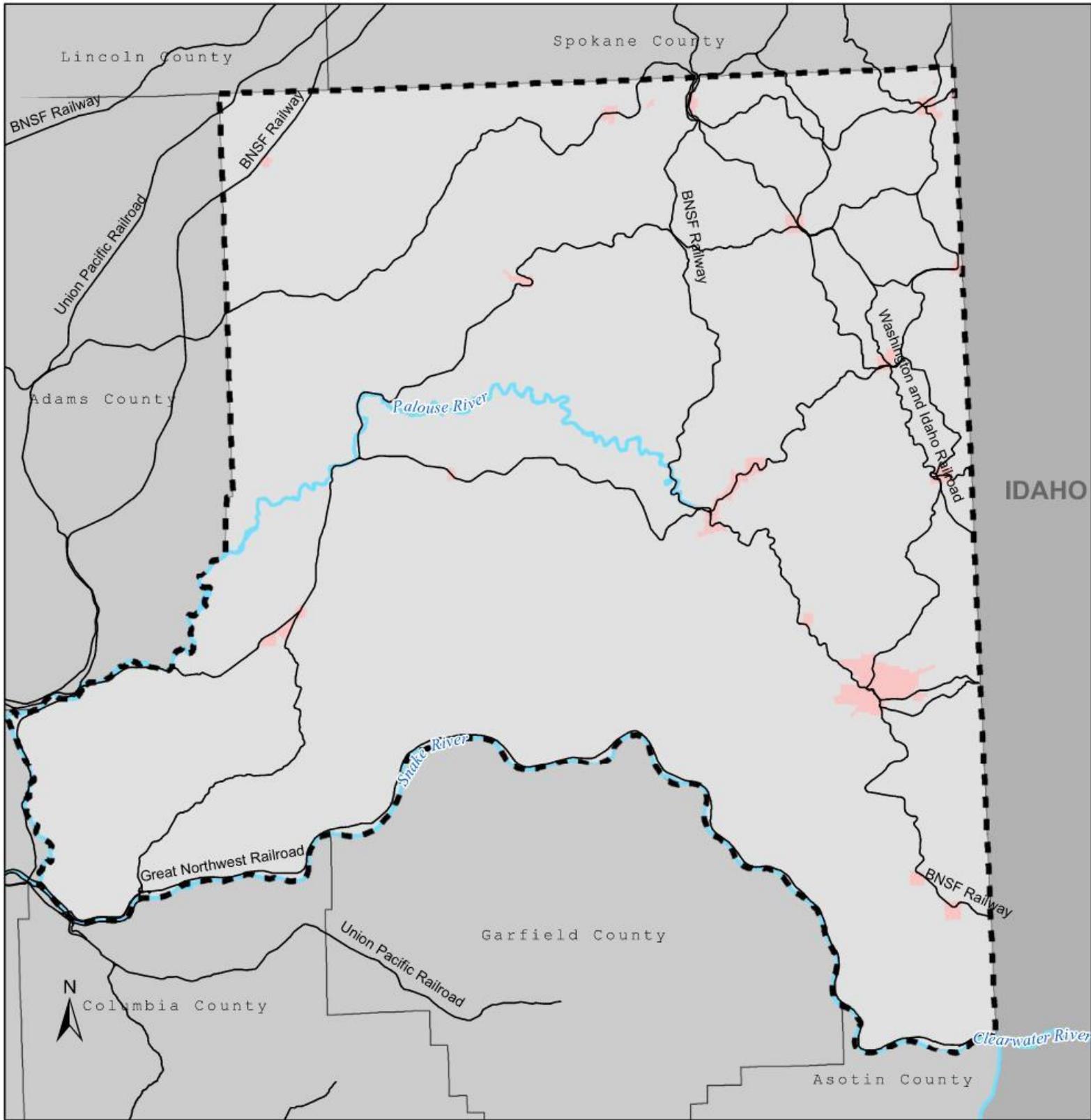


## Whitman County Road Transportation

### Legend

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li> Routes</li> <li> Scenic Routes</li> <li> Colfax-Albion-Pullman Railroad Corridor (CAP)</li> <li> State Route</li> </ul> | <ul style="list-style-type: none"> <li> US Route</li> <li> County Boundaries</li> <li> Idaho</li> </ul> | <ul style="list-style-type: none"> <li> City</li> <li> Port of Wilma - Whitman County</li> <li> Airport</li> </ul> |
|---|---|--|





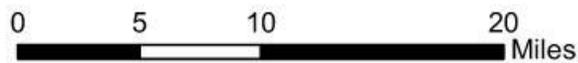
## Whitman County Railroad Network Map

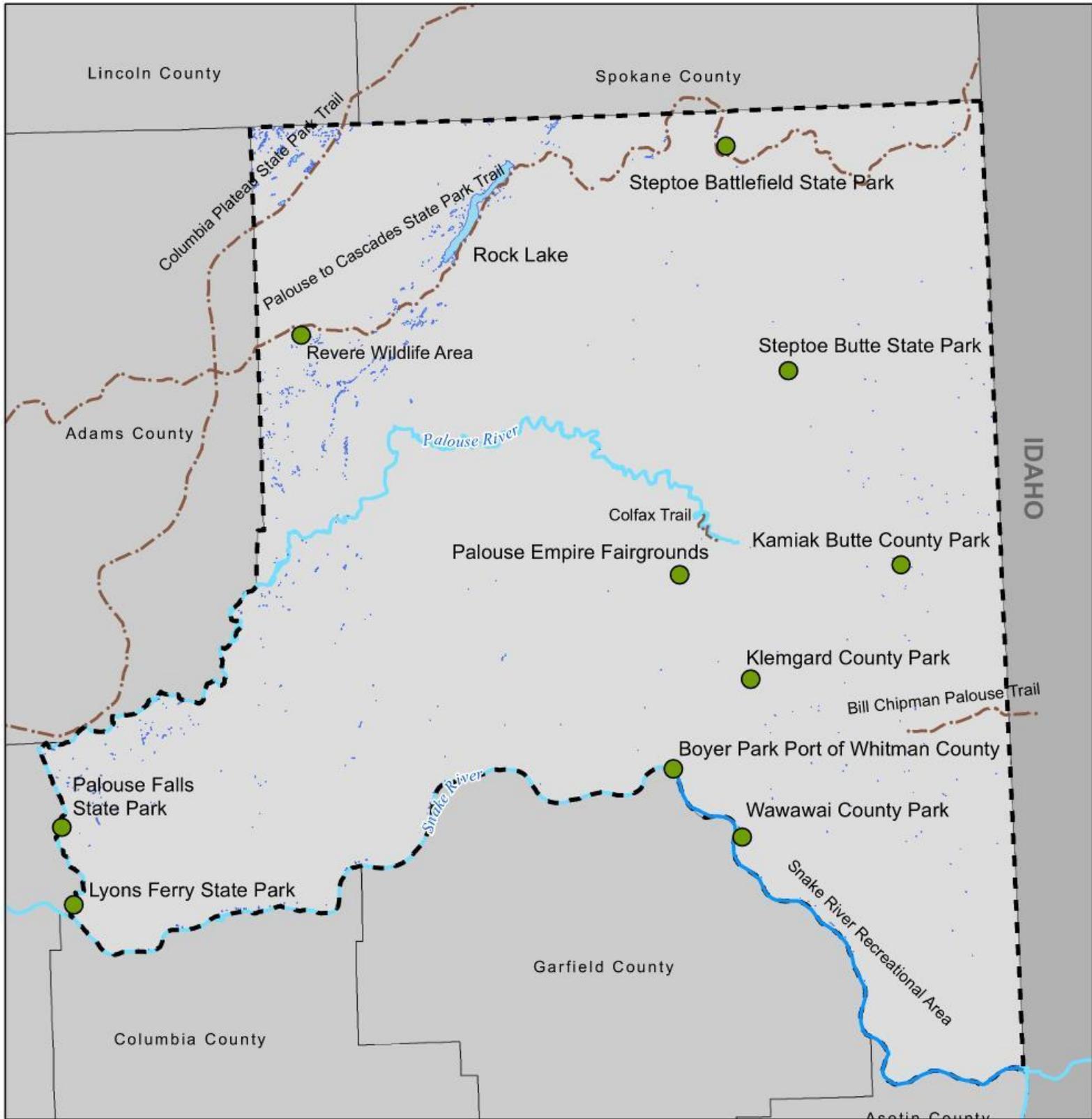
### Legend

— Railroad

— River

City





IDAHO

## Whitman County Parks, Trails and Recreation



### Legend

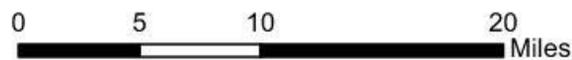
Stream/River

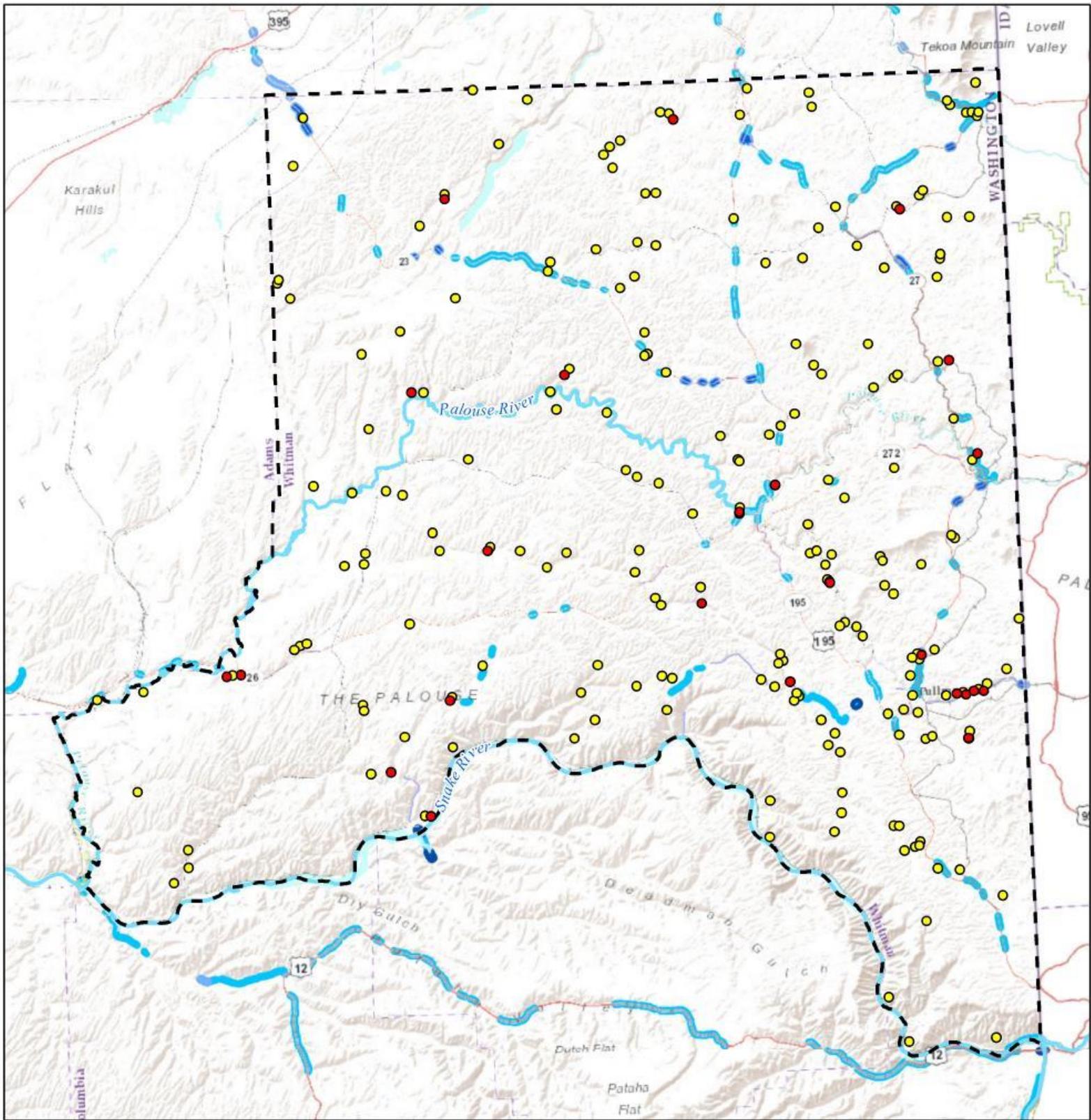
Lakes/Waterbodies

Park

Snake River Recreation Area

Trails



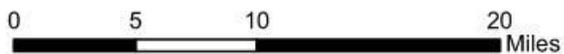


# Whitman County Critical Areas and Natural Resources

Map 8

## Legend

- |   |   |   |  |
|---|---|---|--|
|  Stream/River           |  Wetland |  Whitman County Boundary |  Quarry |
|  Channel Migration Zone |  Lake    |  Mine                    |  |



Data Sources:  
 Mine and Quarry data from Whitman County CAD layer data  
 Critical Areas Data from WA State DNR

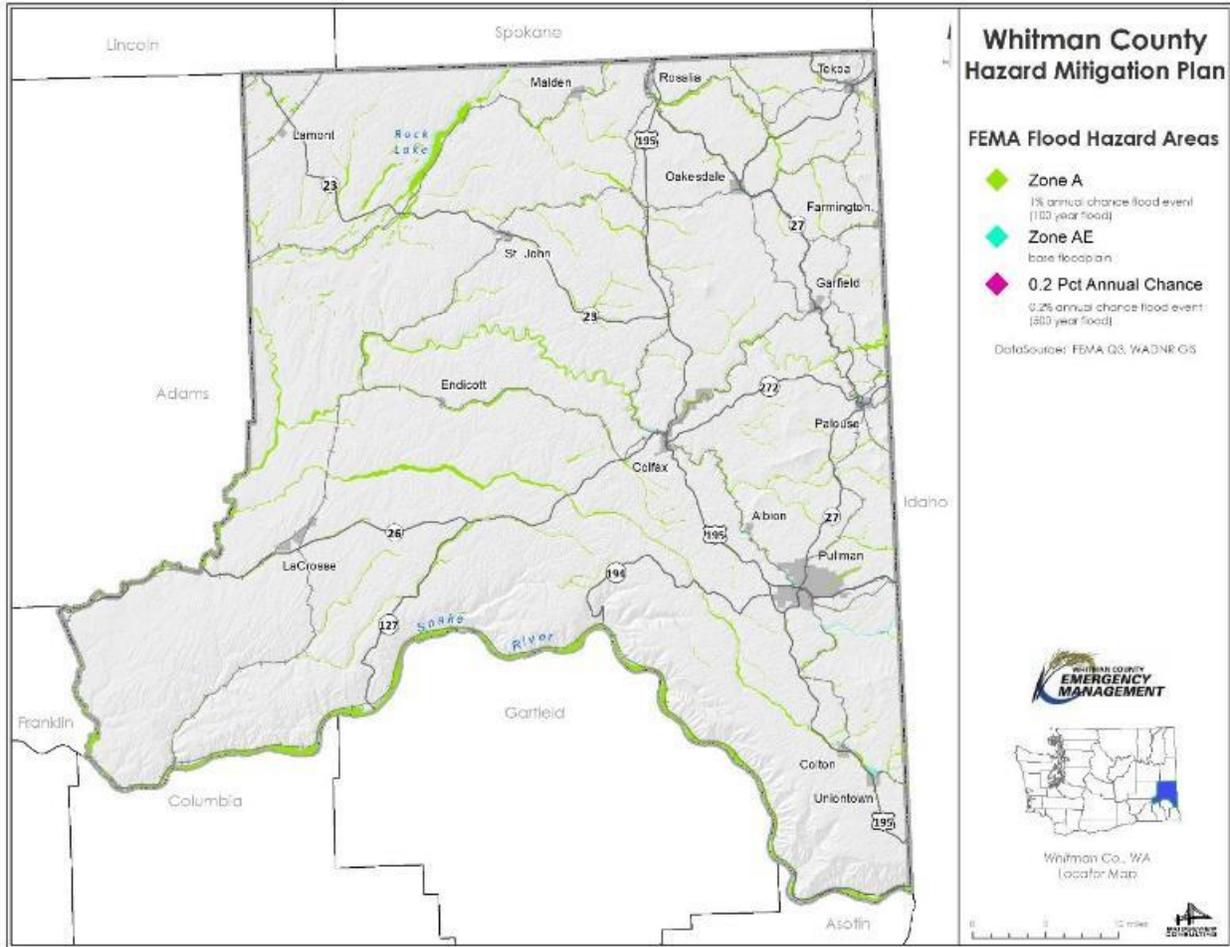


Figure 8-1. FEMA Flood Hazard Areas

## Appendix B: Public Input Report



# Whitman County Comprehensive Plan Update

Welcome!

**Q1** Where do you live within Whitman County? Please indicate the nearest rural community you associate with.

Tuesday, June 1, 2021, 4:43 PM UTC

Colfax

---

Monday, May 24, 2021, 5:37 PM UTC

Pullman

---

Sunday, May 23, 2021, 7:03 PM UTC

Pullman

---

Wednesday, May 5, 2021, 6:57 PM UTC

Pullman

---

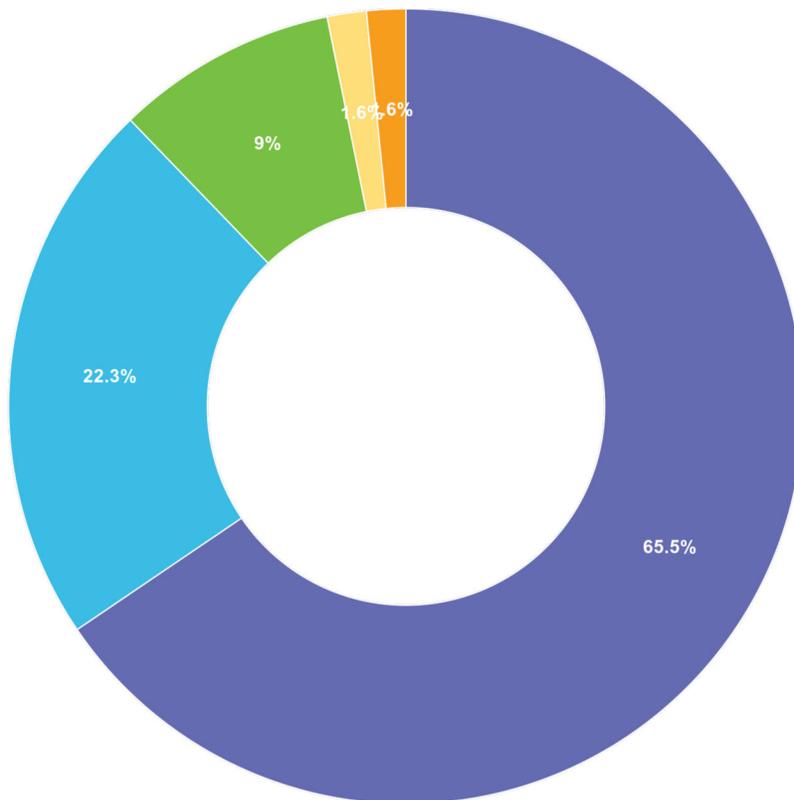
Thursday, April 29, 2021, 9:14 PM UTC

Pullman

---

**Answered:** 374 **Unanswered:** 19

**Q2** What describes the type of residence you live in?

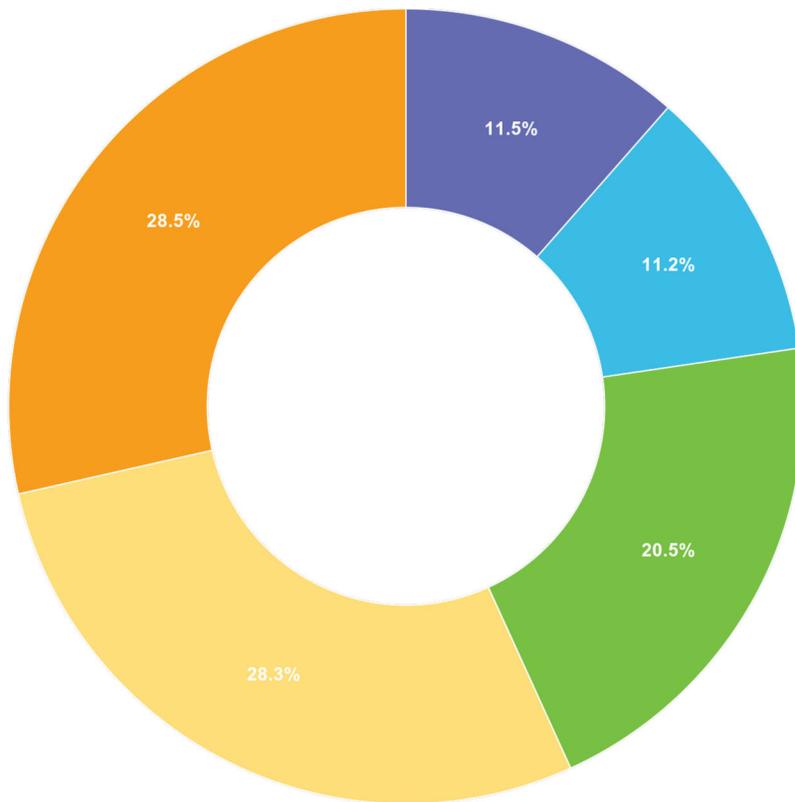


Answered: 377 Unanswered: 16

---

Choice	Total
Owner-occupied, non-farm residence	247
Owner-occupied, farm residence	84
Rental property	34
Land-owner/No Residence	6
Other	6

Q3 3. How long have you lived in Whitman County?



Answered: 375 Unanswered: 18

---

Choice	Total
 0 - 5 years	43
 5 - 10 years	42
 10 - 20 years	77
 20 - 39 years	106
 40 + years	107

#### Q4 What is your age?

Tuesday, June 1, 2021, 4:43 PM UTC

54

---

Monday, May 24, 2021, 5:37 PM UTC

74

---

Sunday, May 23, 2021, 7:03 PM UTC

55

---

Wednesday, May 5, 2021, 6:57 PM UTC

63

---

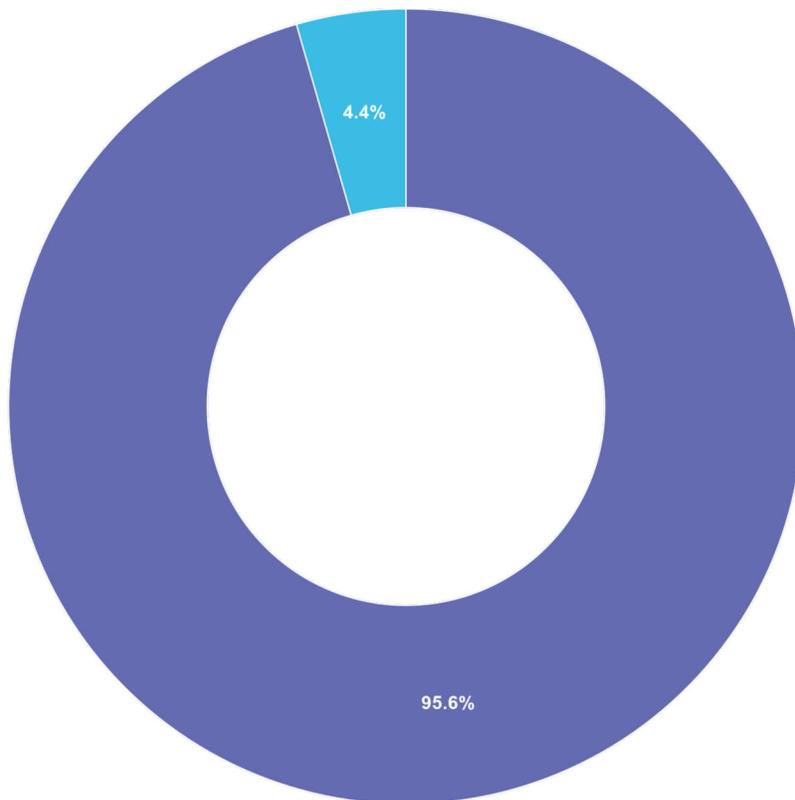
Thursday, April 29, 2021, 9:14 PM UTC

83

---

**Answered:** 369 **Unanswered:** 24

**Q5** Do you work in Whitman County or do you commute outside the County for work?



**Answered:** 315 **Unanswered:** 78

---

Choice	Total
 Work within county	301
 Work outside county	14

**Q6** Should agriculture remain the primary economic source of the County's economy? If not, what other sector(s)?

Tuesday, June 1, 2021, 4:43 PM UTC

No, we need to diversify into bike tourism, eco tourism and other low impact, proven economic engines to keep this county alive and thriving.

---

Monday, May 24, 2021, 5:37 PM UTC

Agriculture should remain important, but the county's economy is also based on WSU, on government employment (including schools), on other public employment (the hospital), and on several businesses that depend on technology (highlighted by SEL). The county's economy depends in significant measure on the ability of all of these businesses to attract and to retain employees.

---

Wednesday, May 5, 2021, 6:57 PM UTC

Tourism

---

Thursday, April 29, 2021, 9:14 PM UTC

yes

---

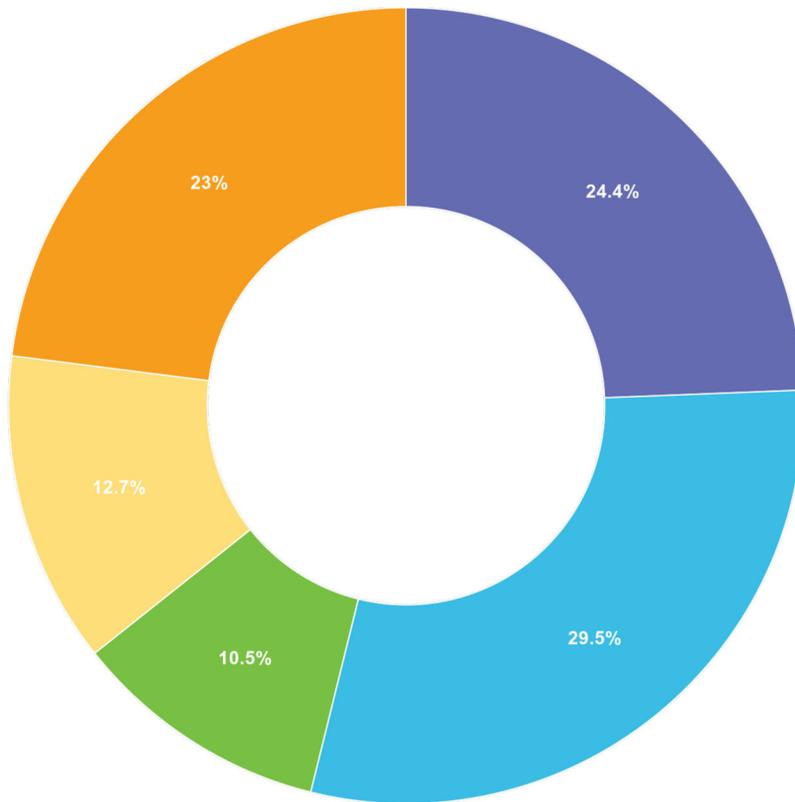
Saturday, April 24, 2021, 8:58 PM UTC

Yes

---

Answered: 354 Unanswered: 39

**Q7** What are your top two priorities that you believe Whitman County should focus on over the next 20 years?



Answered: 374 Unanswered: 19

---

Choice

Total

Choice	Total
 Preservation of agriculture	177
 Diversity of business and jobs	214
 Improved road network	76
 Education	92
 Natural resources/critical area preservation	167

**Q8** How should the County allow residences within the agricultural areas? For instance, should existing rural communities (Steptoe) be the primary areas or should growth be allowed to expand outside these areas? If so, why?

Tuesday, June 1, 2021, 4:43 PM UTC

Yes, thoughtful growth should be considered. Agriculture is very important, but we should also allow these areas to grow and diversify to increase our sustainability as communities, tempt younger folks to move here and reinvigorate our economies and support the rural, Ag and natural resources we have in this area.

Monday, May 24, 2021, 5:37 PM UTC

The county needs to provide services to people within its borders and it can do so best by concentrating them within communities. Concentrating residences within communities also is the best way to preserve farm land.

Wednesday, May 5, 2021, 6:57 PM UTC

Keep agricultural areas for agriculture, not development. The rural character of Whitman county is what makes it special

Thursday, April 29, 2021, 9:14 PM UTC

Residential and business expansion should be permitted adjacent to any municipality (think Pullman) in an ORDERLY fashion and with consideration of how it will affect transportation within city boundaries.

---

Saturday, April 24, 2021, 8:58 PM UTC

Cost of living is obscene. But to live in a smaller community is hard with a lack of local jobs.

---

**Answered:** 330 **Unanswered:** 63

**Q9** Are you supportive of the expansion of Cluster Residential zoning? Cluster zoning allows for more non-farm rural residential development while at the same time protecting the ability to continue farming and raise livestock. If so, where would you support expansion of these areas?

Tuesday, June 1, 2021, 4:43 PM UTC

Yes, I think this is a great idea. I also think more self sustaining practices should be allowed within city limits such as small chicken flocks, gardens and bike paths.

---

Monday, May 24, 2021, 5:37 PM UTC

I don't favor expanding cluster residential zoning because such residential patterns make it more difficult and more expensive for the county to provide services such as police, fire, and road maintenance to people in the county.

---

Wednesday, May 5, 2021, 6:57 PM UTC

No

---

Thursday, April 29, 2021, 9:14 PM UTC

Oppose CR zoning in the county.

---

Saturday, April 24, 2021, 8:58 PM UTC

Yes. Communities like Sunset or Diamond or Johnson are great places to live. All over, with affordable options.

---

**Answered:** 339   **Unanswered:** 54

**Q10** What do you envision for the Pullman-Moscow Corridor District along SR 270 between Pullman and Moscow? It is currently zoned as a transportation and economic development corridor. Should it stay that way, or should it be zoned differently? Would this corridor be appropriate for a mixed use type of development such as multi-family residential/retail/commercial?

Tuesday, June 1, 2021, 4:43 PM UTC

Yes lets diversify and beautify this corridor. The trail is such an amazing resource and can be a wonderful way to decrease commuter traffic if housing is placed near by.

---

Monday, May 24, 2021, 5:37 PM UTC

The corridor is best left as a transportation and economic development corridor.

---

Wednesday, May 5, 2021, 6:57 PM UTC

Stay the same

---

Thursday, April 29, 2021, 9:14 PM UTC

NO, especially not if it would involve ingress and egress on SR 270. Any development should be allowed only if local access to highway is by roads already connected to highway, such as Sunset.

---

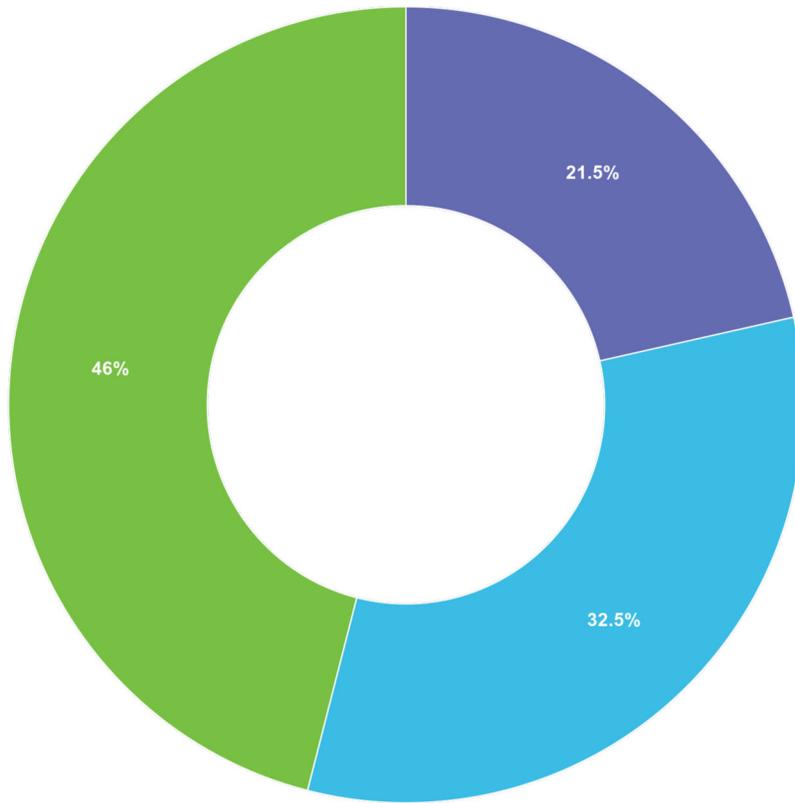
Saturday, April 24, 2021, 8:58 PM UTC

It should have retail, commercial and residential options.

---

**Answered:** 351 **Unanswered:** 42

**Q11** Are there other areas within the County that should be rezoned to allow for more commercial/industrial uses?



Answered: 325 Unanswered: 68

---

Choice	Total
Yes	70
No	106
Other	150

**Q12** Where should agricultural related businesses (commercial grain storage, tractor shops, etc.) be allowed?

Tuesday, June 1, 2021, 4:43 PM UTC

They seem well placed now.

---

Monday, May 24, 2021, 5:37 PM UTC

Agricultural related businesses should be allowed widely throughout the county because the need for those businesses is spread throughout the county.

---

Wednesday, May 5, 2021, 6:57 PM UTC

Where they are already allowed

---

Thursday, April 29, 2021, 9:14 PM UTC

Close to cities and communities where access can be provided without affecting traffic on highways, etc. They should especially be forbidden where heavy/slow industrial/agricultural vehicles would impede busy highways, especially 195, 270, US 12/26.

---

Saturday, April 24, 2021, 8:58 PM UTC

Wherever they think they can survive.

---

**Answered:** 302   **Unanswered:** 91

**Q13** How important is increasing alternative modes of transportation (bus, biking/walking trails) to the future of Whitman County? A score of 1 representing least important, and 10 representing most important.



**Answered:** 369 **Unanswered:** 24

**Q14** How important are parks and recreation opportunities within the County?

A score of 1 representing least important, and 10 representing most important.



**Answered:** 370 **Unanswered:** 23

**Q15** Do you believe there are enough parks and recreation opportunities in the County?

If not, where should there be more of a focus?

Tuesday, June 1, 2021, 4:43 PM UTC

The Colfax , Albion , Pullman trail

---

Monday, May 24, 2021, 5:37 PM UTC

We have parks and recreation opportunities throughout the county. The one thing we lack is a multi-use trail from Colfax through Albion to Pullman. Such a trail would have several benefits for recreation and for commuting. It would attract tourists to the area to ride from Colfax all the way to Troy, Idaho and beyond and it would help businesses in the area attract and retain employees. It would benefit businesses in the county.

---

Sunday, May 23, 2021, 7:03 PM UTC

I would like to see better pedestrian and biking opportunities through Pullman please. Safer than the patch work we now have. I would also very much like the planning in Pullman to increase pedestrian safety to public schools. In fact, I would like it very much if the city and the school would work together to encourage walking to school, simultaneously discouraging so much car traffic to the schools. It's a nightmare.

---

Wednesday, May 5, 2021, 6:57 PM UTC

There are not enough parks and recreation opportunities in the County, especially as the population grows.

---

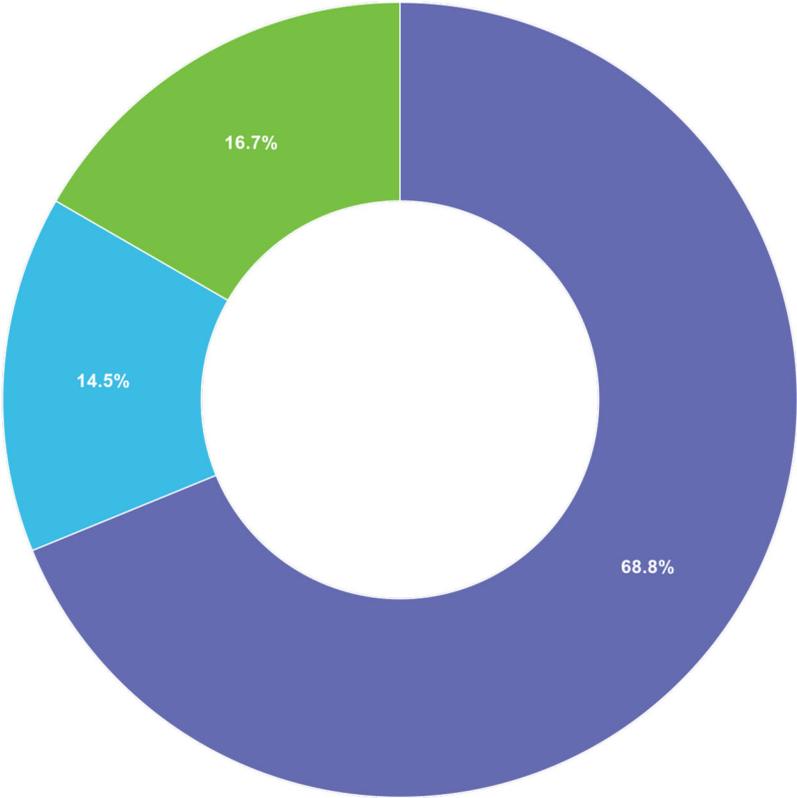
Saturday, April 24, 2021, 8:58 PM UTC

No. Need more trails, obviously.

---

**Answered:** 345 **Unanswered:** 48

**Q16** Do you support rails to trails initiatives (i.e. multi-use trail between Colfax and Pullman)?

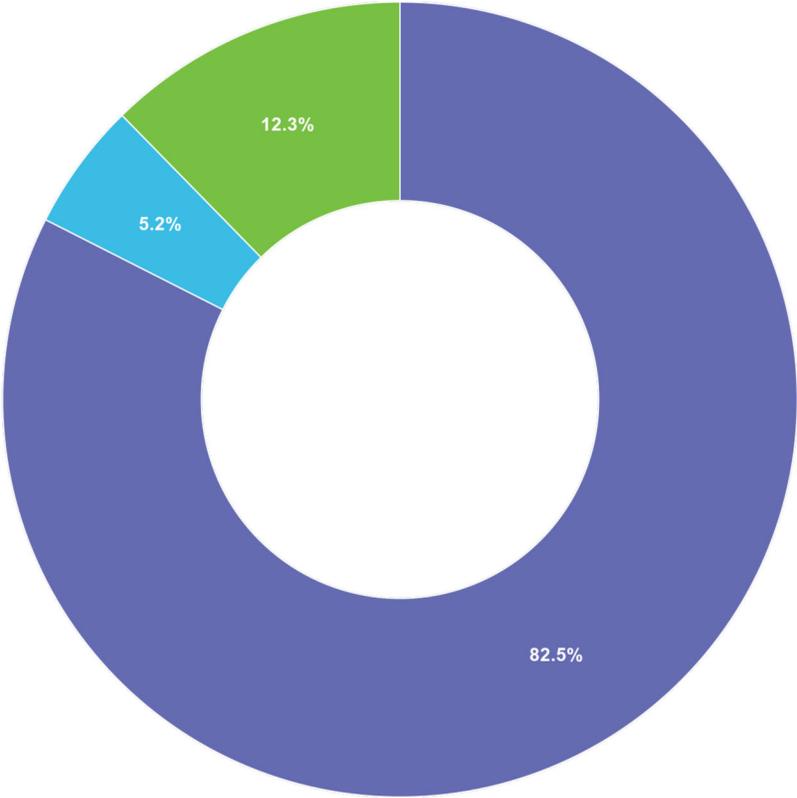


Answered: 372 Unanswered: 21

---

Choice	Total
Yes	256
No	54
Other	62

**Q17** Is preservation of natural resources (quarries, Natural Resource Conservation Services (NRCS), Department of Natural Resources (DNR) lands) important to the future of the County?



Answered: 365 Unanswered: 28

---

Choice	Total
Yes	301
No	19
Other	45

**Q18** Do you support renewable energy, such as solar and/or wind turbines for energy production? Or do you believe this would diminish the overall visual appearance (viewsheds) of the County?

Tuesday, June 1, 2021, 4:43 PM UTC

Absolutely necessary, there should be incentives to offer help with roof top systems. This area is perfect for a more sustainable energy mode. Electric and hydrogen charging stations would be a good idea too.

---

Monday, May 24, 2021, 5:37 PM UTC

Such installations will diminish the overall visual appearance of the county, but the importance of solar panels and wind turbines for energy production far outweighs aesthetic considerations.

---

Sunday, May 23, 2021, 7:03 PM UTC

Yes I support renewable energy sources.

---

Wednesday, May 5, 2021, 6:57 PM UTC

Do not want to see solar or wind turbines.! They ruin the viewsheds of the County.

---

Thursday, April 29, 2021, 9:14 PM UTC

SUPPORT! I value the scenic beauty of Whitman County's farmland, but solar and wind energy production is vastly more important.

---

**Answered:** 365 **Unanswered:** 28

Q6 - Should agriculture remain the primary economic source of the County's economy? If not, what other sector(s)?	Q8 - How should the County allow residences within the agricultural areas? For instance, should existing rural communities (Steptoe) be the primary areas or should growth be allowed to expand outside these areas? If so, why?	Q9 - Are you supportive of the expansion of Cluster Residential zoning? Cluster zoning allows for more non-farm rural residential development while at the same time protecting the ability to continue farming and raise livestock. If so, where would you support expansion of these areas?	Q10 - What do you envision for the Pullman-Moscow Corridor District along SR 270 between Pullman and Moscow? It is currently zoned as a transportation and economic development corridor. Should it stay that way, or should it be zoned differently? Would this corridor be appropriate for a mixed use type of development such as multi-family residential/retail/commercial?	Q11 - Are there other areas within the County that should be rezoned to allow for more commercial/industrial uses?	Q12 - Where should agricultural related businesses (commercial grain storage, tractor shops, etc.) be allowed?	Q15 - Do you believe there are enough parks and recreation opportunities in the County? If not, where should there be more of a focus?	Q16 - Do you support rails to trails initiatives (i.e. multi-use trail between Colfax and Pullman)?	Q17 - Is preservation of natural resources (quarries, Natural Resource Conservation Services (NRCS), Department of Natural Resources (DNR) lands) important to the future of the County?	Q18 - Do you support renewable energy, such as solar and/or wind turbines for energy production? Or do you believe this would diminish the overall visual appearance (viewsheds) of the County?
Agriculture and education and technology. Yes, but other sources should be explored or expanded. Energy, education, production, and health care are needed.	No. Keep small towns small.  Not sure I understand the question. Unless there's a specific need for a new town it shouldn't be encouraged.	Don't know enough about this.  Perhaps. Details?	It is already too developed.  More residential and park/trail with some commercial. The airport road should be more transportation and economic development.	No  Other:Likely but ?	Where needed.  Central agricultural areas on accessible roads or near highways/rail lines.	No. We need parks in many places.  Mostly yes. But more would be good and will be needed.	Yes  Yes	Yes  Yes	Yes renewable energy is very important.  I support renewable energy, including less reliance on damns.
Electronics, science and consulting, natural resource preservation.	Non farm residences must be planned, confined and restricted to land adjacent to towns and villages.	I support Cluster development but have grown discouraged with the county's ability to monitor and enforce the restrictions associated with Clusters.	Maintain industrial development to defined areas while allowing natural resource development to encompass the Chipman Trail.	No	Locate close to areas of production, while preventing the accumulation of farm equipment junk yards.	Focus on the shore of the Snake River.	Other:Absolutely necessary and critical as an added recreational addition for residents.	Yes	Solar is acceptable, but wind turbines destroy the natural appeal of the Palouse hills.
Ag and Technology and Education	Growth should be contained so that sprawl does not occur. Traditionally this has been done to restrict home site plots in towns and municipalities to be limited to fractional acreage. I would continue with the tradition.	If farming and ranching were protected I would support such zoning.	I would maintain the current zoning on SR 270.	Yes	Near existing towns as is currently the case.	We have a good municipality and county park system. The parks and other recreational facilities get good use, some more popular than others. But I have not witnessed over use and thus I am uncertain of a need to expand.	No	Yes	It might appear to diminish the visual appearance but I think that would pass over time. I note the wind turbines that dot the landscape as well as cell towers that abound. They tend to blend in over time and are not eyesores.

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<p>No, Ag can't be the only major industry. Other options are to create 1. Reservoirs that would serve several purposes such as water recreation(fishing, swimming, boating), help to recharge the local groundwater, mitigate flooding, provide business opportunities for hotels, restaurants, and sporting goods and make the Palouse area an even greater tourism destination. 2. Expand the city limits of Pullman to allow for growth in the future. I suggest doubling the size of Pullman's city limits. This would allow for business, manufacturing, and housing expansion. 3. Create more single-family and apartment housing that is Wheelchair ADA compatible. This can be done via city regulations especially on apartments. We have an aging permanent resident population in Pullman and it would be helpful to create housing for that aging population. Require all builders to have at least 5%-15% of all new construction built to ADA standards. Your permanent population drives your economy for the city more than college students do, therefore the city needs to be more responsive to the needs of its permanent residents. 4. Pullman lacks shopping and recreation</p>	<p>Growth should be allowed or else those areas are more likely to stagnate and become lost in the next several years. You can't draw in businesses and other potential job growth opportunities if the cities and towns in the region are not allowed to grow beyond their current borders. Most small towns already have a tough enough time competing with larger metro areas for goods, services, transportation, and other items not available in rural communities. They shouldn't be hampered in their efforts to survive in a changing economy.</p>	<p>Yes, In most other places I've lived in they are known as "Subdivisions", or "Bedroom Communities". I lived in one such area for 42 years. The neighborhoods can become close-knit if families with children live in the area. I knew everyone in my neighborhood back then and it allowed for things like block/community get-togethers with games and BBQs, It also allowed local parents to know one another as well as who their children were hanging out with. Older kids had babysitting and lawn maintenance opportunities. Younger kids tended to be safer within the subdivision as neighbors would look out for each other's kids. Between Pullman and Colfax, Between Pullman and Palouse, Between Pullman and Colton, between Pullman and Wawawai. Most of the rest of the county is too rural remote for them to make any sense.</p>	<p>Retail/Commercial, residential, mixed-use would be a really good utilization of that corridor. I wouldn't put in any more apartment buildings though except as senior living areas/nursing homes. Expanding bus service between Moscow and Pullman would be helpful as well.</p>	<p>Other:Out Albion road and along SR 195 as well.</p>	<p>Away from the cities, in the far outskirts of town. Preferably along SR 195, SR 27, SR 26. This would allow for easy transportation of farm goods along highways that are more likely to get plowed and kept in good condition, as well as keep heavy truck traffic off city streets that are already overburdened.</p>	<p>No. 1. There should be a new aquatics center in Pullman as the current one is not well maintained nor does it have any amenities that would increase its draw of consumers. 2. There should be reservoirs put in throughout the county to make use of the spring thaw for aquifer recharging and recreation opportunities. Possible locations, between Palouse WA and Potlatch ID, between Palouse and Colfax, between Pullman and Albion(Braydon road area), between Colfax and Endicott along the Palouse River, and at the north end of Pullman near SEL.</p>	<p>Yes</p>	<p>Yes</p>	<p>It would be great to get solar farms going in particular. Un farmable land would be great for this use. This could include rocky areas as well as the tops of hills where it may be too dangerous for farm equipment to go. Windmills already dot the countryside, but they could be increased.</p>

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Yes, agriculture should be the primary use of land in Whitman County (including growing Marijuana). The planning document needs to anticipate areas that should be reserved for agriculture, could be used for industrial purposes and could be used for residential purposes to where possible reduce conflicts between these uses. It makes no sense to say 'land owners know best what to do with their land' because that will only ensure that some land that SHOULD remain in agricultural use will end up going to the highest bidder. If you plan the county and let people know before hand 'this area will remain for agricultural purposes' there should be fewer requests for rezoning.	Encourage residences to be primarily in already established communities and if not, only on non-tillable land.	No, not supportive of this. Residences should only be allowed on non-tillable land.	Seems reasonable to remain as an economic development corridor although it lends to the sprawl of both communities which is undesirable.	Other:Perhaps there are but I am not aware of them. For the most part, Whitman County land should be used for agriculture.	These can be allowed on the more trafficked areas of the county, i.e. paved roads.	We all need places where we can enjoy the beauty of nature without trespassing on private land. I would applaud more parks and recreation opportunities in the county. We have enjoyed the Colfax train during the lockdown.	Other:I would whole-heartedly support this trail if it could be done without creating problems for the farmers who are trying to live and farm around the tracks. If you put a trail across the access to someone's fields will you be charging them fees to cross that trail? What can be done about places where the tracks pass close to houses impacting privacy?	Yes	Yes, we should encourage farmers and others to use wind and solar when possible. We have a critical shortage of contractors to do this work in this area. Could be improved by providing incentives.
Yes, but we should consider building processing plants for crops like Quinoa, or testing facilities for locally grown marijuana - create jobs and collect more taxes for the county.	Each community should be able to grow, but try to keep housing smaller, Developers should be responsible for helping with schools etc.	Albion	Shared complexes - hospitals and medical care that both communities can access, sports complexes for youth that both communities can access.	-	-	They are some of the best parks in the area. I would love to see more. Trail systems being connected would be wonderful too	Other:PLEASE!	Yes	The experiment at Rosalia, where wind and farming share the same ground seems to work. Lets do more wind and solar farms.
Yes	Stay the same	No	Leave ago land alone or let property owner do as they wish.	No	Close to agi related businesses and farms	Yes	No	Yes	Renewable like dams are good.

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We need a diversified economy. SEL. WSU. Hospitals, Schools, local government, and Mom&Pop operations are needed to create an entrepreneurial economy as well as a stable economy. Agriculture is of course very important also. Agriculture has been the stability to conserving our beautiful Palouse landscape as a natural resource for future generations.	Keep residential growth within rural communities and only allow new growth according to the community comprehensive plans. Building homes out in the middle of agricultural land is costly to taxpayers because of the need to provide services (police, fire, road maintenance, etc). Also, there are inherent conflicts with ag operations and non-ag residents.	All housing developments (including cluster residential) should be close to a community and not miles away from services. Development should be specified in the community's comprehensive plan. Cluster development in the middle of ag land is costly to all tax payers.	It's been mixed use for a very long time. I think this trail has left the station.	Other:To support small towns, a commercial/industrial zone could be helpful. Any new development should be located close to a town.	Wherever this is decided by each rural community.	Whitman County has the least amount of public park land thank any other county in the entire state. We need more parks. The most economically efficient parks are trails. The Colfax-Albion-Pullman rail line should be railbanked as a County Park, much like the Chipman Trail.	Yes	Yes	I support renewable energy. I like the way the wind turbines look. Solar farms are a good use of our landscape.
-	-	-	-	-	-	-	Yes	-	-
Education, agriculture, tourism.	Existing rural communities	Yes	Zoning should require large setbacks and landscaping.	Other:?	In communities	More trails! CAP trail! Expand Kamiak if more forested land becomes available.	Yes	Yes	Support
Yes, but we need a mix of industry, education and agriculture.	Let growth happen - we need more people.	I support Cluster Residential zoning. Best spots are south of Pullman, east of Colfax and around any of the smaller communities.	Keep it zoned for transportation (#1 use) and allow residential/retail/commercial only if water and sewer can reach appropriate areas. The natural look of the corridor has been enhanced with the Chipman Trail and needs to be protected for residents and visitors to Moscow and Pullman. Keep all development away from that trail - it is the reason many move to our area.	Other:Albion area, Colton, Palouse, Colfax, etc.	On the edges of residential areas, and near roads in more rural areas.	What we have is good, but the Colfax-Albion-Pullman (CAP) Trail is greatly needed and an opportunity not to be missed. This land is publicly owned, in beautiful landscapes, and connects communities with alternative transportation. Please add it to your plan and start asking for donations now. It needs to be a county project, with construction oversight and administration by the county. This trail will add popularity for tourists, new residents looking for outdoor activities, and it will build the economy of C-A and P.	Other:Because we have all seen the magnificent results and incentives for new residents, health, and property values from the Chipman Trail. The CAP will greatly help the economy of Whitman County and tie into a national bike trail system that will bring a boon to tourism. Start asking for donations once you make a commitment to build it.	Other:We need groups like the Palouse Land Trust to offer landowners options for preserving their properties.	I fully support solar and wind turbines for energy production, as long as those areas are plotted out carefully to avoid mass installments that will diminish viewsheds.

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Yes	Existing rural communities should remain the primary growth areas. If agricultural land is developed and paved over, it is an irretrievable loss.	-	It should stay the way it is.	No	Along transportation corridors.	-	Other:This trail would open economic opportunities by attracting trail users. An enthusiastic yes!	Yes	I strongly support renewable energy!!
education, manufacturing	As the population increases, so does the need for housing. In turn, this will cause growth to expand outside those areas. It's a natural progression. How can you stop it? Why would you?	Maybe. I don't have enough information on this to have an informed opinion.	Yes. A mixed use would make sense.	Other:I can't think of any at the moment.	Where farmers can get to them.	There's always room for more--outside the city limits of Pullman, for example.	Yes	Yes	If it makes a difference in slowing down climate change and helping the consumer, then I'm for it.
Agricultural shouldn't be primary (though still very important). Other top sectors should be tech, education, medical...	Expansion should be allowed, but with consideration for preserving a feeling, avoiding piecemeal chopping up of valuable farmland, thereby reducing productive ag land.	Yes, I would support that approach.though limited in number and with lots of space between those clusters of housing. I don't know what areas would be best for those types of developments. It would be great if the clusters weren't just bedroom communities but would allow for employment within them.	I think the corridor is ideal for development, since there is a lot of development there already and many residents along that corridor could easily access employment in either Moscow or Pullman.	Other:I don't know.	Close to existing towns, but out of city limits.	I think the railbanked, disused railway between Pullman and Colfax should become a public trail.	Yes	Yes	Yes
Yes	Existing rural communities should be primary	It would depend on the size of the cluster. Small clusters would be good. Large developments outside city limits, hell no.	Stay this way. No significant residential, retail, commercial. That would create a strip like strips all over the country. Let's keep it natural and pristine. Protect and improve the Chipman Trail. It is an invaluable resource that increases the quality of living here	Other:The increasingly run down areas around railway track in Pullman. Smaller rural community like Garfield and Steptoe.	Not sure	No, should be more and spread out - especially hiking and picnic areas for families	Yes	Yes	Strongly support. This is the FUTURE, let's get on board.
Ag combined with an broader innovation economy driven by WSU's scientific capital (which includes ag but goes well beyond)	Residential development should be focused on existing development and avoid sprawl--that taxes infrastructure, education and healthcare.	No	Transportation and economic development is appropriate.	No	Within existing development only.	No--there is a need to increase bike trails and make pedestrian access to shopping and entertainment easier.	Yes	Yes	Support
Innovation and education should be seriously considered as well.	Develop within existing communities	Yes - it coincides with development within existing communities	Some development would be okay however, sprawl is not attractive. It would have to be carefully organized.	No	In areas where there is existing development	Anything that can be done to encourage bike paths, walking, racquet sports etc. should be encouraged always for the health and well being of the community.	Yes	Yes	Absolutely!!

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We should diversify into high tech and research, education, and tourism while protecting ag lands and operations as much as possible.	Housing should be restricted to existing concentrations to protect ag and limit demand in road structure and emergency services.	I generally disapprove of this type of sprawl unless it makes sense geographically. I think we should stop spreading and start concentrating.	I don't think residential belongs in most of it. I hope the south side sees no more development.	Other:Probably. I think the more we can concentrate, the better.	Where they typically have been.	City dwellers need an opportunity to walk and bike deep into the countryside without the danger and distraction of car traffic. I advocate a greater concentration of development in existing communities to preserve ag land and the pastoral character of the landscape, and to provide nature refuges and bike paths throughout the communities. This would also improve residential health and quality of life and job and business recruitment.	Yes	Yes	I reluctantly accept that it's better than CO2 poisoning of the planet and the sight of flag covered coffins from oil regions around the world. Some renewable energy installations are visually interesting. There should be protections for critical habitats.
I would like to see more environmentally friendly sources of economy. Tourism or more light manufacturing such as SEL	-	-	-	-	-	I would enjoy more trails and bike paths that are away from major highways. Kamiak Butte is an excellent example for hiking.	Yes	-	-
We need to recognize that other growth may happen and evaluate the types of business and commerce it may bring to our community. I do not have a specific industry in mind.	growth should be allowed beyond the incorporated communities	Yes, I would support cluster residential wherever a developer deems it appropriate.	I believe all developments should be mixed use. Residential on the top floors, business on the middles and retail / sales / direct service on the lower levels. If not in a top to bottom design, all of the elements should be immersed within a plan. Creating pocket communities where you can live, work and play without needing to travel great distances for basic supplies (gas, food, etc)	Yes	Anywhere accessible to the farmers that need them. They are the long term reason for our economy. There is no reason to make it difficult for the farmers to access what they need for their success.	Whitman County needs to add parks, recreation, green spaces, and a trail system throughout the rural and urban parts of the county. Investing in pocket parks in smaller communities, trails for multi-modal transportation, and preserving green spaces with various geography is crucial.	Yes	Yes	YES to renewable energy. the overall appearance of the County is beautiful. Adding sustainability, and sacrificing the views , must be balanced with the eco-tourism that is popular in this area.

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yes	no opinion	yes	It should stay as is. Mixed use would eventually - slow the speed limit to 35mph.	-	-	No, not enough. I would like to see a biking/walking trail from Pullman to Colfax and possibly to Steptoe, and at least one park where dogs would be allowed off leash. Not a dog park like the one that exists in Pullman, but a place like Klemgard County Park: trees, hills, stream, etc.	Yes	Yes	yes I support renewable energy.
Recreation if Whitman County were East of the Mississippi it would be a National Park!	Non-cultivated agricultural land should be protected for recreational purposes.	Cluster development should be located contiguous to existing communities. These should not be allowed outside a five mile radius of an incorporated city.	The Pullman-Moscow corridor represents the largest population center in Whitman County it should be developed to its fullest, in order to attract commercial development such as large box stores to the area. Pullman/Moscow together has more people than Lewiston/Clarkston, but we have to travel to the valley to go to Costco, Home Depot, etc.	Other:Along the Snake River west of Clarkston on the south & between Lewiston & Wolf Bridge on the north shore.	Along major highways & ports on the Snake River.	As said earlier we have the potential for major tourist attractions. Develop a continuous walking & biking trail on abandoned railway beds, develop other areas like Asotin & Charlie Creek drainages for hiking trails (Bald Butte, Nisqually John Canyon, Rock Creek falls southeast of Ewan, Hole in the Wall, etc)	Yes	Yes	Wind powered electricity is our fuel reserve that will grow industry within Whitman County and as a result grow our population and prosperity! Do not overlook all the water we are allowing to flow down the Palouse drainages without reservoirs that could provide recreational sites on the Palouse, in addition to irrigation, and potentially a means to recharge our aquifers.
Yes, but growth should be allowed. As new cash crops develop the need for modernization and forward-thinking is paramount.	Allow growth outside current areas. Many of these communities were established as waypoints on wagon trails or railroads. Most of those have disappeared, and the founding of new communities will bring with it new business and additional property tax income, which can only boost the economy of the county.	I support it countywide.	Whatever the market will bear. I prefer keeping the zoning the same, and believe it is less attractive as any sort of residential. High density residential should not be allowed due to safety concerns with increased traffic flow.	Yes	Anywhere and everywhere there is a need and a large enough community to support it.	There are plenty of parks and opportunities for recreation. They must be well funded before expansion is considered.	Yes	Yes	I support the continued use of alternative methods of generating renewable energy. I prefer solar mounted on all rooftops over wind turbines.
green energy	I don't understand this question.... are words missing, how should the county allow residences.... to be built, approved, what? are you asking if they should be allowed in agricultural areas?	depends... where and how much	I wouldn't want to live ON the highway...	Other:?	probably... but I don't know enough	equitable distribution	Yes	Yes	Renewable energy is must

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Recreation, tourism	-	-	No. The corridor is a precious valley that provides respite from the dense cities on either side	-	-	The Colfax/Albion/Pullman railtrail would be a big boon to recreation and tourism, linking up with the Chipman and Latah trails makes it long enough to be a draw for hikers and bikers who need to stay overnight and eat several meals in nearby towns.	Yes	Yes	Yes, I support, no, it can be done without a big impact on viewsheds.
Industry (SEL), Education, Recreation	Don't know enough about the issue to have an opinion.	-	Stay as is	Other:?	In rural communities near farming areas	Upgrade current parks and trails (Colfax Trail) More extensive bike and hiking trails.	Yes	Yes	yes
business, Academic	Don't have any idea	I' supportive. Important for Pullman	Stay the same with the addition of a south and north by-pass around Pullman	Other:I don't know	Okay where they are currently located	Need more soccer fields in the Pullman area	Yes	Yes	I support renewable energy and do not think that it would diminish the overall visual appearance
Yes, and open it to growing markets like cannabis.	Don't know	Don't know	Yes, expanding zoning along SR 270 for residential and retail sounds like a good idea. I would love if more footpath/trail items would be considered too.	Other:Don't know	Don't know	Don't know	Yes	Yes	I would love there to be more support and encouragement of solar energy production. I am less enthusiastic about wind turbines, but am not against them.
Yes, I believe it drives the local economy and is iconic of the region.	Yes, but with restrictions that allow for small farm development and low density residential but prevent residential communities in agriculture areas. The idea would to provide more opportunities for those want to get into farming and have a homestead, but not support expansion of medium or high density development or expansion into rural Areas	Yes, within lands in or closely adjacent to small communities that could benefit for economic growth to sustain their local economies, not Pullman or already well established communities. Cluster Residential zoning in already highly developed communities just ends up being usually populated by high income earners wanting space rather and the expansion or development of small farming operations.	I think current use of the corridor should be maintained and not be expanded for mixed use development. Changing zoning should and Would required traffic studies and amendments to support traffic flow and Congestion as currently designed are already busy traffic wise and focus should rather be placed on providing single family residences in curently zoned residential areas in high demand instead of expansion multi family housing units to better balance housing prices in the Pullman area.	Other:Yes, depending on the location and it's impact to surround agricultural and residential areas	Yes, as it supports the local economy and Em further sustains farming development both large and small operations	More focus on using old railways as trail systems particularly from Pullman to Spokane, trail systems in these areas would likely support economic growth in the small communities along the trail systems	Yes	Yes	No, dams already provide a sustainable energy source and use of solar and wind are limited to the maintenance life of the equipment, if proposed environmental and economic studies should be conducted to support their use over other energy sources
-	-	-	retail/commercial	-	-	No, compared to our neighbors across the state-line, we definitely lack trails, bike lanes, and parks.	Yes	Yes	Wind turbines I would not support within close proximity to the county. Solar panels for residential homes, absolutely.

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Yes... with expansion of agritourism and other tourism. County perhaps should also look at other ways to support small businesses.	I would consider expansion.... especially if expansion means creation of further small businesses.	Well, I live in one. I do support them. I would encourage the county to consider a code change to allow for a mother-in-law suite in Cluster Zoning. We had looked into this so my very frail mother could have her own small (500 -700 sq ft) space on our property that would look like similar to our house and discovered this was absolutely not allowed. I am assuming our property tax dollars would have increased... curious to know how much of that would have gone to the county.	The idea of multi-family residential/retail/commercial is interesting for the corridor... I would be interested in the county looking into this more.	Other:I am not sure.	Also, I don't think I have an opinion on this.	Sort of. More paths connecting towns with in Whitman County would be amazing. I live along a railroad track that is no longer in use... it would be great for the County to look into the connectivity along these routes. How can they be used? I think we can all agree at this point, outdoor activities are just good for us during all seasons.	Yes	Yes	Yes, I support renewable energy.

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Agriculture, Real Estate, Energy	<p>This year I enquired about someday purchasing land in Whitman county within a few miles of Pullman and developing a small community of lots sized between .75/1 acre each surrounding a park like common area. I was disappointed to learn that the current cluster housing rules limit a 20 acre parcel to 4 lots. It was also disappointing to learn that there aren't any exceptions or alternatives other than purchasing land bordering the city and being annexed into the city. Many people would like to live in the county, but 3-5 acres is more land than most desire.</p> <p>I grew up in Yakima county (which also has a strong reliance on agriculture) in a neighborhood with .5-.75 acre lots in the county. It was a fantastic balance being in county, having neighbors, but also have a large yard for the kids.</p> <p>Housing and land in Pullman has become very expensive and the majority of lots are very small. My understanding is that it is one of the most expensive areas outside of the seattle area. By allowing for higher density cluster housing more people would be able to enjoy county living, it would also end up conserving more farm land because less acres overall would be needed to serve more residents/houses.</p>	<p>Yes, I am supportive of this initiative. I would also like to see higher density cluster housing permitted per my answer to the previous question. I would like to see it offered in any areas within 3-5 miles of a city that is not zoned for commercial/industrial.</p>	<p>The south side SR270 doesn't appear to be viable for business use with the stream/river. It may be wise to look at residential uses. The north side appears to be better suited for commercial use.</p>	Yes	<p>I do not have a strong preference.</p>	<p>I would like to see further investment in parks near the snake river (new, existing or expansion) It is a beautiful area that we should highlight as a strength of our community. It presently feels like an afterthought.</p>	<p>Other:I am neither for or opposed. I do believe there are higher priorities for Whitman county resources.</p>	<p>Other:The natural resources we have are important, and we should preserve them. However, we should also consider economic impact and other factors and look at the overall impact. Does it pass the common sense test.</p>	<p>I would be in support of approving solar and wind energy projects on the Palouse. Our county is very beautiful, especially the sunsets but I do not believe they would significantly impact the appearance of our county negatively.</p>
No. Industry & Education.	<p>Allowed to expand. The economic income (and impact) from these agriculture land is much higher than its agriculture products and Whitman county can expand/preserve agriculture land in other places.</p>	Yes.	<p>Mixed use, i.e. multi-family residential/retail/commercial, since it will good for the students/families who may need go to Moscow and Pullman for classes or jobs. It's also good place for commercial.</p>	Yes	<p>Grain storage and food production/preparation on industry.</p>	<p>I don't think there are much. Keep and well maintain current parks will be fine.</p>	Yes	<p>Other:Yes. But need location-specific.</p>	<p>Yes, I strongly support renewable energy. The solar and wind turbine will not diminish overall visual appearance.</p>
-	-	-	-	-	-	-	Yes	Yes	<p>It could be a missed financial opportunity to not move in this direction, and would seem worth further exploration (and I think the wind turbines a rather pretty, and don't detract from views).</p>
Yes	<p>Keep existing communities the primary residences so funding is focused for greater benefit to all</p>	Yes.	<p>Yes, mixed use would be good there.</p>	<p>Other:Don't know</p>	-	<p>No, Uniontown could use more areas of recreation</p>	Yes	Yes	<p>This would be visually destructive to the beauty of our county.</p>

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any clean employment	Few can afford housing, but the tracts of ticky-tacky at Pullman are not a good answer, Building to expand the villages could be good, but then you need public transportation.	Pullman	Yes, mixed use.	Other:Use old buildings and sights first.	Edg of villages.	NORTH	Yes	Yes	SUPPORT
We should balance our economic sources and not rely on just agriculture. There aren't many employees in that system. We should be looking at growing tourism and soft-manufacturing that doesn't required huge amounts of water.	Growth should be allowed only if the agricultural land is tied to the outskirts of the town. For example, allowing only growth in a controlled growth next to a town versus providing acreage in the middle of a field on the outskirts of a town. I think that any town who wishes to grow, should be allowed to grow if the farmer and the town come to a decision to sell-buy land. (Not just Steptoe.)	No, I don't support cluster residential zoning.	I think the Pullman-Moscow corridor district should remain zoned only as transportation and economic development. If you want to grow any housing along that area, look at what is continuing to expand on the airport road for single family residences.	Other:Maybe since you are thinking of Steptoe, perhaps allowing some commercial/industrial uses there would help bring people from closer areas to work....St.John, Rosalia, Oakesdale, Colfax	On the outskirts of towns where residential growth is not the best place to be.	There are never enough parks and recreation opportunities. More focus needs to be on drawing people to more recreation opportunities beside just the river.	Yes	Yes	I do believe there should be more of a push to solar and wind turbines. No, I don't believe they are an eyesore. I see the wind turbines as awesome tributes to our ability to use technology without water. I enjoy looking at the Oakesdale Ridge of turbines as I drive by them. I am always in awe of their design.
A more diversified economy is always a good thing. No input at the moment as to what additional focuses there should be.	I think it's doing fine the way it is.	Zoning in the outer fringes of the city will encourage more commerce to reach out to those areas, thus encouraging growth.	As the cities continue to grow, traffic will increase in that corridor. That's not ideal for residential development. However, commerce will benefit from the additional people in the area. Residential would be better away from major highways.	Other:Unsure	Unsure	More camping/recreation areas away from the cities would be wonderful.	Yes	Yes	I support renewable energy initiatives.
Yes	Within designated areas. Keep agricultural land used for agriculture.	If for residential use in 20 acre divisions, okay. However zoning to include random business and residential , not okay.	Keep as is, we do not need strip residential along the highway.	No	-	-	Yes	Yes	Support! Wish no flashing lights.
No. Manufacturing and technology. Commercial agricultural including cannabis	Growth should be allowed wherever people want to plant roots and grow. Don't dictate to people where to grow their business. Encourage them to do it wherever they want.	As long as fire, police, education, and other essential services are maintained and available.	Commercial. Not residential. Expand Pullman NW along grand and Albion road. Or SW past Bishop.	Other:Allow cannabis cul	Wherever it doesn't impede growth of job creating businesses in manufacturing and technology.	More focus on river recreation, land preservation, forest expansion.	Yes	Yes	Yes. The more renewable ,non hydro power, the cheaper our utilities and easier it is to get rid of dams to save salmon.
Tech	-	-	Current zoning	-	-	Open space for hiking. Bike paths	Yes	Yes	Support
there needs to be some other sources; we can no longer rely on agriculture alone	yes, there should be expansion possibilities. People would like to choose different rural areas to live in, even if they don't work in agriculture	yes.	As long as it doesn't look like North Division in Spokane	Other:I don't know	-	there's always room for more	Yes	Yes	yes, alternative energy production is important and should be encouraged. It is hoped that in the future it can be incorporated without too much adverse visual impact

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I think agriculture will remain Whitman County's primary economic source whether I want it to or not.	If the 20th century taught us one thing, it's that urban sprawl is completely unsustainable. We should concentrate on keeping and creating self-contained, walkable/bikeable neighborhoods wherever possible to reduce our dependence on a road system we cannot afford to maintain. Investment in pedestrian and bicycle infrastructure will pay dividends in the future, reducing costs of road maintenance while improving air quality, quality of life, and public health.	I would support this only if the communities were self-contained to a large degree and did not involve thousands of people driving ever farther, multiplying wear and congestion on roads we already cannot maintain.	To reiterate, all future development should take into consideration the unsustainability of cars as our primary mode of transport. New residential developments should place emphasis on self-containment and walkability or should provide transit to commercial destinations.	Other:I don't really know enough to say.	These should be allowed where they are most convenient to customers, with minimum inconvenience to the rest of the community. We don't need parades of downtown Pullman except on holidays!	We have some good facilities, but Pullman desperately needs a radically improved system of bikeways -- not just for recreation, but for transit. Lip service was paid to this in the last plan, and next to nothing has been done since I got my first ten-speed. This is a travesty! Pullman needs to step forward into the 21st century.	Yes	Yes	Again, this is absolutely vital! The carbon economy is totally unsustainable. We need to move into a green future, and not allow narrow ideas of aesthetics get in the way.
Yes - agriculture is important to the character of the county and the contributions to the state and world. Other endeavors should be considered as a complimentary/partner to agriculture and education.	Existing communities should be supported and enhanced as community hubs in each part of the county. Marking the existing communities as hubs preserves the history and character of Whitman County.	Clustered residential zoning should use existing communities as coordination hubs for community resources and activities.	The North side of the corridor should remain a transportation and economic zone. The south side should have a thin ribbon of light(er) economic activity with stronger support of clustered residential zoning with Pullman as the coordinating hub.	Other:Rosalia and Hooper should be considered for further development as gateway communities to Whitman county.	Colfax, Steptoe and Dusty are excellent locations for on/off loading agriculture support. Connection exist in these communities to North-South and central parts of the state via existing rail and road.	Whitman County has 6 excellent parks that already exist and should be further developed and enhanced. These locations offer access to trails, water recreation, views and overnight camping. While efforts have been made to maintain the existing amenities at these parks, further development of these parks would enhance the community and attract tourist activities. Many times over the years the Palouse region has been listed as one of the top locations in the nation for its unique beauty. Whitman county is in a unique position to be at the center of building a reputation for access to the beauty of the region.	Yes	Yes	Renewable energy technologies are important for future generations and development of these these resources for the communities in Whitman county cannot be ignored. Thoughtful planning and placement of future sites should take into consideration the ways to not diminish the appearances and qualities of the Palouse. Placement away from vistas and traveling paths. Infrastructure planning for future placement, installation and graceful removal and restoration should be part of the planning. Technologies change rapidly, planning for renewable energy technology should acknowledge the transient nature of the technology infrastructures.

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Don't put all your eggs in one basket!	Expand as needed. Why would there be restriction where reside?	yes	Residential.	No	They should be where their marketing shows them where they should be.	More bike trails.	Yes	Yes	yes
Yes	Existing areas should be developed thoughtfully and strategically so that land is not wasted. Build up, not out.	I would support this for Pullman residents (not more student housing).	Mixed use for sure!	No	Outside of main city areas - save the city spaces for retail and residential.	Pullman and the surrounding areas would benefit greatly from family friendly spaces, like water slides, go carts, drive in movie theaters, and performing arts spaces in addition to parks. I'd like to see more investment in WSU's arboretum.	Yes	Yes	Absolutely support
yes	-	within reason	I like it as is.	Other:Don't feel there is a huge need for this.	-	Family activities:	Yes	Yes	no.
-	-	-	-	-	-	-	-	-	-
Yes	?	No	Stay	No	Edge of city limits	Yes	Yes	Yes	Yes to a point
yes	no	no	stay that way	No	-	not sure	Yes	Yes	yes I do support renewable energy

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<p>While it should remain a strong segment of the economy, it should not be relied upon as the primary segment of the economy. Identifying other sectors to diversify the county's economy is perhaps not as important as policy matters that would invite and encourage other sectors to be successful here.</p>	<p>I'm not sure I understand this question. If it's asking whether we should prioritize planning and resources for small peripheral communities like Steptoe, then my answer is that should not necessarily be the case. Planning and resources should be prioritized for economy and community impact. Rezoning a piece of property in Steptoe to allow for residential construction is probably fine, assuming it's generally in alignment with the community's development plans and the private owner funds the work. But, if there's a choice between, for example, improving the trail and park system between Pullman and Palouse and adding a "Mayor's Bench" nobody will sit in, in a town hardly anyone lives in, let alone visits, I feel the former should be a higher priority.</p>	<p>I do, with a bit more thoughtfulness than has been executed in the past. Areas like Kitzmiller and Airport roads outside Pullman tend to look haphazard. I would like to see those quasi-communities pop up with covenants so they don't look like a bunch of different-sized, shaped, an colored Easter eggs, and so the effects of farming or raising livestock on those properties is mitigated for neighbors - residential and commercial alike - who choose not to farm, but prefer a rural setting.</p>	<p>Before Pullman focuses on the SR270 corridor, it needs to fix the in-town situation. You might have *some* success with multi-family residential mixed with retail, as long as you can keep tenants in the building and the retail business considers the tenants interests. However, retail will always struggle around here if you put it on an 8-mile island between Pullman and Moscow, without any consideration for convenience, parking, walkability, or proximity to complementary businesses. I think planning efforts should be refocused to improving the eyesores like what occupies most of Grand Avenue. Until Grand&gt;Main/Paradise&gt;Stadium&gt;Bishop has some level of continuity, all you're doing is creating space for more failed business by expanding outside those main areas.</p>	<p>Other:I am not familiar enough with existing zoning within the county to comment.</p>	<p>Not in the heart of town. The grain storage (if it still even serves that purpose) on north Grand in Pullman is one of the eyesores I'm talking about in the previous question. Not only is it disruptive and unsafe to have that vehicle traffic in town, but that space could be occupied by almost any other entity and would have a better chance at bringing community and business into the downtown sector. Perhaps this would be a better fit for the SR270 rezoning conversation?</p>	<p>No. There are not enough parks in general, nor are there enough organized recreation opportunities for the non-student population. I would like to see more opportunities that bring the different communities from Whitman County together. That could be remedied partially with better (improved) trail systems between communities, better Parks &amp; Rec department programming, and improved actual parks throughout the county.</p>	<p>Yes</p>	<p>Other:Yes, but I'm not sure I understand how quarries protect natural resources.</p>	<p>Yes, renewable energy is vital. With appropriate planning, visual appearance concerns can be minimized.</p>
<p>Yes</p>	<p>Mostly it should be contained to within the existing rural communities.</p>	<p>No.</p>	<p>Keep it zoned as a transportation and economic development corridor.</p>	<p>No</p>	<p>At or around the current agricultural businesses.</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>They diminish the overall visual appearance of the County.</p>

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yes	Support for existing communities should take priority. Additional residential growth should be clustered.	yes	Mixed use would be okay as long as safe, efficient transit between Pullman and Moscow is maintained.	-	-	No. We need the Colfax-Albion-Pullman trail developed. A second possibility is a trail system between Kamiak Butte, Rose Creek Nature Preserve, and WSU's Smoot Hill. Trails anywhere in the county offer residents and visitors safe and enjoyable experiences that are non-invasive for nearby landowners and bring economic gain into the county. A park and/or trail on Bald Butte outside Johnson would be wonderful.	Yes	Yes	I support renewable energy such as solar and wind.
Yes, and manufacturing	Growth should include expansion of current resident areas. This allows for communities to grow regarding school districts and taxes, and makes the expansion of utilities such as power, internet, roads, etc. to branch from current areas and not have to rebuild a new infrastructure from the beginning.	No.	Residential areas on the side away from the trail would be desirable, as long as the appropriate off-ramps were provided so as to maintain traffic safety and flow.	Other:Industrial uses including dynamite blasting should be approved only away from residential areas and animal agriculture.	On the outskirts of existing towns.	Hiking and bike trails are desirable for current residents and tourism. Paved trails are ideal because they are accessible by those with both disabilities and strollers.	Yes	Yes	Yes to solar. No to wind turbines because they are cost inefficient due to maintenance.
yes	prime farm land should be preserved to continue ag production to meet the needs of increasing world population which will double in a few years	no	stay	No	on outskirts of towns	yes	Yes	Yes	yes

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<p>Though I work at WSU, I grew up on a farm and truly enjoy living in a rural/agricultural area with access to locally grown food. I do believe that, for the overall economic health of the community, other sectors should be developed. An increased focus on food oriented businesses (locally sourced restaurants, wineries and breweries, u-pick organic fruits, etc.) and (food/outdoor recreation) destination travel would be a welcome addition. This would complement our already existing ag. focused economy and the 2 local land grant universities.</p>	<p>No, I believe residential growth on highly productive Ag land should not be a high priority. Housing should be on non-productive land and built with high density. Given the impact of climate change and the consequential drought, we should be preserving ag land, wet lands and water ways as well as working together with farmers to deal with the upcoming climate change and drought. Besides, given the complete lack of design standards and regulation, more low density housing on ag land will only contribute to pollution, water usage (lawn watering, etc.), and destruction of habitat.</p>	<p>My support of CRZ would depend on the details of the contracts and regulations. Generally, residential development and expansion is always amended in favor of more and more housing, which denigrates the environment and drives out farmers. As well, many farmers make significant income from selling off chunks of land to housing developers over time through variance waivers. I have seen the use of amendments and variance waivers used over and over in the city of Pullman with negative impact to the quality of life of long time residents.</p>	<p>I do not feel strongly one way or the other. I believe a slim corridor along SR 270 is appropriate for either type of development.</p>	<p>No</p>	<p>Businesses related to the shipment of ag products (grain storage) should be located in a place that allows for the most efficient and non-polluting means of shipment. Other businesses that provide services to farmers should be located in places that are easily accessed by farmers and do not force farmers to drive large equipment into urban areas for repair.</p>	<p>No, I would like an expansion of recreation opportunities in the form of longer distance walking and cycling trails across the county. I am particularly interested in re-purposing unused railroad lines and pathways along rivers/streams for the walking &amp; cycling trails as well as returning the swaths of land on either side of the trails and waterways to native habitat.</p>	<p>Yes</p>	<p>Other:I'm not sure how to answer this question. I am in favor of combating climate change and return of land/water to natural habitat</p>	<p>I highly support the development and use of renewable energy in multiple forms. No, I do not believe this would diminish the visual appearance of the County. I support funds used to allow farmers to develop solar or wind turbines on their land as a secondary source of income.</p>
<p>University, tech such as SEL</p>	<p>Expand current communities</p>	<p>Yes, but need more information</p>	<p>Protect the corridor from development. Don't replicate a Division Street Spokane.</p>	<p>Other:Must be done very carefully.</p>	<p>Not enough information to judge</p>	<p>Increase walking and biking trails. Create a path from Pullman to Colfax.</p>	<p>Yes</p>	<p>Yes</p>	<p>The alternative renewable sources look good when it's understood as a step away from carbon based energy.</p>
<p>Engineering</p>	<p>No opinion</p>	<p>Yes. No opinion.</p>	<p>Would be great to have more retail; I'm tired of Moscow getting all the good stuff (e.g. Target). I try to spend my money locally, at small businesses when possible, but the dearth in variety of retailers makes it very hard. I find myself being creative like ordering from ULTA online so I pay WA state and local taxes, then picking up in Moscow and I'd like to not have to do that.</p>	<p>Other:No opinion</p>	<p>Rural areas adjacent to the farms that use the equipment,</p>	<p>More opportunities for non-senior adults. P&amp;R seems to skip from kids/teens to seniors, with a narrow focus in between (if you don't want to do yoga or meditation you're out of luck). Learning a language, specialized cooking skills, sewing, knitting, different sports, swing dancing would be great. Hobbies as well as personal and professional development. It's too bad WSU doesn't offer extension courses in Pullman like many other universities in urban areas.</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes. I don't know how it would affect visuals. I suppose a solar farm is much less obtrusive than a wind turbine.</p>
<p>Residential development is fine as long as it's responsible and in response to not just a current need, but a need that is anticipated will not disappear.</p>	<p>If you're going to do these things there needs to be a transportation plan for that corridor due to more traffic.</p>								

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We need to have a vision for more self-sustaining agriculture! Not ship all our wheat out and all our food in. We need logical ideas and solutions during the next 29 years. These questions are not geared toward forward thinking residents, but toward agricultural residents.	Obviously, we need residential areas to be restricted to certain areas and food growing areas to be envisioned for self-sustaining food sources. Currently, we ship all our wheat out and all our food in! This is not sustainable. With current environmental crisis across the planet we need a new vision in Whitman County!	Answers in previous question	Residential/retail//commercial density clusters near walking and biking trails would be better than a huge shopping area, which is no longer viable.	No	Negotiable depending on the residential clusters within close proximity. We need a vision of density not suburban prawl of cookie cutter homes. Grain storage, tractor shops, etc. should be allowed in the proximity of live/work areas related to these entities	We need many more trails for biking and walking between possible density clusters of smart growth residential/live work/ retail	Yes	Yes	They are a necessity. Climate change is very real
Higher Education	No, we need to preserve prime agricultural areas. Emphasis should be placed on multi-family dwellings and single-family dwelling on city/town lots.	Don't know enough about this proposal	No, this corridor is not suitable for multi-family dwellings. IT should stay primarily a transportation corridor with permanent protection of the bike trail and adjacent creek. Any additional development should be limited to low impact, low density commercial development that doesn't contribute substantially to on/off vehicle traffic. It needs to remain a transportation corridor, not become a commercial strip!	Yes	Yes, but any such businesses should not be placed on land that can be best used for agriculture. Already we are seeing prime agricultural land being taken out of use to build car washes, restaurants, coffee shops! This is a very poor use of this irreplaceable natural resource	No, there are not enough parks and those the county does own are not adequately staffed and funded.	Other:would be a very important recreational rsource for the county	Yes	I strongly support renewable energy initiatives, such as solar and wind turbines projects. These will become everyday aspects of our lives as we must replace Carbon-generating sources of energy. They do not diminish the visual appearance of the County at all; they show instead that we accept the future!

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Yes.	Modest, *carefully* & *transparently* planned growth should be *considered,* and, if the county's residents come to general consensus, then could be allowed.	Yes, but with significant restrictions, especially regarding environmental impacts, including but not limited to: water quality & supply; wildlife - flora & fauna; traffic/transportation; noise & light pollution; air quality; & public lands protection & accessibility.	NO! These changes would have myriad negative effects on the environment, wildlife, & water quality, with adverse impacts on the already overburdened adjoining wetlands & waterway! - They would also inevitably increase vehicle use, requiring additional signals & slowing the current flow of traffic, while likely disqualifying the corridor's "Scenic Byway" designation.	Yes	I live near one & have no problem with its location -- the others clearly seem well placed as I'm fairly unaware of them.	More acreage around existing parks, particularly Steptoe Butte; & at least 1 good-sized park at the edge of every development (such that 2 adjoining subdivisions or apartment complexes each would have at least 1 park for a combined minimum of 2); also along all waterways, including Missouri Flat Creek & Paradise Creek.	Yes	Yes	Yes, I support them with some restrictions, similar to the ones previously mentioned regarding rezoning & expansion into agricultural areas. In some places, viewsheds should be of particular concern, but I don't find them generally unattractive -- my greater concern is impact on health & safety of wildlife & people.
It's already a part of the agricultural sector, but I'd like to see efforts to expand marijuana growth and production within Whitman County as a source of revenue, jobs, and industry. I'd also favor a divergence into environmental energy production, and a greater emphasis on labor cooperatives.	Any residential growth should be in the area of (genuinely) affordable rental/housing. Preferably public owned housing that can be subject to close price/rent control to keep it within the material means of the average Whitman County salary.	I don't have sufficient knowledge or expertise to offer judgment on this question.	Theoretically, I have no problem with SR 270 incorporating residential/retail/commercial development.	Other:Again, I don't really think i have the necessary expertise to answer this.	Whatever the current perimeters are seem fine!	Further expansion/creation of walking trails and parks within Pullman are always welcome, but the town is quite well served in general. I'm less sure about other parts of the county.	Yes	Yes	I support this 100%, but I'm one of the people who thinks wind turbines actually look great.
More high tech companies like SEL would be good.	I don't know.	Yes. I do support that, especially if transportation services allow environmentally sound ways for people to commute to their jobs.	I don't know. I do know that it was be unfortunate to change the corridor so that it was developed from one end to the other. Yikes!	Other:I don't know. -		Additional walking and bike riding trails would be excellent.	Yes	Yes	Yes. Renewable energy production should be a vital part of our county's mission. I happen to think wind turbines are beautiful. I think well placed, we could have wind turbines and keep the views that really give the Palouse its character.
Farming is and will remain the largest segment of Whitman county's economy. However, the technical trades such as the college and SEL are indispensable parts of our economy and should be maintained.	We need to balance growth with the preservation of our environment. Lets not get caught in the trap that the Tri-Cities are in by failing to care for both our natural resources, such as land and water, as well as encouraging new agriculture and industry businesses.	Yes, I support cluster residential zoning with appropriate environmental standards.	The zone between Pullman and Moscow is fine for housing, however, the tax laws in Idaho are more lenient than Washington and development would all be on the Idaho side of the corridor. As student housing grew in Moscow the rental values in Pullman would decrease. This will happen no matter what but perhaps the county commissioners could try to balance the growth along the corridor between the two cities and mitigate the loss.	Other:Terra View Road etc.	Before settling on an area reach out to businesses to determine the interest and where the business would be most comfortable locating.	New housing developments need to include the building of parks in the plan at the time of submission. Maintaining the "Campus" type environment of our area, much as Moscow has done, will increase our attraction to new business.	Other:With Federal and State grants and Non profit support these are inexpensive and increase our residents happiness.	Yes	There is a place for everything. Lets see what Avista and other Energy providers are offering.

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Washington state University and other businesses that provide secure employment such as SEL, Meter, and Pullman Regional hospital.	Small pockets of tasteful residences with some property would be acceptable. Cookie cutter homes with no acreage would detract from the overall aesthetic appeal of the countryside	I am not familiar enough with the zoning policies to comment accordingly	That depends on whether or not the result is tasteful and inviting. Let's design a landscape that will draw people to the area.	No	-	No. But I've been spoiled in my past life. I'm all for more parks and trails.	Yes	Yes	I'm not sure
Yes	Residents should be kept inside the communities as much as possible. Paving paradise to make housing developments across sprawling agricultural grounds and wild spaces is not why people move to the Palouse!	No, again, keep housing developments within the city limits...and don't expand city limits to create housing developments!	I think a mix of business and single family residents. What do the current property owners want? The secret to zoning is owning!	No	Not at busy traffic areas. Putting these near busy intersections and areas with lots of truck and commuter traffic causes issues and conflicts	More dog friendly hiking areas. Having them near small towns would bring visitors and business to these small towns to increase commerce	Yes	Yes	If putting more renewable energy in would mean removal of the Snake River dams, I am all for it!
Yes and no. Let's nurture what we already have, but make it so businesses can thrive. Wa state itself curtails this in my opinion. yes	Growth should be allowed.	Yes!	Yes it would be appropriate to have mixed use.	Other:Not sure, sorry	Anywhere. We are an ag area.	For the most part. But making the railroad tracks into a trail would be amazing!	Other:!!!!!!	Yes	I support it, just not next to residences. The windmills are loud.
-	-	-	ugh. any development will congest the highway significantly. Try putting retail and residential along the airport road.	-	-	No. Physically parks anywhere will be great.	Yes	Yes	renewable energy is great.
Agriculture and Education	Residences not housing those working or owning farms should only occur in existing communities. This avoids farm/housing conflicts and breaking up valuable farmland. It also keeps costs of county and town services such as policing, ambulance, fire, trash cleanup, water and electricity to a minimum.	No, eventually this leads to the cluster petitioning to break up holdings into more lots and the need for city services such as water and sewage in areas not built to provide these easily. Usually the nearest town or all county residents end up paying for it. The Evergreen Community outside of Pullman is a good example. Providing sewage and water was expensive and Pullman residents had to pay for it. Cluster housing also leads to farm/housing conflicts and difficulty in providing other services such as fire protection and snow plowing.	This area should go back to agriculture. Strip development along major roads slows access to the cores of the downtowns, is dangerous in any emergency requiring evacuation and is just plain ugly. In the case of SR 270 it also removes a valuable outdoor resource for residents of both towns and will greatly increase the incidence of flooding in downtown Pullman.	Other:Let's keep it in the areas we already have in Pullman, Colfax and the other small towns along US195.	Commercial Zones. In the case of Agriculture this would include zones in or adjacent to the small towns to both be convenient to farms and help these towns economically.	There are not enough trails and we have great opportunities in the abandoned rail lines. They would be great for those of us living here and also attract tourists.	Yes	Yes	They are not pretty, but we have to do it. Otherwise, with global warming, Whitman county will be a desert.
Yes	-	-	-	-	-	Yes, but I live in Pullman where there are plenty of options.	Yes	-	Yes
-	I am in favor of strengthening communities instead of allowing scattered developments and residences.	-	I support mixed use of the corridor rather than expanding Pullman in other directions; the re-naturalized zone around the creek should be kept	-	-	More recreation opportunities would be great. I favor parks etc. close to the towns, and directly accessible from town.	Yes	Yes	I support renewable energy production, and I am not concerned about the visual impacts

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Renewable energy -- wind and solar.	Expand existing communities.	I don't know enough about this issue.	-	-	Just outside of urban areas.	Extending biking trails to connect Pullman, Colfax, Albion, and Palouse should be a high priority.	Yes	Yes	I strongly support renewable energy in the county. It might have a negative impact on viewsheds, but this small cost is not worth delaying the shift to renewable energy. We have no choice but to shift to renewable as soon as possible. Every day we delay, we sacrifice many future lives. This should be a very high priority for all counties.
We should expect that we will need to diversify. More tech industries and commercial endeavors	existing communities as to limit the effect on agriculture	No	As is	Other:unaware of a need or obvious location	close to their areas of need (agricultural pockets) to limit traffic of large trucks and equipment	I believe the rail/trail system should be expanded.	Yes	Yes	support
I believe it should retain its agricultural roots. I would like to see less toxic practices implemented across the board, no till, less pesticide use etc. I also feel the rail bed system between Colfax and Pullman should be converted to a multi use trail and connected to the Pullman/Troy trail, and later larger Palouse to cascades trail system. Such a great way to increase visits to our area and generate income for local businesses. Also increase the health of the local population.	Growth drives economic success, but needs to be tempered with a close eye to water resources. Controlled growth and carefully thought out but not draconian regulations can help bring fresh blood to areas dying from lack of opportunity and influx. Let's encourage the younger generations with talent and energy to move to rural America and help save the agricultural roots its built on.	Yes if there is adequate water, waste management, high speed internet etc, to support this development	It's ugly as hell now, so yes, lets utilize this corridor to maximize retail, residential, etc. on an already easy access corridor between two economic hubs. make it easy for people to access the amazing resource of the trail to get to school or work and live between Moscow and Pullman. Without adding traffic, walking, biking etc.	Other:Not sure, but likely to encourage small businesses.	These are vital businesses to this region and will be needed into the future, maybe there is a way to improve efficiency of operations by strategically placing hubs to improve the environmental impacts of these.	Utilize the rail corridors, increase natural hiking/walking areas, if you look at areas that have done this, Spokane, Pullman/Moscow/Troy, Lake Tahoe, Seattle, Cascade to Palouse trail, etc. they provide improved health, quality of life, economic stimulus/opportunities, transportation without pollution, and generally more benefits than negatives. If you make the rail corridors multi use, by incorporating special days or parallel trails for 4 wheel vehicles/ buggies, you may get more buy in.	Yes	Yes	Absolutely! Should be part of our long term plan. Palouse has a solar farm, makes me want to live there, a forward thinking community. We should also look at hydrogen vehicle stations, be the first to adopt these things, give incentives to home owners to add solar! I will sign up.
-	-	-	-	-	-	-	Yes	Yes	Yes

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Yes	Cluster housing lots are too large and some neighborhoods with smaller lots (1 acre) should be allowed in the county as new communities. Residences often do not utilize their lot or landscape it well leaving weedy grassland. Smaller lot rural communities could be manageable size for non farming family's.	Yes, if that was what the program is being used for. Very few have livestock or know how to take care of land. Many just want to live in the country and the county lot was the same cost as one in the city (Pullman) and the number of lots available was so low in the county and the city that the rural lot was the easy choice. Essentially under utilizing the converted farm land is a tragedy and it would have been better to remain used for ag. As the county allows cluster housing developments, greater variance in lot sizes would allow for residence to buy what they need and will utilize rather than just what's available with the best view.	Commercial would be great. Possibly residential and multi family further off of the roadway. The area along SR270 is rather rocky and it should be farmed where it can be. Some of the area would be great to see more commercial development.	Yes	On rural and commercial properties. These are needed for our community.	Parks are great, but economic development should be a priority since we need people to live and work in the county first. Beautification can come in during the planning of large areas.	Other:Yes, depending on the cost and where the funding comes from.	Yes	Solar is passive while wind energy is active. 10 to 1 support would be best, with both being beneficial to our communities.
Yes	Keep growth primarily in and around the communities with retail along the major highways. This will keep the beauty and openness of farming but provide more growth and jobs. Especially between Pullman and Moscow.	Yes, but limit them to areas around major roads or planned future roads, like the South bypass area.	It needs more commercial development. However you will have a tough time providing access to the South because of the Chipman trail. You better plan now, and build more overpasses like you have on Sunshine road. That will help encourage growth and minimize impact to people using the trail.	Other:The north end of Pullman has very little retail and a growing population. We need something to offset the ridiculous focus Pullman has on downtown.	Storage along major highways to assist transportation - just further from the cities. Shops again along the highways, like the corridor.	We have more parks and rec sites than can be adequately maintained. Why add more when you just let them run down?	Yes	Other:To a point. I hate to see things so locked up that people cannot enjoy them.	They definitely diminish the appearance. The dams provide the best reliable and steady source of energy. Always there day or night, wind or calm.
Loaded question, it's a republic, small government oversight.	Allowed to expand, Based upon market conditions and sustainable growth models.	I support cluster housing development on the outskirts of Pullman.	It's now the flight zone, and with the new airport remodel, airport will never be relocated where it should've been; away from desirable residential growth between two large rural cities. I would not want to live out there with all the airplane traffic, if people want to live out there go for it. It makes more sense to be a commercial industrial corridor, though.	Yes	-	I do not believe we need more park areas, but upgraded park equipment. Sunnyside equipment reminds me of the equipment I played on Clarkston from the 60s	No	Other:Preserve but because it makes sense as a good business model, not supported by government funding	Yes
Yes	This decision should be primarily up to the agricultural landowners. However, a low to moderate expansion rate seems acceptable.	Yes. Which areas allowed would depend on the negative impacts of the surrounding infrastructure.	The primary focus of the Pullman-Moscow corridor should be commercial/retail businesses. The corridor provides opportunities for businesses to locate in/near Pullman. However, sections could be zoned mixed-use if enough area is still available for economic development.	Other:I'm not familiar with all areas within the county to adequately answer this question.	-	The expansion of walking/bike paths within the county.	Yes	Yes	Yes, but with the placement of energy sources in locations that minimize the overall disruption of the county's viewsheds.

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Yes	I think there needs to be a balance of both but I am not very familiar with this. If there are agricultural areas that no one is wanting to use locally, then there could be residences allowed on part of the properties with much preserved and some growth elsewhere. We need the productive land resource primarily for agriculture but growth in other areas is also important as well as expanding.	-	I think it'd be beneficial to re-zone some to allow more growth between the two cities but without large disturbances of traffic flow.	-	Is this a question because of how they look in the communities or are there other problems associated with having them around? If it's just because of the curb appeal problems, I think they could be anywhere except where smaller businesses benefit from being clustered together in the heart of towns.	Splash pads are fun things for families. More indoor rec places like ice rinks, skating rinks, and indoor playgrounds for big and little kids. Community activities.	Yes	Yes	I think it's a necessary change and can only benefit.
Research and development	Controlled growth. Ag and residential areas need space between them.	If controlled	Retail and development	Other:Local advice needed	Yes	More would be nice. Picnic areas. Walking and biking trail.	Yes	Other:No opin	Yes.
Yes. but be supplemented by Education, Clean Energy Industries, and Health-Care.	Existing communities should be the primary areas because infrastructure is cheaper when concentrated.	No, I don't support it. Building on and paving agricultural land while protecting agriculture is a dishonest contradiction in terms. Some provision needs to be made for climate refugees from other states. Ideally, concentrated residences within existing City boundaries.	It should stay the way it is.	No	I don't know if we need more. I will defer to the farmers who know better.	There are many nice walks and bicycle trails but having a Colfax-Pullman link would better integrate Colfax into the recreation community.	Yes	Yes	I support it 100%. Having excess, cheap, and abundant clean energy opens up many economic opportunities for this region.
Yes	Residences in ag district should be governed by specific limitations. Designated cluster developments; viewshed restrictions paramount	Yes	Keep corridor uses as they are currently. No residential.	Other:When supported by neighbors affected.	In zoned ag district.	-	Yes	Yes	YES!
Agriculture should remain a big factor in the future of county's economy. I don't know that one can say it should be the primary source. Too much farm land has already been covered with asphalt, especially around Pullman. I would imagine SEL and WSU are big factors currently in the county's economy.	-	-	-	Other:Only if it would benefit agriculture, such as a straw plant, a machinery dealer, a plant using our local products such as wheat or garbanzos.	Possibly in the small towns to help their economy and schools.	I believe there are plenty of recreation opportunities in the county. Many are near Pullman, where the population is. The county currently says it cannot adequately maintain what there is with budget constraints. We defiantly do not need another trail in the county.	Other:I do not support the rails to trails initiative. I definitely do not support another trail, especially from Colfax to Pullman.	Yes	I fully support solar and wind energy. And I fully support keeping the dams for their power generation, transportation and recreation.

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education	existing rural communities should be priority	in a carefully thought out part of overall plan	again a mixed use might be possible as a part of well thought out planning.	Yes	where they make economic sense	there should be more, and those we have should be prioritized	Yes	Yes	support renewable sources and welcome them.
Yes	No. It interferes with farming, which I think should be the focus of our county because the land and the weather make it the most valuable resource that we have. Housing should be built on less productive ground.	On the edges of existing towns and cities only.	No opinion.	No	Where they already exist.	The Bill Chipman trail is used extensively. I would like to see more bike/hike trails, especially on abandoned railroad beds.	Yes	Yes	Solar energy.
yes	Agriculture is critical to the country. Don't believe in continuing expansion outside these areas.	City people moving to the country results in no upkeep of private roads within Cluster zoning. They seem to think the government is going to keep up the roads for them and won't contribute money for maintenance and repair.	yes	No	Where access is easy for farmers.	Enough	Yes	No	Wind turbines are unsightly, not a cost effective energy source - very noisy. Solar is a viable alternative.
Yes	-	No	Stay as it is	Yes	In the areas with the best access for those individuals who use them	-	Yes	Other:Ab	Yes we do need some sustainable resources, however we still need our county to look like our county
Agriculture should remain at its current portion of the economy, but welcome other businesses as well	No opinion	Yes, in areas that are hard to farm.	Remain as is	Yes	In areas of farms and small towns, not in large cities	A shared area for hiking, bicycles, cross country skiing. Camping facilities with water, electricity and sewer.	Yes	Yes	Yes
Stores and dining Park summer music..all things community with interdependence not dependence on WSU to survive and thrive.	-	Yes for expansion	-	Yes	-	-	Yes	Yes	Necessary for climate change solutions

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I think the County needs to diversify its economy. Healthcare, Technology, Data Centers, Food Processing. Tap into the power of remote work. We could attract people who work for employers in Seattle/Portland but can now work remotely.	Growth should be confined to incorporated towns and cities. They have the necessary infrastructure and services. Unless the County wants to fully get into the animal control, code enforcement, and land use games that needs to be left to the incorporated cities and towns like Colfax and Rosalia.	Yes, in or immediately adjacent to incorporated cities and towns.	It should be permitted for all sorts of Highway Commercial activities. Stores, restaurants, warehouses, and light industrial.	No	Periphery of incorporated cities/towns.	The County should have participated in the Metropolitan Park District Colfax was trying to get going a couple years back. Could have provided some funds to keep up Colfax Trail and Klemgard Park. Instead Colfax did it and county is still not properly funding parks. Also, County residents are freeloading off of Colfax taxpayers in using the swimming pool and parks such as Schmuck and McDonald.	Yes	Yes	Yes, I support it.
Yes agriculture	Develop the existing areas	no	Stay the same	No	In existing small towns	Expand bike and walking trails where possible	Yes	Yes	No on wind turbines. Yes on solar



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Tech and Eco-Manufacturing	Growth should expand beyond these areas. Both businesses and residential... tech and manufacturing. Mono Culture is obviously a dead end for sustained viability.	I support expansion... even if it diminishes livestock farming. Tech and Environmental Tech is significantly more viable for the future on Whitman County.	NO residential... retailers and commercial use is the most logical way forward.	Other: Davis Way nearest to highway 195, Albion Road, Johnson Road	10 miles outside any city limits... 20 would be even better. Junk em all within city limits, and don't use a single tax dollar to subsidize the work!	No... and there's SO many (obvious) locations there's too many to choose just one.	Yes	Yes	I support renewal energies and cmon... really with the s too ugly excuse?
Yes, we are the wheat capitol and possibly lentils too! Why would we want to mess that up these beautiful hills with anything else.	I don't really understand what this question is asking. Perhaps it needs to be worded to be more clear. Primary areas of what? residences? or agriculture?	No, I am not. I think anytime cluster zones are introduced near farms, they will eventually be complaints that the farms are too dirty, noisy, too smelly, etc and they will start to request rezoning those areas to get rid of the farmers. Country people enjoy their space and choose living in the country for reasons that include getting away from congestion, traffic, people and enjoying the beauty of the surroundings. When you add residential communities that changes the beauty of the land and peacefulness as well. It's a different way of life and different breed of people. I have a city person living in a nearby cluster to our farm built in 1900 and she is constantly complaining that my cows or dogs make too much noise. Those type of people really need to stay in the city in my opinion.	I have always expected it would fill up with retail/commercial businesses over time so we can take advantage of those in moscow shopping in our county. I don't really like the idea of more apartments along that rd, but it would probably be a better location than some of the crazy places huge apt complexes are currently being considered by Pullman city. Of course that would mean more stop lights along the highway and the road would be more congested and take longer to drive than it does now. However we do frequently travel that way to shop, so the more than is on the west side of moscow, the easier it is for me to get to those businesses and avoid moscow's downtown traffic.	No	Between Moscow and Pullman on the the highway sounds good to me. However it should probably be in a location that is easily accessible to farmers, so perhaps on the highway south of Pullman might work well too.	Yes we have a lot of options and I have never been to one that is overflowing with people except during the lentil festival. So focus should be on maintaining and improving what we have instead of adding more.	Yes	No	The look of the windmills is peaceful and doesn't bother me at all. I would much rather see the windmills dotting our county, than have our commissioners approve the the land for pot growing or processing facilities (giant metal sheds lit up all night and surrounded by prison like barbed wire fences) that destroys the natural beauty of this great land. Solar turbines coordinate well with the landscape and support the peaceful country vibes.
Obviously the university and Schweitzer contribute greatly to the county economy.	I am not understanding this question. Is Step toe a "for example"? I would think all of the small towns would welcome residential housing growth as many of them are dying.	I think I would support "cluster growth" in many of the small towns similar to what is being built in Uniontown on the southern side of town. It brings in much needed income and vitality. It should be well thought out in advance and not some hideous, cheap housing that doesn't take the natural environment in to account.	I don't think it should be zoned for residential housing.	Other: I don't know. I don't have enough information to make a good decision.	They should be located where they do not interfere with major traffic flow.	There should be more bike and walking trails through out the county.	Yes	Yes	I support them 100% with careful planning.
SEL	Outside. No reason not to.	Yes, toward Palouse.	Multi family and/or retail.	Yes	On the outskirts.	No, more parks in Pullman and smaller towns in Whitman County.	Yes	Yes	Yes

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Yes, plus tech tied to WSU	What is Steptoe doing in this question???? Preserve ag land and require spaces inside existing towns to be utilized for commerce, housing, etc.	Problems abound with cluster residential in ag areas. People want to be there but then do not like the smells, the spray, the dust, etc etc  Utilize open land in communities and preserve ag land.	Preserve it for the quarry work it supports now. Rural lifestyle and scenery are important to the wellbeing of all. We do not need commercial development -- another Division Street ala Spokane.	Other:The edges of towns, especially Pullman, need certain development of services like a large truck stop area for repair and parking and servicing of transport vehicles, etc.	do not know	The focus should be on the organization and utilization of the existing parks and exploration of the physical beauty of the Palouse. This is the natural draw for photographers and birders and hikers and nature lovers of all types.	Yes	Yes	Support
No, there are many non-ag elements of Whitman Co.s economy.	Growth should be focused on existing rural communities. The existing infrastructure can handle additional households and small businesses.	Yes -- very much in favor of this approach.	Multi-use.	No	Where ever needed!	More recreation facilities in cities and towns.	Yes	Yes	More solar and wind renewable energy projects are welcome.
-	-	-	-	-	-	-	Yes	Yes	Support
develop university-related research	focus growth in areas that already have a population--let's avoid sprawl	no	Seems like growth show stay close to Pullman-- a 5-lane highway doesn't seem conducive to residential development.	No	in areas with low population density	We have a good variety, but more are always good-- perhaps within 10 miles of the population centers	Yes	Yes	great idea
Yes	Rural communities could be 1 area, provided there is infrastructure to support the development of housing. Growth outside of the communities should not impede current farming practices, should not take productive ground and break it into little clusters of houses	Support cluster zoning, as long as it is clear to home buyers, farming is top priority. Areas closer to roads that could handle increased traffic.	-	No	Any where in the county	Think there is enough in the county, just maintain what is already there	No	No	Don't see it as a need, visually unappealing.
Yes	Unsure, some growth but not too much	Only some with small areas in rural towns and perhaps more in colfax and pullman	Stay the same	Yes	Near or in between towns near roadways.	Yes	Yes	Yes	Wind and water is good but, solar is inefficient
Agriculture should be primarily with education and technology secondary.	I'm against our county turning into half acre famettes like the Boise area. I don't want to see a house on top of every hill. We need to preserve the rural quality of Whitman County.	No, No no!	The 270 corridor seems like a terrible place for residential development! It should stay the way it is.	No	There is plenty of room for these in our existing towns.	Yes	Other:Absolutely!!	Yes	They need to be in specific focused areas and not spread all over the place ruining the natural beauty of the Palouse!

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Yes it should	growth should be allowed but on 20 acre plots, no housing developments. We need to recognize growth is a necessity to keep our county healthy and encourage our youth to return to their hometowns to create business, however we don't want to lose our base morals and values or community safety	Yes, as long as they were not housing developments or homes with HOA fees. They would need to pay for the roads and utilities to the property it should not be put on the current taxpayer.	It would be best to leave it as is, adding commercial would be fine. If it is changed pretty soon you will have people complaining about the noise as well as the vehicles coming and going in the early morning or later in the evening if the business is open.	Other:It would be nice if you are going to do something to consider Northern Whitman County. You core focus has been Pullman and Moscow for the last 20 years.	on the edge of the communities, similar to Pape in Colfax and Tekoa. They are close to the city, however the large equipment and trucks do not interfere with the city business district, but easily accessible to anyone that wants to patronize them.	Where I live there is an over abundance of parks that are not utilized. The city takes every piece of vacant land and turns it into a city building or park. As for other communities, the smaller ones need one nice park with play equipment and picnic area. RV hook ups would be nice for travelers as well. The larger cities such as Colfax and Pullman could utilize 2-3 nice parks where the population is much higher.	No	Yes	I do not support this, they are a danger to your agricultural industry and they are ugly.
Yes	No, weâ€™re losing too much farm land to developers	No	-	No	-	Yes	Yes	Yes	Solar yes,wind farms no
-	-	Yes	Mixed use	-	Anyplace they wish	Yes	No	Yes	It wouldn't hurt the visual appearance. However, prices of energy will go up.
light manufacturing, remote work	allow growth connected to towns, not a distance away from towns.	Cluster residential if connected to a town. If not in a town plat, then directly adjacent.	Not residential unless traffic is controlled significantly. Residential accesses SR270 through traffic lights, not uncontrolled. Develop some design guidelines.	Yes	On side roads, not main roads such as SR270, SR27, SR195	Should more more connecting trails/bike trails between communities (Colfax-Albion-Pullman, Pullman-Palouse, Uniontown-Colton)	Yes	Yes	Absolutely support this! Love to see wind turbines in the view sheds. Solar is a must.
Yes agriculture should remain primary	Expansion should be allowed so housing is available for more people.	Not sure	Mixed use would be appropriate.	Other:I donâ€™t know	I donâ€™t know.	I donâ€™t know	Yes	Yes	I support renewable energy.
Yes.	Each community should be given opportunities to grow if they want as long as it is done responsibly.	Yes	-	-	Things seem to be working with current locations.	Yes	Yes	Yes	These are not cost effective (wind turbines).
-	preserve	no	no residential!!	No	-	NO! Please expand our bike trails, connect our towns within our county. Establish parks	Yes	Yes	Yes, renewable energy
Yes	Expand. Let the people who pay taxes on their land do what they want	Wherever there would be minimal impact to surrounding agriculture	Excellent place for growth. Between 2 towns	Yes	Anywhere in the county	There is enough. The existing ones are under utilized	No	No	Support. Let the land owner use the land

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Education, Engineering  Agriculture is currently not the primary focus of the county, otherwise marijuana farming would have been allowed by the commissioners.  Tourism, WSU and their activities, tech industry.	Growth should be allowed outside of current communities with respect to residential options. If a land owner is willing to sell their land for residential, then let them do that.  Strengthen the communities that already exist and improve education throughout the county.	Yes	I would add the option for retail and commercial to the Moscow - Pullman corridor.	Yes	Not within any of the city limits	More camping options in the county.	Yes	Yes	Yes, solar and wind should be added.
		No need for more livestock - impacts crops and environment; clusters are good. Expansions could be within the tiny towns that already exist.	Do not destroy the beauty of the Palouse by having more quarries, more box-buildings. Closer to the road try to maintain native plants or keep agriculture. Beauty attracts people. Keep businesses in town or further back from the road. Beauty and planning is so important for this area.	No	Away from main roads. Again community and beauty should be encouraged. Development should be done carefully, with a plan and not only for monetary gain.	Coordinate county and towns opportunities. Bringing businesses to town and recreational activities outside. Increase the trails for hiking and biking using old railways. Pullman to Colfax, or Pullman to Kamiak Butte, or alike.	Yes	Yes	Yes, we need to support this for the future of our children and beyond. Wind and solar energy are a must! It can all be done in a way that enhances communities with a plan!
No, it's not growing. Schweitzer and other technology and knowledge businesses, there is a lot of brain power in a university town.	Growth should not be allowed, every hilltop covered by a house is a bad use of great land, and leads to inefficiencies in services, not to speak of the water use by wells.	Yes I believe in clusters, I would like them to be established near existing small communities.	Already there are businesses on this road and more businesses would make sense. It would seem Pullman has lots of housing and the running path would be impacted neg. by more housing.	Other: Don't know	Near similar businesses/ clusters maybe?	I believe there plenty of parks, Pullman is so small getting to any park is but a short drive. I really don't know about the Co.	No	Yes	I believe renewable energy, there is nothing about Water in this survey, which is the biggest need for the next 20 years and all time.
Yes	Existing rural communities	I do not support expansion of cluster communities	Mixed use would be fine	Other: I'm not sure	Near existing appropriate transportation	More trails, especially Colfax-Albion-Pullman Rail right of way trail	Yes	Other: Don't forget Conservation Districts	I don't think alternative energy and viewshed protection have to be incompatible. For example rooftop solar production can be relatively large scale.
Technology Services	Growth should be in existing rural communities.	No.	Should stay as currently zoned.	No	Away from frequently used thoroughfares.	Yes.	Yes	Yes	Yes.
Yes	Limited to existing sights and communities.	Yes.	Retail, commercial,, light industrial	-	-	-	Yes	Yes	No. We have enough turbines.



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No, we need to be flexible and grow responsibly.	Should create multiple areas in and around but outside the established communities.	Yes, near established communities in the county.	This area is a natural growth area that is limited by lack of water and sewer services. I live in the area and wouldn't mind seeing it developed to keep revenue in WA which is currently leaking to ID.	Yes	Wherever they are needed.	Trails will provide good multimodal transportation options as well as recreational and tourism activities.	Yes	Other:Around the tourism related features yes, but quarries are a resource that we need for roads, and I don't know of any DNR land in whitman county.	I don't mind it in concentrated areas but wouldn't like it on every hilltop. I would rather see houses on the hills than windmills if that were a choice.
Agriculture should remain primary but it is unreasonable to not assume that commercial ventures will not start to crowd out farmland	Growth should be allowed outside of rural communities. Upward pressure on real estate prices is demanding more area to build.	Yes	I think that eventually multi family residential will have to expand that direction.	Yes	Similar to current locations.	No. Current parks could be expanded.	Other:In time....let's salvage existing businesses first.	Yes	I support.
I believe agriculture should be a major focus of the county. We don't want to waste all of that prime soil. Plus the ability to dry farm is a big plus.	I prefer clustered residences, rather than scattered throughout.	Yes, this is the option I support - clustered residential development should be close to other residential areas.	I really hope we can keep Pullman and Moscow growing together as a mini metroplex, and maintaining the corridor without too much build up is one way to do that.	Other:A few more industrial parks would help diversify jobs.	Where they are needed - close to agriculture.	The parks in Pullman need updating - playground equipment needs improving. I feel like linear parks and trails are enjoyed by many and varies users.	Yes	Yes	I support renewable energy in the county
Yes	Expansion should occur around existing communities leaving rural homesites limited to preserve the current unique rural quality.	Cluster development should occur around population sites where they can eventually be incorporated into current cities and towns.	Mixed type use would probably have to bring back the original siding road concept conceived during the development of the Chipman Trail so as to preserve the integrity of the trail and reduce pedestrian and vehicular interface.	Yes	Not sure.	Regional trail connectivity.	Yes	Yes	Good idea ..... but sited to reduce visual appearance.
Yes.	Growth should be allowed to expand, but it's important to protect natural wildlife habitats and livelihoods associated with agriculture. I believe that revitalizing small communities, like Palouse, and Garfield would benefit the whole county by bringing job opportunities and tourism.	I think that Wittman County already has many small towns with room to expand and grow without bringing new clusters of housing.	I would be fine with a mixed use type of development such as multi-family residential/retail/commercial. This seems like a good area to focus on expanding existing city limits.	Other:Palouse, Colfax, Garfield, Steptoe, Endecott, Oaksdale, St john, Albion.	Anywhere that's convenient.	-	Yes	Yes	Yes, I support renewable energy.
50 agriculture 50 science and manufacturing	No they should not expand outside	No	Yes it could change	No	anywhere	We need more recreational areas in the county	Yes	Yes	I am all for renewable energy
Yes	-	-	-	No	-	Yes	Yes	Other:Would need to research more to give an opinion	Solar power is a positive change and does not cause as much recycling issues. I do NOT like wind turbines as they are largely unable to be recycled and cause issues for farming and birds. I don't think Whitman should invest in wind turbines.

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-	-	-	Multi-Family residential/retail/commercial seems fine to me, but maybe not too close to the Chipman Trail.	-	-	I wish there was a paved walking/biking trail between Pullman and Colfax. Similar to the trail between Pullman & Moscow.	Yes	Yes	I support them as long as they do not detract from our beautiful rolling Palouse hills!
no opinion	preserve agricultural land and critical natural areas; direct growth toward existing rural communities	no opinion	My main concern with any development of this area is preserving the Chipman Trail.	-	-	-	Yes	Yes	There may be a slight diminishment of the overall visual appearance, but this is more than offset by the benefits of renewable energy.
Yes	Stay rural.	Maybe.	Possible. At this time the rural look is very nice. I would not like it filled with strip malls and ugly modern buildings.	Other: Not sure?	Where ever. This is a rural area.	I am not sure.	Yes	Yes	Yes
No, farms are becoming monopolized.	Yes, if someone wants to pay to get services to a new residence outside a rural community, they should be allowed.	Yes, but maybe reconsider downsizing from what I believe is currently 5 acre plots.	I think there's plenty of room between the two communities to allow for mixed use.	-	-	More trails and connections	Yes	No	Support, but should be limited along main thoroughfares
Yes and Education and technology	No opinion	Don't know enough to comment	Mixed use	Other: areas along 195	along 195	Focus on access to natural resources like streams and treed areas. Plant more trees on unused property	Yes	Yes	They need to be placed in areas that would not disturb the views. Along cities like Pullman where there are already industrial--I'm thinking solar panels here.
Yes, with high tech and education as secondary economic engines.	We should encourage economic viability in the smaller towns to help provide additional places for people to live aside from the big cities of Pullman and Colfax.	Cluster zoning near existing towns.	retail and commercial, perhaps.	Other: I don't have enough information to make a judgement.	Where they are most convenient for the farmers.	It might be nice to create undeveloped trails in the Palouse that allow people to walk or bicycle through more remote areas with some of the more natural types of terrain and vegetation remaining.	Yes	Yes	I would prefer that the Palouse Hills remain relatively untouched by those types of installations.
A balance of Agriculture and Tech/manufacturing seems ideal and risk diverse	I'd like to see Whitman offer some larger lot sizes without the necessity of annexing into a city. There is clearly room for growth between Pullman, Albion, and Palouse. By forcing cities to annex developments it removes the market for larger homes to go in and inflates the real-estate market in the area. This causes a shortage of entry-level homes for those who want to live and work in the area, instead they commute from Lewiston, Clarkston, Spokane, etc.	Yes I am a fan. I'd support it NE of Pullman on the East side of 195.	I think it makes sense for mostly retail/commercial with limited residential opportunities.	-	Near the highways makes sense, they don't make sense in the center of cities.	I do believe there are plenty of Parks and Rec, especially if you live in Pullman.	Yes	Yes	Solar yes, wind no. Wind has such a limited return on investment and is costly for upkeep. Solar has potential.

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need for balance between agriculture, university and business	residential living should be allowed in a controlled manner, i.e. number of homes within a specified area	Yes to cluster residential zoning. Expand beyond existing residential areas	The corridor as it exists now is an eye sore of random uses. It needs to have a coherent plan for development for multiple uses.	Other:Dont know, alyhough possibly Diamond/Albion area.	Away from major travel/highways	Small areas of greenery, walking paths, bike paths	Yes	Yes	Renewable energy is a must! Turbines are art pieces as well as energy source.
Yes, however I do not know what percentage of the economy happens to be agriculture. If "primary source" means over 50% that is too much. I would like to see the largest economic driver in the county make up 25% while a diverse range of economic power makes up another 75%. It is healthy to visualize Whitman county as a place for manufacturing, technology, tourism, education, and healthcare in addition to agriculture.	Growth into agricultural areas should be considered a last resort. I think sprawling residential areas serve individuals and do no foster welcoming communities. There are many agreeable solutions for dense residential living. Additionally sub-urban sprawl removes natural land resources that cannot be undone.	I'm not sure I understand the context of the question.	The Pullman-Moscow Corridor is currently flanked by industrial use, farm land and what should be a protected water resource. I would not support anything that endangers the ecology along Paradise creek. As for the rest of the site, at this time there are probably much more suitable places for multi-family residential/retail/commercial development. If I wanted to live in a sprawling wasteland I would move to Spokane.	Yes	I'm not a farmer but I might guess that these places should be centrally located with the widest agricultural radius.	We do not have enough parks and recreation in the county. We have a significant lack of recreational waterways. I would be grateful if we could improve the recreational waterways that we have in addition to trail making. We have some stunning views of the Palouse hills all around us and just a few places that are public spaces for viewing and visiting.	Yes	Yes	The benefit of clean energy outweighs the cost of a visual disruption to our landscape.
Education and Industry are also important. Diversity is key to adaptation and prosperity!	Residential expansion should be clustered and not allowed to disrupt important landscape continuity. Also support resources are more efficiently and effectively provided in clustered communities.	No comment	Yes, I think this is a good place for development, however, the Palouse River corridor should be protected - perhaps only allow development on the opposite side (Airport side) and preserve/protect the river to agriculture side as it is.	Other:NO comment	NO comment	Strongly support the proposed rail banking and rail-trail project for the Pullman to Colfax as a way to connect communities (including Albion), promote recreation, and preserve the Palouse river. The trail could serve as an access point for more recreation/park development.	Yes	Yes	Strongly support!
Yes	Allowed expansion of existing communities. Water and waste issues should be carefully considered before allowing.	Not familiar with Cluster zoning. See answer to the previous answer.	I believe that the zoning should stay as is.	Other:It would depend on the type and desired location. Water, waste and other ecological impacts should be considered.	In current communities.	Current natural areas could be utilized and expanded as necessary. Maintenance of existing areas should be adequately funded.	Yes	Yes	I support alternative energy. I am aware that there may be some aesthetics issues but I believe the benefits would be worth it.
WSU, Ag, Tech	-	any area that there is desired expansion with a viable market	Mixed Use	Yes	-	yes	Yes	Yes	Yes Support

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While agriculture will be very important, some high tech firms, non-polluting and needing little water, would help the county economy.	Small ranches for people with horses, for example, would be appropriate. Most population in towns is smart for water and other utilities.	Yes on a limited basis.	There are families with some members working in Pullman, others working in Moscow. Or living in one town and working in the other. I have long thought that there would be a benefit to allowing some residential development in the Pullman-Moscow Corridor district. There would need to be substantial planning to make multi-family residential/retail/commercial development work, however, given what is in the corridor now. But it certainly is worth exploring. Perhaps starting with a specific survey to see what the interest would be.	Other:Maybe. Don't have enough details to give a reasoned opinion.	On the edges of existing towns, if possible, for water, utilities etc.	More parks with nature trails would be a plus. Also there may be need to active recreation locations.	Yes	Other:Probably	Yes. These often can be sited in ways that they do not diminish our visual appearance.
Agriculture is important but should also include small, local businesses as economic drivers	not informed enough to answer this question	-	I think mixed use including residential/retail/commercial could be appropriate	-	-	-	Yes	Yes	I support renewable energy, but I think the wind turbines throughout other areas of eastern WA do definitely diminish the view and the reason we love this area
primary perhaps but not to detriment of stifling other economic sources. don't know specific percentages so cannot give specific comment. But don't think marijuana should be incentivized in any way. hope it is not considered agricultural despite it being a plant.	residences should remain near established towns. shouldn't break up the ag land so that it competes with housing all over the place since just not very efficient. example is that there is no reason to plow county roads in winter just to allow people to get to their homes in the countryside (if that would be any different than is already?)	no	current is good. should lean toward non-residential.	Other:along airport road	along existing highways	don't know. probably about right	No	Other:should not be main priority	5 out of 10. it does diminish the views.
-	-	Adjacent to existing towns	Stay that way.	Yes	Adjacent to towns.	Enough	Yes	Yes	Support
-	-	yes	-	-	-	yes	No	-	-
Yes, you should work on teleology sector	Yes	Yes	It should be zone as residential/retail/commercial	Yes	Not in the city	No	Yes	Yes	Yes
Yes	No	On areas that cannot be farmed.	Stay the same	-	Outside of town.	-	No	Yes	No I believe in the damns
yes	-	yes to cluster	mixed use	Other:not sure	wherever they can pay rent	on land donated	Other:costs to much \$\$ for not many people	Yes	yes and placement is important not to destroy highly attraction areas
We need some shopping options	I don't have an opinion	If you mean areas like The Hills on Grand, I am not in favor. We need to support family housing, not so much student. Enough already!	I am ok with that idea.	Other:I think we should look for more commercial opportunities	On the outskirts. I know that line keeps changing but they could be placed out of town a ways	I would love to see more walking trails, like the one to Albion from Pullman that was talked about a while back	Yes	Yes	I prefer solar. With the rolling hills we should be able to find an area for solar that would not be an eyesore
No, education and technological innovation.	Existing rural communities should be focus. It preserves farm land and natural resources.	Yes. In areas that already have higher density housing for the county.	Stay as is	No	-	Yes	Yes	Yes	I do support it, but believe it can and should be done to minimize impact on viewsheds.

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<p>I think agriculture, higher education, and manufacturing will continue to remain the primary economic source, but we should be looking at diversifying and growing other sectors as well. Tourism, construction, and professional services could use strengthening. I also think we should look at promoting Whitman County for remote workers who may be interested in relocating from other areas. Agriculture is a wonderful resource, but it doesn't seem to be much of a source of job growth, which we really need. It seems every year there's a few less farmers, and farms get a bit bigger, and automation eliminates a few</p>	<p>I would prefer that residential growth be limited to existing communities.</p>	<p>I am supportive as long as those residential areas are paying impact fees for their development, to support necessary infrastructure development and maintenance.</p>	<p>I would support mixed use developments, again as long as impact fees are assessed to pay for necessary infrastructure maintenance and development.</p>	<p>Yes</p>	<p>I generally am in favor of zoning that allows for most types of use, as long as they aren't a nuisance and fit the character of the area.</p>	<p>I think we have lots of small, wonderful parks but should look at a larger park if possible, particularly one that incorporates either original or re-created Palouse prairie.</p>	<p>Yes</p>	<p>Yes</p>	<p>Absolutely support. I think they're important for the environment, and also an opportunity for economic growth (rental payments, manufacturing, development, etc).</p>
<p>yes, we have the best farm land in the world. Pullman Moscow and selfish, stupid idiots cannot destroy it fast enough. Wrong. Keep our farmland.</p>	<p>Keep population in rural communities. A lot of people prefer to be part of the community and not Pullman or Pullman attitude. Less expensive to live there - they tell me. Keep our farm land productive.</p>	<p>No, the Cluster F--- areas are not kept up. Weeds are not sprayed, grass is not mowed. 10 acre lots are too big for those "flora and fauna" people to maintain in their spare time. They did not realize how much work it is to live outside city where they have city services. They may have a horse they ride once and then its all over. Keep the farm land for farming. It's more important.</p>	<p>It already IS retail/commercial. Keep it. NOT multi-family for sure - no. Keep Pullman's garbage housing in Pullman. We don't need their horrible multi-family dreadful looking garbage in the county. We already have enough of that.</p>	<p>Other:Probably AWAY from Pullman in the smaller communities that want/need industrial income.</p>	<p>Where needed. Near rail, barge (port) and highway access. Yes, this is an agricultural county. These facilities bring in tax money for Whitman Co. to mis-spend.</p>	<p>yes, there are and some of them are very nice, but the county commissioners keep closing them especially in the summer when they are needed most. They say they don't have the money, but it is more bad budgeting and management on their part. Some are managed (i.e. )on the river, but it is hard for them to stay open year round.</p>	<p>No</p>	<p>Other:NRCS is a worthless bunch. Arrogant and non serving. The "work" they do is worthless. USDA should abolish along with the Conservation people who refuse to do the work needed. They only do silly projects of their own personal interest.</p>	<p>Would like to support but they do NOT produce enough energy to be effective. Yes, the wind turbines are an eye soar and they don't run part of the time. What good is that? It would have been better to keep the farm land. Solar is a bit better, but it takes so many panels to get enough power that yes, they are an eye soar too.</p>

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No, I do not believe "conventional" farming should be the primary economic focus. I feel the tech industry as well as any sort of manufacturing would bring more, better paying, secure jobs than the relatively small amount of employment generated by farming.	No the county should not allow more residences within agricultural areas. Rural communities should be where the expansion is. Expand on existing infrastructure and building the current tax base. More development in agricultural areas means more roads and more road maintenance by an overburdened county maintenance crew. New development in agricultural areas would further burden water resources as well as put an increased demand on law enforcement, fire response time, as well as medical emergencies. We should grow the smaller towns before we decide to build new ones.	Unless you change the current method of farming I would say residences have no place next to a conventional farm. Conventional farming is an industrial process that creates airborne pollutants that cant be controlled. Cluster housing and commercial together. If you want communities next to farms then the farms need to have buffers planted around them. Combinations of trees shrubs and grasses that would help mitigate the amount of dust as well as run off that is generated by farming. Chemical drift is another reason cluster residential should not be near any conventional farm. They say "Good fences make good neighbors" with livestock and residential I feel like its a a subjective rabbit hole that should just be avoided all together.	Fill in the Moscow Pullman corridor with multiplex affordable housing and small businesses like grocery stores and light industrial. Have public buses work up and down the corridor to move people as efficiently as possible. Make use of what is already there develop a continuous "park front" and bike path and make it a travel "point of interest" or a destination.	-	Having driven a combine through down town Pullman I would say on the "outskirts". Modern farming equipment barely fits on the highway. With any industrial zoning the environment should be considered first. Chemical warehousing should be nowhere near the watershed on any level. The tractor store should be off a highway, semi truck accessible and away from any water. Elevators are on rail spurs, that infrastructure is already in place. Expand that industrial property.	I think connecting small towns with bike trail system would not only be good for recreation, I think it would get more people commuting by bicycle.	Yes	Yes	I support renewable energy. I do not find wind or solar farms offensive. I find uninspired houses built on the tops of every hill in eyesight, lit up at night like a prison to be offensive.
Yes	Growth should be expanded outside of areas, but with reasonable requirements. Examples, instead of line of site requirements for building particularly on land that a family owns, it should be an acreage requirement. Do not allow high density home or apartment building.	I would support in areas that are adjacent to current cluster zoning, as long as their are agricultural farming protections in place, such as land owner signs paperwork acknowledging that their will be farming (seeding, spraying, airplanes, large trucks, etc.) and that is part of the process and will continue even with homes in the area upto property lines.	Yes, but current property owners must be paid fair market values, and the county should not be allowed to use eminent domain	Other:Area should be considered, but with lots of communication and a long term plan for use	On the land owners property regardless of location (within building code), as well as economic and business development areas.	The focus should be on maintaining and improving current parks rather than creating new at this time	Yes	Other:Yes, as long as the new trail does not infringe on a current land owners way of life, ie. alters farming practices, or invites individuals onto private property due to the location of the trails	I believe that they diminish the overall visual appearance. Would support seeing more options for solar power on current structures to help with renewable energy, but not wind/solar farms

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1.)Agriculture 2.) Manufacturing (SEL) 3.) Higher ED (WSU)	Absolutely, growth needs to be supported and strategic.	Surrounding existing towns. I'd say on a sliding scale from the core of existing towns. For example- perhaps from the core of Pullman allow for and support cluster style residential housing 10 miles around the core, like a circle. Likewise, it might make more sense to set the radius around Colfax at 7 miles. I would also recommend taking a hard look at cluster requirements with the objective that development would pay for itself.	multi-family residential/retail/commercial need to be incorporated into the corridor.	Other:loosen zoning requirements and let the market drive development	commercial grain storage should be located at main crossroads outside of the town core.	The current County parks are Gold. We frequent Wawawai, Kamiak Butte, Klemgard. Job well done with the existing county parks. A high priority needs to be shifted to paths through rails to trails. Whitman County should also incorporate some mountain bike areas/parks.	Other:Absolutley 1000%	Yes	Talk to folks in the Power business. Solar and/or wind turbines for energy production is not sustainable. Support more hydropower.
yes	Growth should be allowed, while preserving the culture and environment of the region. This will promote economic vitality by creating jobs and building wealth.	Yes	The corridor should remain as is. There are many other areas for residential.	-	industrial, possible commercial areas if it fits.	-	Yes	Yes	undecided
Yes, but diversification is important since a career in ag will remain unfeasible for many people.	Growth should be limited to existing communities to retain the county's rural and scenic character, preserve tourism appeal and preserve environmental/conservation values. Sprawl should be aggressively limited.	I would need more information to evaluate this.	I do think this area is a reasonable place for other types of development. However, it's important to explore options which will route traffic away from downtown Pullman.	-	In existing communities or near already developed areas only.	We need more parks and recreation! Whitman County has amazing beauty, but very few places it can be enjoyed outside a vehicle. This lack frequently send me to Idaho and Oregon for recreation. The Tekoa/Farmington area especially would benefit from trails, as would the scabland areas in the western part of the county.	Other:Yes, with the caution that I hate to limit future opportunities to revitalize rail transport as a potential replacement for Snake River barging.	Yes	I support some development of renewables, but this should be focused on previously-disturbed landscapes and balanced with the need to preserve viewsheds. Renewable development should happen closer to Pullman and other communities rather than in more pristine areas of the county.
Yes	Residences should remain within existing rural communities with increasing density in order to preserve both farmland and natural areas.	Yes. Within existing communities.	I am in support of mixed developments with commercial, retail and residential communities focused on a 10 min walk radius.	Other:In general, I feel mixed-use zoning should be prioritized.	Keep existing. Any additional expansion should be carefully considered.	Expand and connect bike trails. Create communities that encourage activity by having mixed-use and small-town type development.	Yes	Yes	I HIGHLY support renewable energy and feel it is an absolute necessity. Explore ways to incorporate renewable energies while preserving views.

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Not sure. Maybe more alternative energy - wind and solar. Also sustainable agriculture.	Existing communities should be the primary areas. This is better for water sources - fewer wells being dug, fewer roads to maintain, more efficient for power and internet allocation, etc. Also, allowing development on top of hills really ruins the view (see Country Club Road).	Not supportive of Cluster Residential zoning	This corridor should have been zoned for agriculture. The highway should be a quick way to get from Pullman to Moscow. It is dangerous to have lots of businesses and homes along it. And, it would be noisy for homes; not an appropriate site.	Other:Maybe around existing towns.	In existing towns	It would always be nice to have more, but at this point we should focus on maintaining what we have.	Yes	Yes	I support it, but ideally most of it would be a ways off the road, or at least spread around, and not too close to existing homes.
yes	controlled growth centered around communities would be best. Allowing growth with a careful eye to not mess up the agricultural abundance we have currently	yes	yes, particularly the north side of 270	Other:as needed	on main highways and transportation areas allowing easy access for large implements and trucks	there are many opportunities but with further study, the may be some missing gems that could increase tourism	Yes	Other:we need to preserve Whitman County, allowing it grow and change that suits the resident's needs and desires. We don't need a one size fits all idea out of Olympia to tell us what to do to take care of our county.	yes!
Yes	If the county is looking at short term answers, then expansion of communities into surrounding farmland will provide a larger and immediate growth in their tax rolls. If the county is looking at long term answers, then leaving highly productive farm ground for growing crops that are specifically sought after, and paid a premium for, by Pacific Rim countries would be a sound decision. The county should think of highly productive farm ground like a retirement account...feed it, protect it and don't jeopardize its stability.	I would support the expansion of Cluster Residential zoning in areas deemed unproductive/inadequate for farming.	Keep it as transportation and economic development.	Other:It is important to continue to evaluate land use and encourage removal of derelict structures on commercial/industrial property to fully utilize those areas.	Ag related businesses - should be located in commercial/industrial zoned areas that provide SAFE and easy ingress/egress for large, slow vehicles and will also accommodate the seasonal nature of those businesses. Accommodations could include temporary turn lanes off highways, reduced speed limits for seasons...much like what is done during major road construction projects that require 'temporary traffic revisions'.	-	-	Yes	-

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No. Science and Technology.	no opinion	I would rather see more residential development within city limits.	I wouldn't mind seeing more retail and commercial development along the corridor.	Other:dont know	no opinion	More bike/walking trails	Yes	Yes	yes.
Agriculture -- preserving land for agriculture is important.	Growth should be in already existing communities and not sprinkled out into agricultural areas. Preserving agricultural areas is important for feeding the population, and for preserving open spaces and what makes this area such a great place to live.	I'd rather see a cluster of houses added to the edge of a town, than the same number of houses scattered around.	I'd hate to see the corridor turn into something like Chinden Blvd. in Boise -- very unattractive businesses lining the road for miles. Maybe mixed use would be more appealing.	Other:I don't know about "should" there may be some that could be rezoned that would benefit the general public and not just the promoters.	Out where they already are.	Pullman has done a good job making trails within the city. Trails out in the county would be a great benefit for recreation and bringing in visitors. There is so much beautiful country to visit by bike and by foot and trails would make it so much easier and safer.	Yes	Yes	I do support solar and wind energy. When I first saw a wind turbine I didn't like it, but I've since come to find them rather beautiful. And the land around them is still useful. Power lines aren't that great either and we're used to them. Solar panels are not easy to ignore or work around, but this isn't a very good climate for those so I don't think they are of concern.
Ag is obviously important but should not be the only focus	Growth should be allowed	I support this concept	I think mixed use would improve the corridor	Other:I believe commercial and industrial growth in rural areas is ok. I DO NOT appreciate the commercial growth currently being allowed in Colfax's residential neighborhoods!	Where they are currently, or in appropriate locations within communities or rural areas.	The current number of parks and is good as is the quality service we receive from our county libraries. Focus should be on supporting these resources but also, adding more walking/biking trails for recreation and improving quality of life.	Yes	Other:I am not well versed on this issue	I support this growth but attention does need to be paid to location. For example, placing a solar or wind farm next to Palouse Falls or beautiful landmarks makes no sense.

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Yes Agriculture needs to be the primary focus of our county. The majority of the land is zone ag, and is highly productive farmland. That doesn't mean that other sectors cant begin some development, but outside Pullman the majority of whitman county towns do not have the capacity or the resources to grow. Pullman and maybe Colfax have enough residential and services available to grow. It will be hard with limited transportation capacity to our county to lure a wide variety of industry	It is virtually impossible to build a residence in the county under the stupid rules currently enacted. A requirement to build within 300 feet of an existing structure, or more than 1500 feet if you can see another structure....even if you are a farmer and want to build a house for the next generation, it is almost impossible to build on your own land. We should encourage those that want to be here in the county to build on land they own. That does not mean opening up a ton of cluster housing all over the place, but single builds if you have acquired land should be easy to do. As long as the housing projects don't impede on ag, and they are held to the laws that protect ag operators and their processes, then some expansion of residence should be allowed	There is a lot of demand for these type lots. As long as they do not impeded on the surrounding agriculture operations then they should be allowed. The main concern is road access. For example, the kitzmiller development by pullman has a very poor road and with all the traffic now it is tough to maintain, and non-rural people that build in those areas have different demands. Our county roads are not designed for high traffic use, so it needs to be addressed before development.	I think it is ideal for that type of development. Mix some of that in, and utilize that cooridor to make those communities stronger, and if people live out there then it will draw commercial business as well	Other:Currently our county does not allow agriculture processing....there is potential in that sector that should be allowed	Anywhere surrounding any of our communities. They are essential to ag industry	The ones we have are great, but where are there more opportunities? I dont see this as a growth area	Other:Yes it is a great idea but we have so many more pressing needs and problems, I cant see that as a budget focus	Other:Yes as long as it is within reason. the NRCS has some questionable priorities and needs to focus on large gain rather than small projects	If there is a spot that justifies these programs then they should be utilized
yes, we should remain a leader in food/grain production. We should also be looking at value added ag businesses as well as clean high-tech that would help us be more diverse in our economy.	I think our small towns suffer enough to survive and the growth should be within, preserving our ag areas	yes, but again, close or within the boundaries of established communities	I think it should remain as is.	Other:North of Pullman on Hwy 27. Off of Hwy 195 on both sides could also be included.	I haven't really thought about this. North of Colfax already has some of this type development, and increasing that seems appropriate rather than in many different areas of the county	No. There are so many opportunities along rail lines for increased ped/bicycle travel. I love areas like Kamiak Butte, which is a great resource for our region/county.	Yes	Yes	I think it's important to have options but it's also incredibly important to plan responsibly. The Palouse is unique and people travel from all over the world to see our rolling hills. I don't think it's wise to litter it with turbines and/or solar panels. But with smart planning, it could show the diversity of our energy production and the response to diversification.
Yes	As Whitman County is primarily an agricultural area, we should continue to have growth for residences be focused in, or attached to, existing communities. New development IS important, but expansion eats up valuable farm land. We must balance the needs of both.	Possibly. I need to know more.	Possibly mixed. I have less interest in this area.	Other:Colfax/county need to work together to annex land and create an expansion corridor up and over the hill all the way out to the port district/airport.	Outside of towns where there is adequate space. If possible, real estate within town limits should be reserved for retail/residential use.	Yes, I believe they are adequate.	Other:I think it's fine, just not a high priority. I can see some future economic development benefits from such an idea.	No	I'm fine with all of that. I think such ideas could be utilized, and still allow for scenic landscapes in the county.

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Agriculture	growth should be inside communities so that the county can be used for recreation.	no	it could be zoned differently. develop as multi-family residential/retail?commercial. but keep it there.	No	in the communities.	need more focus on trails so that people who live in communities can get out, exercise, and enjoy this lovely land.	Yes	Yes	yes
I don't know	I don't know	-	Should stay zoned the way it is.	-	-	-	Yes	-	I support renewable energy
Yes, Ag should remain primary. High Tech is also a good 2nd industry (eg, SEL, other tech transfer from WSU, etc) Education will also be a major industry	I think that a farmer should be able to build a residence on their property (or other ag-supporting buildings). Currently, it appears there is sufficient vacancies in our many small towns to support non-farmer residences. There are also many empty farmhouses that could be sold/occupied by non-farmers (I live in one such home). I'm not sure I support selling off farmland in parcels to become new housing developments. I'm not convinced that is necessary. The main area I see that happening at is in Pullman. I think as our high speed internet and other quality of life factors for small towns improve, there will be less pressure to live in Pullman.	Sorry, not familiar enough to comment on this.	Its focus should be business. Some mixed use is probably OK, but I'd say residential would be further back from the highway; those locations adjacent to the highway should be reserved for business use.	No	Commercial Grain storage should be allowed in farming areas -- this makes the most sense for promoting Ag. I would imagine they'd want to be on major, well-maintained roads for shipping convenience. Ag support such as fuel and ag supplies would likely be best served in/adjacent to communities, as they are today for the most part, although facilities such as McGregor distribution could be placed in open farmland if they deem it needed. Tractor Shops I'd think would be best suited in or adjacent to communities, as they have been. I do not see a need for them to be in Pullman, though, but that would be their prerogative.	At present, I think there are enough. I do not hold this opinion strongly, though.	Other:Yes, as long as it does not interfere with rail lines that could be used for Ag shipping	Other:Not familiar enough with this issue to answer	Individual-scale (eg, support the needs of the building they are built on/near) is fine. I'm OK with commercial scale wind on unfarmable land (don't take away farmland). I don't think we need commercial "solar farms" unless they want to build in land that is not farmable.
Yes	We should not let this county be cut up into little pieces. If farmers want to build an extra house that should be allowed. But let's keep the small cut up parts close to existing towns. I feel that the area around Pullman has enough.	No	Keep it the way it is	No	I'm not sure Ag-support businesses need specific location Close and in existing communities	Yes	Other:I don't agree with those	Yes	No, bad use of land, an eyesore and not overly efficient

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Yes, slso WSU and Schweitzers	Confine it to rural communities.	I don't support it.	No, it should be commercial only.	Other:Maybe Airport Road.	City limits	Increase and develop existing and new trails	Yes	Yes	Yes!
Yes	-	-	Maintain current zone as transportation and economic development. This should not be zoned differently.	Other:Allow developers in downtown Pullman to help minimize the "sprawl" of the city limits would be really neat for both city residents and businesses. Example - if the new WSU Visitor Center was luxury lofts or nice apartment housing above it - this would A-Bring more foot traffic downtown to businesses, and also help reduce the never ending crawl of more apartments on the outskirts of town and on college hill/SEL area.	Everywhere except Main Street (the downtown street of each community should be avoided, Pullman is Main St). The noise that comes from these shops is a deterrent to the foot traffic that we want to see more of in each of our downtown areas for local business owners. With the exception of downtown, allow them anywhere they can afford to be!	Yes, Whitman county has done a really wonderful job of creating safe, clean parks and spaces for recreation opportunities. Thank you. Please continue with the quality maintenance of said spaces.	Yes	Yes	Yes I am in support of this. No, I do not believe this would in any way diminish the overall visual appearance of our beautiful rural county. Whitman county would be even more amazing if we saw solar panel sites/ wind turbines as we drove through the county. Yes please!
yes	should be allowed to expand outside	I am	Retail and commercial purposes	Yes	-	no	Yes	Yes	yes! definitely support renewable energy...
Yes	Yes outside	Na	Stay as is	Yes	I'd have to answer on a case by case	Yes	Yes	Other	They are an eyesore
yes	Outside of rural area, leave farmland alone. If too much population, they start complaining about normal farm operations!	Cluster zones will allow complaining about farm operations.	Stay the way it is now!	No	They should be allowed to stay where they are now. Expansion will not allow them to operate.	There are enough now!	No	No	I do not support more wind turbines, but somewhat okay with solar.
Absolutely, yes.	They should be able to expand to better meet the needs of the community.	Yes, but NOT housing developments. If you choose to live in the country/county you don't want to have neighbors, if you did you would live in town.	I believe it would be appropriate to include areas for residential and commercial.	No	Anywhere they can find a market.	Yes.	Yes	No	I do not support solar or wind turbines.

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Yes	In order to preserve agricultural land and encourage the natural corridors for wildlife, residences should be concentrated in or immediately adjacent to current communities. The spread of residents into agricultural land will increase the opportunity for conflict between farming practices and requirements and people who may not understand these needs. It also decreases the wide open areas that encourage the healthy movement of wildlife through the area.	No. The concept may sound good but unless the requirements are incredibly restrictive, it opens the door for additional conflict between farm and non-farm residents and increases the likelihood of more pavement.	The economic development piece is good but if multi-family residential is added, the increased traffic could become a hazard. This would have to be very carefully handled.	Yes	Adjacent to current small towns would allow for increased jobs, economic development with less impact on agricultural land.	There are currently enough parks in the County. Access to the parks may be an issue because a number of them are located in rural areas a distance from any transportation options other than personal vehicle.	No	Yes	No. The current options for renewable energy do not have any long term reliability. The need to replace them within a relatively short lifespan offsets the cost of energy production they provide.
It will probably always be the primary source however we can try to attract other businesses to build and locate their business throughout the towns in Whitman County.	Growth should be able to expand through out Whitman County to grow all the communities.	Not a fan of the cluster residential areas but understand that its needed in all area of Whitman County	Retail and commercial. No residence	Other:There needs to be a balance so that it doesn't just benefit Pullman	Any town in Whitman County that wants them	There are not a lot of parks and recreation areas. Each town should have more funds available to have updated parks and attractive recreation areas to attract people to their communities	Other	No	It is costly energy and we tend to not benefit from it here in our county. Do not like the overall visual appearance.
The primary economic source should be the one that brings the most prosperity to the citizens of the county. Ideally, there would be many major economic sectors that would be near equal to ensure long term prosperity.	Growth should be allowed outside primary areas because that is an issue of land rights. If someone owns land, the government shouldn't have full authority over it. In post COVID times that would also allow for more growth of our small communities overall.	Yes	Yes	Yes	Anywhere, as the Agriculture economy changes, producers, grain storage, and equipment retailers and repair need the flexibility to change with the times... sometimes that may mean more smaller commercial storage for specialty crops or a more diverse setup for tractor shops as they move to servicing smaller electronics like drones.	There seems to be enough parks. The snake river also helps provide more recreational opportunities.	Yes	Yes	To the extent that they can improve the lives of the residents, it makes sense. If it were to lower electrical costs and add jobs, that sounds like a net positive. The windmills that are currently in use do not seem to decrease energy costs.

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Yes	Existing rural communities	No	Stay as is	No	-	Yes	No	Yes	Do not support. Diminish overall appearance.
Hi-tech	don't believe that there should be a lot of sprawl. keep housing close to existing towns.	yes	I like existing zoning. Not appropriate for residential	Other:don't know.	-	Yes, I believe there are enough currently	Yes	Yes	Yes, support renewable energy in county
Yes!	-	no	-	-	-	-	Yes	Yes	support
Yes. If not, so much of the land area would have to be converted to non ag uses, which would be a terrible degradation of the land rivaled only by the conversion of the native steppe of our county into farmland.	I see no need for cluster development outside of existing county municipalities.	NO	multi family along that route would be disastrous for traffic flow, necessitating another alternate route (which does not currently exist). This is one of the few areas in the county that has the power and road infrastructure in place to allow industrial development, but we've kind of screwed that up with the Chipman Trail.	Other:Yes, but I don't know where. Whitman county really has no private land for commercial/industrial use.	ag related businesses are not likely to complain about farming operations on nearby farmland. Thus, I'm not sure they must be confined to existing city limits.	yes. We now have almost more than we can pay for	No	Other:Don't understand the question: NRCS does not own or manage lands like DNR does. Quarries are a natural resource. Yes, they are all important things to have in Whitman county???	Yes, I think they are ugly, but I would not presume to tell another land owner what they could or should not do with their land. and Yes, I support renewable energy if it is self sustaining ( if the market will pay for it, I may do it myself)
Ag and hi tech should continue to flourish.	I'm not sure	NA	Retail and Commercial are most appropriate for this busy road.	No	Sufficient buffering from residential should be considered.	The Pullman to Colfax (CAP) trail should be completed.	Yes	Yes	Solar can be integrated with minimal visual impact. Wind turbines require more strategy.
-	-	-	-	-	-	More non-motorized trails and walking pathways	Yes	Yes	Support but with limited areas
agriculture is priority.	expand outside the primary area. make sure developers pay for infrastructure.	planning commission should be leader of this growth	mixed type is acceptable, as long as strip development is not allowed.	Other:near business parks and existing infrastructure.	avoid congestion, near good highway access.	in developing areas of our communities	Yes	Other:it is a strength of Whitman County	support it. the future will make these sources common place and acceptable.

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<p>I don't think it should be dictated by any individual or government entity but certainly I think farming should be considered an integral part of the county's fabric. Also that farming should not have to curtail itself in order to cater to other industries or for residential interests.</p>	<p>It's hard for me to say that landowners shouldn't be allowed to build residential dwellings as they please. The major problem is the ridiculous overreach of the state and federal arms of government and the insane amount of resources and power that can be directed through government. People feel entitled to use government as a weapon to bludgeon society into catering to their interests that otherwise have no natural right to override things like pre-existing agricultural activities they deem a nuisance. So while two wrongs may not make a right, some of the county government overreach and preemptive measures to protect agriculture can be somewhat justified given the unjustified backdrop they exist in.</p>	<p>Honestly if you could confine most of the non farming county residents to the Moscow-Pullman corridor I think that would be the better way to keep everyone happy. That and quit pretending like county roads in the Pullman area don't need extra attention and development, this is a major problem that is willfully ignored by the county commissioners in my opinion.</p>	<p>Yes, this is exactly where residential development should be encouraged and concentrated.</p>	<p>Other:You can start with dissolving the port of Whitman county and get them out of the business of choosing favorites. Their record speaks for themselves, without SEL and one or two other successes, which the port ought not claim any credit for the whole thing has been a fiscal disaster. SEL for example has chosen to purchase land from WSU and in other locations in large part because the port was in their way and impossible to work with. Let entrepreneurs figure it out, they will do 100x better than county bureaucrats.</p>	<p>Wherever they want to build, just get your political entities (port of Whitman) and egos out of the way.</p>	<p>Depending on where you live I suppose it varies. I don't really like this as a job the county anoints itself with though. I love parks and recreational opportunities but it's hard to justify taking more of people's money who aren't interested in these things to subsidize those who are. Perhaps some private money would be interested in developing recreational opportunities on land the county could lease or conditionally sell.</p>	<p>Other:I do, but I would much rather see a privately funded venture othat relies on user fees over forcing people who aren't interested or wouldn't use it to pay for it. At least if the county is going to be the developer and/or owner I would like to see it supported with user fees.</p>	<p>Other:Perhaps, though I believe private land owners would be much more effective at instituting preservation efforts of their own that aren't dictated to them by Colfax, Olympia or DC.</p>	<p>I support private enterprises making investments in this area if they see opportunity. While personally I may not like looking at them, I also like to go in my house and turn the electric furnace and lights on. I don't like government subsidies that push these choices to the top of the heap when they otherwise wouldn't be the most economical choice, but I support the right of people to risk private capital in these type of endeavors.</p>
<p>Yes</p>	<p>Both should be allowed. The current requirement for size of parcels should be examined. It seems large, 20 acres, just needs to be looked at. Pretty restrictive.</p>	<p>Don't know</p>	<p>I'm not sure. Very challenging in every way! Should be examined thoroughly.</p>	<p>Other:Around the Pullman Moscow airport should be commercial/indu</p>	<p>Let businesses bring their plans and needs to public works just as they do now and let the merits of the project win the day!</p>	<p>Until the county can maintain the existing parks at a proper level we have plenty of parks</p>	<p>No</p>	<p>Yes</p>	<p>Don't support! We have great renewable power now !</p>

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manufacturing tourism	allow residential growth within a 5 mi radius of Pullman, Colfax, Palouse	within 5 mi of Pullman, Colfax, Palouse. Not in non-tilled areas such as the Snake River Breaks, Rock Lake area, etc	Stay the same. Right now, SR270 is working well. Residential/retail will clog the road, creating the need for more stoplights, etc. Also need to protect Paradise Creek.	No	no objection to ag businesses in the County. I didn't see the rationale for the dustup over the grain storage at the corner of SR26 and SR123 (Dusty)	The Chipman Trail is the most used Whitman County Park. That should tell you people love linear parks. So the proposed rail trail from Pullman to Colfax makes perfect sense. Three fourths of Whitman County lives in Pullman, and these people would be very appreciative the the County took the initiative on this. Let's look at Ferry County as an example: The County itself assumed responsibility for the Ferry County rail trail.	Other: Funny, I just commented on this (very positively) in the previous question	Yes	I don't consider these to be unattractive. And yes, I support them. But wind turbines must not be near residences.
Yes but also the university	Existing	Yes but carefully planned so we don't lose the Palouse hill with more houses. The area toward Palouse and or to Lewiston. Not real sure of my answer	No on residential but some continued growth for businesses. Nice outdoor space along the chipian trail. Park or something to encourage more outdoor recreation.	Other: Don't know.	On the perimeter outside of town for ease of large equipment	There are good programs within parks and rec but I think there should be more to connect north and south east and west for outside walking etc. Similar to the connected dykes in Lewiston	Other: Not sure I understand I do think it would be cool to safely ride your bike to colfax.	Yes	I personally love seeing the wind turbines they are beautiful and peaceful. The important thing is to not over do. I would say preserving the beauty of the rolling hills of the Palouse is what is important but where we can be good stewards we should.
YES	I think the existing communities should be primary and grow; not the rural areas that are farmed or ranched.	As long as those cluster residential zones are touching a city/town boundary	I think it is appropriate to zone as multi-family/residential/retail/commercial.	Yes	near rivers or roads that support grain trucks/ag equipment coming and going	yes	Other: possibly as long as the people that live along the route are all for it	Yes	i think it diminishes the beauty of our county

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New economic sources would be great. Farmers can't keep shouldering the tax burden and will be hiring fewer employees in future years because of declining income and increasing costs. Tech companies or other companies that provide jobs that pay more than minimum wage would be a welcome addition to our community.

Urban and rural values differ greatly. Allowing cluster housing in the middle of farm ground (away from town) sounds great to urban dwellers who enjoy the view of the beautiful rolling hills and having room to roam...until an ag plane flies nearby fields at 5 a.m. or a field is sprayed with an imagined poison or harvest dust is produced. The weeds that grow, unchecked, at some of these cluster home properties spread seeds for miles, at a great cost to ag producers. It makes much more sense to try to revive these small communities instead of letting them decay.

No. Cluster housing is a terrible idea. Population should diffuse from towns outward. Putting a bunch of houses in the middle of farm ground creates huge problem zones where those properties meet farm ground. It is difficult to control weeds on these borders as a buffer area must be left in order to ensure no chemical trespass occurs. Sprayers are now 120-130 feet wide, requiring more room to maneuver. It is often impractical to mow down several acres of crop to access these borders later in the season. Many of these cluster housing owners do nothing to control weeds on their property. This is an expensive problem for ag producers. Cluster housing invites litigation from people who do not understand or care about production agriculture and demonize farmers every action.

This is the direction that makes sense to develop as it connects two urban areas and has a five lane highway. Retail and commercial properties as well as multi-family residences are what you find on other highways of this type in other towns in our state.

Yes

Where there is room and adequate ingress/egress

Yes. Let's take better care of the beautiful parks we already have!

Other:Huge fire hazard due to inaccessible canyons and horribly expensive to build safety rails on existing trestles and replace other entirely.

Yes

I support hydroelectric power as the least polluting power producer that employs American workers. Solar panels are great when you have sun. Windmills are imported and have a huge carbon footprint and yes, they're ugly.

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yes it should remain the primary source because of the soil resource found here	The west side of WA has begun to recognize that farm land is not an infinite resource. I believe that there should be a focus to preserve at least the most productive areas in Whitman County be it crop land or range/pasture land. Increase of housing density or occupancy should be encouraged within established communities before expanding into productive ag land or allowing that expansion to have the least impact on the farming process (e.g., along established roadways and not in the middle of fields).	I am witness to cluster development outside of Pullman. Because cluster development lots are no longer farms with the benefit of a farm number, most owners do not use their ground for farming or raising livestock other than a few chickens or a horse for their personal use (if that is the intent of you question). Most owners do not have the time, money, knowledge or experience to successfully manage the weeds on their property. The county does not have a sufficient weed education or enforcement program to counter that result. Pullman has complained the cluster s restrain the city from future expansion; I agree with their point. If CDs are to continue, I would be in favor of not restricting them to the 1/2 mile circle around towns. Nor would I require a lot to average 5 acres. The topography dictates where houses get located. In my experience, the homes in a 4 - lot (5ac/each) cluster are all located on high ground for the best view and end up very close to each other; the unused ground usually goes to weeds which is adverse to any close-by farming operation. If the 20 acre requirement is kept and individual wants a larger lot, he can purchase more smaller lots. The alternative is to keep the larger lot size, but employ the accepted cluster development philosophy to maximize efficiencies and minimize road construction, etc. Attention should be given to additional restrictions for CDs. There should be no shooting allowed even	At this time with so much empty retail space and space for expansion both in Pullman and Moscow, it is difficult to envision more need for that type. Development should take place on the north side of the highway so as not to impact the trail and creek. Areas should be designated where any development can take place it is not haphazard. This would be to reduce the points of access to provide more safety for traffic purposes - maybe even consideration of frontal roads. Already there has been the establishment of individual enterprises like St. Johns, Toyota, etc. Establishing residential areas would mean countering the idea of neighborhoods encouraging residents to have to drive to services or work when the idea is to encourage climate control and exercise.	Other:As time goes by, the need to rezone will be recognized on a particular situation. When that happens, be guided by a future vision so that every situation does not have to be individually determined and there can be a real land use plan in mind,	Perhaps a study should be done particularly about transportation/grain storage to produce a plan for the most efficient/beneficial way to do this. Consult with grain grower associations, etc. as well to do this.	The reason that I rated 10 to the last two questions about trails and parks is because if those resources are not set aside now, they are lost forever. As funds become available to improve these items, the population will take more advantage of them. It has been determined by studies that the aesthetics of the Palouse are important to the enjoyment of people living here. Many that resource more accessible is important. Plus, Whitman County is a desert when it comes to accessible land by the public.	Other:Need to set aside now or will be lost forever.	Other:More attention needs to be spent on the future to consider what needs to be protected for succeeding generations - it a big job but one that needs attention now	I support more sustainable energy for the future. First Wind probably initially identified most of the sites for wind generation in the county, so I don't think that the county will be overrun with wind projects. Maybe an assessment of solar projects needs to be made. Individual incentives need to be considered into county regulations, particularly for solar power.
Yes	Growth should be restricted to existing rural communities	No	Keep it transportation and economic like it is now	No	In the areas where they are allowed now	Bike trail railroad right of way Pullman to Colfax	Yes	Yes	I prefer energy conservation and restrictions on growth. Wind and solar near existing electrical infrastructure only to replace deadbeat dams on lower Snake River
Yes	Restrict growth to existing communities. Anything else will be too much change to the ag/rural character and increase damage to important natural resources.	Adjacent to existing communities, NOT dispersed across the county	Add riparian area natural resources preservation to at least 59% of the corridor to prevent it becoming all strip developed.	Other:Limit to immediately adjacent to existing communities.	On or adjacent to existing ones.	Buttes, riparian corridors. Identify areas for conversion of ag land to reconstructed native prairie or savannah.	Yes	Yes	Yes, and unfortunately yes (to some extent). However, climate crisis is too important not to do what we can to support non- fossil fuel energy.
No, diversity is resiliency. Technology industry, restaurants, tourism.	Yes, allow outside of area. Include areas for tourism, history, etc. Change the zoning laws that were written in favor of big agriculture.	Yes. All along major routes (tekoa to palouse), palouse to colfax. Colton to Pullman. Rosalia to Colfax, etc.	No keep it light economic	Yes	Anywhere, as long as they follow the laws.	No. Rock Lake, Historical areas in Oakesdale, Rosalia, Tekoa. Albion.	Yes	Yes	Yes!

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yes	no	no	no	Yes	where needed	enough parks	No	Yes	no energy production      yes
Yes	Growth should be allowed to expand outside those areas of rural because of historical economic demand tend to be greater.	Yes. I would support it wherever it does not negatively effect neighbors access to transportation, congestion.	Stay the way it is	Yes	Seed, grain harvest storage	More focus and more focus to protect existing	Yes	Yes	Out of viewshed.
Yes	Existing Rural communities should be primary areas of growth but enabling residents in rural settings raises a future generation with the values that we adhere to. For example understanding agriculture, how food gets to the grocery store etc. With this said, rural farm houses play an important part in maintaining the rural culture.	I think the devil will be in the details with cluster zoning.	This corridor would be appropriate for mixed use	Other:Eventually yes	Where they need to be to work best for agriculture.	You could look at day use and I think you will see that we need more Boyer Parks and less Elberton rope courses. I might be wrong. Check the numbers	Other:I like the idea in principle but this trail has a lot of land taking issues to settle first. Figure out how to make the landowners happy and then I will support it.	Other:I'm not sure I understand this question	It absolutely diminishes the viewshed if we deem that a barn or house diminishes it. In other words you can't stop someone building a house on a hill if you allow a windmill on a hill.
Yes.	-	Yes. Colfax, Rosalia, Albion, Pullman	Maintain current zoning although allow mixed use development up to WSU border.	-	-	No. I would like to see more walking and biking trails. A network of connected trails would be great.	Yes	Yes	Yes.
Yes	No we should try to keep development within existing communities and allow expansion of them as needed	I am not familiar with this	Yes it's appropriate as mixed use	Other:Don't know the county well e	On agricultural and commercial areas	No. Area along rivers will be good and allow for buffer zones in case of flood	Yes	Yes	Yes I support solar and wind, and I hope that more mixed use such as solar together with agriculture like ranching will be more used
YES	Existing rural communities should be the primary areas.	No.	Not multi-family...Pullman has enough other development happening -- if it were to be rezoned, retail/commercial only.	No	This is a deceptive question as it depends on the nature of the agriculturally-related business. Some may need to be located close to a waterway, others near a major roadway -- this is misleading and will likely result in skewed data.	Yes - there are currently plenty.	Other:If it was constructed and managed in a responsible way -- the trail in Moscow that connect/follows Hwy 8 to Troy is an excellent example...don't reinvent the wheel!	Other:Again -- misleading question. There are some that are HIGHLY valuable in our county and should be preserved; others that are essentially wasteground and could be re-purposed. This would take management by persons/entities that are rational and can understand the differences...a sweeping blanket question/statement like this cannot be applied equally within the diversity of our county.	I think there is already issues - positive and negative - with these opportunities that need to be considered carefully as the plan is set for the next 40+ years.

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Yes	It needs to be contained within existing communities	I would like to see the focus be on improving the housing in existing towns in communities through tax breaks as incentives to rebuild new or renovate existing structures. Many of the small unincorporated towns already have lots zoned for housing, it would be the perfect candidates for new and updated housing, While improving the ongoing problem of junk properties in the county.	That area is appropriate for light commercial and industrial	Other:It would be nice to spread out Potential big businesses or industries in communities like lacrosse or Garfield.	That is almost a loaded question. Since majority of the tax base for Whitman County is off of farmland. It should be allowed wherever it's conveniently possible that may help improve the efficiency of such industry to help offset rising land taxes	My personal opinion is it should be left within cities within the county to maintain and tax parks	Yes	Other	Renewable energy is a piece of the puzzle for a balanced grid. If view sheds are an issue, maybe consider placing these projects in areas with less traffic, but still accessible to transmission lines
Technology then ag	Yes, with the increase in work from home, there will be a need for affordable housing in non-urban areas.	No	Should remain as is.	Other:I am not familiar enough with the other areas.	Not sure.	Unsure	Yes	No	Support.
Agriculture is fine as an economic source, however this does not generate enough funds for the county to operate comfortably. Other industries operating in the county would help this. If SEL or other similar industries operating outside the city, in the county, would help this.	Residences should be allowed, however new industrial and heavy commercial zones should be away from areas with residential populations, especially near incorporated cities.	Yes, there should be more Cluster residential zoning. It can be near cities, or commutable distances to incorporated areas, but not near industrial and commercial areas. Industrial and commercial areas should be pushed farther out like the transfer station has done.	I assume multi family residential means apartment complexes. If that is the case, I think that is appropriate mixed with retail and commercial. I think retail and commercial along the corridor is wise. When other cities have done this, it has been a great economic asset. Apartment complexes behind these areas become attractive to people wanting to be close to retail and commute between the two cities. I assume there would need to be utilities installed for this to be successful.	Other:Areas 4-5 miles outside of incorporated cities should have a commercial and industrial zone. If this is not possible, it should be away (at least 1-2 miles) from residential developments.	1500 ft from existing residences.	More biking and hiking trails would be nice, but developing more business that have a big impact in a tax base is more important.	Other:As long as it does not take property away from current owners. Is ok if it uses existing easements, not ok if it imposes new easements.	Other:Some is fine as long as it does not cripple development.	Dams are more efficient. Solar and wind only produce when the wind blows and sun shines. When it doesn't, you need to have a reliable and sufficient alternate energy source. If you need to have full infrastructure for a back up, it does not make sense to spend the money on sources that do not work all the time. I don't mind how they look, they are just not reliably consistent.
yes	I'm not completely sure how to answer this question, but would probably prefer that it be in existing areas rather than have farmland be taken over for residences.	I would support that if it's still protecting farming and livestock.	-	Other:It would be good if we could get more businesses in the county, but I don't think it's so much of a zoning problem, so I'm not sure if re-zoning would really help.	In our more agricultural towns (like Tekoa) there shouldn't be any reason not to allow agricultural business in city limits.	Although I am not against further development of parks and rec, what's going to keep people living here is good jobs.	No	Yes	I believe we already have practical renewable energy from the dams. Solar and wind are not reliable enough to be practical.

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Agriculture, manufacturing	Preserve farmground	Preserve farmground with minimal building development.	This corridor would not be worsened by multi-family residential/retail/commercial; it would be a good place to put these homes/businesses without tainting and littering rural agricultural landscape with them.	Other:Corridors to the south (Colton) or west (Colfax) out of Pullman.	"Tractor shops" can go anywhere, minimal public interface. Grain storage needs safe access to county road structure that does not negatively affect traffic, access to railway system ideal.	Just look at the recreation guides published annually for the wonderful options available in our county. I believe that no new areas are needed: utilize and enhance the existing ones as the county has been doing well!	No	Yes	I question the efficacy of wind and solar in our area for "energy production". Let individual home owners experiment with that for personal use. I would need to see solid proof by several OUTSIDE analysts that the turbines near Oakesdale have been VERY effective and saved SIGNICANT money since their production began, to want any more of them. UGLY!!
Yes	No	Yes only close to current urban areas	Yes	No	Urban areas	Yes	No	Yes	No, they don't provide much benefit
Yes	Rural communities are the foundation of the county and if they can grow i believe they should have the ability to	Possibly	Yes it should stay that way for now	No	-	I believe there are and what we currently have should be updated as much as possible	Other:Not if it goes through private property	Yes	-

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Yes, agriculture is and should remain the primary industry in Whitman County. It is critical to conserve ag land not just for our county, but the country as a whole.	It is vital to restrict growth to existing residential areas. New housing on farm ground PERMANENTLY removes that ground from production. Urban sprawl should be limited as much as possible to conserve the rare (from a global perspective) natural resource that we have here in abundance. We will need that resource intact to survive as a community for the foreseeable future. Focus growth on cities that already have significant service industries available, e.g. Colfax and Pullman.	No. I do not support any residential development occurring on farm ground. I support vertical development in the form of taller buildings housing more units. I firmly oppose zoning that permits urban sprawl. If any farm ground must be lost to housing, it should be directly adjacent to an existing city so as to require minimal new infrastructure development and facilitate short commutes that do not have to contend with ag traffic (trucks, tractors, combines, etc...).	Given the nature of the relationship between these two towns, this area seems like a good compromise for housing development if more housing is necessary. It is a dangerous place to move farm equipment down the road on a regular basis given the heavy urban traffic, and in particular the number of students who don't know how to safely drive around farm equipment. I maintain that new development should NOT include single family homes. Our precious farm ground is not to be taken for granted, and should be developed only sparingly and with maximum efficiency.	No	It is important to consider traffic patterns when locating these resources. Storage facilities should be on a rail line if possible, and on a road that is rated for a heavy truck load with a direct route to the river facility. Dealerships are not as sensitive, although they require big lots and use a lot of water. They transport big equipment so ideally they should be placed where traffic is light for at least a few hours during the day. In general, placing ag business like this adjacent to small farm communities works well because traffic is light, and both the employees and customers live close by. As a farmer, having storage facilities near by also reduces the distance my farm trucks have to travel during harvest. which has a	Yes, there are plenty.	Other:Yes, if a rail line is COMPLETELY out of commission.	Yes	I believe solar energy has potential to supplement our energy production. I do NOT support the development of wind power in Whitman County because I believe the technology is too expensive, unreliable, and difficult to maintain. Overall, I believe Whitman County should continue to take advantage of our dams for our growing energy demand.
Yes	-	-	Stay the way it is	-	-	Enough	Yes	Yes	Do not support
Yes	N/A	No	Leave it alone.	No	-	Yes	Yes	Yes	No
YES	No	No	Yes	Other:Not sure	Wherever they can safely manage things of that size	Yes	Other:Don't know enough about the impact it would have.	Yes	From what I understand the turbines are not good for the environment. I believe solar could be beneficial.
Agriculture	Growth should be allowed on any property as long as it does not go beyond current restrictions.	Yes. Anywhere in the county.	With the expansion of the roadway years ago it now allows safe entry/exit so I would allow it to be a mixed use type of development. I believe the restrictions have played a big part in its stagnant growth.	Other:I am not familiar enough with the county zoning to answer this question.	Anywhere accessible in the county.	I believe there are considering our size.	Other:I would but I would not place it as a high priority though.	Yes	I support it.

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Yes	Development existing communities, they are struggling. Even pullman feels like it's dying. So much unrented real estate- overpriced and sitting empty. We need businesses of use. Parks to use. Outdoor recreation.	We live in cluster. It's seems very popular and very appealing to many people. I support this over more apartments.	Keep current zoning.	Other	Anywhere with appropriate space, traffic flow and big equipment access to limit disruptions. Not by heavy flow areas.	No- our parks are pathetic. Moscow is so far ahead.	Yes	Yes	Solar yes, wind no
Yes	The expansion should stay within the rural communities to maintain the amount of agricultural land available to farmers	Yes, and yes	The area should stay as is but it is appropriate for development	No	Within residential areas, or just outside of residential areas	Yes	Yes	Yes	I support renewable energy
Yes	Growth should be allowed anywhere	No	It should be transitioned to the possibility of zoning for residential	No	-	Yes	Other:And should allow equestrian use	Yes	I support this
-	Primarily near already existing communities.	Yes. Near existing communities.	Leave it as it is. Maybe some retail commercial. No housing.	No	Ag district	No. More is better. Trails from Pullman to Colfax, Pullman to Albion, Pullman to Palouse would be awesome!	Yes	Yes	Solar yes. Wind not so much. Wind is more unsightly.
-	I would prefer that residences remain in existing rural communities, with some exceptions allowed.	-	yes	No	-	No. I wish there were more walking/biking trails, for instance between Pullman and Colfax and Pullman and Johnson.	Yes	Yes	Yes
Yes. But WSU and SEL are welcome economic stability	Very carefully. I seems easy for developers to want to make use of the "clear" farmland next to city limits to create housing development sprawls rather than developing property already within city limits. See South West Pullman as an example	See previous answer	Maintain Chipman Trail and Wetlands along Creek. I don't think Commercial or residential expansion is warrented here.	Other:In areas like Schweitzer...where some commercial development is already happening. BUT developers must be a part of transportation improvements; ie roads, sidewalks	-	Development of Rail Trails would be a huge benefit	Yes	-	yes
-	-	-	-	-	-	-	-	-	-
What ever works for the greatest number of people to be sustainably employed	-	-	-	-	-	Expanded trail system, including the Colfax-Albion-Pullman trail	Yes	Yes	yes to solar and wind energy

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Agriculture + locally owned/operated health care, education, retail, hospitality, and community welfare/social services. We need a healthy, balanced mix.	Growth should be based in or near existing communities so these communities can maintain their unique identities. However, we need stronger networks and relationships between communities. Better roads & transportation as well as promotion of intra-community cooperation & collaboration are important needs.	I would need to study the pros and cons of cluster zoning before answering.	Possibly. It would depend on factors such as types of developments, safety, access to community services such as schools, etc. One obvious need - to promote safety, reduce traffic, promote equality, and address our carbon footprint - is affordable public transportation in this zone as well as throughout the county.	Other:Not sure	Unsure. Not along more urban streets & roadways.	We need more small, family friendly parks - with bank fishing access, picnic facilities, accessible restrooms - along our waterways.	Yes	Yes	Renewable energy is beautiful. I would rather see wind turbines & solar power generators than the effects of climate change.
Agriculture	Work to keep rural small towns vibrant	No. No one likes buying a rural property and then end up with close unexpected neighbors or disturbed line of sight.	Retail/ commercial	No	Ag related is fine if it's convenient to farmers.	No- not enough parks/ walking trails. Camping would also be appreciated	Yes	Other:But no mining	Solar is fine as it can be done with out compromising views
Yes	It should be limited to preserve the natural landscape and avoid farmettes. Preserve the horizon of the Palouse hills.	Only if it's done well. See <a href="http://www.planning.org">www.planning.org</a> for a good discussion of pros and cons. Creating spaces to facilitate community connections and spaces to play outside are positive aspects of cluster residential zoning, but this happens with additional perimeters beyond zoning.	How about mixed use recreational and housing. For example soccer fields, sports facilities shared by the two communities, housing and retail.	Other:I don't know enough to answer this.	Limited along highways to allow for mixed use.	There are in Pullman, but As the county grows so should spaces and parks to accommodate outdoor events and recreation.	Yes	Yes	I do support renewable energy and realize it's impact on the natural beauty of the area. I'd rather see this than houses dotting every hill. Careful planning and compromise is necessary.
Yes	-	-	Retail and commercial	No	Easy access along main routes	-	Other:Also between Pullman and Palouse	Yes	Support
Yes	Existing rural communities should be the primary areas of new and existing residency.	To a certain extent I am supportive. The County should remain rural and farm focused.	Unsure.	No	Unsure.	Yes	Other:Only to a certain extent to support rails to trails. If the revenue is available then great. If not then no.	Other:As long as it does not negatively affect agriculture.	We get most of our energy from hydropower? So we're good. Wind turbine blades are becoming a problem for landfills and so are solar panels. No energy is perfect but we need to figure out (realistically and scientifically) which are actually the best for the environment. Same with plastic throw away containers. We need to focus on how to re-use as much as we can.
Yes	Not like Pullman, taking over the fields.	no	Stay as it is. NO apartments	No	Wherever	yes	No	Yes	NO. Would diminish!!!!!!!!!!!!!!!!!!!!!!

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Honestly confused by the phrasing of this question. Is any other sector even remotely close to ag as the primary economic sector? But as far as secondary sectors go, I support investments in the County's attraction as a tourism destination, particularly through conservation of wild lands.	From an efficiency of infrastructure standpoint, I would guess that keeping as many residences within existing towns is the better option. But I do not feel strongly one way or the other.	Just looked it up, seems sensible. I don't know enough to answer the second question, though.	I envision the corridor remaining similar to how it is now, so staying with the current zoning. As someone who regularly travels to Moscow, I vastly prefer being surrounded by natural horizons instead of strip malls or housing developments. There is also the Chipman trail, which is a precious recreational resource that we should preserve, and indeed improve where possible by restoring native habitat in the adjacent hillsides.	No	Either on the outskirts of towns and cities, or along the highways in between towns and cities, as most convenient for the farmers. However, preserving natural wild spaces should be prioritized over establishing new ag-related businesses on new land. We have lost too much wild habitat already; I'd sooner that a new business be established on land currently already developed/mined/used for ag.	There are enough Parks and Rec opportunities in the County; the focus should be on improving and even expanding existing resources, for instance, by preserving more land and establishing more trails on land adjacent to existing recreational areas.	Yes	Yes	I absolutely support the expansion of use of solar panels and wind turbines, and other renewable energy sources. While I personally actually enjoy their visual appearance, I would say that for whatever impact they have for those who don't enjoy their visual appearance, the benefits far outweigh the downsides. We must transition away from fossil fuels, which not only contribute to climate change but also pollute our air and water.
Yes	Growth should be allowed where the tax payer is willing to spend money.	This type of expansion should be allowed on individual property. Currently I am unable to add another residence on my 10 acres because there is already 2 properties on it. Both properties are within 200 feet of each other and yet I cannot add another residential house over 5 acres away.	I feel that there should be layered zones. Commercial/industrial along the roadway and then multi-family behind that.	Other:I don't know	The shops need to be close to the customer, so they would appropriately be located in numerous small towns across the county. Storage facilities should be easy to access to increase safety and efficiency; this mean along major arterial's the cut across the county and connect towns.	No, but this answer isn't a simple one word response. There are limited opportunities within the county. It would be nice to see an increase in both day use and overnight options. My assumption is that the largest request is for day use sites like Klemgard Park.	Yes	Yes	I'm not so concerned with the visual appearance so long as the approach to date is maintained. If people own the property and want to invest in it, then that is their right to do so. Some people don't like the appearance of CRP land, but yet that isn't an item of discussion. I am concerned with the agricultural impact of wind turbines and the no-fly-zones these create. Our greatest renewable energy source it down on the river and should maintain a presence.

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Technology, utilities	yes, but controlled	yes	mixed use	Yes	any area where there is a need	Pullman and Colfax should build outdoor recreational sports complexes for soccer, baseball, softball, etc. to help bring in revenue and provide for more opportunity	Yes	Yes	I support it if it is more out of the viewsheds of the county
Yes	Yes. Allow people to build and settle into the county. It will help to build the population and in turn keep schools, businesses thriving. Guidelines to not infringe on agricultural operations should be in place.	Yes. In well designed areas where clean, abundant water sources and septic systems can be adapted. Roads and those resources need to be planned and a comprehensive plan need to be presented, acceptable and implemented.	That area may be a good trial to allow development.	Yes	There are enough. They belong in the larger cities. Grain facilities along rivers or rail.	Enough parks.	No	Yes	Not sure they are economically sustainable. They are a definite eyesore.
Yes followed closely by SEL and WSU	Allow growth, If people can afford it , let them do it	close proximity to existing communities	mix it up	Yes	there is not much room left in our existing communities to develop a new dealership.	If the recreation opportunities are expanded make sure there are provisions for maintaining them	Yes	Yes	viewsheds are not important
YES	Keep within the areas	NO	Yes	No	Where ever fit for business.	Yes	No	No	NO
YES	growth should be allowed to expand outside these areas.	Yes - supportive. All throughout Whitman County	Should be mixed use type - agriculture, residential, retail, and commercial.	Other:unknown	-	Yes	Yes	No	NO - will diminish the overall visual appearance of the County
YES! Agriculture always has been, and always will be, the cornerstone of our county's economy	Existing rural towns must be the primary areas.	I am not supportive of cluster residential zoning. We could end up all with lands all chopped up, unsuited for agriculture, for hobby farming only. Ours is the most productive farmland in the world and it would be a shame to waste it. Latah County, to the east, has become unsuited to farming because of urban so-called 40 acre sprawl. Ours is more productive and should not be a repeat.	Keep it transportation and economic development.	No	In the rural areas they serve with a look first on impact they'd have.	Yes.	No	Other:Quarries?	Yes.
Agriculture should remain the primary economic source of the County economy.	Keep residences in existing rural communities.	I am "not" in favor of the expansion of Cluster Residential zoning.	The Pullman-Moscow corridor district should remain as a transportation and economic development area and allow mixed uses.	No	They should be allowed where ever they are needed.	There are already enough.	No	Yes	I believe this would diminish the overall visual appearance (viewsheds) of the County.

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I do not think agriculture is the primary economic source for Whitman County. How many people are employed by agriculture here. Light manufacturing like SEL	Concentrate on the town itself. Create incentives for business to come to each town Light manufacturing, grocery stores, health clinics, community centers, daycare centers. Business that keep people in a town instead of moving away. The further you expand roads, water and utilities need to come under consideration. The County already does not maintain the roads in existence. Water is a valuable commodity think about the future. Farmers use millions of gallons of water for their chemicals every year. If you do allow growth do it with good thought for all	All farms need to go back to planting buffers around their property that adjoin another land owners Chemical drift and air pollution is a huge problem in Whitman County. The more you push out non farm residential your still going to have to deal with water utilities roads etc.	Mixed use is good people could work close proximity where they live. Less cars on the road	Other:Please focus on what each town in Whitman county has to allow commercial and industrial uses	Near the railway systems build out where these already exist	I would like to see the rails to trails completed	Yes	Yes	I would rather see solar or wind turbines than houses taking up land and valuable water resources, One has to think of future generations and not just the current one.
wind, solar, tourism, high tech, medical	We can create artist communities in small towns like Steptoe. Wind/solar should be allowed to expand outside these areas.	Yes, I support it.	I would support a mixed use zone. It hasn't helped our economy for years being zoned the way it is.	Yes	-	I believe there are enough. We need a connected bike path within the county.	Yes	Yes	I support it.
Yes, I think so, though the trend in agriculture seems to have moved from the small, local farmer to more consolidated farms and even those bought up by very large corporations. I'm all for efficiency and profitability in business, but the down side of that in agricultural areas seems to be less people being employed in it. I'm not sure what other sectors of industry our area lends itself to, but SEL is a wonderful business to have in the area, so maybe more manufacturing?	I'm not sure what the question is. "How should the County allow residences within agricultural areas" to what...? Should we try to promote growth in these smaller, more remote areas? I think that would be great, but without agricultural jobs to go around I don't see how we can accomplish that.	No, I feel this addresses population density in a particular area. It might be helpful around Pullman to keep it from creeping into the surrounding farm ground, but dispersing our county population and refilling the towns we have who's populations are dwindling seems like a better alternative. Some if not most of these towns have schools that are under utilized, and I assume that's true for some other infrastructures they have.	I'm not sure. It's always seemed odd to me to have a business pop up out there, like the nurse now pot shop, the Toyota dealership, etc. But if having retail and commercial businesses out there made more room in town for housing, restaurants, and other businesses that make the quality of life in town better I suppose that would be good?	Other:I'm not sure and don't know how this would benefit us	Definitely outside of towns; is this why St John Hardware built just this side of the State line? I think these businesses need the kind of access and space that being in town isn't as good for.	I think more bike trails and maybe camping sites would be fantastic. The rail to trail idea seems like a slam dunk and having more camping sites that locals could take advantage of and maybe could handle overflow from people coming to the area for things like WSU football games seem like a good way to capture some revenue and also improve the quality of life for locals.	Yes	Yes	I do support renewable energy but do worry about how it might impact the aesthetics of our area.

**Q6 - Should agriculture remain the primary economic source of the County's economy? If not, what other sector(s)?**

I believe agriculture is an important issue in Whitman County. With the progressive growth seen in the Pullman area, which is needed for the university, I would hope future plans for the remainder of our county continue to be agriculturally based with an eye out for the farmers in keeping their resources and land intact. Urban sprawl and taxes hurt not only the farming industry but other technology that could come to Whitman county. I want our county to consider all avenues of growth but always remembering that we are the largest producers of wheat in the United States and that should give us some say in our future for decades of farming to come

**Q8 - How should the County allow residences within the agricultural areas? For instance, should existing rural communities (Steptoe) be the primary areas or should growth be allowed to expand outside these areas? If so, why?**

Tough question but again I continue to see poor planning in urban areas such as the Spokane Valley which was truck farming and orchards less than 80 years ago. Farmers had to sell their land because urban sprawl increases taxes so high, expansion is pushing agriculture out. I see no planning when several apartment buildings span an acre of ground, for example. You see this everywhere in the Spokane Valley and the growth has exploded in the last 5 years. I see no heed for future water issues, fire and police protection, schools etc. It's, "lets make a buck now and plan later attitude". I would hope Whitman County could do better and have plans in line for growth but keep agriculture #1.

**Q9 - Are you supportive of the expansion of Cluster Residential zoning? Cluster zoning allows for more non-farm rural residential development while at the same time protecting the ability to continue farming and raise livestock. If so, where would you support expansion of these areas?**

Possibly but I would like to read more about this concept.

**Q10 - What do you envision for the Pullman-Moscow Corridor District along SR 270 between Pullman and Moscow? It is currently zoned as a transportation and economic development corridor. Should it stay that way, or should it be zoned differently? Would this corridor be appropriate for a mixed use type of development such as multi-family residential/retail/commercial?**

I'd say keep it zoned as is. I see plenty of multi-family residential everywhere in Pullman. I believe the plan should be more about how to deal with the exploding population of Pullman in meeting necessities first as I mentioned before, fire, police, water and limiting how many residences and apartments can be built per each acre of ground. This zone allows for commercial and retail and that is important too,

**Q11 - Are there other areas within the County that should be rezoned to allow for more commercial/industrial uses?**

Other:Landowners should be consulted but the area from the Hume Road into Colfax has started with John Deere and the State HWY department.

**Q12 - Where should agricultural related businesses (commercial grain storage, tractor shops, etc.) be allowed?**

Whitman County needs more commercial/industrial sites. Look at the planning in Coeur d Alene area with warehouses and offices available close to highway 95.

**Q15 - Do you believe there are enough parks and recreation opportunities in the County? If not, where should there be more of a focus?**

yes

**Q16 - Do you support rails to trails initiatives (i.e. multi-use trail between Colfax and Pullman)?**

Other:I would like to see our rail systems back. Who is going to govern the trails for safety and watch for trespassing on grounds surrounding the area. That question is Never answered.

**Q17 - Is preservation of natural resources (quarries, Natural Resource Conservation Services (NRCS), Department of Natural Resources (DNR) lands) important to the future of the County?**

Other:DNR helps with agriculture and forestry. I appreciate the work they do.

**Q18 - Do you support renewable energy, such as solar and/or wind turbines for energy production? Or do you believe this would diminish the overall visual appearance (viewsheds) of the County?**

I don't believe in windmills. Not enough research has been done. Windmills were a dismal answer for the New England. states to which they have stopped using windmills. NE learned there was no money, No one listened to the farmers and ranchers here in Whitman County and their concerns. Show me how much money we have made on this investment so far or are we still in debt for the machines? I have heard of a few farmers receiving returns. I absolutely believe they have already ruined and diminished the visual appearance in the Thornton area. It will never be the picturesque Palouse we love. The handful of farmers were not respected, big business pushed their way through with promises of money to local towns and I don't believe any revenue was available later.

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I don't think any county should depend on one economic source. A healthy economy splits the rewards and liability by diversifying. We need to look at soft industry as well as non-wheat and legume based farming.	The County should allow residences only if the existing resources, ie clean water supply, wildlife habitat, flood zones, buildable topography, etc allow it to be done responsibly. I've lived in rural areas that were allowed to grow based on what developers wanted and could buy influence, only to run short on resources. Developers gain wealth while leaving counties to provide infrastructure like water and sewage systems, roads (and their maintenance) and schools. If all of the concerns of the community are addressed, only then should development be approved. Change is inevitable but it does not have to happen at the cost of existing communities of humans and animals.	I am in support of Cluster Residential zoning IF the resources are available to support suburban type densities. In Colorado, developers were allowed to build with abandon and the communities had to figure out where to get water and how to pay for infrastructure. Also, any clustered communities need to know at the outset that they will have to live with the reasonable realities of agricultural life, dust, odor, etc that existed before they were built and not expect local ordinances to change to suit them.	Anything done to this area needs to include natural wildlife areas. A community is not judged solely on economics. Quality of life issues play a part and this area already has a good start with the creek development and bike path.	Other:I don't have enough knowledge of the county to make an intelligent suggestion. Just don't let a developer make the determination.	This is a quality of life issue. The noise from the grain silos in Endicott could drive a person crazy. No town should be subject to that level of noise which they have no control over. Transportation of the grain is also an issue when considering community growth. Equipment has its own issues, environmental handling of fluids and waste, noise of operation, hours of operation. Care should be taken to safeguard the quality of life of any surrounding communities when locating such businesses.	Absolutely not. Resources and planning should be put into the already started efforts to provide hiking and and biking along old railway lines and anywhere else that would be good. If you are trying to attract a vibrant, productive population you've got to provide a reasonable quality of life, not just a job. There is almost nothing recreationally, to occupy the younger population that is already here.	Yes	Yes	Having lived around other types of fossil fuel fired energy producers, I am wholeheartedly in favor of well thought out wind farms. Again, DON'T let the developer make the decisions, regardless of how much money they want to throw at you. There is a way to develop renewable energy and preserve view sheds. It needs to be planned carefully, but can be done. A coal fired or nuclear power plant is not a good alternative.

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<p>i would like to keep family agriculture a strong economic component in Whitman county.... but modern ag will not support even the family members of existing farms. We need to diversify county job opportunities for non-farmers to have a living wage. Young people leave the area because there are no jobs that pay well enough to support themselves, let alone a family. Better education in the grade thru highschool ages addressing the skills needed for the changing world ( even in farming), better internet development (broadband networks) may work into remote working opprotinities,, green energy developement could bring in better paying jobs. Maybe work in the development of tech jobs..drawing on the opprotunities</p>	<p>try to keep growth in and immediately around existing communities. this would mean improving infrastructures for more population (water, sewage, internet, ....) Maintain as much as possible the agricultural and natural landscapes/land use. I have lived in an area....and seen the results of extensive 35 acre subdivisions...they did not help agriculture or natural landscapes...in addition to spatially extending the need (and expense) of infrastructure needs.</p>	<p>I think I would need to see what you mean - by cluster residential zoning. the intent seems good...but iâ€™m sure the method could result in something else.</p>							
<p>Yes. Followed closely by education and technology</p>	<p>Development clustered near roads and existing centers. Goal to prevent sprawl/expansion to preserve open rural nature. Heavily tax sprawl, and vice versa offer tax incentives for clustering.</p>	<p>Retain cluster zoning. Limit expansion. Tax sprawl. Incentivize clustering.</p>	<p>Probably keep as economic corridor, would be a traffic/turn lane/stoplight nightmare if many residences permitted.</p>	<p>Other:Yes, clustered near existing centers. Not in the middle of any old stubblefield.</p>	<p>Wherever need dictates but prefer clustered near existing services. Avoid arbitrary sprawl.</p>	<p>Currently sufficient. But should anticipate and pre-plan for increasing popn size.</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes. Will be absolutely vital to allowing popn growth without deteriorating our rural lifestyle. Will stimulate local economy if means of production and R&amp;D are centered here.</p>
<p>Yes with a few useful businesses</p>	<p>Do not allow more residences in ag areas as ag areas are more important. Place limits on people and expansion.</p>	<p>No</p>	<p>Any building of businesses should be in that area, no housing.</p>	<p>No</p>	<p>Outside of any town.</p>	<p>Yes</p>	<p>No</p>	<p>Yes</p>	<p>Yes as long as it brings the prices down for everyone.</p>
<p>Agriculture will remain the primary economic resource in the county, but it must be supplemented with other activity. The county should be especially dedicated to providing the infrastructure for economic activity, including broadband internet, roads and bridges, and other utilities.</p>	<p>Expanding outside rural communities has several problems, most notably the development of residences on large plots of land close enough to cities to provide conflicts. Growth should occur primarily within existing communities.</p>	<p>I do not support expansion of cluster residential zoning because it is very poor use of the land and because conflicts arise when these residences are too close to existing cities and towns.</p>	<p>The corridor is appropriate for mixed use development as well as a transportation and economic development corridor. Some people argue for preserving the corridor as it is to protect its natural beauty, but I think that only a small part of the corridor in the vicinity of the collapsing barn on the north side of the road a little west of the cable TV office is worth considering for its scenic beauty.</p>	<p>Other:I am not familiar enough with the entire county to comment on this matter.</p>	<p>Within existing towns and within existing economic zones.</p>	<p>I think that the county should support maintaining the current rail corridor between Colfax, Albion, and Pullman as state-owned right-of-way. This corridor should be developed as a multi-use pedestrian/bicycle trail.</p>	<p>Yes</p>	<p>Yes</p>	<p>I support development and installation of renewable energy assets.</p>
<p>Any thing that could supply employment so we can keep our kids close to home</p>	<p>Allow at least 3 residents on land with 6 acres or more so we can keep our kid close</p>	<p>Yes but as long as the farmers use good agriculture practices he can not be sued</p>	<p>It would be a good place to open up to all of the above</p>	<p>Other:Any land along 195 north and south of Colfax</p>	<p>Along all state highways</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	<p>They should any where need high tension lines</p>

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We should start building tourism up outside of WSU related events to help foster a voice for Pullman.	I would like to see more growth expanded from just small rural towns towards the already existing hub of Pullman.	I would like to see more cooperatively designed residential zones focused on smaller homes with small garden areas. There are so many larger new homes at are too expensive with no way to grow food for a family.	I would like to see more mixed use of multi-family residential/retail/commercial zoning. It is a fantastic opportunity for attracting cross boarder sales	Yes	Colfax	I would like to see more winter friendly parks and outdoor areas.	Yes	Yes	I absolutely support renewable energy.
No, retail/restaurants.	-	-	Retail/commercial development	Yes	Outside of pullman city limits	Yes. I know maybe 10 people who use it.	Other:I dont care	Yes	Yes. This should be the only thing we are focusing on in regards to energy use.
No, retail and higher education should be a primary economic source for job growth.	Growth should be allowed to expand city limits to help increase tax revenue.	No opinion	My suggestion would be to allow a retail and commercial zone along SR 270 just east of Terre View Dr intersection.	Yes	They could be located north of Pullman, close to Kitzmiller.	Yes, plenty of recreational areas; however, I'd like to see more hiking spots around Pullman.	Yes	No	I fully support wind turbines and solar panels. Pullman is very hilly, and wind turbines would be a huge advantage that should be implemented.
Yes	Limit growth to existing communities	Not in favor	Stay as it is	Other:I don't have opinion	Near existing transportation corridors	Invest in more public land or conservation easements	Yes	Yes	Strongly support more renewable investments
Yes, it absolutely should.	Keep to the existing areas	-	Mixed use would be great	No	Outskirts of town	Yes	Yes	Yes	No. These are ugly and not necessary.
yes	Growth should be concentrated near existing rural communities, not scattered throughout the county.	Yes. Around Pullman, Unointown, Colfax, St. John, etc...	The corridor could support some commercial development, but the developments should try to limit access in and out of the large amount of through-traffic.	Yes	Close to existing.	Yes.	Yes	Yes	Yes. I have solar.
-	-	Yes I am supportive cluster zoning. I'm not exactly sure which areas specifically should be expanded.	I wouldn't mind if it stayed the way it was but there are benefits to zoning it differently. I believe it would be appropriate to mix the type of development such as those listed above.	Yes	-	I believe there are enough in Pullman but maybe not so many in the more rural areas. So the focus should probably be in the more rural areas.	Yes	Yes	I support renewable energy no matter what.
I believe the only way that the county will thrive is through economic diversity. It would behove the county to establish an economic development focus and create ways to attract new	I don't get it, why wouldn't you allow expansion in other areas of the county	we are certainly not endanger of over population here. Why not allow expansion throughout the county	Mixed use would help attract business diversity	Yes	throughout the county	growth, if encouraged, will encourage additional recreational development.	Yes	Yes	I absolutely support renewable energy expansion!!
Yes. Ag should be the primary economic source.	The County should not allow new residences in AG Zones.	Yes. Only around Pullman.	Keep it in current zone.	No	Commercial and Ag zones.	There are enough.	No	Yes	I do not support wind and solar energy. It is an eye sore and produces little power compared to dams.

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Yes, simply because of reality and by definition. But it must be accompanied by more businesses that focus on manufacturing, research and development, and tourism.	People are going to want the freedom to build where they want. Investing time and money to prevent this is likely a waste of resources. Focus should instead be on developing (and enforcing) regulations that make this kind of growth sustainable in terms of providing county services and fair for homeowners that choose to build on remote land, whether that's in a field or some other remote area.	I think any incorporated town would be a potential site for Cluster Residential, especially if it is done in a way that opens up the green space to every resident as part of the overall parks system and it is an asset to the town. Demand will partially be determined by how such opportunities are marketed - starter homes for young families, low maintenance living for seniors, rural living for single or married professionals, etc.	Would like to see it as a well thought out (in terms of traffic control and aesthetics) mix of retail and industrial, especially retail that folks currently find elsewhere so that tax dollars, and employment opportunities, can be retained in the county. But it must be done as a setback development from 270 with parallel access streets to keep the highway as a quick commuting highway. This would also provide alternative commuting routes when needed for road repair, events, and accidents.	Other:I am not familiar with current zoning county-wide but it should absolutely be reviewed and areas likely rezoned	Where they make the most sense (now and 20 years from now). You are not going to want commercial grain storage next to Wal-Mart, or anywhere in or near a town or outlying subdivision. Tractor shops would certainly be feasible in the outer ring depending on growth projections.	If we are hoping to recruit more people to live in Whitman County, we need an all-around beautiful county with recreational opportunities. This does not just mean remote parks. We especially need recreational spaces in small towns. I realize this is not in the realm of county control. However, the County CAN help these towns, and help with overall county beautification, by coordinating/offering county-wide programs like junk vehicle removal and yard clean-up trailers that can be rented (providing tools and supplies for those that do not have them...could be funded by grants).	Yes	Yes	I support renewable energy. And I strongly support a well thought out plan for what that looks like in Whitman County so that viewsheds and other important elements are not adversely affected.
Agriculture and Education	Not sure	Maybe. Need more information.	Best to be retail and commercial	Yes	Not sure	Need more information. More parks are always good. Not sure where they are now	Yes	Yes	Support solar and wind

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I believe that investments into diversifying our economy is a more sustainable method. Of course agriculture is going to remain an economic source, however, there should be more than one.	I guess I'm not sure if I understand, but why would we limit expansion outside of these areas? Regulated and thought out development should be considered but growth is a good economic driver.	I'm probably not informed enough to properly comment, however, there should be a focus on creating communities with a master plan in mind. Isolated housing creates food deserts and increases carbon footprints due to everyone required to drive long distances to acquire goods.	It would be a shame if that beautiful corridor was littered with large commercial buildings. With the Chipman trail already there, I feel that area should be preserved for recreation or at most, some parks or public spaces created.	Yes	Within the city or hidden out among the hills of the Palouse if that is more feasible or convenient for them. Not on the side of scenic byways.	Along the creek in downtown Pullman. The trail has some incredible space where people should have more areas to spend time. It needs to be cleaned up a bit (this can still occur and preserve the stream) and have more tables or chairs with grass or space for gatherings. Benches or BBQ units could be placed in certain places. Every business on the creek should have a balcony to sit on and enjoy the feature. This is a very under utilized space for Pullman and the county.	Yes	No	If done strategically, this would be a great option without demising the visual appearance of the Palouse.
Yes.	Keep residential growth within existing communities. There is not enough thoughtful, informed guidelines or oversight of new multi-home developments to justify allowing development outside of existing communities. These developments are eyesores and are built to maximize profit for the builder, not to add lasting value to the communities they affect. For instance, look at all of the entrances to Pullman with the homogenous, uninspired developments. As these communities age, they will increasingly become blights. Also, we need architectural diversity - thoughtful design and different designs that speak to diverse communities.	I'd have to do some more research. I would be in favor of more developments if they included thoughtful design, interesting architecture, and plots of land that are substantially larger than slightly over the home's footprint.	Keep it as-is. You don't want to reduce the value of the Chipman Trail by imposing more cross-traffic into this rural connection between Moscow and Pullman.	No	Whatever is traditional and useful to the farming community.	I think a lot of strides have been made in this regard over the past several years and the continued focus on parks and recreation will continue to add significant value to residents and to making Whitman County a desirable place to raise families and retire.	Yes	Yes	I support renewable energy/solar, but wind turbines should stay in non-view sensitive places and therefore, I do not support them for Whitman County. Photographers bring a substantial amount of tourism money into the county and preserving views for this important business as well as for residents is absolutely essential. Wind turbines should not have a place in Whitman County which should seek to preserve and defend its most precious and valued asset - its landscape and views.

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Sure	Growth should be allowed to expand outside areas. We need housing! We need affordable (not subsidized or low-income) housing. Anything that can be built for under \$300,000 is drastically needed!	Sure. Around Pullman and Colfax	It would be appropriate for mixed-use housing. We need more housing!	Other:Not sure.	Not sure.	Yes	Yes	Yes	YES! I support renewable energy! Bring it on!
No. The community needs manufacturing, tech, service, and many other industries in order to better weather economic cycles	Growth should be allowed to expand outside existing communities because many buyers desire it and its impact as a percentage of farm acreage is negligible.	Yes, wherever a developer wants to develop one.	It would be fully appropriate for a mixed use type of development such as multi-family residential/retail/commercial.	Yes	In the County outside city limits	Yes	Yes	Other:This is worded so that almost no one will say no to it. The question behind the question is, "What does preserving natural resources actually mean in terms of specific outcomes, costs, prohibitions, etc.?" ?"	No. They are only currently viable due to oversized subsidies. What the subsidies run out, the County will be stuck with non-renewable blight.
While I think agriculture will remain one of the primary economic sources, it would be great if the economy could be more diversified. It would be great if the region could attract business that offer a variety of jobs, from manufacturing to more customer serving areas. We would probably need to make Pullman and the are more attractive for investment. I would also very much like a growing outdoor sector (mountain biking Moscow mountain, more bike trails, maybe canoeing during spring times and so on) that might	while broadening the city limits might be good, I think it would be good to maintain some form of community network to enable social interaction. If everybody lives very remotely, it will be very hard to have shared interests and for on projects together.	Cluster zones should be connected to existing dwelling/cities so that infrastructure can be used and expanded and does not be newly implemented.	I would love if it would become more mixed-the idea of having maybe retail or commerce options close to the bike trail sounds great to me. However, I would vote for smaller, more personalized businesses, not big chains.	Other:Don't know, maybe Colfax along HW 26	Outskirts of dwellings	Hiking and biking paths should be extended, possibilities to maybe canoe or do cross country skiing would be great. Basically any outdoor sport that is fairly easily accessible.	Yes	Other:Not sure, I don't know enough about it.	Yes, I definitely support renewable energies. New houses for example should be required to be built using renewable energy sources.

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No. While agriculture is a great contributor to the county culture and economy, education is a better employer and manufacturing has more growth potential.	Growth is best in existing communities.	I would support expanding these areas within or adjacent to existing communities.	I would prefer development that supports the sustainability of downtown Moscow and Pullman.	No	Where they currently are.	No. The abandoned Palouse River rail line is a squandered asset that would be a huge community asset as a recreational trail. It would help attract tourism and talented employees, support local business and promote the health and overall well being of the citizenry. It's absurd that it is opposed chiefly by a few families who think they deserve a private sidewalk and off-leash area.	Other:See previous response.	Other:Yes. A varied landscape is more visually appealing and ecologically diverse.	We need a more diverse energy portfolio. Alternative energy is also a great way to diversify the economy.
Let the free market decide	Urban sprawl should be minimized.	No	Yes on the north side of the highway only.	No	Near city limits	No. Recreation opportunities are limited.	Yes	Yes	If it makes sense scientifically yes but not to force the issue.
Yes	Current policies seem effective	Yes In areas that want it	Leave it the way it is	No	Current situation seems to work good for everyone	A new park close to population centers would be nice. The current county parks are nearing overuse. On nice days some parks are overrun with visitors.	Other:I'm supportive if proper M & O funding is available	Yes	I'm supportive. But on the other hand I wouldn't want one in my backyard.

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Yes. Ag is a solid base for the County. Other sources such as SEL, Pullman and WSU, as well as small town businesses compliment the Ag Base.	I would suggest there are two different areas of concern. Areas around Pullman, a largely growing city, and areas around small incorporated towns and unincorporated communities like Steptoe. Acknowledging that Pullman will grow outside its current boundaries means we have to expect those ag lands adjacent to Pullman to likely be converted to either development within the city's new boundaries or development outside it such as with cluster developments. The other communities around the County have infrastructure in them so development inside those communities is desirable. Development outside those communities will increase the likelihood of conflicts with agricultural operations due to dust, noise and other ag activities. In those areas, we need to protect agriculture.	Yes. I believe there is a need for cluster residential zoning to develop North of Pullman outside of the city growth management boundaries.	in the next 20 years, mixed use multi-family/retail/commercial or similar would be appropriate for the east/ne end of the corridor as it doesn't have much heavy industrial/commercial in it. The other areas should stay more commercial as it fits with the corridor's current and likely future development potential.	Other:Maybe next to incorporated towns which have a desire to develop commercial/industrial uses adjacent to them.	In the Ag district and in small/medium towns. Pullman has too much traffic conflict for ag businesses to succeed in it.	Yes, both from an opportunity standpoint and a cost of operations standpoint it is best to maintain what we currently have. A shooting range near Pullman would be a good development as it is likely a self sustaining operation after being started (shooting fees/contract operator). There is a push for more trails between Pullman and Colfax, but I don't see the funding source that is sustainable to both provide the capital improvements necessary (multi million dollars) to initiate the trail nor the ongoing funding to operate the trail (probably 1FTE plus supplies so \$70K/yr).	No	Yes	Solar and Wind are fine if people wish to place them on their own lands. There is some diminished viewshed due to wind projects. I don't think solar projects would have as much impact if limited in size so extremely large projects aren't put in places where lots of people see them.
Yes	No residential expansion	No not supportive	Only near existing traffic lights, extreme precautions should be taken to prevent any additional traffic lights added along SR270	No	No restrictions	No	Yes	Yes	No, we don't want to see wind turbines
Yes	Residences should be allowed outside incorporated and unincorporated cities and towns, however those residences should be in cluster housing areas.	I support cluster housing zones located near incorporated and unincorporated cities and towns.	This zone area seems appropriate for commercial and industrial activities only.	Other:Not until such time as the Pullman Moscow corridor has been fully developed.	Along any roadway that is currently paved and the business should be similar to existing businesses in that area.	Yes	Other:Although the Chipman trail does not seem over utilized. A trail from Colfax to Pullman would mostly benefit residents of Colfax.	Yes	I support renewable energy resources however not near residential areas.
Yes	-	In areas that do not negatively affect water aquifers	No	Yes	Centrally located for use by those who would use them	Yes	Yes	Yes	They are an important addition to energy resources, but need to be planned carefully to preserve the beauty of the county

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The market will set the primary economic sources, but light industrial, high tech, tourism and recreation, as well as higher education should be encouraged to grow	Natural expansion of the residences to support ag families and workers should be allowed, as well as low-impact, ag-friendly residential developments (small home clusters or ag-centered developments of tiny homes/small neighborhoods	Yes, when sited carefully and sustainably (environmental impact, transportation connections, support services and utilities, water/sewer)	It can be utilized as mixed use, with careful consideration and mitigation of impacts. Not ideal to be a strip of strip malls, which are less economically viable now, anyway.	Yes	As natural connections to that work, and to support services	Without specific sites, waterways and sites of interest or needing protection could be converted to park use, recreation opportunities, or as reserves for birdwatching/low impact tourism	Yes	Yes	Support with careful placement
yes	primary	no	yes	No	rural	yes	Yes	Yes	yes
No. We need to focus on urban expansion	No sure	Not sure	Retail.	Yes	Outside of town	Not enough recreation.	Yes	Yes	Solar!
Yes	Rural communities stay primary	Not supportive	Keep current zoning	No	Anywhere	No. More for smaller communities	Yes	Yes	Support renewable energy
Research/start-up efforts, tourism/outdoor recreation and artistic/cultural engagement should be increasingly considered.	-	I support cluster zoning if high-density areas have included or nearby public/community space or mixed-use commercial spaces to provide a community anchor.	Anything other than strip mall sprawl would be great. I would hope to minimize heavy truck traffic turning on and off the highway. Restaurant or recreation services that take advantage of trail/scenic areas would enhance quality of life.	-	-	More modern, engaging playground equipment for young children would help. A free, accessible splash pad would be nice.	Yes	Yes	I support renewable energy and do not think they diminish viewsheds.
yes	-	-	mixed use would be fine as long as there was appropriate provision for safely entering/leaving the main road without interrupting the current flow of traffic	-	-	-	Yes	Yes	I support this as long as locations were carefully chosen for both efficiency and aesthetics
I think tourism could be expanded (one we're out of the pandemic)	I don't really have an opinion--I'm not educated enough on the options and consequences	I believe so, based on the description, but have no idea where would be best	mixed use development would seem to be an appropriate use of the land	Other:I don't have enough info to answer this	anywhere	I think it is about right--I don't see much overuse in the ones I frequent	Yes	Other:don't know enough to answer	I totally support the development of wind and solar energy--we need to wean off of the fossil fuels. And once people accept this, the visual appearance will be redefined
I think it is a large source, but I don't think it can be depended on as the primary source. Important for the county to diversify.	Outside--with many of these small communities, they are getting smaller and smaller and require growth outside to survive.	I think they can co-exist, but need to be on the outer edges of the county and proper infrastructure built to support them. Roads, services, etc.	Retail and commercial. We desperately need more retail and right now, it pretty much belongs to Moscow. SWouldn't recommend multi-family unless there were enough services and infrastructure to support.	No	Outskirts of the county, close to farms but where they and the trucks that support them are not driving through downtown areas.	More focus on bike and walking trails, hiking areas.	Yes	Yes	Support, but feel it can be done while preserving much of the viewshed.
light manufacturing, retail	maintain growth in existing communities. do not start new communities.	cluster zone near existing communities, not all on their own	if added residential/retail/commercial will need better traffic control (stoplights). In that case those developments should be strategically placed to minimize stop & go.	Yes	outskirts of towns	More bike/walking trails between communities. Uniontown - Pullman, Pullman - Colfax, Pullman - Palouse. This could be a major tourism draw.	Yes	Yes	wholeheartedly support solar & wind.

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Why are we ranking the "value" of economic sectors? That is more or less picking winner and losers. I thought we reside in capitalistic society.	Yes. Failing to allow residences in agricultural areas picks winners and losers. The losers are those that must pay for an artificially inflated housing cost since land use ordinances reduce the number of buildable lots. This, as a result, negatively impacts individuals of color as they are more likely to have lower incomes and have a greater difficulty in borrowing (i.e., mortgages). The winners are those individuals that currently own buildable lots - the increased value of these lots has <b>**massively**</b> outstripped the rate of inflation over the past two decades.	No. Rezoning needs to be completely rethought out as to the impact it has on Whitman County residents. The cost of housing as a proportion of income has increased substantially over the past two decades - creating the have and have nots. Is that the purpose of the zoning regulations?	I support mixed use - including housing development.	Yes	In currently commercially-zoned locations.	-	No	Yes	No opinion.
Yes, but we should elevate eco-tourism as secondary sources.	Yes, existing rural communities should be the primary areas of growth. Possibly old townships/town sites.	Yes, pre-existing townships like Whitlow that are near other cities/towns (Whitlow isn't a great example as Pullman is right on top of it, but places with some historical significance).	Yes, I think the corridor would be appropriate for mixed use if need be as long as the water shed is preserved and protected. Chipman trail should also have significant protections. That said, sprawl is not favorable. Establishing little pockets, or clusters, as you call them, makes sense.	Other:If need be. There are plenty of vacant buildings & lots in the cities and towns around the county. Let use what we've already got instead of taking up more land.	At appropriate hubs (highway intersections) and other places where the effect on the environment would not be as great.	I don't know that there are not enough, but engaging and connecting more people to what already exists is key. If there aren't enough, find out why more folks aren't signing up to either teach or participate. I think we've got a lot to teach about agriculture, the native Palouse Prairie, and our history. Partnering with organizations like the Palouse Discovery Science Center and historical societies could create a force multiplier effect.	Other:Absolutely. Allow people to better appreciate what we've got going on - from wheat fields to native species places like Whelan Cemetary.	Yes	Yes, I do support renewable energy. We can't keep taking and taking and taking. The more renewable sources we have, the more we control our own destiny. I think some things do diminish the overall visual appearance, like solar panel fields. I wonder if we couldn't beautify. I do like the windmills though. Don't like the fact that they're cutting down birds and bats though.
YES	Growth should be encouraged within existing rural communities so as to help encourage small town growth and success.	Not without more details.	It should continue as a transportation and economic development corridor.	No	Within reasonable proximity to the agricultural customers.	It was disappointing when they removed the park at Central Ferry.	Yes	Yes	I support renewable energy but not solar and wind turbines. They definitely diminish the overall visual appearance of the County.

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Absolutely YES	We should keep our production ag land working and keep the housing growth near the towns and cities.	I do not support cluster residential zoning	I feel it should stay as a transportation corridor	No	Commercial grain storage facilities of today should be allowed where the companies see fit. Preferably away from larger towns but they need to have good access to power and state highways/railroads while also being located near the volume of grain.	Yes there are enough parks	No	Yes	Solar technologies seem to be developing to a point where they might make sense but at this point the wind farms are not feasible. These projects need to be able to support themselves without government aid.
yes	Stay within those areas since they already have the infrastructure in place.	no	needs to be retail, commercial	No	?	don't know	Yes	Yes	support solar and wind
It would be nice for the agriculture to be the primary source, but with the current ag economy, it is very difficult for families to make a living strictly on agriculture. If you include grain, seed dealers, machinery sales, and chemical dealers in the agriculture economy, that total might exceed the income from WSU and SEL. Yes!!	IF residences are allowed throughout the county, there needs to be some form of Right to Farm codes. People need to realize there will be dust and chemicals, etc. For this reason, maybe expansion would be better clustered around existing rural communities.	Cluster zoning might work around Pullman. The well restriction might negate the benefit of a cluster.	I don't see the corridor as a residential area. There are already to many industrial or commercial developments, i.e. rock crushing, cement, auto sales, marijuana. See more commercial or retail.	Yes	They should be allowed through the county in rural areas and near communities.	I think there are sufficient opportunities. Funds should be allocated to maintaining existing parks, etc., versus developing new facilities.	Other:I don't think there is the population to justify such a trail. Local property owners objections should be honored.	Yes	I support solar and wind energy, but I also strongly support keeping the Snake river dams for hydroelectric power and for transportation.
Yes!!	Keep close to main towns.	No	I can see that are being built into a commercial / retail area. Eventually the 2 towns will collect. Not multi-family residential use!	Other:Maybe around Colfax	Between Pullman's and Moscow or high traffic areas such as Dusty, Wa	We have some good areas, but would be nice to have more options that offer a diverse variety of outdoor recreation from little kids to seniors!	Other:Maybe " need more info. Would are the benefits of offering this type of program to the area?	Yes	I feel we should focus on preserving the health of our dams. We have enough wind turbines in this area already.

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Yes	Existing rural communities should be the primary areas for growth to avoid sprawl and enliven these communities and also to preserve farmland for production.	I support this but do not have opinions on where they should be located.	The Pullman-Moscow corridor should be preserved as an open vista with only a few businesses along it. Please do not zone it in a way that will end up with Pullman and Moscow encroaching and eventually building up to each other. The views, separation, and open landscape are part of the charm of both cities.	No	These should be near transportation corridors.	No. An expanded trail system would increase the vitality of the region tremendously. Trails provide recreation opportunities for residents of all ages and abilities and have proven health benefits for communities. They also enhance community connections which are vital for rural areas. They also can bring tourism and the economic benefits associated with that.	Yes	Yes	I support developing the infrastructure for renewable energy but believe the comprehensive plan should address where they are appropriate and areas that should not be encroached. Planned development is essential to balance energy needs and the natural beauty of Whitman County. I agree with the concept of a "viewshed" - these are natural resources that need to be protected.
yes	I would like to see growth remain around existing rural communities. I would also like to see Pullman develop housing within its city limits rather than continue to expand its boundaries.	no	I feel it is zoned correctly	No	wherever zoning currently allows it	yes	No	Yes	yes