



**SPOKANE COUNTY PLANNING COMMISSION  
MINUTES OF THE PUBLIC HEARING  
MARCH 2, 2023 (AMENDED)**

<b>Planning Commission Members Present</b>	<b>Spokane County Department of Building and Planning Staff Present</b>
Stephen Pohl, Chair Pete Rayner, Vice Chair Clyde Haase Wayne Brokaw Melissa Wittstruck Alan Nolan Logan Camporeale	Robert Brock, AICP, Planner Saegen Neiman, Planner Elya Miroshin, Clerk Jessica Pilgrim, Legal Counsel Scott Chesney, AICP, Planning Director

The March 2, 2023, meeting of the Spokane County Planning Commission was called to order by Chair Stephen Pohl at 9:00 A.M. A quorum was present. The meeting was accessible to the public in the Commissioner’s Hearing Room, Lower Level, Public Works Building, located at 1026 West Broadway, Spokane WA, and via Zoom with links provided on the Building and Planning website and in a public notice published in the Spokesman Review on February 15, 2023.

Introduction of each Planning Commission member followed by an election of Chair and Vice Chair:

**Motion:** Scott Chesney opened the floor to nominate a Planning Commission Chair

- Clyde Haase moved to nominate Stephen Pohl as Chair
- Pete Rayner seconded the motion
- There were no other nominees
- Discussion opened, no discussion
- Motion carried unanimously

**Motion:** Stephen Pohl opened the floor to nominate a Planning Commission Vice Chair

- Wayne Brokaw moved to nominate Pete Rayner as Vice Chair
- Clyde Haase seconded the motion
- There were no other nominees
- Discussion opened, no discussion.
- Motion carried unanimously

**Public Comment opened for items that are not on the agenda:** No comments were made; public comment was closed.

**Planning Commission Orientation:**

Mr. Chesney presented an overview of the Washington's Growth Management Act reviewing RCW 36.70A and the role of the planning commission. Mr. Chesney noted the GMA planning goal regarding public participation and reminded the commission of the adoption of Spokane County Public Participation Program Guidelines by the BoCC in 2022. This program is the foundation of public participation throughout the comprehensive planning process and all other responsibilities of this Planning Commission. The orientation will continue with the March 30, 2023, work session.

Mr. Rayner voiced his concern on current legislative actions on different infill ordinances. Mr. Chesney reaffirmed that we have a legislative agenda tracking the ADU, middle housing, climate, and TOD bills. There will be more clarity by mid-April with a workshop to address changes.

**Chairman Pohl opened a public hearing on Open Space Use Taxation Reclassification for file number OS-02-22:**

Robert Brock opened with a presentation on the Open Space Taxation Act of 1970 and briefly explained that tax deferrals are a benefit program the State offers to lands in the Open Space category to promote preservation administered by the Assessor's office and processed by the Building & Planning Department. The present proposal is file number OS-02-22 that consists of four parcels; 36032.0155 (UR zone), 36032.9142 (UR zone), 36032.9143 (UR zone), and 37343.9032 (LDR zone) totaling approximately 50 acres that make up a privately owned airport currently available for public use and landing. Mr. Brock confirmed that by switching to the open space category, the tax reclassification change will help preserve the site with no impediment to land use activity in the future. He also stated that this request is exempt from SEPA and satisfactorily meets the criteria in the Public Benefit Rating Form.

**Public Comment:** Will Stone stated he is a local pilot and learned to fly at this location at a very affordable price. Mr. Stone spoke on applicant Douglas Kelley's behalf wanting to keep it open and affordable to the public as a community resource.

**Motion:** Mr. Nolan moved that the Planning Commission approve the Open Space Taxation Reclassification for file number OS-02-22  
-Mr. Camporeale seconded the motion  
-Discussion opened; Support for this action will offer the property owner help to continue operating a business. Concern with housing growth being taken away from this location with our current housing needs. Mr. Chesney reassured that there is no constraint against growth and development, simply a tax reclassification.

**Motion:** Mr. Rayner moved to close public testimony and open discussion.  
-Motion carries unanimously  
-Mr. Nolan called the question to move the Open Space Taxation Reclassification for file number OS-02-22 forward  
-Motion carries unanimously

**Chairman Pohl entertained a 5-minute recess at 10:37 A.M; meeting resumed at 10:49 A.M.**

**Chairman Pohl opened a public hearing on the 2023 Comprehensive Plan Amendment Initiation Requests:**

**CPAIR-0001-2022:** Chairman Pohl opened public testimony for CPAIR-0001-2022. Saegen Neiman informed the members of the amendment procedures and started off with the first request. This request is seeking a zone change from Rural Traditional (RT) to Rural-5 (R5). Spokane County Zoning Code includes the Fairchild AFB Overlay Zones which regulates land use activity as to protect the mission of the air force base. Military Influence Area 3-4 prohibits any increase in residential density from that in effect when the overlay was adopted in 2012. Applicants have been notified and advised of this but chose to proceed with the request. Commenting agencies agreed on protecting this asset in our community with the air force base and leave the designation as is.

**Motion:** Mr. Rayner moved to close public testimony; motion carries unanimously.

- Mr. Camporeale moved to recommend initiation request of CPAIR-0001-2022 to the Board of County Commissioners
- Ms. Wittstruck seconded the motion
- Discussion opened. Commissioners proceeded to discuss the MIA 3/4.
- Motion fails unanimously

**CPAIR-0002-2022:** Chairman Pohl opened public testimony for CPAIR-0002-2022. The request is a “swap” of the Urban Growth Areas (UGAs) adjacent to the City of Cheney. The city proposes to remove 10 acres in the existing UGA boundary and add 10 acres of UGA to the North boundary of the city. The proposed UGA inclusion would be served by City of Cheney services (Water, Sewer, Electric, Fire, etc.) Mr. Chesney clarified that because this involves the UGA, it requires County Facilities Plan analysis for concurrency. The Steering Committee of Elected Officials will be involved in considering the UGA swap. Mr. Logan questioned the specific boundaries and Mr. Brock explained the cities aspirations to grow were restricted due to the railroad tracks that run parallel to the town southwest and northeast limiting water and sewer services as well as emergency services. Jessica Pilgrim noted if this was to move forward, consideration of a newly passed law involving UGA swaps and RCW 36.70A.130 subsection 3 is necessary. Ms. Pilgrim suggested that this might be more appropriate to consider in the 2026 periodic update versus a 2023 comprehensive plan amendment.

**Public Comment:** Jacob Varns, a resident of Spokane, WA, commented that he is the possible future developer of this land and is in hopes that this request goes through having already received the City of Cheney Planning Commission members approval.

**Motion:** Mr. Logan-Camporeale made a motion to close public testimony; motion carries unanimously.

- Chairman Pohl entertained the motion to approve recommendation of CPAIR-0002-2022 to the Board of County Commissioners
- So moved by Mr. Rayner
- Mr. Haase seconded the motion
- Discussion opened. Commissioners agreed that this will support City of Cheney's availability to grow, and that the costs will be absorbed by the applicant.
- Motion carries unanimously

**CPAIR-0003-2022:** Chairman Pohl opened public testimony for CPAIR-0003-2022. This request is a UGA swap of 28.73 acres that had been platted in the 1980's but has not all been built out. The applicant's representative, William Taylor, confirmed the reason for the UGA swap being that the existing UGA has topography consisting of harsh geological features and trees while the proposed land is flat, vacant with a gentle slope, and more feasible to build. The applicant claims that the current parcels have been vested for 120 multifamily units and Mr. Chesney confirmed that if the swap is approved the existing zoning will follow. Mr. Neiman added that it would be up to the applicant to demonstrate compliance up to the new standards.

**Public Comment:** Jack Kestell commented that a roundabout built near the site would improve access to the current property. Ben Goodmansen mentioned the fourth leg that is in the works of being built and how the swap would be more beneficial and complimentary to the construction of this fourth leg reminding all that it is being privately funded. Mr. Goodmansen also completed a traffic analysis and stated that it will provide safe level of services.

**Motion:** Mr. Rayner made a motion to close public testimony, seconded by Mr. Brokaw; motion carries unanimously.

- Chairman Pohl entertained the motion to approve recommendation of CPAIR-0003-2022 to the Board of County Commissioners
- So moved by Mr. Haase
- Seconded by Mr. Camporeale
- Discussion opened. Commissioners confirmed that this UGA swap request would still undergo the recommendation from the Steering Committee of Elected Officials
- Motion carries unanimously

**20-minute recess for a lunch break so ordered by Stephen Pohl at 11:58 A.M; meeting resumed at 12:21 P.M.**

**CPAIR-0004-2022:** Chairman Pohl opened public testimony for CPAIR-0004-2022. This request would like to go from Low Density Residential (LDR) to the Light Industrial (LI) zone on 4.23 acres of the West Plains/Thorpe UGA-JPA making it more conforming while receiving positive reception from various commenting agencies. This parcel number 25284.9010 is in close proximity of Spokane International Airport and the site lies within the ACZ-5 zone.

**Public Comment:** Applicant James Gallina made known that there are 3 potential suitors to build a warehouse with an attached office.

**Motion:** Mr. Rayner made a motion to close public testimony, seconded by Mr. Nolan; motion carries unanimously.

- Mr. Pohl entertained the motion to approve recommendation of CPAIR-0004-2022 to the Board of County Commissioners
- So moved by Mr. Camporeale
- Seconded by Ms. Wittstruck
- Discussion opened. Commissioners agreed that this request seems to be more compatible with airport conditions.
- Motion carries unanimously

**CPAIR-0004a-2022:** Chairman Pohl opened public testimony for CPAIR-0004a-2022. This is an initiation request from Spokane County. Mr. Chesney presented this request to the commissioners to consider including remaining Low Density Residential (LDR) zoned lands north of I-90 for redesignation as Light Industrial (LI). The current residential uses will remain as prior non-conforming uses and may be maintained and replaced but not expanded. Mr. Chesney then went on to state that these parcels are in the ACZ-5 zone, and that the airport is very supportive of not having residential development in its proximity confirming that notification would be given to all property owners. Ms. Pilgrim noted that since CPAIR-0004a-2022 had not been noticed, no action could be taken by the Planning Commissioners. To defer confusion, CPAIR-0004a-2022 will be given its own identity; CPAIR-0016-2022. **Public testimony had been left open and will be taken up in the next meeting.**

**CPAIR-0005-2022:** Chairman Pohl opened public testimony for CPAIR-0005-2022. Mr. Neiman notified the commissioners that applicant for parcel number 36193.9105 is requesting a change in zoning from Low Density Residential (LDR) to High Density Residential (HDR). The site contains a church. The biggest concern would be traffic and that would be further evaluated during the SEPA review.

**Public Comments:** Applicant's representative, Clifton Trimble, presented a slide show describing the characteristics of the site informing that the CPA compliance criteria hit in four different areas including the parcel being near commercial uses, is served by a public transit, and is adjacent to or is in close proximity to other high density residential parcels. Max Webb, chairman of the Board of Country Homes Christian Church, commented via Zoom that there is a pedestrian crosswalk already in place. Mr. Webb verbalized intentions of a HUD housing project to provide more low-income housing opportunities.

**Motion:** Mr. Rayner made a motion to close public testimony, seconded by Mr. Nolan; motion carries unanimously.

- Mr. Pohl entertained the motion to approve recommendation of CPAIR-0005-2022 to the Board of County Commissioners
- So moved by Mr. Camporeale
- Seconded by Ms. Wittstruck
- Discussion opened. Mr. Neiman confirmed that no comments have yet been received from Whitworth Water, the service provider for this parcel
- Motion carries unanimously

**CPAIR-0006-2022:** Chairman Pohl opened public testimony for CPAIR-0006-2022. The applicants are requesting initiation for Comprehensive Plan Map Amendment from the existing designation of Low Density Residential (LDR) to Medium Density Residential (MDR) on 11.5 acres. The site lies near the intersection of South SR-27 and East 32nd Ave. MDR designations exist to the North, West, and South. Comments received regarding the project generally centered around traffic requirements and analysis. Traffic review agencies stated that a Trip Generation Letter would be required to start the traffic review process.

**Public Comment:** Jon Hester the applicant's representative commented via Zoom of a 140-unit plan confirming the traffic impact study requirement for a secondary access point.

**Motion:** Chairman Pohl entertained a motion to close public testimony. So moved by Mr. Camporeale, seconded by Ms. Wittstruck; motion carries unanimously.

- Chairman Pohl entertained the motion to approve recommendation of CPAIR-0006-2022 to the Board of County Commissioners

- So moved by Mr. Rayner
- Seconded by Mr. Haase
- Discussion ensued
- Motion carries unanimously

**CPAIR-0007-2022:** Chairman Pohl opened public testimony for CPAIR-0007-2022. Mr. Neiman continued the presentation giving statistics for parcel number 45341.9200. This request is asking to change zones from Low Density Residential (LDR) to Medium Density Residential (MDR) on 7.65 acres.

**Public Comment:** Dwight Hume the applicant's representative came up to the podium to add to the record that he believes this request is suitable for land use compatibility.

**Motion:** Mr. Camporeale moves to close public testimony

- Seconded by Mr. Nolan
- Motion carries unanimously

The commissioners stated concern in regard to the City of Spokane's participation throughout the Comprehensive Plan Amendment due to them being the water and sewer providers. Mr. Chesney stated that the County is committed to bringing the City of Spokane alongside as a partner and are in discussions to create a joint planning approach. Suggestions were made that the West Plains would be considered as a study area in a whole in part with the 2026 periodic update.

- Mr. Pohl entertained the motion to approve recommendation of CPAIR-0007-2022 to the Board of County Commissioners
- So moved by Mr. Camporeale
- Seconded by Mr. Rayner
- Discussion opened
- Motion carries with a vote of 6-1; Mr. Pohl, Mr. Rayner, Mr. Haase, Mr. Brokaw, Mr. Camporeale, Mr. Nolan: -Aye; Ms. Wittstruck: -Nay

**With the will of the Planning commission, the meeting was adjourned at 1:30 P.M. leaving the agenda and public comment open until the next meeting date March 16, 2023.**

Elya Miroshin, Clerk

Stephen Pohl, Chair Stephen Pohl  
Stephen Pohl (Apr 3, 2023 11:09 PDT)

Date

3/16/23






# Minutes\_PC\_030223\_Dated

Final Audit Report

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