

**MINUTES OF THE
SPOKANE COUNTY PLANNING COMMISSION WORKSHOP
March 31, 2022**

A Public Workshop of the Spokane County Planning Commission was called to order by Chair Stephen Pohl at 9:00 a.m. on March 31, 2022. The hearing was accessible to the public via Zoom, with links provided in public notices, published in the Spokesman Review on March 16, online, by mail, and by email 16 days prior to the meeting, as required.

Present

Stephen Pohl, Chair	Deacon Band, Vice Chair	Jim Carollo
Wayne Brokaw	Pete Rayner	Duane Hamp

Spokane County Department of Building and Planning Staff

Saegen Neiman, Planner	Robert Brock, Planner
Martha Thornton, Clerk	Susan Luna, Clerk
Jessica Pilgrim, Legal Counsel	Scott Chesney, Planning Director

Public Commenters

Paul Kropp	Tim Trohimovich
Kevin Freibott	Terri Horn

Call to Order: Stephen Pohl called the meeting to order. A Quorum was present.

Public Comment for items that are not on this agenda: There were no public comments.

Public Participation Guidelines: Spokane County is proposing to amend the Spokane County Public Participation Guidelines to better reflect virtual/digital capabilities for more flexible commenting. On February 24, 2022, the Spokane County Planning Commission conducted a workshop to present an overview of the proposal, discuss the changes and to take public input. Public comments were received and directed to staff for review and incorporation where applicable. The county will consider the edits for the next draft.

Workshop:

Consideration of a Potential Comp Plan Amendment for West Plains UGA south of I-90: The recent comprehensive plan amendments in this area represent a fragmented plan for development and infrastructure, especially stormwater drainage. Urban services in this area are provided by the City of Spokane. This analysis could result in a comprehensive plan amendment for some of these lands. Spokane County Building & Planning will coordinate a planning team including the city, airports, STA, DOT, and Cheney Schools to assess potential changes in planning and zoning.

The County has officially allocated \$5.5 Million for a storm water improvement program around the West Terraces. Although the County cannot expand the urban growth areas because of the Futurewise settlement agreement, changing uses in the UGA may be productive for development.

Mr. Rayner suggested that someone from the Planning Commission, as well as citizens should be involved in the process.

Tim Trohimovich Director of Planning and Law, Futurewise, supported the approach to go forward with a comprehensive plan for the area rather than waiting for individual lots to request amendments and rezones.

However, he recommended a policy to indicate that some areas within the Light Industrial Area are not suitable for residential development. He expressed concerns for impacts on the international airport as well, as it is an important economic asset for many.

Kevin Freibott expressed concerns regarding the infrastructure of the area, the roads, the impact of the airport, and the Cheney School district on the development of residential housing. Jessica Pilgrim also clarified that the County is undertaking a large overhaul of the County Capital Facilities Plan in conjunction with the change in the area.

Terri Horn, a resident of the West Plains, commented that she felt the area needs stricter stormwater guidelines for drainage. She asked about both FEMA involvement and a Flood Plain Administrator for the area because of the flooding circumstances. She felt that the commission and planning should stop focusing exclusively on the long-term situation and consider that the area currently has severe flooding conditions.

A Motion was made to recommend that the BoCC to Initiate this as a potential comprehensive plan amendment Wayne Brokaw presented the Motion and it was seconded by Duane Hamp. The motion was passed by a unanimous vote.

Public Hearing for Agricultural Conservation Current Use Taxation Re-classification: The Commissioners considered presentations for reclassification for two parcels: File # FAC-03-21, parcel # 46173.9031 and File # FAC-04-21, Parcel # 48252.9048 and 48252.9049. There were no public comments. Public testimony was closed by a unanimous vote. Duane Hamp moved to approve both re-classifications; Jim Carollo seconded the motion. There was no discussion on the motion. The motion passed by a unanimous vote.

Action on Minutes of: February 24, 2022, Approval of the minutes passed by a vote. Stephen Pohl made a motion to adopt the minutes, Pete Rayner seconded the motion, and the minutes were adopted by a vote.

Staff Report: The Staff will move forward with the initiation of the Comprehensive plan for the West Plains. The Board did initiate the direct plan amendments. The Board initiated amendment #7, the request to change from Heavy Industrial to General Commercial against the recommendation of this committee. We are addressing issues related to the Public Participation Guidelines. We will present the guideline one last time for your consideration.

The Steering Committee of Elected Officials created a sub-committee to address analyzing and amending the county wide planning policies. They will meet for the first time today. Later this Summer after they have worked through issues and changes, the amendments will come back to you through the County for additional consideration.

Set Next Agenda: The next meeting date is April 28, 2022.

The Chair entertained a motion to adjourn. Vice Chair Deacon Band moved to adjourn; it was seconded by Mr. Brokaw. The motion carried unanimously. The meeting was adjourned at 10:13 p.m.

Stephen Pohl, Chair 

Approved _____

Susan Luna, Clerk to the Planning Commission