

# SPOKANE COUNTY PLANNING COMMISSION

## MINUTES OF THE WORKSHOP

July 14, 2022

Meeting of the Spokane County Planning Commission was called to order by Chair Stephen Pohl at 9:00 a.m. on July 14, 2022. The meeting was accessible to the public via Zoom, with links provided in public notices, published in the Spokesman Review on June 29, 2022, online, by mail, and by email 16 days prior to the meeting, as required.

### **Present**

Stephen Pohl, Chair  
Clyde Hasse  
Wayne Brokaw

Deacon Band, Vice Chair  
Pete Rayner

Jim Carollo  
Duane Hamp

### **Spokane County Department of Building and Planning Staff**

Saegen Neiman, Planner      Jessica Pilgrim, Deputy Prosecutor

Susan Luna, Clerk

### **Presenter**

Bill Grimes, SCJ Alliance Consulting Services

### **Public Comment**

Larry Krauter

**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 for items that are not on this agenda.

**Public Hearing:** Saegen Neiman presented a discussion for an amendment to the Spokane County Zoning Code, Chapter 14.702, regarding Airport Control Zones for the Spokane International Airport. Saegen explained the objectives and goals of the amendment to protect Spokane International Airport from incompatible encroachment, the health and safety of residents, and the economic health of the Spokane County business community in these control zones. The amendment will restrict increases in residential density in the larger ACZ 5 and restrict the development of new residential construction within ACZs 1, 2, and 3. The ordinance was coordinated with the Spokane International Airport and circulated among relevant agencies for review and comments and guidance. Some Commissioners brought up property ownership rights and notification of a property use change in these zones as a concern.

**Open for Public Comments:** Larry Krauter explained that the airport is jointly owned by Spokane County and the City of Spokane, and the county is responsible to protect the airport from incompatible uses. He also pointed out that private landowners who are impacted by protective measures will have adequate opportunities to develop their property for compatible uses such as commercial and industrial as opposed to incompatible uses such as residential. He mentioned a significant amount of on-going industrial growth and the creation of economic opportunities in this area. The amendment is appropriate, reasonable and balanced approach to aid the County to protect the airport.

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Commissioner Pohl put forth a Motion to recommend the text amendment to the Board of County Commissioners for their review and consideration. So moved by Clyde Hasse, seconded by Wayne Brokaw. Commissioner Pohl called for the end of the discussion on the amendment. The motion was passed by unanimous vote.

**Break:** There was a 5-minute break from 10:00 to 10:05

**Capital Facilities Plan Workshop:** Bill Grimes presented a discussion on the proposed changes to the Capital Facilities Plan. Mr. Grimes pointed out the statutory requirements for a CFP and how it begins with an inventory of the facilities and land use element the county controls before a forecast to project funding capacities can be completed for a six-year plan. Mr. Grimes used a table to demonstrate the Growth Assumptions for change of the county population from 2020 to a high, medium, or low projection for 2037. He pointed out a county obligated minimum standards of a Level of Service would be used as a benchmark to measure and evaluate the quantity and quality of service provided from Capital Facilities to meet community expectations.

Parks and Recreation as a LOS was discussed along with abundant unincorporated UGAs associated with urban county communities. He emphasized the need to recognize the importance of Parks, Recreation, and Open Space and the appropriate level of convenience for the county communities, and that the reserve is significant for the future population projections. He stated the concept of differentiating a between an attainable mandatory LOS versus an aspirational projection which could oblige an unattainable target.

Mr. Grimes addressed Wastewater Treatment and Sanitary Sewer LOS. He said the County has no definition of a rural LOS because of the presumption that rural areas outside of Urban Growth Areas will not be receiving sewer service. The goal of the CFP is to develop a policy statement and an LOS statement that ensures we are providing for an expectation of when and where we need to make investments so we may treat an overall capacity standard. The LOS investment should meet the extent of our growth along with the location and an acceptable and attainable performance plan without being so specific that it forces a master plan design decision. A question came up about coordination between CFP and priority sewer service. Bill mentioned coordinated work with both city and regional purveyors to explain those relationships. He said the CFP will focus on wastewater facilities that service the basins and the investments that will be needed to establish a broadly acceptable LOS for these individual areas. Presently, the County has surplus capacity for wastewater treatment and project surplus capacity for the 2037 estimated population growth although the reserve may be slightly diminished, this is comparable to other similar counties.

SCJ is continuing work with the water district, school districts, and fire districts to identify benchmarks, inventory, LOS, and necessities for development to be included in the scope of the CFP to fulfill GMA requirements.

**Action on Minutes of June 30, 2022:** The Chair entertained a motion to adopt the minutes, it was moved by Pete Rayner then seconded by Deacon Band. The minutes were adopted unanimously by vote.

SPOKANE COUNTY PLANNING COMMISSION

MINUTES OF THE WORKSHOP

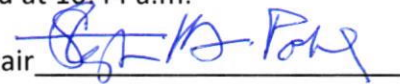
July 14, 2022

**Staff Report:** Currently the staff is working on the summer rush of permitting and the comprehensive plan amendment cycle.

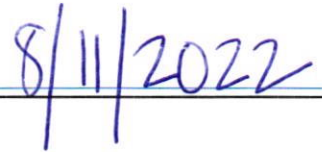
**Set Next Agenda:** The next meeting date is August 11, 2022.

The Chair entertained a motion to adjourn. Deacon Band moved to adjourn; it was seconded by Jim Carollo. The motion carried unanimously. The meeting was adjourned at 10:44 a.m.

Stephen Pohl, Chair



Approved



Susan Luna, Clerk to the Planning Commission