



**SPOKANE COUNTY STEERING COMMITTEE OF ELECTED OFFICIALS
MINUTES OF THE MEETING
JANUARY 18, 2023**

Steering Committee of Elected Officials Voting Members Present	Steering Committee of Elected Officials Non-Voting Members Present	Staff Present
<ul style="list-style-type: none"> -Rod Higgins, City of Spokane Valley, Chair -Kevin Freeman, City of Millwood, Vice Chair -Al French, Spokane County -Amber Waldref, Spokane County -Breean Beggs, City of Spokane -Michael Cathcart, City of Spokane -Cris Kaminskas, Liberty Lake -Micki Harnois, Town of Rockford -Lori Kinnear, City of Spokane -Josh Kerns, Spokane County -Arne Woodard, City of Spokane Valley 	<ul style="list-style-type: none"> -Joel White, Spokane Homebuilders Association, Citizen-at-Large -Ned Wendle, Representing School Districts -Patrick Burch, Representing Fire Districts -Tim Murrell, Representing Water Districts 	<ul style="list-style-type: none"> -Saegen Neiman, Planner -Laurie Carver, Data Systems Analyst -Elya Miroshin, Clerk -Scott Chesney, AICP, Director of Planning -Jessica Pilgrim, Legal Counsel -Scott Kuhta, Commerce -Tirrell Black, City of Spokane -Chaz Bates, City of Spokane Valley -Roger Krieger, City of Deer Park -Shae Blackwell, City of Spokane

Call to Order:

The January 18, 2023, meeting of the Steering Committee of Elected Officials was called to order by Chair Rod Higgins at 9:00 A.M. A quorum was present. The meeting was accessible to the public at the CenterPlace Regional Event Center, Room 108, First Floor, located at 2426 N. Discovery Place, Spokane Valley, WA, and via Zoom with web and telephone links provided on the Growth Management Steering Committee website and in a public notice published in the Spokesman Review on January 3, 2023.

Approval of the Minutes:

The minutes for November 9, 2022, were presented for adoption. Moved and seconded for approval; motion carried unanimously.

Proposed 2023 Comprehensive Plan Amendments Preview:

Mr. Neiman briefly previewed the proposed 2023 Spokane County Comprehensive Plan Amendments with the Steering Committee of Elected Officials:

CPAIR-01	317.59 ac.	West Plains / FAFB	RT to R-5
CPAIR-02	9.63 ac.	Cheney UGA	RT to LDR
CPAIR-03	28.73 ac.	Spokane Valley (Highland Estates)	RT to LDR
CPAIR-04	4.23 ac.	West Plains/Thorpe	LDR to LI
CPAIR-05	5.06 ac.	North Metro	LDR to HDR
CPAIR-06	11.5 ac.	Spokane Valley	LDR to MDR
CPAIR-07	7.65 ac.	West Plains/Thorpe	LI to MDR
CPAIR-08	18.68 ac.	West Plains/Thorpe	LI to LDR
CPAIR-09	218.5 ac.	Silver Lake	LTA to RCV
CPAIR-10	6.00 ac.	West Plains/Thorpe	LI to LDR
CPAIR-11	0.55 ac.	Hastings/Farwell Corridor	LDR to HDR
CPAIR-12	1.6 ac.	North Metro	LDR to MDR
CPAIR-13	9.78 ac.	West Plains/Thorpe	LDR to MDR
CPAIR-14	92.5 ac	West Plains/Thorpe	LDR to MDR/NC

Discussion ensued. Chaz Bates shared that the City of Spokane Valley had only received one Comprehensive Plan Amendment for 2023. Commissioner French asked about the two remanded Comprehensive Plan Amendments from 2022. Mr. Chesney clarified that they would see those two further out into the cycle as for today the presentation was only for the new proposals received. Tirrell Black stated that the City of Spokane has paused private land use applications for 2023.

Commissioner French asked the City of Spokane what the nature of the changes they anticipate coming forward with the Interim Ordinance and when they anticipate its transfer to become permanent. Tirrell Black answered that the City of Spokane will be starting with the public outreach on the policy changes that addressed housing, hoping to have them in place sometime in 2023 followed by addressing the development code. Council member Cathcart confirmed that the focus is on the feedback and input received in hopes of August being the anticipated date to make the Interim Ordinance permanent.

2023 LQA Methodology Discussion:

Chaz Bates summarized the progress of the PTAC staff regarding the 2023 LQA Methodology identifying a few of the high-level concerns; updating agency names and dates, identifying the usefulness of embedded numbers such as the market rate factor, incorporating language relating to commercial and industrial lands, figuring out a methodology accounting for affordable housing, and updating language excluding unused cemetery and golf courses.

Commissioner French was curious what the goal was for the market rate factor thinking it had already been taken care of. Mr. Chesney clarified that the PTAC is seeking to find out where have we grown looking at the OFM numbers and seeing what we have left that may reflect in modifying the market rate factor. This will include a GIS analysis as a starting point with the County helping the smaller cities. The Homebuilders Association have agreed to participate in a Windshield Survey verifying buildable lots.

Council President Beggs speaks in favor of putting resources into the Land Quantity Analysis especially analyzing buildable lots or re-developable lots also stating that the market factor needs actual data to ground it. Commissioner French brought up Eagle Ridge as an example of a market factor being captured showing the different elements between the plat and actual construction.

Commissioner Waldref asked to get a brief history of why it's important to include commercial and industrial lands. Chaz Bates answered saying that residential development has been accounted for in a history of years, yet we never really accounted for the jobs that come with industrial and commercial development. Arne Woodard also mentioned that all the industrial lands in Spokane Valley had been sold in the past six years creating a need for more industrial lands to help create jobs. Ned Wendle asked if real estate ownership that aren't sellers (owning lots of acreage) were accounted for in the capacity analysis. Mr. Chesney answered no, they account for physically developable parcels based on their geographic and geologic basis. Commissioner Kerns asked at what point will the total acres be removed from the County Conservation Futures. Mr. Chesney stated that they would be pulled out up front and not be factored in because they are already designated and never be part of the developable lands. Joel White commented that in the past two housing booms, there has been very minimal movement in parcels with very little to no willingness, especially in Spokane Valley, to sell which is not helping with the housing crises.

Tentative 2023 Workplan:

Mr. Chesney commented that Spokane County is working on a legislative amendment to better define what is a Capital Facility under GMA.

Public Comment:

Public comment was opened, seeing none, public comment was close.

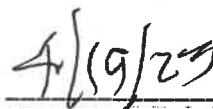
Next meeting is on April 19, 2023, at 9:00 AM at CenterPlace, Spokane Valley.

The meeting was adjourned at 10:00 AM.

Approved: _____



Date: _____



Rod Higgins, Chair
Spokane County Steering Committee of Elected Officials

Elya Miroshin, SCEO Clerk, Spokane County Building & Planning

