



Spokane County

WASHINGTON

Thursday, April 25, 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 April 11, 2024 – DRAFT

ZTA-01-2024 – Updated Summary

ZTA-01-2024 – Proposed Zoning Code Text Amendment – DRAFT

Spokane County Active Transportation Master Plan – DRAFT (Posted on the Spokane County Website):

https://www.spokanecounty.org/DocumentCenter/View/54244/SpokaneCountyActiveRransportationMasterPlan_DRAFT_041824?bidId=

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 as <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 emiroschin@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 25, 2024, at 9:00 A.M.

Board of County Commissioners 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). Individuals are limited to one three-minute comment period for any item. 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-01-2024: This zone text amendment would allow for small-scale slaughtering and meat processing operations in certain rural zones of Spokane County. This would amend the current language related to slaughtering operations in the zoning code, which only allows them in heavy industrial areas. The proposed action is a recommendation of the Planning Commission that the Board of County Commissioners initiated this Zoning Text Amendment and direct planning staff to evaluate and bring back to the Planning Commission for consideration.
Workshop	Active Transportation Plan: A guiding document for increased low-stress connectivity and overall improvements to the active transportation network within Spokane County for residents and visitors of all ages and abilities.

Spokane County Building & Planning Department

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).

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

Minutes April 11, 2024

Next Meeting May 16, 2024 & May 30, 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 25th, 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 25th, 2024 -- 09:00 AM Pacific Time (US and Canada)

PUBLIC HEARING

ZTA-0001-2024: This zone text amendment would allow for small-scale slaughtering and meat processing operations in certain rural zones of Spokane County. This would amend the current language related to slaughtering operations in the zoning code, which only allows them in heavy industrial areas. 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> .

The proposed action is a recommendation of the Planning Commission that the Board of County Commissioners initiate this Zoning Text Amendment and direct planning staff to evaluate and bring back to the Planning Commission for consideration.

WORKSHOP

Active Transportation Master Plan: A guiding document for increased low stress connectivity and overall improvements to the active transportation network within Spokane County for residents and visitors of all ages and abilities. The plan aims to increase the number of active transportation trips countywide using nonmotorized travel, improve safety, improve the health of residents, and increase accessibility to essential services and community destinations. Implementation of this plan is intended to work within the framework of other Spokane County documents and programs, such as the Complete Streets Ordinance, the Transportation Element, and the Comprehensive Plan.

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 emiroshin@spokanecounty.org or by calling 509-477-7139.

DATED THIS APRIL 10, 2024
SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE COUNTY PLANNING COMMISSION

MINUTES OF THE PUBLIC HEARING

APRIL 11, 2024

Planning Commission Members Present	Spokane County Department of Building and Planning Staff Present
Stephen Pohl, Chair	Elya Miroshin, Clerk
Peter Rayner, Vice Chair	Robert Brock, Planner
Clyde Haase (left at 11:23 am)	Saegen Neiman, Planner
Wayne Brokaw (left at 11:34 am)	Graham Zickefoose, Planner
Melissa Wittstruck (joined at 9:06 am)	Scott Chesney, AICP, Planning Director
Logan Camporeale	
Lonnie Edwards	

The April 11, 2024, meeting of the Spokane County Planning Commission was called to order by Chairman Stephen Pohl at 9:03 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 27, 2024.

Chairman Pohl opened public comment for items not on the agenda: There were no comments.

PUBLIC HEARING

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

No new comments were received. The public hearing for the Public Participation Program of the Spokane County Comprehensive Plan 2026 Periodic Update will continue to stay open until May 16, 2024.

Chairman Pohl opened the public hearing for ZTA-02-2024.

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.

COMMENTS

No new public comments were received.

Chairman Pohl closed the public hearing for ZTA-02-2024.

MOTION

Mr. Camporeale moved to recommend ZTA-02-2024 to the Board of County Commissioners; seconded by Mr. Rayner. Discussion ensued. Motion carried unanimously 7-0.

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.

Mr. Chesney clarified that no site-specific application for the club had come through Spokane County. If this text amendment gets adopted, it will apply to current as well as any gun club or archery range that would want to establish within the allowed zones. Prior non-conforming operating shooting ranges would be allowed to continue but not expand or materially change that use.

COMMENTS

The president of the Spokane Gun Club, Tom Nihoul, commented that the club is still looking for a future site and will not be using its current property. Mr. Nihoul explained why the gun club applied for this text amendment: to be able to operate as they previously did, allowing multi-day shooting events, suggesting the shooting hours be the same as the Washington Department of Fish and Game, with no intentions for an RV park.

Dwight Hume, the representative of the Spokane Gun Club’s proposed text amendment, explained how the proposed text amendment would help better define conditions of use for the benefit of the hearing examiner.

Comments, concerns, and suggestions from the public living near the current site owned by the Spokane Gun Club on the West Plains, as well as future potential gun and archery sites within Spokane County, were as follows:

- The proposed zone text amendment does not suggest clarification but rather an expansion of the use.
- Negative impacts on the quality of life of the public already living within an area of a future site.
- Add distance language to restrict gun and archery range sites to be near churches, schools, airports, train tracks, and cemeteries (a mile minimum).
- Add language for fire protection, medical emergencies, law enforcement, and overnight security.
- Add language to prohibit use on one of the days of the weekend in order for nearby residents to enjoy their outdoor space without the noise pollution.
- Keep the previous gun club operation hours instead of dawn to dusk.
- Day memberships are public access, apart from events.
- Gun ranges and camping are standalone uses that should be left up to the hearing examiner to address independently.
- Gun clubs are nonprofit, with many tax exemptions benefiting only a few.
- Services such as law enforcement and roads fall into the hands of Spokane County residents.
- Review reports of other gun club locations, such as the ones within the PITA association (of which the Spokane Gun Club is a part), to best help determine why the current zone text shouldn’t be expanded.

Mr. Chesney confirmed that the West Plains site previously purchased by the Spokane Gun Club has gone through the court process and was found ineligible for gun club purposes. ZTA-01-23 will not allow gun club use of that site.

Comments and concerns from the Planning Commission members were as follows: proposed hours of operation seven days a week from dawn to dusk needs to be defined more clearly comparing to what the Washington Department of Fish and Game states, sale of alcohol beverages needs to be addressed, potentially remove the RV language and better define camping, focus on boundary language for churches and cemeteries, map out potential site locations within the designated zone with the proposed zone text amendments, how will these regulations and guidelines be enforced when not followed, and to not forget the importance of having a gun club within Spokane County apart from shooting events but more so as a provision for the public to come and learn gun and shooting safety in a safe environment similarly to the Spokane Rifle Club.

Mr. Chesney suggested looking for best practices in range architecture and range operational safety, along with incorporating language from different accredited associations.

Chairman Pohl so ordered a 10-minute recess. The Planning Commission Workshop resumed at 10:33 am.

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 retail sales in rural areas of Spokane County. USDA regulations, inspection, and oversight are required for the retail sale of processed meat to occur on-site.

After consultation with some members of the public within the industry, staff are exploring prohibiting adjacent feed lots and processing cattle on the same day of delivery.

COMMENTS

Comments from the public in favor of the proposal were as follows: With the lack of local feed available for purchase and considering the price of feed delivery, putting in feed lots is not economically feasible. Therefore, adding language that prohibits adjacent feed lots makes more sense.

Potential ZTA: A proposal requested by Commissioner Kuney to consider temporary uses that are allowed in small tract agriculture, such as weddings and social events, also be allowed in Rural Traditional Zones as a conditional use, including reasonable limits and regulations for operations, season limits, and other topics. No official recommendation has been made thus far. The Zoning Code chapter referenced is 14.506.200.

COMMENTS

Comments, suggestions, and concerns from the public and Planning Commission members were as follows: no opposition to the proposal. Suggestions were made to add signage conditions, collect consensus from already existing neighbors, add acreage language to help reduce traffic congestion, and consider the farming communities daily operations, such as moving heavy equipment down roads, slowing down traffic as well as the dust that gets kicked up.

STAFF REPORT

Brian Jennings, STA’s Deputy Director for Community Development, briefly updated the Planning Commission on the two phases of the 10-year Strategic Plan for STA’s Connect 2035.

The next meeting will be held on April 25, 2024.

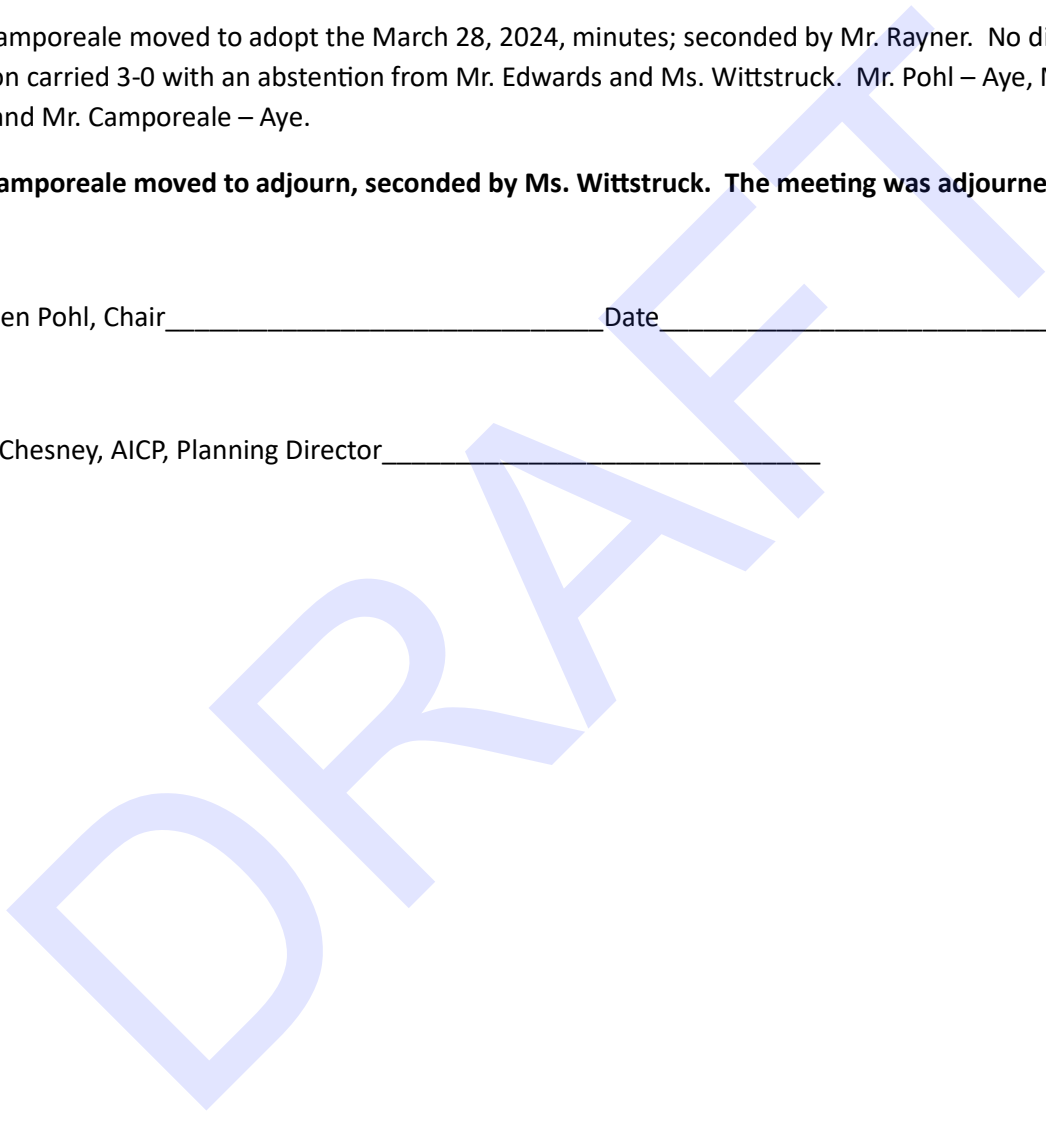
MINUTES

Mr. Camporeale moved to adopt the March 28, 2024, minutes; seconded by Mr. Rayner. No discussion. Motion carried 3-0 with an abstention from Mr. Edwards and Ms. Wittstruck. Mr. Pohl – Aye, Mr. Rayner – Aye, and Mr. Camporeale – Aye.

Mr. Camporeale moved to adjourn, seconded by Ms. Wittstruck. The meeting was adjourned at 11:45 a.m.

Stephen Pohl, Chair _____ Date _____

Scott Chesney, AICP, Planning Director _____



ZTA-0001-2024 is an amendment to allow small-scale USDA-inspected slaughtering operations in rural areas of Spokane County. A constituent, who is a beef farmer in the northern part of the county near Elk, wanted to be able to slaughter and sell USDA-inspected meats. However, they could not do so because slaughterhouses are currently banned or confined to Heavy Industrial zones.

Limiting where slaughterhouses can be located is a good practice, as they produce unpleasant odors and animal remains, which can cause environmental hazards. However, the type of slaughtering operation that ZTA-0001-2024 would allow would be smaller scale and only allowed in certain resource lands (STA and LTA) and certain rural lands (RT and RAC). This is so these facilities would be accessible to the businesses of constituents who would have a potential interest in this land use. They would not be allowed within a half mile of an incorporated area or UGA, within 1,000 of an existing dwelling unit, or on a parcel that is 5 acres or less. Location with regards to floodplains, streams, lakes and waterways would most likely be subject to the same conditional uses applied to feed lots in SCC 14.616.240[7].

The “small scale” nature of these USDA slaughterhouses will be ensured by language in the standards and criteria for their conditional use that stipulates they cannot be located near feed lots. Large slaughtering operations need for feed lots to be attached to or nearby the slaughtering operation to be economically feasible. Removing the combination of these land uses as a possibility indirectly prohibits these USDA slaughtering operations from becoming so large that they negatively impact the character of the surrounding rural land uses.

Small-scale USDA Slaughterhouse

New Term: “Small-scale USDA Slaughterhouse”

New Definition: A Small-scale USDA Slaughterhouse is a slaughterhouse that is subject to USDA oversight through an appointed inspector and USDA inspection and sanitation criteria (found in 9 CFR, Chapter III, Subchapter 16, Part 416.2), which can slaughter animals for the sale of their meat across state lines.

Staff Comment:

This new term and definition are meant to account for both desire of constituents to have another USDA-inspected slaughtering operation, while standards and criteria will mitigate any potential future efforts to establish massive slaughterhouses that will be a detriment to the surrounding rural environment and character. The size of these small-scale slaughtering operation will be mitigated by a conditional use that keeps these operations separate from feed lots, which will prevent large-scale slaughtering operations from existing in a cost-effective way. This definition should be differentiated somehow from regular “slaughterhouses” which are classified as high impact uses in the SCC and only allowed in heavy industrial areas.

Additions to the Rural and Resource Lands tables:

Resource Lands, Table 616-1			
Agricultural Uses	Large Tract Agricultural	Small Tract Agricultural	Forest Lands
Small-scale USDA Slaughterhouse	CU	CU	N

Rural Lands, Table 618-1					
Agricultural Uses	Rural-5	Rural Traditional	Rural Activity Center	Urban Reserve	Rural Conservation
Small-scale USDA Slaughterhouse	N	CU	CU	N	N

Staff Comment:

In the resource land zones, both large and small tract agriculture land could support uses that would make having small-scale slaughtering or butchering operations nearby convenient. However, there is no need for slaughtering operations in forest lands. In rural land zones, rural traditional and rural activity centers could all support small-scale slaughtering without negatively impacting other land uses. However, urban reserve land is meant to be reserved for increased densities, and small-scale slaughtering operations allowed in these areas may prevent greater densities from developing there, going against

the zone's intended purpose. Similarly, rural conservation land would also most likely not be suitable for small-scale slaughtering operations because of the risk a slaughtering operation, regardless of size, might have on the critical areas within this zone. Finally, while there could be areas suitable for this type of development in rural-5 zones, it could also prevent clustering of homes in some cases and is therefore not permitted there.

Conditional Uses (Resource Lands): Standards and Criteria

- Small-scale USDA Slaughterhouses in STA and LTA land shall be located, designed, and operated to not interfere with and to support the continuation of the overall agricultural use of the property and the neighboring properties (taken from SCC 14.616.230[2][a]).
- The parcel shall be no closer than 1/2 mile from any incorporated city or urban growth area boundary (taken from SCC 14.616.240[7]).
- The parcel shall be no closer than 1,000 feet from an existing residence (taken from SCC 14.616.240[7]).
- The parcel shall be located landward of the 100-year flood plain or, in the event such cannot be determined, 300 feet landward of the ordinary high-water mark of all irrigation canals, intermittent streams, lakes, and waterways (taken from SCC 14.616.240[7]).
- The parcel shall be subject to conditions resulting from a recommendation of the USDA NRSC and/or any agency charged with health, air, and water quality protection (taken from SCC 14.616.240[7]).
- Small-scale USDA slaughterhouses are prohibited from having an attached feed lot, or being located within (a certain distance) of a feed lot.
- Wells used must be a part of a public water system.
- The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404 (taken from SCC 14.616.240[7]).
- Any building and/or structure housing large and/or small animals and any yard, runway, pen or manure pile shall be no closer than 50 feet, in the case of swine 200 feet, from any occupied structure other than the dwelling unit of the occupant of the premises. Manure piles shall not be located within 100 feet of a water well (14.618.230[7][a]).

Conditional Uses (Rural Lands): Standards and Criteria

- Small-scale USDA Slaughterhouses shall not be allowed on parcels less than 5 acres.
- The parcel shall be located landward of the 100-year flood plain or, in the event such cannot be determined, 300 feet landward of the ordinary high-water mark of all irrigation canals, intermittent streams, lakes, and waterways (taken from SCC 14.616.240[7]).
- The parcel shall be no closer than 1/2 mile from any incorporated city or urban growth area boundary (taken from SCC 14.616.240[7]).
- The parcel shall be subject to conditions resulting from a recommendation of the USDA NRSC and/or any agency charged with health, air, and water quality protection (taken from SCC 14.616.240[7]).

- Small-scale USDA Slaughterhouses cannot be located within 250 feet of a naturally occurring body of water or a well used for domestic or municipal purposes.
- Small-scale USDA Slaughterhouses must be designed to prevent the infiltration of animal byproducts and waste into the groundwater or directly into surface waters.
- Small-scale USDA Slaughterhouses must be at least 1,000 feet away from any residential uses.
- Small-scale USDA slaughterhouses are prohibited from having an attached feed lot, or being located within (a certain distance) of a feed lot.
- Wells used must be a part of a public water system.
- The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
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- Any building and/or structure housing large and/or small animals and any yard, runway, pen or manure pile shall be no closer than 50 feet, in the case of swine 200 feet, from any occupied structure other than the dwelling unit of the occupant of the premises. Manure piles shall not be located within 100 feet of a water well (14.618.230[7][a]).

Staff Comment:

The above standards and criteria for Small-scale USDA Slaughterhouses Small-scale USDA Slaughterhouse were derived from conditional use standards for Benton County and Adams County slaughterhouses, as well as similar CUP conditions for similar land uses that exist in the SCC (feed Lots, animal raising and keeping, etc.). Additional limitations were dictated based on operation information from public comments from local farmers. Slaughterhouse operations of any size should not be in floodways, floodplains, or anywhere near important groundwater or surface water sources. Because small-scale slaughtering operations may produce odors and fumes, locating them at least 1,000 feet from any residential uses is also prudent.