

**SPOKANE COUNTY PLANNING COMMISSION
MINUTES OF THE MEETING
SEPTEMBER 14, 2023**

<p align="center">Planning Commission Members Present</p>	<p align="center">Spokane County Department of Building and Planning Staff Present</p>
<p>Stephen Pohl, Chair Peter Rayner, Vice Chair Clyde Haase Melissa Wittstruck Logan Camporeale Alan Nolan</p>	<p>Robert Brock, AICP, Planner Saegen Neiman, Planner Bongo Thompson, Planner Michael Weir, Planner Graham Zickerfoose, Planner Tate Andrie, Planner Joshua Warwick, Planner Elya Miroshin, Clerk Scott Chesney, AICP, Planning Director</p>

The September 14, 2023, meeting of the Spokane County Planning Commission was called to order by Chair Stephen Pohl at 9:00 A.M. A quorum was present. The meeting was accessible to the public in the Commissioner’s Hearing Room, Lower Level, Public Works Building, located at 1026 West Broadway Avenue, Spokane, WA, and via Zoom with web and telephone links provided on the Building and Planning website and in a public notice published in the Spokesman Review on August 30, 2023.

Public comment opened for items not on the agenda: No comments.

WORKSHOP

Mr. Chesney reviewed and discussed the proposed amendment to the Capital Facilities Plan and Comprehensive Plan Chapter 7, which has been updated to add a more robust 6- and 20-year plan (Appendix A), to the Level of Service (LOS) for General County Facilities. The importance and goals of the proposed Bicycle and Pedestrian Master Plans were discussed.

COMMENTS:

Mr. Haase commented on how the County and City operate in their own error at times by lack of unifying and spreading of the funds, mentioning libraries as an example.

Paul Kropp from the audience responded to Mr. Haase by stating that his Library Card works both in the City and the County and has been a policy for a long time.

Mr. Kropp commented that the proposed Pedestrian Master Plan does not recognize the already existing Spokane County Regional Trails Plan and does not recognize the difference between Rural and Urban stating it ought to be reflected in future additions because of various distinctions.

Ms. Wittstruck commented that reading through the 2023 Comprehensive Plan Amendment comments from reviewing agencies, the Bike/Ped Facilities were contemplated by some of the upcoming Amendments being non-existent or insufficient. Her question was if that has been addressed in any of the proposed Bike/Ped documents. Mr. Chesney answered he would clear that up with the project manager Jami Hayes.

WORKSHOP

Mr. Chesney presented an overview, with discussion, of the following proposed and initiated 2023 Comprehensive Plan Amendments to the Spokane County Comprehensive Plan that had to meet at least one (1) of six (6) Zoning Code Criteria for amendment from the Spokane County Code 14.402.040:

16-CPA-04 Waikiki and Five Mile Roads; *remanded by the GMHB* – Request from Low Density Residential (LDR) to Medium Density Residential (MDR) on 22.30 acres. This was remanded due to deficiencies in the Capital Facilities Plan, which has been corrected. This proposal meets criteria one (1) and two (2) from the Spokane County Zoning Code (SCZC) 14.402.040. One of the MDNS conditions for this project will entail a Development Agreement.

CPA-02-22 West Plains, *continued by the BoCC from 2022*– Request from Light Industrial (LI) to Mixed Use (MU) on 38 acres. BoCC continued this to the 2023 cycle due to a valid appeal to the SEPA Determination. Subsequently, the applicant has reduced the request to thirty-eight (38) acres from one hundred and eight (108) acres last year, leaving Light Industrial “buffers” to the proposal. This proposal meets criteria one (1) and two (2) from the Spokane County Zoning Code (SCZC) 14.402.040.

CPA-05-23 Country Homes Christian Church – Request from Low Density Residential (LDR) to High Density Residential (HDR) on 5.06 acres. This proposal meets criteria one (1) and two (2) from the Spokane County Zoning Code (SCZC) 14.402.040 as well as the multifamily residential goal UL.2.16.

CPA-06-23 E. 32nd Ave. & State Route 27– Request from Low Density Residential (LDR) to Medium Density Residential (MDR) on 11.15 acres. This proposal meets criteria one (1) and two (2) from the Spokane County Zoning Code (SCZC) 14.402.040 as well as the multifamily residential goal UL.2.16.

CPA-07-23 West Plains – Request from Low Density Residential (LDR) to Medium Density Residential (MDR) on 7.65 acres. This proposal meets criteria one (1) and two (2) from the Spokane County Zoning Code (SCZC) 14.402.040.

CPA-08-23 West Plains – Request from Light Industrial (LI) to Low Density Residential (LDR) on 18.68 acres. This proposal meets criteria one (1) and two (2) from the Spokane County Zoning Code (SCZC) 14.402.040.

CPA-11-23 Hastings/Farwell Corridor – Request from Low Density Residential (LDR) to High Density Residential (HDR) on .55 acres. This proposal meets criteria one (1) and two (2) from the Spokane County Zoning Code (SCZC) 14.402.040 as well as the multifamily residential goal UL.2.16.

CPA-12-23 North Mill Road – Request from Low Density Residential (LDR) to High Density Residential (HDR) on 2.64 acres. This proposal meets criteria one (1) and two (2) from the Spokane County Zoning Code (SCZC) 14.402.040 as well as the multifamily residential goal UL.2.16.

CPA-15-23 West Plains – Request from Light Industrial (LI) to Low Density Residential (LDR). This is a staff-initiated amendment intended to correct the zoning of platted and existing residential properties. The effort to correct zoning is part of the 2026 Comprehensive Plan Update analysis and staff will request that the Planning Commission continue CPA-15-23 to the 2026 update.

CPA-17-23 Five Mile Prairie; UGA correction – An anomaly as a presumed expired plat but found to be a legal and vested plat by the Spokane County Hearing Examiner, now outside of the Urban Growth Area (UGA) with platted urban densities. Inclusion into the UGA is a correction to become compliant with the Growth Management Act (GMA). Study areas for correction are in accordance with previous GMA population and acreage allocations from the Board of County Commissioners Resolution number 2016-0464.

Reallocating population forecasts from parcels with no residential development potential keeps the UGA population allocation intact (net total population detached – 386, potential population assigned – 412). Similarly transition Memorial Gardens acreage out of the UGA allows for a net reduction in UGA lands for this correction (net total acreage detached – 209.5, acreage assigned – 88).

Chairman Pohl so ordered a 10-minute recess at 10:28 A.M.; seconded by Mr. Camporeale. Meeting resumed at 10:46 A.M.

COMMENTS:

Mr. Haase asked for voting clarification particularly regarding file 16-CPA-04 Remand on October 12, 2023. Mr. Chesney answered that voting for recommendation to the Board of County Commissioners will be acted on as a package, with the PC recommendation for approval or denial.

Mr. Camporeale asked for more clarity at the next meeting on what specific aspects of the Capital Facilities Plan (CFP) were found to be deficient for file 16-CPA-04 Remand and how it will be addressed.

Mr. Rayner asked if a Mixed-Use Zone, such as in request of CPA-02-22, mandates a certain percentage for commercial uses. Mr. Chesney answered that to his knowledge, nothing in the code mandates commercial as the Mixed-Use zone is broadly defined. Mr. Brock added that the applicant agreed to a developmental agreement. Mr. Camporeale asked for an example of a developmental agreement to help better understand the process.

Mr. Haase asked for clarification regarding road impacts and how this will be addressed for proposal file number CPA-06-23. Mr. Neiman answered that the transportation analysis at this time is still unfinished, potentially limiting the project in scope.

Ms. Wittstruck voiced her concern about moving these proposals forward without having a Joint Planning Agreement set in place specifically on the West Plains. Mr. Chesney answered that a draft agreement has been proposed and is in hopes of briefing the Board of County Commissioners for guidance.

Mr. Camporeale asked that the remanded amendments are clustered into the 2023 proposed amendments for a clearer comprehensive picture.

MINUTES:

Chairman Pohl entertained a motion to adopt the August 31, 2023, minutes.
So moved by Mr. Camporeale; seconded by Ms. Wittstruck.
No discussion.
Motion carries 5-0 with 1 abstention from Mr. Nolan.

STAFF REPORT:

The September 28, 2023, Planning Commission meeting has been cancelled. The Planning Commission will next meet on Thursday, October 12, 2023.

September 21, 2023, is scheduled for a Short Course on Planning by Commerce starting at 1:00 P.M.

MOTION:

Chairman Pohl entertained a motion to adjourn.
So moved by Mr. Camporeale; seconded by Mr. Rayner.
The meeting was unanimously adjourned at 11:56 P.M.

Stephen Pohl, Chair _____ Date _____

Scott Chesney, AICP, Planning Director _____

