



SPOKANE COUNTY PLANNING COMMISSION  
PUBLIC MEETING

September 10, 2009

9:00 A.M.

PUBLIC WORKS BUILDING  
1026 West Broadway Avenue  
Conference Room 2B, 2<sup>nd</sup> Floor

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PLANNING COMMISSION MEMBERS

Doug Kelley Dave Jones Randall Gillingham  
Mike Schmitz Peter Ice Joyce McNamee William Moore

AGENDA

1. Public Comment
2. Planning Commission Deliberations: Amendment to Spokane County Zoning Code-Density and Lot Area
3. Action on Minutes of: August 13, 2009
4. Staff Report
5. Planning Commission Issues
6. Set Agenda for next meeting
7. Public Comment

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- Non-hearing items scheduled, and their order, are only *tentative* and are *subject to change*. The Planning Commission may *not* address all items as listed and/or may continue certain items to a later session.
  - The Commission reserves the right to take action on all items listed on the agenda. The term *action* means to deliberate, discuss, review, consider, evaluate and make a collective positive or negative recommendation and/or decision.
  - The Planning Commission *reserves the right* to adjust the timeframe allotted to speakers as well as hearing procedures and the order in which items are heard during the hearing. The Planning Commission provides up to 15 minutes for public comment at some meetings. The period normally begins at approximately 9:00 a.m.
  - For more particular information, visit [www.spokanecounty.org/bp](http://www.spokanecounty.org/bp) or contact the Spokane County Department of Building and Planning at (509) 477-3675.
  - The Planning Commission meetings and hearings are conducted in facilities which are accessible to all members of the public. Additional information with regard to accessibility or notification of an ADA accommodation should be made to Vickie Merriott, Planning Commission Clerk, at (509) 477-7224 or [vmerriott@spokanecounty.org](mailto:vmerriott@spokanecounty.org).

**MINUTES OF THE  
SPOKANE COUNTY PLANNING COMMISSION**

**September 10, 2009**



The meeting of the Planning Commission was called to order by Chair Doug Kelley at 9:02 a.m. on September 10, 2009 in Conference Room 2B, Spokane County Public Works Building, 1026 West Broadway, Spokane, WA. A quorum was present.

**Present:**

**Planning Commission**

Doug Kelley, Chair  
Peter Ice  
William Moore  
Dave Jones

**Staff**

John Pederson, Interim Planning Director, Spokane County Dept. of Building & Planning  
Steve Davenport, Senior Planner, Spokane County Dept. of Building & Planning  
Susan Winchell, Boundary Review Board

Interested parties as shown on the attached copy of the Sign-in Sheet.

Chairman Kelley revised the meeting agenda to allow Ms. Winchell to present an update on the Collaborative Planning Grant.

**1. Public Comment**

There was no public comment.

**2. Collaborative Planning Grant Update – Susan Winchell**

Susan Winchell, Director of the Boundary Review Board provided an update on the Collaborative Planning Grant. Ms. Winchell reported that the purpose of the grant is to develop compatible development regulations and a coordinated review process between the metro cities and the County. Ms. Winchell advised that as a result of several meetings with the City Councils and Planning Commissions of each participating city and the Board of County Commissioner, four issues were identified that presented the most threat to compatible land development planning in urban growth areas: (1) Private Roads; (2) Street Connectivity; (3) Design Standards; and (4) Communication. Street connectivity between some areas within the county creates special problems and Mr. Peterson advised that a text amendment to the Subdivision Ordinance would be necessary. Once the amendment to the ordinance is approved; the Engineers will bring forth road standards. Ms. Winchell advised that metro cities desire influence on land use in urban growth areas specifically adjacent to cities and city and County staff will collaborate on any proposed developments and also work out revenue sharing agreements. Ms. Winchell stated that cooperation between the County and metro cities have been remarkable.

**3. Staff Report**

Mr. Pederson presented a news release from the Department of Ecology advising that comment on the Revised Shoreline Management Plan will be accepted through October 2, 2009. Mr. Pederson advised that the

Department of Ecology will hold a hearing on September 15, 2009 and advised that ultimately, the Department of Ecology has final authority on adoption of the proposed plan.

Mr. Pederson reported that a public hearing on the Rural Cluster revisions was held by the Board on in August and the comment period is open through September 15, 2009. No deliberation meeting date has been set.

A briefing on proposed Urban Growth Area Comprehensive Plan Amendments was provided to the GMA Steering Committee on August 26, 2009. The PTAC will provide a report on the UGA amendment proposals to the Steering Committee and the Planning Commission. Mr. Pederson advised that a Mitigated Determination of Nonsignificance (MDNS) was prepared for the Kaiser Comprehensive Plan Amendment and a development agreement pursuant to RCW36.70b will be completed as the proposal calls for there being no school age children on the property which would impact the School District.

Mr. Pederson left the meeting at 9:30 a.m.

#### **4. Planning Commission Deliberations: Amendment to Spokane County Zoning Code Chapter 14.300, Density and Lot Area**

Mr. Kelley stated that he had read the comments submitted and expressed some concern. Mr. Davenport explained that currently if a lot is 5 acres or greater, density calculation can include property to the center of the road. However where lots are less than 5 acres, property within the roadway is not included in the density calculation. Therefore, a disincentive for rural cluster development exists. A decision by Spokane County Hearing Examiner Mike Dempsey regarding SP-1416 found that access easements must be treated the same as a public/private street and as such the area of the easement must be deducted from the area of the development when calculating density. Mr. Davenport advised that language revisions to the current code would clear up the discrepancy.

Mr. Ice, in referencing a comment received by Futurewise, asked if this amendment was a violation of the Comprehensive Plan. Mr. Davenport stated that staff does not feel this amendment is in violation of the Comprehensive Plan goals and policies and explained that the revision would make clustering no more difficult than for a traditional development and the revisions would not change density in rural areas but create parity to meet the intent of the Comprehensive Plan.

Mr. Moore stated his feeling that the purpose of clustering in rural areas was to better utilize the land and preserve agricultural lands and is good planning and conservation of resource lands. He stated his agreement of the amendment as proposed.

Mr. Kelley expressed concern that the Assessor's tax calculations were inconsistent with this proposed amendment. Mr. Davenport stated that the Assessor has their own interpretation of land use and taxation issues which staff has no control over. Mr. Moore stated his feeling that any tax revenues would be very minimal. Mr. Jones expressed concern that the Rural Cluster amendment had not yet been approved by the Board of County Commissioners but that he felt there should not be inconsistencies between what is allowed for standard developments versus rural cluster development.

Mr. Ice stated his feeling that some comments received had merit and asked if by recommending approval of this amendment the Commission was encouraging increasing density in rural areas. Mr. Davenport explained that this revision simply provides consistency in development regulations. Mr. Kelley stated his feeling that land use should be predictable and consistent and that the code as it stands now is a disincentive to clustering.

After further discussion, **Mr. Moore moved** to recommend approval of Amendment to Spokane County Zoning Code Chapter 14.300, Density and Lot Area and that the amendment is consistent with the Comprehensive Plan and removes barrier to the development of rural clusters. **Friendly amendment by Mr.**

**Kelley** that the amendment to Chapter 14.300 resolves a conflict with the Hearing Examiner's ruling. **Friendly amendment accepted by Mr. Moore. Second by Mr. Jones. Motion carried unanimously.**

**5. Action on Minutes of August 13, 2009**

**Moved by Mr. Jones** to approve the Minutes of August 13, 2009. **Second by Mr. Ice. Motion carried unanimously.**

**6. Planning Commission Issues**

Mr. Kelley reminded member to complete there mileage reimbursement forms. Clerk Vickie Merriott advised that materials for the Comprehensive Plan Amendments would be forthcoming.

**7. Public Comment**

There was no public comment.

**8. Set Next Meeting Date**

The next meeting of the Spokane County Planning Commission will be held on September 24, 2009 at 9:00 a.m. in the Commissioner's Hearing Room, Lower Level, Public Works Building.

There being no further business before the Commission, the meeting adjourned at 10:01 a.m.



Doug Kelley, Chair

APPROVED: \_\_\_\_\_

Date

Vickie Merriott, Clerk of the Planning Commission

