

**MINUTES OF THE  
SPOKANE COUNTY PLANNING COMMISSION  
June 17, 2021**

A virtual public hearing of the Spokane County Planning Commission was called to order by Stephen Pohl at 9:00 a.m. on June 17, 2021 in the Board of County Commissioners Hearing Room, in the Spokane County Public Works building. The hearing was accessible to the public via Zoom, with links provided in public notices 15 days prior to the meeting, as required.

**Present**

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

**Staff**

Corey Smith, Principal Planner – Shorelines and Critical Areas, Spokane County Department of Building and Planning

Maria Maynard, Associate Planner, Spokane County Department of Building and Planning

Jane Farstrider, Clerk to the Planning Commission, Spokane County Department of Building and Planning

Jessica Pilgrim, Attorney for the Department of Building and Planning, Spokane County Prosecutors

Scott Chesney, Planning Director, Spokane County Department of Building and Planning

**1. Call to Order:** Stephen Pohl called the meeting to order.

**2. Public Comment:** There were no public comments.

**3. Public Hearing: Spokane County 2021 Shoreline Master Program Periodic Update:**

Corey Smith introduced the Shoreline Master Plan Periodic Update and outlined the process for approval. Alicia Ayars, a consultant with SCJ Alliance, presented an overview of the Staff Report and indicated that the next step would be to forward it to the Department of Ecology for approval before it will come before Board of County Commissioners (BOCC). Lauren Bromley, who was in attendance representing the Department of Ecology, gave an overview of their review process and how requirements to ensure the plan's consistency with RCWs and WACs have been met.

Public comment was opened. There were no public comments. Rayner moved to close testimony, Hamp seconded, and the motion carried unanimously. Public comment was closed.

Clyde Haase moved to recommend BOCC approval of the SMP Update, Duane Hamp seconded, and the motion carried.

*There was a brief recess.*

**4. Comprehensive Plan Amendment Hearings**

**20-CPA-01 Hearing:**

Maria Maynard introduced the applicant's request for a reclassification of the comprehensive plan and zoning designation for a site in the West Plains/Thorpe Urban Growth Area (UGA) on West Aero Road and east of Fruitvale Road from Light Industrial (LI) to Medium Density Residential (MDR) on approximately 2.38 acres.

Chris Bornhoff spoke on behalf of the applicant, describing the proposed townhouse-style housing units and responding to questions from the Planning Commission.

Public Comment was opened. Comments were received from Edward Wink, Gerd Scheller, Elizabeth Winer, Craig Ulleland, and Jackie Morris. Chris Bornhoff responded to questions on behalf of the applicant. Pete Rayner moved to close testimony, Clyde Haase seconded. The motion carried.

Deacon Band moved to recommend approval of 20-CPA-01 to the BOCC, Duane Hamp seconded. The motion carried.

**20-CPA-02 Hearing:**

Maria Maynard introduced the applicant's request for a modification to the UGA by removal of 6.5 acres of land in the UGA from the area adjacent to 37<sup>th</sup> Ave and apportion the addition of 6.5 acres of land in the UGA west of Glenrose Road. In addition, the applicant requested to amend the comprehensive plan and zoning designation from Low Density Residential (LDR) to Urban Reserve (UR) for the 6.5 acres adjacent to 37<sup>th</sup> Ave. and Urban Reserve (UR) to Low Density Residential (LDR) for the 6.5 acres west of Glenrose Road. It was noted that this proposal had been reviewed by the GMA Steering Committee on June 16<sup>th</sup>, 2021, and that they had recommended its approval. Elizabeth Tellessen gave further details as to the reason for the proposed land swap, citing less feasible conditions for development on the portion currently in the UGA due to challenging topography and accessibility. She added that water, sewer, stormwater and transportation services would eventually be considered and addressed by way of a plat process later, if the proposal is approved.

Public comment was opened. Comment was received from an individual who gave the name "Terry" and James Holly. Elizabeth Tellessen responded for the applicant. Pete Rayner moved to close testimony, Jim Carollo seconded. The motion carried.

Deacon Band moved to recommend approval of 20-CPA-02 to the BOCC, Duane Hamp seconded. The motion carried.

**20-CPA-03 Hearing:**

Maria Maynard presented the applicant's request for a reclassification of the comprehensive plan designation from Rural Traditional to Mineral Land on 167.56 acres located on N. Hayford Road, adjacent to West Euclid Road to the north and W. Deno Road to the south. Terry Gadbow spoke on behalf of the applicant, JMAC, stating that they are 99 percent confident that the area indicated would provide the gravel and soil they need, based on the results from the test holes on site.

Public Comment was opened. Comments were received from Michele Baca, Amanda Taylor, Catherine Vaughn, Heather Trautman, Alex Biggs, Albert Tripp, and Robert Graham. Pete Rayner moved to close public testimony, Jim Carollo seconded. The motion carried. After some discussion, Clyde Haase moved to amend the previous motion to continue this matter to the next regularly scheduled hearing in July to gather more Geotech information from JMAC, leaving the record open for written testimony. Rayner seconded the motion, and the motion carried.

*There was a brief recess.*

**20-CPA-04 Hearing:**

Maria Maynard presented the applicant's request for a reclassification of the comprehensive plan and zone designation from Urban Reserve (UR) to Rural-5 (R-5) for a site outside the Spokane Valley Urban Growth Area (UGA), west of Barker Road, in Spokane County Washington. John Montgomery spoke on behalf of the applicant, explaining the benefits of the change to allow for one dwelling unit per five acres.

Public comment was opened. Comments were received from William Lenz, and Kelly Norwood. Pete Rayner moved to close testimony. The motion carried unanimously.

Deacon Band moved to recommend approval of 20-CPA-04, Duane Hamp seconded. The motion carried.

**20-CPA-07 Hearing:**

Maria Maynard introduced the applicants' request for a comprehensive plan amendment to remove approximately 180 acres currently within the Airway Heights UGA and apportion the addition of approximately 180 acres to parcels adjacent to Flint Road and in the UGA. The transferring property is the Spokane County ORV Park, which is within the Airway Heights Joint Planning Area (JPA) west of Sprague Avenue and adjacent to the City of Airway Heights boundary line to the east. These parcels would be removed from UGA designation. The receiving property is located west of Flint Road and north of 12<sup>th</sup> Avenue and Deer Heights Road. These parcels would be designated UGA. Jack Kestell provided background on the proposal, outlining the changes made to accommodate concerns from Fairchild Air Force base and the Spokane International Airport. John Pederson also testified as a consultant for the applicants, and characterized the proposal as a non-project action and map amendment to encourage future development in a more suitable area. Elizabeth Tellessen also spoke on behalf of the applicants, emphasizing that the zoning on the receiving property would remain the same until an urban zone change is approved in a separate process.

Public Comment was opened. Comments were received from Greg Figg, Dave Anderson, Tim Turnbough, James Richman, L Brew, Tenessa and Caleb Cox, Tom Clark, Nick Scharff, and Heather Trautman. Pete Rayner moved to close public testimony, Jim Carollo seconded. The motion carried.

Deacon Band moved to recommend approval of 20-CPA-07, including the same conditions and language required by the Steering Committee, and Jim Carollo seconded. The motion carried.

**6. Action on Minutes of:** May 13, 2021. Clyde Haase moved to approve the minutes, Pete Rayner seconded. The motion carried unanimously.

**7. Staff Report:** There were no new issues to report.

**8. Planning Commission Issues:** Mr. Rayner said it was suggested by a member of the City Council that we use the land swap methodology to deal with Urban Growth Area (UGA) development. Scott Chesney said that the 2016 Settlement Agreement allows a swap, but not expansion, indicating that one was completed last fall with the Central Valley School District.

Mr. Haase expressed concern over dwindling critical areas and shorelines and asked if the Planning Commission could expect to be discussing critical areas prior to January 2022. Mr. Chesney said that the department could hold a workshop on critical areas in the fall.

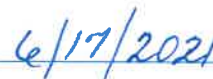
**9. Set Next Agenda:** The next meeting date was tentatively set for June 15, 2021

Mr. Rayner moved to adjourn, Mr. Carollo seconded. The motion carried unanimously. The meeting was adjourned at 3:03 p.m.



Stephen Pohl, Chair

Approved



Jane Farstrider, Clerk to the Planning Commission

