

**MINUTES OF THE
SPOKANE COUNTY PLANNING COMMISSION
JUNE 14, 2018**

A meeting of the Spokane County Planning Commission was called to order by Stephen Pohl, at 9:00 a.m. on June 14, 2018 in the Commissioner's Hearing Room, Lower Level, Public Works Building, Spokane, WA.

Present

Stephen Pohl, Chair
Pete Rayner, Vice Chair
Jim Carollo
Wayne Brokaw
Clyde Haase

Not Present

Duane Hamp

Staff

Steve Davenport, Senior Planner, Spokane County Department of Building and Planning
Tom Vandervert, Associate Planner, Spokane County Department of Building and Planning
Saegen Neiman, Associate Planner, Spokane County Department of Building and Planning

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

1. Call to Order:

- 2. Public Comment:** Ambre Sturm, of 1602 E Center Rd., related her concern that developers for 16-CPA-03 were granted a timber harvest permit before a developer agreement had been signed; she stated that nearly all vegetation had been removed, while the developer agreement clearly indicated that vegetation shall be preserved. Ms. Sturm also voiced the opinion that regulation should be put in place to require that precise plans be presented at the time of application for a zoning change, and that developers would not be allowed leeway to change them.

4. Workshop: Comprehensive Plan Periodic Update/Briefing. Steve Davenport began his PowerPoint presentation by summarizing the population forecast for cities, rural areas, and areas in the Unincorporated Urban Growth Area, which is estimated to grow to a total of 583, 409 by 2037. He presented information on Land Quality Analysis, comparing projected growth and the County's capacity to serve the increased growth; and map changes to the UGA, with additions and removals, that were adopted in 2013. After giving an overview of reused development regulations and completed projects, Mr. Davenport introduced suggested changes to the annual Comprehensive Plan Amendment process, which would simplify the process by changing the timeframe; Applications submitted at the end of the year would be approved before the end of the next year. The presentation revisited infill development proposals and affordable housing options that would better serve the needs of younger people, such as duplexes, row houses, and small-scale multi-family buildings.

Pete Rayner explained his concerns over whether there has been sufficient public input and influence shaping the decision-making regarding infill development. Mr. Davenport outlined the various efforts the Building and Planning department has made to seek public input, but indicated that despite placing ads and inviting the public and interested parties to participate in workshops, participation has tended to be low in the early stages. Mr. Haase suggested the formation of a sub-committee or work group made up of developers and homebuilders to weigh in on the housing challenges facing the community and to offer suggestions which might benefit the Planning Commission's decision-making process.

Public comment was opened. The following people commented: Patrick Kenney and Del Stratton.

Mr. Rayner moved to set up a professional study committee to bring back specific concepts for infill. The motion was seconded by Mr. Haase and the motion carried unanimously.

5. Public Comment: Public Comment was opened. Hearing no response, Clyde Haase moved to close public comment. Jim Carollo seconded the motion, and the motion carried unanimously.

6. Action on Minutes of: March 15, 2018 and May 17, 2018. Wayne Brokaw moved to adopt the minutes for March 15, 2018, Clyde Haase seconded the motion, and the minutes were approved unanimously. In the absence of a quorum of members who were present, action on the minutes for May 17, 2018 was continued to the next meeting.

7. Staff Report: Mr. Davenport and Tom Vandervert provided a brief, informal update on plat activity.

8. Planning Commission Issues: None.

9. Set Next Agenda: 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 10:53 a.m.



Stephen Pohl, Chair

Approved: 8/30/18

Jane Martin, Clerk of the Planning Commission