



**SPOKANE COUNTY PLANNING COMMISSION
MINUTES OF THE PUBLIC HEARING
MARCH 30, 2023**

Planning Commission Members Present	Spokane County Department of Building and Planning Staff Present
Stephen Pohl, Chair Pete Rayner, Vice Chair Clyde Haase 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 30, 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 Avenue, Spokane, WA, and via Zoom with web and telephone links provided on the Building and Planning website and in a public notice published in the Spokesman Review on March 15, 2023 as a continuance of the March 16, 2023, meeting.

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

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

Mr. Camporeale noted that the motion to reconsider a vote for Initiation Request CPAIR-0013-2022 on March 16, 2023, was out of order according to “Robert’s Rule of Order”, Section 37. Mr. Chesney confirmed the parliamentary error and noted that the motion to reconsider and final action passed with majority margins. Mr. Camporeale was not looking to challenge the outcome of the vote.

CPAIR-0015-2022: Chairman Pohl opened public testimony for CPAIR-0015-2022. This request is being initiated by the Spokane County Planning Director. Subdivisions Maple Terrace, Crystal Meadows and Aspen Park containing vested residential plats are located on the West Plains/Thorpe UGA-JPA and zoned as Light Industrial (LI). The department is proposing to change the zones to appropriate Low

Density Residential (LDR) to all three including a Medium Density Residential (MDR) section for Aspen Park, to provide zoning protections for the property owners of these subdivisions.

Public Comment: Mr. Rayner asked what the landowners thought of this request. Mr. Neiman said the notification process to property owners will be the next step of this Initiation Request dependent on the vote outcome. Mr. Chesney added that this is more of a corrective act which will entail educating owners with outreach and communication. Ms. Pilgrim said to keep in mind that this would be considered as a land use legislative action with an extensive analysis and that it's the County's job to suggest proper zonings. Mr. Nolan asked the question if we can accomplish this action by other means without legal non-conforming restrictions and does it have to be done as a whole or could we change the zone parcel by parcel. Mr. Chesney confirmed that this would protect the owners in what has already been built out, taking public welfare into consideration. Rezoning lot by lot would cause even more confusion and would not be good planning of the County. Ms. Wittstruck asked how this would affect the Land Quantity Analysis (LQA). Ms. Pilgrim didn't have an answer but did confirm that Capital Facilities Plan (CFP) gets updated with every change of land use plan/zone.

Motion: Chairman Pohl entertained a motion to close public testimony; so moved by Mr. Camporeale; seconded by Mr. Rayner; motion carried unanimously.

- Chairman Pohl entertained the motion to approve recommendation of CPAIR-0015-2022 to the Board of County Commissioners
- So moved by Mr. Nolan; seconded by Mr. Rayner
- Discussion opened. Mr. Nolan advocates for interest of landowners making sure they have a voice in their land designation. Mr. Chesney stated that the Planning Commission members will receive full reports of comments as they come. Ms. Wittstruck commented if maybe this should be looked at in the 2026 Comprehensive Plan Update.
- Motion carried unanimously.

CPAIR-0016-2022: Chairman Pohl opened public testimony for CPAIR-0016-2022. Initial suggestion came from the City of Spokane to look at this area as a whole to rezone from Low Density Residential (LDR) to Light Industrial (LI). The request is being initiated by Spokane County Planning Director as this presents an opportunity for joint planning. This site is in the ACZ-5 zone, fronting Geiger Blvd.

Public Comment: Mr. Chesney considers this a good candidate to defer to the 2026 discussion but believes it's a good time to start now. Mr. Camporeale is concerned about the mobile home park located in that area as well as the High Density Residential (HDR) zone. Mr. Chesney makes it clear that no evidence suggests that every parcel should be Light Industrial. It's not an all or nothing, with potential residential and non-residential uses while using a subarea plan as an instrument for the West Plains with an opportunity, if initiated, to support collaboration and joint planning with the City of Spokane. Ms. Wittstruck is all in favor providing this will bring most benefit to service providers and homeowners agreeing it's a good area for a subarea plan.

Motion: Mr. Camporeale moves to close public testimony; seconded by Ms. Wittstruck; motion carried unanimously.

- Chairman Pohl entertained the motion to approve recommendation of CPAIR-0016-2022 to the Board of County Commissioners
- So moved by Mr. Camporeale; seconded by Mr. Rayner
- Discussion opened. Mr. Camporeale reaffirms his support for this moving forward.

- Motion carried unanimously.

CPAIR-0017-2022: Chairman Pohl opened public testimony for CPAIR-0017-2022. This request is located outside of the Urban Growth Area (UGA) and platted with Urban densities on 88 acres. According to the Settlement Agreement, platted lots should be in Urban Growth Areas. It had been deemed expired, but after further reassessment by the Hearing Examiner, confirmed still active and vested. If initiated, candidate areas will be searched for an acre-for-acre UGA swap.

Public Comment: Ms. Wittstruck asked if any candidate areas had been identified. Mr. Chesney said nothing formally has been proposed until initiated stating that this will also be circulated to the Steering Committee of Elected Officials (SCEO) to see if other jurisdictions might have donor acres. Ms. Pilgrim also stated that in the Settlement Agreement, these vested plats do not have any additional requirements.

Motion: Chairman Pohl entertained a motion to close public testimony; so moved by Mr. Nolan; seconded by Mr. Camporeale; motion carries unanimously.

- Discussion opened. Mr. Camporeale voiced his support of initiation.
- Mr. Nolan made the motion to approve recommendation of CPAIR-0017-2022 to the Board of County Commissioners; seconded by Mr. Camporeale
- No Discussion
- Motion carried unanimously.

Chairman Pohl so ordered without objection a 5-minute recess at 10:16 A.M after which the meeting resumed.

Workshop:

Mr. Chesney presented to the Planning Commission members their roles and responsibilities as a recommending body to the Board of County Commissioners (BoCC) underlining what they represent and are accountable for while reminding them to keep an open mind, work as a team, and encourage citizen participation.

Discussion ensued. Mr. Haase brought up his frustrations with code enforcement. Ms. Wittstruck asked about land use changes. Mr. Chesney confirmed that as land use changes occur, zoning changes follow to match the Comprehensive Plan category. Mr. Camporeale is concerned about public engagement implementations and would like to hear suggestions from the rest of the Planning Commission members at a later meeting to address more convenient meeting times and ways to reach out to the public for better participation. Chairman Pohl is grateful for staff's professionalism and transparency provided with guidance from council also expressing his gratitude towards the Planning Commission members and their willingness to serve.

Motion: Chairman Pohl entertained a motion to adopt the minutes from March 16, 2023; so moved by Mr. Camporeale; seconded by Ms. Wittstruck; motion carried unanimously.

Housekeeping:

Staff presented mini background self-introductions.

Chairman Pohl entertained a motion to adjourn the meeting; so moved by Mr. Rayner; seconded by Ms. Wittstruck; the meeting was unanimously adjourned at 11:30 A.M. Next meeting date April 13, 2023.

Elya Miroshin, Clerk

Stephen Pohl, Chair *Stephen Pohl* Date 4.13.2023
Stephen Pohl (Apr 13, 2023 12:43 PDT)






Minutes_PC_033023

Final Audit Report

2023-04-13

Created:	2023-04-13
By:	Laurie Carver (lcarver@spokanecounty.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAADMz3esMFFgnk37MSUDVxAdjOeApNsbH8

"Minutes_PC_033023" History

-  Document created by Laurie Carver (lcarver@spokanecounty.org)
2023-04-13 - 7:21:34 PM GMT- IP address: 205.143.53.1
-  Document emailed to Stephen Pohl (spohl@naiblack.com) for signature
2023-04-13 - 7:27:23 PM GMT
-  Email viewed by Stephen Pohl (spohl@naiblack.com)
2023-04-13 - 7:42:42 PM GMT- IP address: 24.104.153.150
-  Document e-signed by Stephen Pohl (spohl@naiblack.com)
Signature Date: 2023-04-13 - 7:43:21 PM GMT - Time Source: server- IP address: 24.104.153.150
-  Agreement completed.
2023-04-13 - 7:43:21 PM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.