



## SPOKANE COUNTY PLANNING COMMISSION

### PUBLIC MEETING

**August 12, 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    Joyce McNamee    Mike Cummings  
Jack Miller    Anthony Carollo    Edward Neunherz

## AGENDA

1. Public Comment
2. Planning Commission Workshop - 2010 Annual Comprehensive Plan Amendments
3. Action on Minutes of: July 29, 2010
4. Staff Report
5. Planning Commission Issues
6. Set Agenda for Next Meeting
7. 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**

**August 12, 2010**



The meeting of the Planning Commission was called to order by Chair Doug Kelley at 9:05 a.m. on August 12, 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, Vice Chair  
Anthony Carollo  
Jack Miller  
Edward Neunherz

**Staff**

John Pederson, Planning Director, Spokane County Dept. of Building & Planning  
Paul Jensen, Senior Planner, Spokane County Dept. of Building & Planning  
Jim Falk, Associate Planner, Spokane County Dept. of Building & Planning  
Robert Brock, Associate Planner, Spokane County Dept. of Building & Planning

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

**1. Planning Commission Workshop – 2010 Annual Comprehensive Plan Amendments**

**10-CPA-01**

Mr. Robert Brock presented an overview of Comprehensive Plan Amendment 10-CPA-01, an application to reclassify approximately 97 acres from Rural Conservation to Mineral Land. Mr. Brock explained that there is a historic homestead on the site and that said property is not included in the application. Mr. Brock stated that preliminary plat approval for a rural cluster has been obtained for property across the street from the proposed mining site, is owned by the applicant. No homes have been construction within the rural cluster.

Mr. Brock outlined the criteria within Spokane County Comprehensive Plan Chapter 4, for mineral land and advised that the applicant has submitted documentation of the minerals available on the site. As part of the application process, notification will be sent to the Spokane Tribe of Indians as cultural artifacts have been found in the surrounding area. As the proposal calls for the use of heavily loaded trucks, the Spokane County Engineers will also evaluate the proposal and provide comments.

Mr. Pederson noted that the applicant has provided a study to verify the amount of mineral deposits on the site and noted that any new mineral resource lands must meet criteria established in the Comprehensive Plan.

Mr. Miller asked about notification to surrounding property owners. Mr. Pederson explained that notification is sent to property owners within 1,000 feet of the proposal. In addition, should the application be approved, any future property owners will be advised that their property is in close proximity to a resource land.

**10-CPA-02**

Mr. Brock presented an overview of Comprehensive Plan Amendment 10-CPA-02, an application to reclassify approximately 14.23 acres from Rural Traditional to Urban Reserve. The subject property is located inside the Urban Growth Area Boundary and Mr. Brock explained that the applicant wishes to divide the property into two (2) lots with a rural cluster. The applicants previously had a permit for a dependent relative on the site and have also obtained a permit for an accessory structure. Mr. Brock explained that if this application is approved, cluster development would be allowed with one remainder parcel. The City of Deer Park has submitted a letter in support of the application and Mr. Brock noted that Chapter 3 of the Comprehensive Plan allows for rural cluster in Urban Reserve zones.

Mr. Pederson explained that the Urban Growth Area Boundaries of small towns were left as Rural Traditional and this would bring Urban Reserve into the Urban Growth Area Boundary. Mr. Pederson advised that the City of Deer Park has no immediate plans to annex this area.

**10-CPA-03**

Jim Falk presented an overview of an application by Spokane County to reclassify approximately 558 acres from Urban Reserve and Rural Conservation to Rural-5 and Rural Traditional. Ms. Stacy Bjordahl was present as agent for the applicant. The application was brought as a result of an agreement between Mr. Millar Morrison and the Board of County Commissioners to transfer development rights to the owner of the adjacent parcel. The agreement provides that Spokane County will maintain and enhance the wetlands and animal habitats on the subject parcels.

As part of the agreement between Mr. Morrison and the County, the Board of County Commissioners agreed to initiate amendments to the Zoning Code for transferring development rights. The Planning Commission is currently holding public workshops on Transfer of Development Rights regulations.

Mr. Falk advised that Parcel 55295.0401 is Lot 1 Block 4 of the Saltese Addition Plat and is designated an open space remainder parcel. The plat is an Urban Reserve cluster development with 22 lots and 2 common area tracts.

Mr. Carollo asked how adjacent land owners are notified. Mr. Falk stated that property owners within 400 feet of the proposal would be notified.

**10-CPA-04 & 10-CPA-05**

Paul Jensen presented overviews of two Urban Growth Area expansion requests from Kunze Farms. Mr. Jensen explained that as these proposals call for expanding the Urban Growth Area and both applications will be presented to the Growth Management Steering Committee of Elected Officials for a recommendation to the Board of County Commissioners.

Application 10-CPA-04 is a reclassification of approximately 45 acres from Urban Reserve (outside the Urban Growth Area) to Low Density Residential and include inside the Urban Growth Area Boundary. The site is located adjacent to Grove Road in the West Plains area. Mr. Jensen noted that two comments have been received from the Department of Ecology, however these comments relate more to the permitting sequence should the application be approved. Mr. Jensen advised that a similar proposal was made for this property in 2005 at which time the Planning Commission had no recommendation.

Application 10-CPA-05 is a reclassification of approximately 40 acres from Urban Reserve (outside the Urban Growth Area) to Low Density Residential and include inside the Urban Growth Area Boundary. The site is located adjacent to Thomas Mallen Road in the West Plains area.

Mr. Pederson explained that any UGA expansion must meet the criteria outlined in the Countywide Planning Policies and that the Urban Growth Area is reviewed on a 10-year cycle. In order for these applications to be approved, the applicants must show there is insufficient capacity within the existing UGA. The sites are located

within a Joint Planning Area with the City of Spokane who provides water to the area. Mr. Jensen advised that work is currently in progress on the 10-year Urban Growth Area update and should be completed by the end of 2011.

**10-CPA-06**

Robert Brock presented an overview of an application to reclassify approximately 8.17 acres from Low Density Residential to Medium Density Residential. The property is located adjacent to Assembly Road and was originally platted in 1890 and in 2006 a subdivision application received preliminary approval for 40 lots but was never developed. Mr. Pederson advised that the property is within a Joint Planning Area with the City of Spokane and is in close proximity to the I-90 interchange. The City of Spokane will also review this application and there could be concerns for increased traffic in the area. Mr. Brock noted that the City of Spokane provides water and sewer services to the area.

**10-CPA-07 – Text Amendment**

Mr. Pederson advised that a text amendment to the Spokane County Regional Trails Plan is being brought forth to consider adding language for water-based trails. The Spokane River Forum has proposed a third category be added to the Regional Trails plan for water trails to provide public access along river ways, lakeshores, and coastlines and the amendment would provide the ability to seek funding to develop a more specific water trails plan. Steve Davenport is the lead Planner on this amendment. Mr. Pederson noted that many comments in support of the change have been received and that the Board of County Commissioners also supports this amendment.

Mr. Pederson advised that as part of the public participation process, notification of each application will be circulated to area agencies, libraries, interested parties, newspapers and information on each proposal has been posted on the County website. Property owners within 400 feet or 1,000 feet of each proposal will be notified. A public hearing on the 2010 Annual Comprehensive Plan Amendment cycle will be held before the Planning Commission on September 16, 2010.

**2. Action on Minutes of July 29, 2010**

**Moved by Mr. Carollo** to approve the minutes of July 29, 2010 as submitted. **Second by Mr. Neunherz.**  
**Motion carried unanimously.**

**3. Staff Report**

Mr. Pederson advised that staff is working on revisions to the draft Transfer of Development Rights regulations to narrow the scope to meet the specific conditions of the Morrison Comprehensive Plan Amendment application and purchase agreement. A workshop on Transfer of Development Rights will be held before the Planning Commission on August 26, 2010.

**4. Planning Commission Issues**

Mr. Kelley presented an article concerning a Florida proposal to have all land use changes approved by the public rather than by Government agencies.


**5. Public Comment**

Dee Caputo, Growth Management Services from the Department of Commerce introduced herself to the Planning Commission and explained that she has been assigned to provide technical assistance to rural jurisdictions within the County. Ms. Caputo stated she also works with the Growth Management Steering Committee and offered her technical assistance on the proposed Transfer of Development Rights ordinance.

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Paul Kropp, Neighborhood Alliance, reiterated that Ms. Caputo could be a valuable resource to the Planning Commission.

There being no further business before the Commission, the meeting adjourned at 10:25 a.m.

  
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Doug Kelley, Chair

Date Approved: 8/26/10

Vickie Merriott, Clerk of the Planning Commission

