

**MINUTES OF THE
SPOKANE COUNTY PLANNING COMMISSION
August 30, 2018**

A meeting of the Spokane County Planning Commission was called to order by Stephen Pohl, at 8:58 a.m. on August 30, 2018 in the Commissioner's Hearing Room, Lower Level, Public Works Building, Spokane, WA.

Present

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

Staff

John Pederson, Planning Director, Spokane County Department of Building and Planning
Steve Davenport, Senior 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:** Stephen Pohl called the meeting to order and introduced Deacon Band, the newest member of the Planning Commission.
- 2. Public Comment:** There were no public comments.
- 3. Public Hearing:** File # 18-SO-01 proposed amendments to Spokane County's Subdivision Ordinance regarding public and private roads, and connectivity; File # 18-ZTA-02 proposed amendments to Spokane County's Zoning Code regarding small cell facility deployment (5G). John Pederson cited an administrative issue with the SEPA notification process on the above file numbers, and recommended a continuance of this hearing to the September 27, 2018 Planning Commission meeting date. Pete Rayner moved to continue item three on the agenda to September 27, 2018. Duane Hamp seconded the motion, and it carried unanimously.
- 4. Discussion:** Public process for infill development. Steve Davenport outlined the Building and Planning Department's proposal to form two separate focus groups to address community concerns, reduce barriers, and increase opportunities for infill development without an excessive number of lengthy hearings. If this approach is adopted, one focus group would be made up of members of the development community, and the other would be made up of representatives of neighborhood groups. Mr. Davenport stated that the benefit of keeping the groups separate would be a more open, in-depth exchange of ideas and feedback, with less conflict. The groups could then be brought together in a workshop setting prior to further public hearings. Mr. Davenport presented a preliminary list of suggested focus group participants, and mentioned that specific individuals have not yet been contacted about this opportunity.

Clyde Haase inquired as to whether various city planning and engineering professionals would also be involved in joint discussions as to infill development. Mr. Davenport indicated that such discussions would likely take place at the upcoming quarterly planning meeting with the City of Spokane, City of Spokane Valley, and Spokane County, rather than in a focus group setting.

Mr. Rayner raised the issue of the somewhat subjective "neighborhood compatibility" language in the Comprehensive Plan, and suggested that the language be more specifically defined or clarified. Mr. Pederson added that the Comprehensive Plan tends to outline very broad objectives, and that focusing on regulatory changes for infill development would narrow the scope and provide tools for implementation of the broader objectives in the Comprehensive Plan.

Mr. Rayner suggested a charette-like collaborative setting for the proposed focus groups with an illustrator and moderator, to put technical details and ideas down on paper.

5. Public Comment: There were no public comments.

6. Action on Minutes of: May 17, 2018 and June 14, 2018. Clyde Haase moved to adopt the minutes for May 17, 2018, Pete Rayner seconded the motion, and the motion carried unanimously by members who were present at the meeting. Wayne Brokaw and Jim Carollo abstained, as they were not present. Pete Rayner moved to adopt the minutes for the June 14, 2018, Clyde Haase seconded the motion, and the motion was carried unanimously by members who were present at the meeting. Duane Hamp abstained, as he was not present.

7. Staff Report: Mr. Pederson announced the retirement of Building Director Randy Vissia, and the pending appointment of a new Building Director by the Board of County Commissioners. He also presented the Findings of Fact and Recommendations to the Board of County Commissioners for files 16-CPA-04, and 17-CPA-01 & 17-CPA-02 for the Planning Commission members' signatures. Mr. Pederson added that the Draft Capita Facilities Plan will be on the agenda for the next Planning Commission meeting in September.

8. Planning Commission Issues: Mr. Rayner gave a brief update on the Spokane Gun Club meeting the previous week, the opportunity to sell to the Central Valley School District, and the subsequent legal and land use issues that will be facing the gun club moving forward. Mr. Pederson elaborated briefly on the CUP process and the road to mitigating public concerns as to location, size, public safety, and noise.

9. Set Next Agenda: The next Planning Commission meeting was set for Thursday, September 27 at 9:00 a.m. There being no further business before the Planning Commission, the meeting was adjourned at 9:35 a.m.



Stephen Pohl, Chair

Approved: _____

9/27/18

Jane Martin, Clerk of the Planning Commission