



Spokane County

WASHINGTON

Thursday, April 11, 2024, at 9:00 A.M.

Spokane County Planning Commission

www.spokanecounty.org/623/Planning-Commission

Commissioner's Hearing Room, Lower Level, Public Works Building

Attachments: (Click the Following Links for Review)

Agenda

Legal Notice

Minutes of March 28, 2024 – DRAFT

ZTA-02-2024 Staff Report

ZTA-02-2024 BoCC Initiation Letter

Public and Zoom Webinar Information

Public Comments may be limited to three (3) minutes per speaker. The Planning Commission reserves the right to adjust the time frame allotted to speakers. Chat functions are not recognized for commenting—please use the web link.

For additional assistance contact us at <https://www.spokanecounty.org/5175/Planning-Commission-News>, by calling 509-477-3675, or by emailing planningcommission@spokanecounty.org.

All public hearings are conducted in the Commissioner's Hearing Room, Public Works Bldg. 1026 W. Broadway, Spokane, WA. Facilities are physically accessible for individuals with disabilities.

Questions or special needs may be directed to Elya Miroshin at emiroshin@spokanecounty.org or (509) 477-7139.

Webinar Link:

<https://us06web.zoom.us/j/81213204662?pwd=sVofnVf6CYEASWhmGnYg9XPbeWmLWs.1>

Telephone: 1-253-215-8782 (toll free) | Meeting ID: 812 1320 4662 | Passcode: 814919



Spokane County

WASHINGTON

AGENDA

Spokane County Planning Commission

Thursday, April 11, 2024, at 9:00 A.M.

Commissioner's Hearing Room, Lower Level, Public Works Building

Chair Stephen Pohl, Vice Chair Pete Rayner, Clyde Haase, Wayne Brokaw,
Melissa Wittstruck, Logan Camporeale, Lonnie Edwards

www.spokanecounty.org/623/Planning-Commission

*The public may participate in person or remotely by utilizing our weblink and telephone conference links (*9 to raise hand and *6 to speak/unmute). Individuals are limited to one, three-minute comment period during the meeting. Please keep your comments specific to the current agenda item. Chat is not supported.*

Call to Order	9:00 AM
Open Forum	<i>Public comment on any item not on the current agenda</i>
Public Hearing	Continued: Spokane County Comprehensive Plan 2026 Periodic Update - Public Participation Program ZTA-02-2024: A board-initiated zoning-text amendment to SCC 14.506.200 to allow annual time extensions for temporary residential uses when the landowner provides demonstrated need. The proposed amendment is in response to the Oregon Road and Gray Fires.
Workshop	ZTA-01-2023: A proposed zoning-text amendment to better define the nature and use of gun and archery ranges by modifying SCC 14.300 and amending the Conditional Use criteria found in SCC 14.618.240 (10) and 14.416.240 (8). ZTA-01-2024: A board-initiated zoning-text amendment related to allowing small-scale slaughterhouses in rural areas of Spokane County, with conditions.

Spokane County Department of Building & Planning

Spokane County Public Works Building ♦ Spokane Washington ♦ 509.477.1500 ♦ www.spokanecounty.org/BP

Potential ZTA allowing event facilities for weddings and similar activities in Rural Traditional Zones as a conditional use, including reasonable limits and regulations for operations, season limits, and other topics.

Staff Report Informational update on the Strategic Plan for STA's Connect 2035

Minutes March 20, 2024

Next Meeting April 25, 2024, & May 16, 2024

SPOKANE COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Spokane County Planning Commission pursuant to Chapter 36.70 and 36.70A RCW, that a public hearing with a virtual participation option will be held in the Commissioner's Hearing Room, Lower Level, Public Works Building, located at 1026 W. Broadway, Spokane, WA, on Thursday, April 11th, 2024, at 9:00 a.m. The meeting will also be available via Zoom:

WEBINAR LINK:

<https://us06web.zoom.us/j/81213204662?pwd=sVofnVf6CYEASWhmGnYg9XPbeWmLWs.1>

TELEPHONE: 1-253-215-8782 (toll-free)
Meeting ID: 812 1320 4662
Passcode: 814919

SPOKANE COUNTY PLANNING COMMISSION

Thursday, April 11th, 2024 -- 09:00 AM Pacific Time (US and Canada)

PUBLIC HEARING: (ZTA-0002-2024) Proposed Zoning Text Amendment to Section 14.506.200 to allow for annual time-extensions for temporary use permits when the landowner provides demonstrated need. The proposed amendment is in response to the Oregon Road and Gray Fires. A copy of the proposed amendment may be found on the Spokane County Building and Planning Webpage at:

<https://www.spokanecounty.org/3559/code-amendments>

NOTICE IS FURTHER GIVEN that a topic of discussion at the hearing(s) may be any environmental documents that have been prepared in conjunction with the proposed amendment. Environmental Checklists were prepared as required by the State Environmental Policy Act, Chapter 43.21 RCW, and the Spokane Environmental Ordinance. A Determination of Nonsignificance (DNS) for ZTA-0002-2024 was issued on March 27th, 2024, by the Spokane County Department of Building and Planning, with a comment and appeal period ending on April 18, 2024.

WORKSHOP: Discussing the idea of allowing event facilities for weddings and similar activities in Rural Traditional zones as a conditional use, including reasonable limits and regulations for operations, season limits, and other topics.

WORKSHOP: Discussing the Comprehensive Plan 2026 periodic update and workplan for 2024, including GMA required elements and visioning ideas for Spokane County growth.

Public comments are welcome. Comments may be limited to three (3) minutes per speaker. The Planning Commission reserves the right to adjust the time frame allotted to speakers. Chat functions are not recognized for commenting. Comments on these items may be made anytime at the Building & Planning web page (<https://www.spokanecounty.org/5553/2024-Comprehensive-Plan-Amendments>).

For additional assistance, contact us at <https://www.spokanecounty.org/5175/Planning-Commission-News>, by calling 509-477-1500, or by email: planningcommission@spokanecounty.org.

All public meetings are conducted in the Commissioners' Hearing Room, Public Works Building., 1026 W. Broadway, Spokane, Washington.

Facilities are physically accessible for individuals with disabilities.

Questions or special needs may be directed to Elya Miroshin at emiroschin@spokanecounty.org or by calling 509-477-7139.

DATED THIS MARCH 27, 2024
SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE COUNTY PLANNING COMMISSION

MINUTES OF THE PUBLIC HEARING

MARCH 28, 2024

Planning Commission Members Present	Spokane County Department of Building and Planning Staff Present
Stephen Pohl, Chair	Elya Miroshin, Clerk
Peter Rayner, Vice Chair	Scott Chesney, AICP, Planning Director
Wayne Brokaw	Robert Brock, Planner
Logan Camporeale	Saegen Neiman, Planner
Clyde Haase (present via zoom)	Graham Zickefoose, Planner

The March 28, 2024, meeting of the Spokane County Planning Commission was called to order by Chairman Stephen Pohl at 9:00 a.m. A quorum was present. The meeting was accessible to the public in the Commissioners’ 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 March 13, 2024.

Chairman Pohl opened public comment for items not on the agenda:

Suzanne Savall, a member of the public, conveyed her intentions of expanding her property as part of the Urban Growth Area expansion zone for the 2026 Comprehensive Plan Update.

PUBLIC HEARING

Chairman Pohl opened the public hearing for the Spokane County Comprehensive Plan 2026 Periodic Update - Public Participation Program.

Mr. Chesney presented the objectives and initiatives for communication engagement programs and strategies written within the Public Participation Program that will help guide public participation throughout the 2026 Periodic Update of the Spokane County Comprehensive Plan. A quarterly outline of the project was reviewed for years 2024, 2025, and 2026 as guiding benchmarks.

COMMENTS

Lunell Hought, a member of the public, commented on behalf of the following organizations: the Inland Northwest Trails and Conservation Coalition, the Spokane Urban Nature, the Land Conservancy, the Land Council, the Spokane Neighborhood Alliance, Friends of the Bluff, Fish Lake Trail Friends, and Washington Trails Coalition. The highlighted concern is prioritizing wildlife/conservation corridors amongst the thrust to care for people who need homes and to fit into connectivity with surrounding jurisdictions to create a new “healthy habitat” section that makes sense for citizens and wildlife.

Paul Kropp, a member of the public, commented that posting a working document seven days prior to a meeting is an insufficient amount of time and suggested it be changed to a minimum of ten days.

Mr. Chesney noted that the staff is committed to the 21-day posting for final documents that are potentially ready for action, which is an extension from the prior 15-day posting.

Mr. Camporeale addressed his thoughts regarding Mr. Kropp's and Commissioner Waldref's comments on the Public Participation Program.

Chairman Pohl continued the hearing with open public comment on the Public Participation Program for the Spokane County Comprehensive Plan 2026 Periodic Update through April 11, 2024. A revised document will be posted on April 18, 2024, and a hearing for recommendation to the Board of County Commissioners will be held on May 16, 2024.

WORKSHOP

ZTA-0001-2023: A proposed text amendment to expand the definition of "Gun and Archery Range" in Chapter 14.30 of the Spokane County Zone Code to include new accessory uses associated with other gun and archery ranges. The amendment also includes a detailed set of criteria for that Conditional Use Permit (CUP) that would have to be acknowledged and met to go forward.

COMMENTS

Dwight Hume, the representative of the Spokane Gun Club's proposed text amendment, outlined the reasoning behind the submitted proposal.

Spokane Gun Club Vice President, Nicholas Knapton, commented examples of why more clarity is needed in the Zoning Code for "Gun and Archery Ranges" as they go through the permitting process.

Comments and concerns from residents around Amber Lake in opposition to a future proposed shooting range within their area were as follows: negative impacts to the quality of life, noise pollution, and that gun ranges and camping are standalone issues that might add more confusion and open conditional use litigations.

Mr. Chesney clarified that no specific application for a particular site that the club is looking to acquire had come through to Spokane County. This is simply a text amendment.

Mr. Camporeale suggested notifying existing ranges of this proposal and adding more specific, enforceable safety and noise mitigation language.

Mr. Chesney offered to extend notice for this proposal to the Cheney and Deer Park jurisdictions.

Spokane Gun Club Board Director William Corfage confirmed that the Spokane Gun Club has no interest in upsetting communities or quiet zones around lakes. He stated that they currently don't have and are not considering property for a gun club near Amber Lake.

ZTA-0001-2024: A proposed text amendment along with new Conditional Use standards and criteria proposes to consider creating allowed use for small-scale meat processing facilities that would allow for limited retail sales in rural areas of Spokane County. USDA regulations are required for the retail sale of processed meat to occur on-site.

Staff are still exploring language to define “small-scale” including options for square footage limitation or head of cattle per day/week/month.

COMMENTS

Comments from the public in favor of the proposal were as follows: with a fast growing demand for locally raised meat and not enough locations to have livestock processed, the proposal will help with efficiency (time, money) of being able to sell on-site processed meat to local farmers/public instead of having to haul livestock to a production site which currently has wait lists up to nine months. For this to be profitable, the public underlines the importance of defining “small-scale”. This proposal would also allow wild game to be processed in a timely manner.

Mr. Rayner suggests that size or scale limits be deleted from the criteria. From public comment, Mr. Chesney suggests a starting working number of fifty head a month to help guide and define the processing and storage square footage needed for this number of livestock. Mr. Camporeale suggests staff reach out to local ranchers or existing facilities for feedback on this proposed number.

ZTA-0002-2024: A board-initiated zoning-text amendment to SCC 14.506.200 to allow annual time extensions for temporary residential uses when the landowner provides demonstrated need. The proposed amendment is in response to the Oregon Road and Gray Fires.

Planning Commission members will vote to recommend to the Board of County Commissioners ZTA-0002-2024 on April 11, 2024.

MINUTES

Mr. Camporeale moved to adopt the amended March 14, 2024, minutes; seconded by Mr. Rayner. No discussion. Motion carried 3-0 with an abstention from Mr. Haase and Mr. Brokaw.

STAFF REPORT

The next meeting will be held on April 11, 2024

Mr. Rayner moved to adjourn, seconded by Mr. Brokaw. The meeting was adjourned at 10:52 a.m.

Stephen Pohl, Chair _____ Date _____

Scott Chesney, AICP, Planning Director _____



Spokane County Building & Planning

Zoning Text Amendment

Staff Report for ZTA-02-2024

April 4, 2024

Proposal

The proposal is a text amendment to the Spokane County Zoning Code, specifically Chapter 14.506 – Administrative Permits. The proposal amends the section of the Spokane County Zoning Code that regulates temporary uses. A full text of the proposed amendment is attached to this document as “Attachment A.” The Spokane County Board of County Commissioners initiated the Zoning Text Amendment process in writing on March 12, 2024. The Spokane County Planning Commission held a workshop on the proposed Amendment on March 28, 2024, and is scheduled to conduct a public hearing on the proposal at the Planning Commission’s April 11, 2024 public meeting.

Background

On August 18th, 2024 Spokane County experienced a hot and dry day with high winds. Two wildfires started that day, the Gray Fire on the west plains, and the Oregon Road fire near the community of Elk in north Spokane County. Each fire was large enough to be the largest wildfire in Spokane County history, and they started on the same day. Hundreds of families were displaced by each fire, as structures and homes were destroyed. As the building effort moved forward, not all persons affected by the fire are able to rebuild quickly and will rely on temporary housing options until they can finish the work to occupy their permanent housing.

As Spokane County became aware of the various issues prohibiting Spokane County citizens from quickly being able to rebuild their residences burned in the fire, the county sought options for temporary housing allowances as rebuilding occurred. On March 12, 2024, the Spokane County Board of Commissioners sent a letter to the Spokane Region Long Term Recovery Group serving as the board’s intent to amend the Spokane County Zoning Code to allow for temporary housing option opportunities.

Spokane County Zoning Code section 14.506.200 which regulates temporary land uses in Spokane County, currently allows property owners to submit an application for a temporary use when the proposed use does not conform to or is not described within the Spokane County Zoning Code, or in the zone in which the project is located. This code section allows

for temporary uses that would not otherwise be allowed in code to operate a use that is temporary in nature, and does not require the erection of a substantial structure. The Temporary Use Permit may be permitted for a period of no more than 6 months, with a one-time time-extension for up to six months, upon written request and demonstration that the temporary use is still needed.

To allow for more housing options for citizens affected by the Oregon Road and Gray Fires, the county is proposing to allow the Temporary Use Permit Time Extensions to be expanded to a 12-month extension, with an annual (12 month) extension. The extensions would need to be made in writing and will be required to show demonstrated need for temporary housing. Please see Attachment “A” for the proposed Zoning Text Amendment.

Public Notice

The Spokane County Board of County Commissioners formally directed staff to initiate the proposed zoning text amendment on March 12, 2024. Staff developed a draft amendment to the zoning code, and published the proposed amendment to Spokane County Zoning Code Section 14.506 to the Spokane County Building and Planning Web Page on March 21, 2024. The proposal was published 21-days in advance of the scheduled public hearing, as prescribed by the Spokane County Public Participation Guidelines. A legal notice was issued on March 27th, 2024 to advertise for the Spokane County Planning Commission Public Hearing on the proposal on April 11, 2024. The Spokane County Planning Commission conducted a workshop on the topic on March 28th, 2024. At the March 28th, 2024 workshop, the planning commission held a public comment on the proposal, where members of the public spoke in favor of the proposed zoning text amendment.

Environmental Review

A nonproject environmental checklist was prepared and reviewed by Spokane County Building and Planning Staff and circulated for review to agencies. A Determination of Nonsignificance (DNS) was issued on March 27, 2024, with a comment and appeal period ending on April 18, 2024. One agency provided comment, see public/agency comments below.

Public / Agency Comments

Melissa Alofaituli, Washington State Department of Commerce; Comment dated March 28th, 2024

Ms. Alofaituli stated that the Department of Commerce has not identified Growth Management concerns. However, Ms. Alofaituli did recommend adding the language “12-month” to clarify the duration of the temporary use time-extension.

Staff Note: *Staff concurs that adding the language would clarify the intent of the proposed amendment. The planning commission may recommend non substantive changes to the draft ordinance to the Board of County Commissioners as long as the proposed change is only to clarify the proposed text amendment to the zoning code. Any substantial changes to the language would require a re-notice of the Planning Commission Public Hearing. Staff believes adding the 12-month language is not a substantive change and would only clarify the intent of*

the ordinance. A copy of the proposed amendment with the added “12-month” language is attached as “Attachment C.”

Lori Hanson, Public comment made at the March 28th, 2024 - Planning Commission workshop:

Ms. Hanson is a Spokane County resident near the community of Elk, and was in support of the proposal. She stated that many of the families she knew that were affected by the Oregon Road fire were not able to afford to rebuild right away, and that many families were relying on temporary housing options until a permanent housing solution could be completed.

Existing Spokane County Zoning Code Language

14.506.200 Temporary Uses

1. Any owner of any property may submit an application for the temporary use of a structure or premises for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone classification in which it is located, provided that such use is of a temporary nature and does not involve the erection of a substantial structure. A nonrenewable zoning certificate for such use may be granted by the Division in the form of a temporary and revocable permit, for not more than a 6-month period, subject to such conditions as will safeguard the public health, safety, and general welfare. Said permit may be extended one additional period of no longer than 6 months upon written request and demonstration to the Division that said extension is still necessary.

The proposed amendment is attached as: Attachment A.

Staff Analysis

Individually, the Oregon Road and Gray Fires were each large enough to be the largest wildfire in Spokane County History, and they ignited on the same day. The fires were devastating to the rural citizens of Spokane County. As often occurs in life, the rebuild has been difficult, complex and slow for many families affected by the fire, and many people are left with temporary housing options in times of need. Spokane County planning staff believes the ordinance would give citizens affected by the fires some allowances for temporary housing solutions at the discretion of the Planning Director to take into consideration the circumstances of each individual that may request a temporary use under this code provision. There are no elements within the Comprehensive Plan that would conflict with this Zoning Text Amendment proposal. Please see the analysis to the Spokane County Zoning Code below.

Section 14.402.040

The county may amend the Zoning Code when, at a minimum, **one** of the following standards apply.

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.

The Spokane County Planning Commission, as well as the Board of County Commissioners are charged with the evaluation of the proposed amendment and

whether the proposal is consistent with the Spokane County Comprehensive Plan Goals and Policies. After reviewing the comprehensive plan, there is no direct reference to disaster relief or temporary uses in regards to housing. However, it is in the public's welfare to allow temporary housing options for Spokane County Citizens affected by natural disasters.

2. A change in economic, technological, or land use conditions has occurred to warrant modification of the Zoning Code.

Land use conditions were affected severely by the Gray and Oregon Road fires.

3. An amendment is necessary to correct an error in the Zoning Code.

This section is not applicable to this proposed ordinance amendment.

4. An amendment is necessary to clarify the meaning or intent of the Zoning Code.

This section is not applicable to this proposed ordinance amendment.

5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.

The existing language in chapter 14.506 – Administrative permits allows for temporary uses to be issued, and time extensions to be allowed for those temporary uses. However, the code limits temporary use time-extension to a six-month period, and cannot be renewed. The proposal would allow for annual time extensions when the landowner or applicant can show a demonstrated need.

6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

It is in the public interest to allow for temporary housing options for Spokane County citizens affected by the Gray and Oregon Road fires. Currently the Spokane County Zoning Code only allows for a six-month temporary use permit, and a one-time six-month time extension. Many people affected by the Oregon Road and Gray Fires are not able to reconstruct permanent housing within this timeline.

Conclusion

Within the context of natural disaster relief, the comprehensive plan does not directly address the relationship with temporary housing. However, it is undeniable that there are families and citizens of Spokane County who are struggling to regain their permanent housing, and relying on temporary options for housing. Lastly, any changes to the Spokane County Zoning Code shall be made in accord with section 14.402.040, please see the above section for staff's analysis.

Attachment "A"

Chapter 14.506 Administrative Permits

14.506.100 Applicability

Administrative permits are required for certain uses allowed within this Code. Administrative permits shall be processed consistent with the application procedures of chapter 14.502, Administrative Procedures. Administrative permits include permits for temporary uses and/or other actions as may be specified within the Zoning Code.

14.506.200 Temporary Uses

1. Any owner of any property may submit an application for the temporary use of a structure or premises for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone classification in which it is located, provided that such use is of a temporary nature and does not involve the erection of a substantial structure. A nonrenewable zoning certificate for such use may be granted by the Division in the form of a temporary and revocable permit, for not more than a 6-month period, subject to such conditions as will safeguard the public health, safety, and general welfare. ~~Said permit may be extended one additional period of no longer than 6 months upon written request and demonstration to the Division that said extension is still necessary. The planning director shall be authorized to grant annual time-extensions for demonstrated cause upon written request.~~ A temporary use may also require issuance of a building permit.

2. Dependent Relative Manufactured Home - Temporary Use
Any owner of any property may submit an application for the temporary use of a manufactured home for the purpose of accommodating a dependent relative, provided that such structure is of a temporary nature and the applicant meets the specific criteria for said use in the underlying zone classification. A renewable zoning certification for such use may be granted by the Division in the form of a temporary and revocable permit, for not more than a 12 month period, subject to such conditions as will safeguard the public health, safety, and general welfare. Said permit may be renewable for periods of up to 12 months upon demonstration to the Division that said permit is still necessary and that the property remains in compliance with the conditions of approval.

3. Small Tract Agricultural Wedding/Social Events - Temporary Use
Any owner of any property located in the Small Tract Agricultural zone may submit an application for a temporary use provided that such use is of a temporary nature and that the specific criteria for said use in the underlying zone classification are met. A renewable zoning certificate for such use may be granted by the Division in the form of a temporary and revocable permit for not more than a 6-month period in any given year and may be renewed on an annual bases subject to such conditions as will safeguard the public health, safety, and general welfare. The temporary use permit may be revoked for failure to meet any condition of the temporary permit approval. The following performance standards shall be met:
 - a. The property shall retain its agricultural identity and its capacity as agricultural land.
 - b. The temporary use shall meet the definition of Small Tract Agricultural Weddings/Social Events in the Spokane County Zoning Code, Section 14.300 as follows:
 "Those uses, other than the primary residence on actively farmed property, that are accessory to the sale of agricultural products produced on the premises, including but not limited to, weddings, receptions, graduations, corporate gatherings and private personal celebrations. These accessory event activities/uses typically include music, event catering, off-street parking and appropriate ingress/egress. This definition does not include retail sales, concerts and amphitheaters, rodeos, circuses or other similar public events".
 - c. The temporary use must be an accessory use to the parcel or lot and cannot be the primary use on the parcel or lot.
 - d. The temporary use may only be located in the Small Tract Agricultural zone.

- e. The temporary use shall support, promote, or sustain agricultural operations and production as provided in RCW 36.70A.177(3).
- f. The temporary use shall be located, designed and operated so as to not interfere with, and to support the continuation of, the overall agricultural use of the property and neighboring properties.
- g. Any enclosed structure on the property being utilized for the temporary use shall meet the requirements for fire, life and safety as outlined in the International Building and Fire Codes as adopted by Spokane County and Spokane County Code.
- h. All requirements established for the proposed temporary use by the Fire District and/or Fire Code Official, in addition to the International Fire Code, as addressed in "g" above, shall be met by the temporary use facilities. Temporary Use Permit facilities, include but are not limited to, all structures and facilities on the property used for or part of the temporary use.
- i. All required parking shall be provided on the property for which the temporary use permit is issued.
- j. Adequate ingress and egress shall be provided to the site from a public right-of-way in accordance with Spokane County Code.
- k. Hours of operation shall occur between 10:00 a.m. and 9:00 p.m. Weddings and/or events shall be limited to Friday, Saturday and Sunday the 1st weekend of May to the last weekend of October.
- l. The temporary use shall be consistent with the size, scale and intensity of the existing agricultural use of the property and existing buildings on the site. The area devoted to the temporary use shall not be located outside the general area already developed for buildings and residential uses, and shall not otherwise convert more than one acre of agricultural land to nonagricultural uses.
- m. The temporary use permit may grant up to a maximum of twenty-five (25) events per season. No more than a maximum of two-hundred (200) guests/invitees shall be allowed to attend any individual wedding/event allowed under the temporary use permit. A detailed list of all weddings/events scheduled for the season during which the temporary use permit shall be in effect shall be provided with and as part of the temporary use permit application.
- n. One permanent attached or detached sign identifying the temporary use facility shall be allowed on the property. The sign shall be unlighted and shall not exceed 16 square feet in size.
- o. Noise standards identified in WAC 173-60 and Spokane County Code, as now written or as may be amended from time to time, shall be met.
- p. All laws of the Washington State Liquor Control Board shall be complied with.
- q. All food service shall comply with catering and/or on-site food service regulations as required by the Spokane Regional Health District.
- r. All lighting shall be positioned and shielded so that the direction of the light is downward and within the property lines.
- s. The operator shall notify the appropriate Fire District at least seven (7) calendar days prior to holding any wedding/event under the Temporary Use Permit, and the operator shall comply with any additional conditions required by the Fire District in conjunction with the wedding/event.

Attachment “B”

Neiman, Saegen M.

From: Alofaituli, Melissa (COM) <melissa.alofaituli@commerce.wa.gov>
Sent: Thursday, March 28, 2024 3:16 PM
To: Neiman, Saegen M.
Subject: Commerce feedback re: amendment to Spokane County Zoning Code (temporary uses)

Good afternoon Saegen,

It was a pleasure speaking with you just now. As we discussed, while we didn't identify any GMA-specific concerns, the County's proposed amendment to the zoning code to allow for a yearly renewal of temporary uses (when demonstrated cause has been provided to the director) may benefit from additional clarity in the text by including "12 month" in reference to the length of the permit extension that may be sought.

We understand that you have requested expedited review for this item, and that it is in response to last year's fires that were so devastating to Spokane County. We will be in touch soon to update you on whether the expedited review has been granted. In the meantime, please let me know if you would like to discuss further.

Many thanks,
Melissa

Melissa Alofaituli, AICP | SENIOR PLANNER
Growth Management Services | Washington State Department of Commerce
601 E Riverside Ave, Suite #470
Spokane, WA 99202-5903
Cell: 564-669-9047

www.commerce.wa.gov | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Subscribe](#)

Email communications with state employees are public records and may be subject to disclosure, pursuant to Ch. 42.56 RCW.

Attachment "C"

Chapter 14.506 Administrative Permits

14.506.100 Applicability

Administrative permits are required for certain uses allowed within this Code. Administrative permits shall be processed consistent with the application procedures of chapter 14.502, Administrative Procedures. Administrative permits include permits for temporary uses and/or other actions as may be specified within the Zoning Code.

14.506.200 Temporary Uses

1. Any owner of any property may submit an application for the temporary use of a structure or premises for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone classification in which it is located, provided that such use is of a temporary nature and does not involve the erection of a substantial structure. A nonrenewable zoning certificate for such use may be granted by the Division in the form of a temporary and revocable permit, for not more than a 6-month period, subject to such conditions as will safeguard the public health, safety, and general welfare. ~~Said permit may be extended one additional period of no longer than 6 months upon written request and demonstration to the Division that said extension is still necessary.~~ The planning director shall be authorized to grant annual (12-month) time-extensions for demonstrated cause upon written request. A temporary use may also require issuance of a building permit.

2. **Dependent Relative Manufactured Home - Temporary Use**
Any owner of any property may submit an application for the temporary use of a manufactured home for the purpose of accommodating a dependent relative, provided that such structure is of a temporary nature and the applicant meets the specific criteria for said use in the underlying zone classification. A renewable zoning certification for such use may be granted by the Division in the form of a temporary and revocable permit, for not more than a 12 month period, subject to such conditions as will safeguard the public health, safety, and general welfare. Said permit may be renewable for periods of up to 12 months upon demonstration to the Division that said permit is still necessary and that the property remains in compliance with the conditions of approval.

3. **Small Tract Agricultural Wedding/Social Events - Temporary Use**
Any owner of any property located in the Small Tract Agricultural zone may submit an application for a temporary use provided that such use is of a temporary nature and that the specific criteria for said use in the underlying zone classification are met. A renewable zoning certificate for such use may be granted by the Division in the form of a temporary and revocable permit for not more than a 6-month period in any given year and may be renewed on an annual bases subject to such conditions as will safeguard the public health, safety, and general welfare. The temporary use permit may be revoked for failure to meet any condition of the temporary permit approval. The following performance standards shall be met:
 - a. The property shall retain its agricultural identity and its capacity as agricultural land.
 - b. The temporary use shall meet the definition of Small Tract Agricultural Weddings/Social Events in the Spokane County Zoning Code, Section 14.300 as follows:
 “Those uses, other than the primary residence on actively farmed property, that are accessory to the sale of agricultural products produced on the premises, including but not limited to, weddings, receptions, graduations, corporate gatherings and private personal celebrations. These accessory event activities/uses typically include music, event catering, off-street parking and appropriate ingress/egress. This definition does not include retail sales, concerts and amphitheaters, rodeos, circuses or other similar public events”.
 - c. The temporary use must be an accessory use to the parcel or lot and cannot be the primary use on the parcel or lot.
 - d. The temporary use may only be located in the Small Tract Agricultural zone.

- e. The temporary use shall support, promote, or sustain agricultural operations and production as provided in RCW 36.70A.177(3).
- f. The temporary use shall be located, designed and operated so as to not interfere with, and to support the continuation of, the overall agricultural use of the property and neighboring properties.
- g. Any enclosed structure on the property being utilized for the temporary use shall meet the requirements for fire, life and safety as outlined in the International Building and Fire Codes as adopted by Spokane County and Spokane County Code.
- h. All requirements established for the proposed temporary use by the Fire District and/or Fire Code Official, in addition to the International Fire Code, as addressed in "g" above, shall be met by the temporary use facilities. Temporary Use Permit facilities, include but are not limited to, all structures and facilities on the property used for or part of the temporary use.
- i. All required parking shall be provided on the property for which the temporary use permit is issued.
- j. Adequate ingress and egress shall be provided to the site from a public right-of-way in accordance with Spokane County Code.
- k. Hours of operation shall occur between 10:00 a.m. and 9:00 p.m. Weddings and/or events shall be limited to Friday, Saturday and Sunday the 1st weekend of May to the last weekend of October.
- l. The temporary use shall be consistent with the size, scale and intensity of the existing agricultural use of the property and existing buildings on the site. The area devoted to the temporary use shall not be located outside the general area already developed for buildings and residential uses, and shall not otherwise convert more than one acre of agricultural land to nonagricultural uses.
- m. The temporary use permit may grant up to a maximum of twenty-five (25) events per season. No more than a maximum of two-hundred (200) guests/invitees shall be allowed to attend any individual wedding/event allowed under the temporary use permit. A detailed list of all weddings/events scheduled for the season during which the temporary use permit shall be in effect shall be provided with and as part of the temporary use permit application.
- n. One permanent attached or detached sign identifying the temporary use facility shall be allowed on the property. The sign shall be unlighted and shall not exceed 16 square feet in size.
- o. Noise standards identified in WAC 173-60 and Spokane County Code, as now written or as may be amended from time to time, shall be met.
- p. All laws of the Washington State Liquor Control Board shall be complied with.
- q. All food service shall comply with catering and/or on-site food service regulations as required by the Spokane Regional Health District.
- r. All lighting shall be positioned and shielded so that the direction of the light is downward and within the property lines.
- s. The operator shall notify the appropriate Fire District at least seven (7) calendar days prior to holding any wedding/event under the Temporary Use Permit, and the operator shall comply with any additional conditions required by the Fire District in conjunction with the wedding/event.



Spokane County

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March 12, 2024

Spokane Region Long Term Recovery Group (SRLTRG)
1921 First Street #114
Cheney, WA 99004

RE: Amending the Spokane County Zoning Code Related to Temporary Structures.

Dear SRLTRG:

This letter evidences the Board's intent to initiate a text amendment to the Spokane County Zoning Code (SCZC) pursuant to SCZC 14.402.080 to amend SCZC 14.506.200 in the following manner:

14.506.200 Temporary Uses

1. Any owner of any property may submit an application for the temporary use of a structure or premises for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone classification in which it is located, provided that such use is of a temporary nature and does not involve the erection of a substantial structure. A nonrenewable zoning certificate for such use may be granted by the Division in the form of a temporary and revocable permit, for not more than a 6-month period, subject to such conditions as will safeguard the public health, safety, and general welfare. ~~Said permit may be extended one additional period of no longer than 6 months upon written request and demonstration to the Division that said extension is still necessary. The~~ planning director is authorized to grant extensions for demonstrated cause. A temporary use may also require issuance of a building permit.

The intent of this proposed change is to allow discretion, where necessary, for temporary structures to remain beyond the current maximum allowed period of one year for emergency shelter purposes—such as shelter or housing needed in response to a natural disaster while permanent housing is pursued. This language change is also consistent with Section 108.1 of the 2018 and 2021 International Building Codes as adopted and modified by the Washington State Building Code Council which provides in pertinent part:

108.1 General

The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more

than 180 days. The building official is authorized to grant extensions for demonstrated cause.

Thank you for your efforts related to the recovery of the Gray and Oregon Road fires.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON


Mary L. Kuney, Chair


Josh Kerns, Vice-Chair


Al French, Commissioner


Amber Waldref, Commissioner


Chris Jordan, Commissioner