

**MINUTES OF THE
SPOKANE COUNTY PLANNING COMMISSION
MAY 17, 2018**

A meeting of the Spokane County Planning Commission was called to order by Stephen Pohl, at 9:00 a.m. on May 17, 2018 in the Commissioner's Hearing Room, Lower Level, Public Works Building, Spokane, WA.

Present

Stephen Pohl, Chair
Pete Rayner, Vice Chair
Clyde Haase
Duane Hamp

Not Present

Wayne Brokaw
Jim Carollo

Staff

John Pederson, Planning Director, Spokane County Department of Building and Planning
Robert Brock, Planner, Spokane County Department of Building and Planning
Steve Davenport, Senior Planner, Spokane County Department of Building and Planning
Barry Green, Transportation Development Services Manager, Spokane County Public Works Department

Interested parties show on the attached copy of the Sign-In Sheet.

1. **Call to Order:**
2. **Public Comment:** Bette Munroe, of 1120 S. Glenbrook Ct., made a request to consider a change of time for Planning Commission meetings to better accommodate the work schedules of interested parties in the community.
3. **Public Hearing:** Public hearing was opened regarding the Annual Comprehensive Plan Amendments and Concurrent Zone Reclassifications for files 17-CPA-01 2017 and 17-CPA-02 2017.

Robert Brock presented the Cumulative Impact Analysis for the two Comprehensive Plan Amendments for the North Metro Area. He began by addressing how the proposals would impact population growth and provision of public services, such as law enforcement, libraries, parks, schools, transportation, waste water, and domestic water.

After a brief recess to resolve technical difficulties, Mr. Brock presented his staff report for 17-CPA-01, focusing on how a zoning change from Low Density Residential to High Density Residential would impact the neighborhood with potential apartment complex development on Hastings Road. Mr. Brock referred to County policies and principles in various guiding documents, and mentioned considerations for compatibility with surrounding single-family homes, preserving neighborhood character, and access to major arterials and entertainment areas. Mr. Brock concluded in saying that local agencies did not recommend any mitigation measures regarding the SEPA Determination for 17-CPA-01.

Public comment was opened for 17-CPA-01. The following people commented: Joe Bruno and Dwight Hume. Barry Green from the Public Works Department came in to clarify responses to previous questions about access points and traffic impact on Hastings Road. Mr. Green indicated that there is a 100-unit maximum for one access point, and that it would need to be determined whether there could be legal access to the private road. John Pederson added that size of the land in question could not accommodate even 100 units, which would mitigate the concern over the need for two access points.

Mr. Rayner moved to close testimony, Mr. Haase seconded the motion, and the motion carried unanimously.

Mr. Brock presented his staff report for 17-CPA-02, which covered Whitworth University's application for Mixed Use and Regional Commercial zoning on both sides of Hawthorne Road, allowing the university flexibility to utilize the land currently being used for student housing in more creative ways in the future. Mr. Brock addressed agency comments regarding the SEPA review, mitigation measures suggested by Public Works and Spokane Transit Authority for transportation-related issues, mixed use siting criteria from the neighborhood and community centers chapter of the Comprehensive Plan, and Regional Commercial land use classifications.

Public comment was opened for 17-CPA-02. Richard Milsow, of Rockwood Hawthorne, had signed up to testify but left early. His yellow slip indicated that he was in support of the Whitworth Plan Amendment. The following people commented: Dwight Hume and Chris Eichorst.

Mr. Rayner moved to close public discussion on 17-CPA-02. The motion was seconded by Mr. Haase, and the motion carried.

4. Workshop: Infill Development in Low Density Residential categories. Steve Davenport began his PowerPoint presentation by giving an overview of existing standards, barriers, and opportunities for infill development. Mr. Davenport indicated that the Planned Unit Development code allows greater flexibility, with regulations and bonus density incentives to increase the density from six units per acre to eight units per acre -- with some tradeoffs, in Low Density Residential areas. The presentation demonstrated how the need for larger lots has lessened, allowing for further development of duplexes, row houses, narrow lot houses, cottage clusters, apartment complexes, and block apartment buildings. Some innovative designs within these categories would accommodate higher density housing with sensitivity to the impact on surrounding areas. Mr. Davenport introduced a corner duplex concept, designed to resemble single-family units, which would and reduce any negative impact on neighborhood aesthetic. Mr. Davenport referred to codified changes to Accessory Dwelling Unit requirements, and presented the Kendall Yards and Bella Terra developments as examples of row housing in the City of Spokane. At the conclusion of the presentation, Mr. Rayner suggested changing the language in the Comprehensive Plan to match goals for infill development. Mr. Haase raised the issue of CCNR's and potential conflict with zoning changes.

Public comment is opened. The following people commented: Arthur Whitten, Bette Munroe, and Meaghan Prium. Mr. Pohl invited further public comment. Hearing no response, Mr. Rayner moved to close public comment on the workshop. Mr. Hamp seconded the motion, and the motion carried.

5. Public Comment: None.

6. Action on Minutes of: March 15, 2018. Mr. Haase abstained, as he was not present for the March 15th meeting. In the absence of a quorum, action on the minutes for March 15, 2018 was continued to the next meeting.

Deliberations commenced regarding 17-CPA-01. The Commission considered the proposal, weighing concerns expressed by members of the public over placement of driveways and access roads, traffic impact, compatibility with the neighborhood, and consistency with the Goals and Policies of the Comprehensive Plan against the proposal's potential public benefits. Mr. Hamp moved to accept 17-CPA-02. Mr. Pohl called for a vote, and the motion carried unanimously.

Deliberations commenced regarding 17-CPA-02. Mr. Hamp moved to accept 17-CPA-02, and the floor was opened for discussion. The Commission considered the proposal, weighing the input of the public and the applicant regarding the potential commercial and mixed-use development options, as well as neighborhood and traffic impact. The Commission heard further from Mr. Pederson regarding the Mitigated Determination of Non-Significance. A vote was taken, and the motion carried unanimously.

7. Staff Report: Mr. Pederson introduced new staff, Saegen Neiman and Jane Martin, to the Planning Commission, and indicated that a briefing on 2018 Comprehensive Plan Amendments would be forthcoming later in the month. He also referenced recent changes to the Critical Areas Ordinance that have been implemented.

8. Planning Commission Issues: Mr. Rayner raised the issue of banks and other financial institutions being required to sign off on final plats, and suggested that notification of such requirements be made part of the preliminary plat process. He also mentioned the potential relocation of a gun club in an undeveloped area and inquired about what might be possible with a Conditional Use Permit, to which Mr. Pederson said that he would have to consult the matrix and get back to Mr. Rayner on the subject. Mr. Haase raised concerns about marijuana grow operations, and local Fire Districts not being notified of where they are. Mr. Pederson indicated that there is a process in place to notify fire departments about the change of use when Conditional Use Permits are issued and grow operations are licensed with the State.

9. Set Next Agenda: As there were no pending agenda items yet for June, the next Planning Commission meeting was set for Thursday, July 12 at 9:00 a.m. There being no further business before the Commission, the meeting was adjourned at 1:12 p.m.

Stephen Pohl, Chair

Approved: _____

Jane Martin, Clerk of the Planning Commission