



# SPOKANE COUNTY PLANNING COMMISSION

## PUBLIC MEETING

May 13, 2010

9:00 A.M.

PUBLIC WORKS BUILDING

1026 West Broadway Avenue

Commissioner's Hearing Room, Lower Level

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### PLANNING COMMISSION MEMBERS

Doug Kelley Peter Ice Joyce McNamee Mike Cummings

Jack Miller Anthony Carollo Edward Neunherz

## AGENDA

1. **Public Comment**
2. **Public Workshop** – Amendments to Chapter 3.20 of the Spokane County Damage Protection Code ~ Marianne Barrentine, P.E. Environmental Program Administrator
3. **Planning Commission Deliberations** - Amendment of Spokane County Zoning Code Section 14.702 pertaining to Deer Park Airport
4. **Planning Commission Deliberations** - Amendment of Spokane County Zoning Code Title 13 "Application Review Procedures, Section 13.200 "Definitions" and Appendix I to remove "Site Plan Review" from the definition of Project Permit.
5. **Planning Commission Deliberations** - Amendment of Spokane County Subdivision Ordinance Section 12.500.102 "Bindings Site Plans - General Provisions" to replace references to obsolete commercial and industrial zoning categories with references to current zoning categories.
6. **Action on Minutes of:** April 15, 2010
7. **Staff Report**
8. **Planning Commission Issues**
9. **Set Agenda for Next Meeting**
9. **Public Comment**

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**

**May 13, 2010**



The meeting of the Planning Commission was called to order by Chair Doug Kelley at 9:00 a.m. on May 13, 2010 in the Commissioner's Hearing Room, Lower Level, Spokane County Public Works Building, 1026 West Broadway, Spokane, WA. A quorum was present.

**Present:**

**Planning Commission**

Doug Kelley, Chair  
Joyce McNamee  
Anthony Carollo  
Jack Miller  
Edward Neunherz  
Mike Cummings

**Staff**

John Pederson, Planning Director, Spokane County Dept. of Building & Planning  
Corey Smith, Associate Planner, AICP, Spokane County Dept. of Building & Planning  
Jim Falk, Associate Planner, AICP, Spokane County Dept. of Building & Planning  
Marianne Barrentine, Environmental Program Manager, Spokane County Engineering & Roads

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

**1. Public Comment**

There was no public comment.

**2. Planning Commission Deliberations – Amendment of Spokane County Code regarding Airport Overlay Zone**

Jim Falk, Associate Planner with Spokane County Building and Planning noted that a Public Hearing was held on April 15, 2010 to amend the Spokane County Zoning Code Section 14.702 to delete an aviation easement requirement within the Deer Park Airport 30,000-foot conical area. Additionally, the amendment would create a Deer Park Airport Influence Area (DPAIA) and require aircraft activity title notification as a condition of approval of new development within the DPAIA. Mr. Falk advised that Washington State Department of Transportation reviewed the proposed amendment and had no objections. No letters of comment have been received.

**Moved by Mr. Miller** to recommend approval of this amendment as it will ensure citizen awareness of the airport activity. **Second by Mr. Carollo. Motion carried unanimously.**

Mr. Falk presented the Findings of Fact for signature by the Planning Commission.

**3. Public Workshop – Amendments to Chapter 3.20 of the Spokane County Flood Damage Protection Code**

Marianne Barrentine, P.E. Environmental Program Administrator for Spokane County provided a background on the code and advised that the proposed update will include reference to the new Flood Insurance Study (FIS) and Flood Insurance Rate Map recently issued by FEMA. Ms. Barrentine stated that the County has until July 6, 2010 to bring the ordinance into compliance. Changes include an update to the fee schedule; update map title, date and terminology; conform to Washington Model Flood Ordinance recommendations with addition of insurance terms and review of other permits clause; added cumulative clause to the definition of substantial development; and requiring a “pre-pour” elevation certification for construction in flood hazard areas. Ms. Barrentine advised that these changes allow homeowners to get increased payments from FEMA if 50% or more of the home’s value is damaged by flood. Mr. Carollo asked how the 50% threshold is calculated. Ms. Barrentine stated it is based on the current year’s value. Mr. Miller asked for further clarification and Ms. Barrentine explained that current value is obtained from the County Assessor, who calculates approximately 90% of current market value or a contractor’s estimate could be obtained. Mr. Miller noted that the proposed revisions do not state those calculations clearly and recommended that wording be added to specify that calculation is based on appraised value adjusted to the fair market value of the current year. Ms. Barrentine stated she would review the language and provide the Planning Commission with revised wording prior to the public hearing.

Ms. Barrentine showed maps of the current flood zones and the recommended additions to the maps and outlined each proposed change in the code. She noted that most structures will be evaluated at time of permitting; however, not all structures require a building permit and the code would be strengthened to require engineering certification of ability to withstand 100-year flows for all construction in the floodplain and not just the floodway. Mr. Cummings noted there are many seasonal streams and small streams in the County and that these are not indicated on the flood map. Mr. Pederson explained that the County Critical Areas Ordinance would be used to identify seasonal drainage ways and stream typing.

Ms. Barrentine advised that a mailing will be circulated to all property owners in the new and old flood zones and public outreach will be done. A public hearing before the Planning Commission is scheduled for June 17, 2010.

**4. Planning Commission Deliberations – Amendment to Spokane County Zoning Code Title 13 Application Review Procedures, Section 13.200 - Site Plan Review**

Mr. Pederson advised that deliberations on this amendment would be tabled for one month pending review by staff and a future public hearing. Spokane County Civil Attorney Dave Hubert will be asked to attend the meeting.

**Moved by Mr. Carollo to table deliberations regarding amendment to Spokane County Zoning Code Title 13. Second by Mr. Neunherz. Motion carried unanimously.**

**5. Planning Commission Deliberations – Amendment of Spokane County Subdivision Ordinance Section 12.500.102 - Binding Site Plans**

Corey Smith, Associate Planner with Spokane County Building and Planning advised that Stacy Bjordahl brought to the attention of staff that the Limited Development Area Commercial Zone was overlooked in the proposed revisions and staff is adding this zone to the proposed amendment.

**Moved by Ms. McNamee to accept the change to add Limited Development Area Commercial to the text revision and to sign the Planning Commission Findings of Fact and Recommendation outside of the meeting. Second by Mr. Carollo. Motion carried unanimously.**

**6. Action on Minutes of April 15, 2010**

**Moved by Ms. McNamee** to approve the minutes of April 15, 2010 as submitted. **Second by Mr. Neunherz.**  
**Motion carried unanimously.**

**7. Staff Report**

Mr. Pederson reported that staff briefed the Board of County Commissioners on the 2010 Annual Comprehensive Plan Amendment applications and the Board initiated for further review. Two applications are requests for UGA expansion and the Board is considering those.

Mr. Pederson briefed the Commission on the progress of the 2011 UGA update and advised that Land Quantity Analyses have been completed indicating that approximately 700 people need to be accommodated outside the Urban Growth Area. Public workshops were held last fall and the PTAC has planned a regional workshop to be held in the Public Works building lobby in July. The Growth Management Steering Committee will receive the latest Land Quantity reports at their May 19<sup>th</sup> meeting.

The Board of County Commissioners held a public hearing on Development Agreements for Comprehensive Plan Amendment 09-CPA-06, Shebourne LLC and 09-CPA-07, Lancaster Enterprises LLC. Mr. Pederson noted that the Planning Commission recommended denial of both applications; however, the Board approved them subject to approval of Development Agreements. Mr. Pederson reported that both Development Agreements were approved by the Board with a requirement that the Liberty Lake proposal by Lancaster be limited to four home sites with a maximum building height of 25 feet and advised that this amendment is currently under appeal to the Growth Management Hearings Board.

Due to budget constraints, the Building and Planning Department has had to layoff three staff; two Planners and one support person. Corey Smith, one of the Planners being laid off, thanked the Planning Commission for their hard work and stated that he has learned a great deal from all Planning staff and will miss working with everyone.

**8. Planning Commission Issues**

Chair Kelley suggested that Planning Commission members attend the Steering Committee meeting on May 19, 2010 to familiarize themselves with the workings of the Steering Committee.

Chair Kelley polled the members for attendance during the summer months. Ms. McNamee will be unavailable in July.


Mr. Pederson advised that a few Timber Land Current Use Taxation applications will be coming before the Commission in June along with the Public Hearing on the Flood Damage Protection Code update.

**9. Public Comment**

There was no public comment.

There being no further business before the Commission, the meeting adjourned at 10:42 a.m.. The next meeting of the Spokane County Planning Commission will be held June 17, 2010.

Planning Commission  
May 13, 2010



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Doug Kelley, Chair

Date Approved: 6-17-10

Vickie Merriott, Clerk of the Planning Commission