



Spokane County

WASHINGTON

Thursday, May 30, 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 May 16, 2024 – DRAFT (will be available May 28, 2024)

ZTA-03-2024 – DRAFT

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 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, May 30, 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 *Public comment on any item **not** on the current agenda*

Workshop **Comprehensive Plan 2026 Advisory Teams**

ZTA-01-2023: This is a proposed amendment to gun and archery ranges. It suggests changes to the gun and archery range definition in Section 14.300 of the Spokane County Code (SCC) and changes to the Conditional Use Permit criteria found in Sections 14.618.240 (10) and 14.416.240 (8) of the SCC.

ZTA-03-2024: A proposal 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.

Staff Report

Minutes May 16, 2024
Next Meeting - June 13, 2024 & June 27, 2024

Spokane County Building & Planning Department

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

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 meeting 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, May 30th, 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, May 30th, 2024 -- 09:00 AM Pacific Time (US and Canada)

WORKSHOP

Comprehensive Plan 2026 Advisory Teams

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ZTA-03-2024: A proposal 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.

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.

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DATED THIS MAY 15, 2024
SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Zoning code (proposed addition) p. 300-22 (definitions)

~~Small Tract Agricultural~~Rural Traditional Weddings/Social Events: Those uses, other than the primary residence or existing business on ~~a actively farmed property~~rural 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.

Zoning code (proposed addition) P. 506-1 (administrative permits)

4. Rural Traditional Wedding/Social Events – Temporary Use

Any owner of ~~any~~ property located in the ~~Small Tract Agricultural~~Rural Traditional 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 Planning Department in the form of a temporary and revocable permit for not more than a 5-month period in any given year and may be renewed on an annual basis 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) Events shall be limited to Friday, Saturday, and Sunday between the first weekend of May and the last weekend of October.
- b) Hours of operation shall occur between 10:00 a.m. and 9:00 p.m. All guests must be off the premises by 10:00 p.m.
- a)c) The property shall retain its ~~agricultural rural~~ character identity and its capacity as agricultural land.
- b)d) The Owner of the property must live on the property.
- c)e) The temporary use shall meet the definition of ~~Small Tract Agricultural~~Rural Traditional Weddings/Social Events in the Spokane County Zoning Code, Section 14.300, as follows:

“Those uses, other than the primary residence or existing commercial use on ~~the actively farmed~~a rural traditional 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”.
- d)f) The temporary use must be an accessory use to the parcel or lot and cannot be the primary use on the parcel or lot.
- e)g) The temporary use may only be located in the ~~Rural Traditional~~Small Tract Agricultural zone.

- ~~f) The temporary use shall support, promote, or sustain agricultural operations and production as provided in RCW 36.70A.177(3). 2020 Printing Spokane County page 506 - 2 Administrative Permits Zoning Code Chapter 14.506~~
- ~~g)h) 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. The temporary use shall be located, designed and operated so as to not interfere with the quality of life of neighboring properties.~~
- ~~h)j) 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)j) 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 “h~~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.~~
- ~~j)k) All required parking shall be provided on the property for which the temporary use permit is issued.~~
- ~~k)l) Adequate ingress and egress shall be provided to the site from a public right-of-way in accordance with Spokane County Code.~~
- ~~h)m) _____ 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. The temporary use shall be consistent with the size, scale and intensity of the existing ~~agricultural rural~~ 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 existing~~ uses, and shall not otherwise convert more than one acre of ~~agricultural~~ land to ~~nonagricultural event~~ uses.~~
- ~~m)n) _____ The temporary use permit may grant up to a maximum of twenty-five (25) events per season; not more than one per eligible day. ~~No For outdoor events, 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. ~~Indoor events will observe occupancy limits as set by the Fire District and/or Fire Code Official or Fire Marshall.~~ 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)o) _____ 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)p) _____ Amplified music or public address systems are not permitted.~~
- ~~p)q) _____ 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.~~
- ~~q)r) All laws of the Washington State Liquor Control Board shall be complied with.~~
- ~~r)s) All food service shall comply with catering and/or on-site food service regulations as required by the Spokane Regional Health District.~~
- ~~s)t) All lighting shall be positioned and shielded so that the direction of the light is downward and within the property lines.~~

u) 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.

Zoning Code (proposed addition) P. 618-3 (rural)

Business Uses	Rural-5	Rural Traditional	Rural Activity Center	Urban Reserve	Rural Conservation
Wedding/social event	N	L	N	N	N

DRAFT

Event Center Facilities located in Rural Traditional Zones

Pro	Conditions for Approval	Con
Expands revenue on non-agricultural lands	<p>The parcel must have an existing business</p> <p>The parcel owner must reside on the parcel</p> <p>Minimum size parcel/ setbacks/ buffering of light and sound</p> <p>No amplified music or PA</p>	<p>Noise and disruption to rural, large-lot residential neighbors</p> <p>Non-residential traffic impacts and late-night impacts</p>
<p>Offers a variety of new scenic locations</p> <p>Competition could lower prices for all users</p>		<p>Slippery slope and unintended consequences for adjacent or proximate RT homeowners.</p> <p>LDR conflicts and UGAs</p>
Significant demand for venues outside of STA	<p>Regulatory differences for indoor vs outdoor venues</p> <p>Venues-per-acre limits</p>	Traffic and noise will almost certainly be the largest and most vocalized opposition to the change
	Conditional Use Permit (CUP) for HE approval allows additional conditions to be imposed on a case-by-case basis.	What impact to the sheriff's department would this create. (noise, impaired drivers, traffic generated in rural zones)?
	<p>Events should be related to the ag. use existing on the site in order to be consistent with 'rural character.' Days and hours of operation should be similar to those required for STA Weddings/Events. No onsite preparation of food. Food and beverage shall be provided by off-site caterers.</p>	<p>Building codes generally require sprinkler systems for any occupancy facilities, and Rural Traditional sites are on well and septic systems.</p> <p>Building/commercial reviews have in the past required "water storage" systems. Improved parking/aisleways have been required by Fire also.</p> <p>Must consider the rights of individuals that bought rural lots specifically for that fact, that's it is rural.</p>
	<p>Dust Control measure off-site may be required</p> <p>Amount of alcohol quantity on site, and hours of consumption would need to be regulated.</p> <p>Liquor license or Special Event license?</p>	<p>CARA requirements. Section 11.20.075(C)(L-3)(2.a) requires nonresidential uses outside the UGA in moderate and high susceptibility areas that produce more than 90 gallons of wastewater per day to have specialized systems sanitary waste (ex. Sealed lagoons, holding tanks, etc.)</p>
		CP goals & policies limit commercial activity/services to rural activity centers.