

**MINUTES OF THE  
SPOKANE COUNTY PLANNING COMMISSION  
July 29, 2021**

A public hearing of the Spokane County Planning Commission was called to order by Stephen Pohl at 9:00 a.m. on July 29, 2021 in the Board of County Commissioners Hearing Room, on the lower level of the Spokane County Public Works building. The hearing was accessible to the public in person and 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**

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 public comments from James Dalton and State Representative Jenny Graham regarding the state of a railroad bridge at Euclid. An email to the Planning Commission from Terry Horne was read aloud to the Planning Commission regarding stormwater drainage in the West Plains area. Stephen Pohl suggested adding stormwater drainage issues being added to the Agenda for consideration at a future meeting. Ben Goodmansen, representing Whipple Consulting Engineers, asked to be included in future stormwater discussions.

**3. Public Hearing: 21-ZTA-01, a zoning code amendment to allow chicken keeping in the Low Density Residential Zone**

Scott Chesney presented a brief overview of the zoning text amendment, indicating that the limitations on size reflects the implied intent to exclude commercial egg production. Public Comment was opened. There were no verbal public comments. An individual identified as "Gerd" in the Zoom chat entered a comment regarding CCNRs that was read aloud for the record. Public comment was closed.

Pete Rayner moved to approve the amendment and Jim Carollo seconded. The motion carried unanimously.

*There was a brief recess.*

**4. Public Hearing: 2020 Annual Comprehensive Plan Amendment/Zone Reclassification/Urban Growth Area (UGA) Modification Requests: 20-CPA-03**

Maria Maynard presented the applicant's request for a reclassification of the comprehensive plan designation from Rural Traditional (RT) to Mineral Land (ML) on 167.56 acres located on N. Hayford Road, adjacent to West Euclid Road to the north and W. Deno Road to the south. This matter had been continued from the June 17<sup>th</sup> Planning Commission hearing to acquire additional geotechnical data showing the presence of sufficient minerals to justify the Comprehensive Plan Amendment to allow mining use. Ms. Maynard outlined how the data provided by the applicant showed that the criteria had been met. Mr. Chesney added that a zoning request would have to be initiated by the applicant and approved later and was not under consideration today. Vlad Finkel, Terry Gadbow, and Ben Goodmansen testified on behalf of JMAC, stating that minimum requirements had been met, and site-specific operational analyses and mitigation concerns would be addressed more specifically through the zoning change process.

Public Comment was opened. Public comments were heard from Robert Graham, Gary Rogers, Brad Petit, Shannon Adams, Terry Horne, James Dalton, and State Representative Jenny Graham. Duane Hamp moved to close public testimony, Wayne Brokaw seconded. The Commission held discussion. The motion carried and public comment was closed.

*There was a brief recess.*

Deliberations began at 11:08. Deacon Band moved to recommend approval of 20-CPA-03, and Wayne Brokaw seconded. After some discussion, the Chair called for the vote. The motion carried 4-3, with Pete Rayner, Deacon Band, Jim Carollo, and Chair Stephen Pohl voting in favor. Wayne Brokaw, Duane Hamp, and Clyde Haase voted in opposition.

#### **5. Public Hearing: 2021 Annual Comprehensive Plan Amendments with concurrent zone reclassification: 21-CPA01, 21-CPA-02, and 21-CPA-03**

##### **21-CPA-01 Hearing**

Maria Maynard presented the staff report for 21-CPA-01 for reclassification of the comprehensive plan and zoning designation from Light Industrial (LI) to Medium Density Residential (MDR) on approximately 15.74 acres on Holly Road, north of Hallett Road, and south of West 57<sup>th</sup> Avenue. Jessica Pilgrim, attorney for the County, stated that three elements are to be considered for a change to MDR zoning: proximity to a commercial zone, arterial road access, and proximity to an open public space should be encouraged. Ben Goodmansen testified on behalf of the applicant, noting the proximity to Snowden Elementary, industrial areas to the north and the benefit of establishing an area near the Amazon facility that can be used to meet growing housing needs for workers moving to the area.

Public Comment was opened, and comments were heard from TJ Gover, Gerd, and David. Applicants Todd Whipple and David Black responded to comments. Mr. Hamp moved to close public testimony, a vote was taken, and the motion carried unanimously.

*There was a brief recess for lunch and review of chat comments. The hearing reconvened at 1:10 p.m.*

Jessica Pilgrim summarized the contents of the chat comments for the record. Mr. Hamp moved to recommend approval of 21-CPA-01 and Mr. Rayner seconded. The Commission held discussion. Mr. Pohl abstained from the vote, citing his association with NAI Black as an independent contractor as a potential conflict of interest. The motion carried unanimously.

### **21-CPA-02 Hearing**

Maria Maynard presented the staff report for 21-CPA-02 for reclassification of the comprehensive plan and zoning reclassification from High Density residential (HDR) to Regional Commercial (RC) on approximately .26 acres located on North Stevens Street and north of West Francis Avenue. The proposed change would not impact the capacity for population or require additional services and capital facilities. Dwight Hume, the applicant, testified saying that the proposal is consistent with the requirements of the Comprehensive Plan, and its proximity to other parcels with RC zoning designations makes it a reasonable request and traffic would not be impacted.

Public Comment was opened. One comment from Terry Horne was read aloud for the record, and there were no other comments. Mr. Rayner moved to close public testimony and Mr. Haase seconded. The motion carried.

Mr. Carollo moved to recommend approval of 21-CPA-02 and Mr. Hamp seconded. The Commission held discussion. The motion carried unanimously.

### **21-CPA-03 Hearing**

Ms. Maynard presented the applicant's request for a reclassification of the comprehensive plan and zoning designation from Low Density Residential (LDR) to Medium Density Residential (MDR) on approximately 14.4 acres on the southeast corner of South Abbott Road and West Garden Springs Road. She indicated that the location is near commercial zones, and that the proposed change would provide affordable housing nearer to employment in downtown Spokane, Fairchild Air Force Base, and the Amazon facility. Ben Goodmansen testified on behalf of the applicant, and stated that the change to MDR zoning would decrease and disperse the traffic impacts, due to the differences in demographic and commuter patterns between single-family housing and multi-family housing zones.

Public Comment was opened, and comments were heard from Virginia Walker and Gerd. Todd Whipple, the applicant, responded to comments and questions. Ms. Pilgrim summarized the comments submitted via Zoom chat for the record. Mr. Rayner moved to close public testimony and Mr. Carollo seconded. The motion carried and public testimony was closed.

Mr. Rayner moved to recommend approval of 21-CPA-03 and Mr. Haase seconded. The Commission held discussion. The motion carried unanimously.

**6. Action on Minutes of:** June 17, 2021. Mr. Rayner moved to adopt the minutes, Mr. Carollo seconded. The motion carried unanimously.

**7. Staff Report:** There was nothing new to report.

**8. Planning Commission Issues:** Clyde Haase expressed that there is a need for vigilance in long-term planning for future growth in the County, and referenced how much of the growth happening in the Spokane region had not been anticipated 20 years ago. Mr. Rayner echoed those sentiments and mentioned the need for public input throughout the process.

**9. Set Next Agenda:** The next meeting date is to be determined.

Mr. Brokaw moved to adjourn, Mr. Hamp seconded. The motion carried unanimously. The meeting was adjourned at 2:24 p.m.



Stephen Pohl, Chair

Approved 9-30-2021

Jane Farstrider, Clerk to the Planning Commission