

**MINUTES OF THE
SPOKANE COUNTY PLANNING COMMISSION WORKSHOP
February 24, 2022**

A Public Workshop of the Spokane County Planning Commission was called to order by Chair Stephen Pohl at 9:00 a.m. on February 24, 2022. The hearing was accessible to the public via Zoom, with links provided in public notices, published in the Spokesman Review on February 8, online, by mail, and by email 10 days prior to the meeting, as required.

Present

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

Spokane County Department of Building and Planning Staff

Saegen Neiman, Planner	Robert Brock, Planner
Martha Thornton, Clerk	Susan Luna, Clerk
Jessica Pilgrim, Legal Counsel	Scott Chesney, Planning Director

1. **Call to Order:** Stephen Pohl called the meeting to order. A Quorum was present.
2. **Election of Officers:** the election was facilitated by Scott Chesney who opened nominations for Chairman of the Board; Duane Hamp nominated Stephen Pohl, Wayne Brokaw Seconded, there were no other nominations for Chair. Scott Chesney then opened nominations for vice chair, Wayne Brokaw nominated Deacon Band, Pete Rayner seconded the nomination. Duane Hamp moved to elect the two nominees for the position of Chair and Vice Chair, the move was seconded by Pete Rayner, the motions carried unanimously. Stephen Pohl will remain as Chair and Deacon Band will be Vice Chair.
3. **Public Comment for items that are not on this agenda:** There were no public comments.
4. **Public Hearing: West Plains CPAIR-0002-2021,**
Staff presented the application concerning 4 parcels of approximately 108 acres in the West Plains/Thorpe UGA. The proposal is to change the parcels from Light Industrial to Mixed Use.
The commission discussed issues of stormwater, transit availability, and site planning.

West Plains CPAIR-0006-2021

Proposal to go from Light Industrial to Medium Density Residential, about 15 units per acre, on approximately 2.32 acres.

Wayne Brokaw mentioned parks and establishing settings for families as a concern that needs to be addressed as we move forward.

The chair asked for public comments on the proposal, there were no remarks or comments from the public.

West Plains CPAIR-0009-2021

Proposal to go from Light Industrial to Low Density Residential approximately 10.9 acres on 3 parcels. Pete Rayner commented that the board should consider the studies of the supply of Light industrial property in Spokane County. Mike Tresidder from STA commented that the West Plains transit area has a lot of capacity. STA is considering potential routes and what might be feasible. STA is looking into how

to serve south of I90, possibly connections into Eagle Ridge, and changes in the I95 corridor are on the radar.

Stephen Pohl asked for public comments, there were no comments from the public.

Hastings/Farwell Corridor CPAIR -0001-2021, CPAIR-0004-2021, AND CPAIR-0005-2021

Saegen Neiman presented the proposals on this corridor.

Mike Tresidder commented that there is a lot of opportunity for transit along this corridor. Currently STA has no service along Hastings or Farwell Road, but there is a Park and Ride on Hastings and Division. STA is about to kick-off the Division Bus Rapid Transit preliminary engineering project. We are looking at a P&R on Newport Hwy for potential service to serve Mead and parts further north, we see a lot of growth potential in that area.

Charline Kay commented on DOT and an interest in transit in this area and the opportunity to connect into the areas North of Farwell and U.S. 2. We are beginning conversations with STA about collaboration with the available public right of way at U.S. Route 2 and Farwell Road.

Pete Rayner asked how we get our community to use our mass transit.

Mike Tresidder commented on the P&R use declining during the pandemic and an increase as we move towards more normal business activity. STA will drive ridership by developing projects like the City Line and Division BRT to make transit more frequent and faster so it will serve as a viable transportation alternative to a personal vehicle.

CPAIR-0001-2021

Proposal: Low Density Residential to High Density Residential on 6.41 acres. Clyde Haase brought up a question about traffic control and ingress and egress to Farwell Road. Pete Rayner asked about the transportation grant. Mr. Chesney explained that STA is the grant administrator, and the City of Spokane and Spokane County will be doing planning for the grant.

CPAIR-0004-2021

Proposal: Low Density Residential to High Density Residential on 6.41 acres. This project is very similar to CPAIR-0001-2021.

Clyde Haase reiterated concerns for traffic control, especially near a school. Pete Rayner voiced concerns about High Density Residential areas as being considered toxic by neighbors. He also stated that urban design and good architecture can mitigate many concerns in a neighborhood.

Paul Kropp stated that one of the real effective elements of urban design are sidewalks. He suggested there should be separated sidewalks on both sides of Hastings/Farwell, but County development standards don't require them.

The public was invited to make comments. No public comments

CPAIR-0003-2021

Proposal: Low Density Residential to Medium Density Residential on 1.46 acres. According to the settlement with Futurewise and other plaintiff's the County agreed to not make changes to LAMRIDS (Local Areas of More Intense Rural development) or Rural Activity Centers. We do not have the authority to push this one forward. We should recommend to not initiate this proposal. Clyde Haase asked if the owner had been notified that the proposal could not go through. Mr. Chesney said they had been notified in a face-to-face discussion last week, that the County could not legally go forward with the proposal.

The Chair asked for public comments, there were no public comments.

CPAIR-0007-2021

Proposal: Heavy Industrial to Regional Commercial on 45.49 acres.

The commission noted this could be an opportunity for Urban Revitalization. Another consideration is to consider that the Heavy Industrial Zone is like prime farmland, once it is gone, it is gone forever. Clyde Haase brought up concerns about contamination and asked if the land had ever been used for industrial purposes. Mr. Haase also asked if STA had interest in the property. Jim Carollo commented that the land was like an island and its future needs to be dealt with when you deal with the whole area not just that one parcel.

The chair asked for public comments, there were no public comments.

CPAIR-0008-2022

Proposal: Light Industrial to Medium Density Residential on 3.92 acres. The applicant's request is in line with the City's residential single-family designation to the properties in both the east and the south. The City of Spokane has designated the parcel in the center of the lot as a spillway for the reservoir. Clyde Haase asked how a private individual could encumber a parcel that is used for a drain. Mr. Chesney explained that the city still owns the parcel, and the developer cannot encumber it in any way. City of Spokane Planning informed the county that while the city would not endorse this amendment, it would not object. The developer was encouraged to meet with the City and work out any issues.

The Chair asked for public comments, there were no public comments.

Chair Stephen Pohl made a motion to take a brief recess, Mr. Band Moved for the recess and Mr. Brokaw seconded the motion. The meeting took a recess from 10:59 to 11:09.

Staff briefly described each of the proposals before the voting

CPAIR-0001-2021

Proposal: Low Density Residential to High Density Residential on 4.12 acres in the Hastings and Farwell corridor. Parcels 36092.9034, 36092.047, and 36092.9042. Stephen Pohl asked for a motion to recommend, Deacon Band Motioned the planning commission recommended to the board of county commissioners the initiation of proposed comprehensive plan amendment CPAIR 0001-2021. Duane Hamp seconded the motion. The vote was unanimously passed for recommendation.

CPAIR 0004-2021

Proposal: Low Density Residential to High Density Residential on 6.41 acres in the Hastings and Farwell corridor. Parcels 36043.136 and 36043.0129 Stephen asked for a motion to recommend, Pete Rayner indicated as so previously moved, but for CPAIR 0004-2021, Deacon Band seconded the move. The vote was unanimously passed for recommendation.

CPAIR-0005-2021

Proposal: Low Density Residential to Medium Density Residential on 1.46 acres in the Hastings and Farwell corridor. Parcel 36081.9074 The Chair asked for a motion of recommendation. Clyde Haase moved to recommend, and Deacon Band seconded the motion. The vote was unanimously passed for recommendation.

CPAIR -0002-2021

Proposal: Light industrial to Mixed-Use category on 108 acres on the West Plains. Parcels 25345.9109, 25342.9084, 25342.9097, and 25343.9111. The Chair asked for a motion to approve the request, Duane

Hamp moved to recommend the motion, Clyde Haase seconded the motion, the vote was unanimously passed for recommendation.

CPAIR 0006-2021

Proposal: Light Industrial to Medium Density Residential on 2.3 acres on the West Plains. Parcels 24053.9068 and 24053.9069. The Chair recommended a motion to approve the amendment, so moved by Pete Rayner, and seconded by Deacon Band, the vote was unanimously passed for recommendation.

CPAIR -0009-2021

Proposal: Light Industrial to Low Density Residential on 10.92 acres on the West Plains. Parcels 24051.0403, 24051.0408, and 4051.0402. The Chair asked for a motion to approve the request, Wayne Brokaw moved to recommend the motion, Deacon Band seconded the motion, the vote was unanimously passed for recommendation.

CPAIR-0003-2021

Proposal: Rural Conservation to Rural Activity Center on 2.4 acres near the Colbert Community. Parcel 37221.9037. The staff does not recommend this proposal. Pete Rayner asked if the staff does not recommend this proposal based on the fact that it would violate our GMA agreement for legal reasons. Scott Chesney said it was exclusively for legal reasons. The Chair asked for a motion to recommend initiation, Deacon Band moved that the Spokane County Planning Commission recommend to the Board of County Commissioners the initiation of proposed comprehensive plan amendment CPAIR-0003-2021, Clyde Haase seconded the motion. A discussion was called, Pete Rayner stated that because we have been advised that this proposal would violate our legal agreement and judicial agreement with others involving the Growth Management Act, he will vote against this motion. There were no Aye votes, there were four Nay votes, the Motion failed.

CPAIR-0007-2021

Heavy Industrial to Regional Commercial 45.49 acres within the North Metro UGA-JPA. Parcel 36215.9026. The Chair recommended a motion to approve the amendment, so moved by Duane Hamp, and seconded by Deacon Band.

Discussion: Hamp felt that the property would create an island within the middle of an industrial area and recommended to vote against it until we can address our high industrial property availability. Pete Rayner was concerned about creating an island of zoning, he suggested deferring the vote until there was a more holistic approach. Jim Carollo asked Scott Chesney if, in the future the Board would discuss the regional aspect of the area. Scott answered yes. Deacon Band asked if this could delay the discussion by a year if the vote fails. Scott noted that if the Board did not initiate the amendment, it would delay it for at least a year.

There were no Aye votes, there were four Nay votes, the Motion failed.

CPAIR-0008-2021

Light Industrial to Medium Density Residential on 3.13 acres in south Hillyard. Parcels 36353.122, 36353.0104, and 36353.01103. The Chair asked for a motion to approve the request, Deacon Band moved to recommend the motion, Duane Hamp seconded the motion, the vote was unanimously passed for recommendation.

Public Participation:

Spokane County is updating the public Participation Guidelines, which were originally adopted in 1998. One improvement will add a robust virtual participation amendment to encourage public participation. Another will update the website so it may serve as the primary communication vehicle in both directions. The public will be able to comment online via a button on each of the issues before the board. A notification button will be added for changes or document amendments for specific plans, so individuals can be aware of changes as they occur.

Comments:

Paul Kropp commented on how the document was a very big promise to our constituents and community. He recommended that we all read it carefully.

Deacon Band asked about clarification of legislated language and definitions for some of the wording. A definition list added to the document will be under consideration.

Public comment was closed by a unanimous vote

6. Action on Minutes of:

February 17, 2022, Approval of the minutes passed by a vote. Stephen Pohl made a motion to adopt the minutes, Pete Rayner seconded the motion, and the minutes were adopted by a vote. Jim Carollo and Duane Hamp abstained for the vote as they were not present on February 17, 2022.

7. Staff Report:

Staff is continuing work on issues related to the settlement agreement. Staff is also developing a calendar for remaining 2022 Planning Commission activity. The first meeting of the month will be generally set for normal planning and development business before the commission. The second meeting of the month will focus on Comprehensive Plan Workshops. Deacon Band asked for a printed or email list of Commissioners and County Staff.

Staff is targeting to have the Comp Plan Amendments back to the Board, split between the June meetings on the 16th and the 30th. Pete Rayner will abstain from votes when the board addresses ADU (Accessory Dwelling Unit) issues because of a personal conflict of interest.

8. Set Next Agenda: The next meeting date is March 31, 2022.

Chair Pohl moved to adjourn and seconded by Mr. Haase. The motion carried unanimously. The meeting was adjourned at 12:08 p.m.

Stephen Pohl, Chair 

Approved _____

Susan Luna, Clerk to the Planning Commission

