

SPOKANE COUNTY PLANNING COMMISSION

MINUTES OF THE PUBLIC HEARING

FEBRUARY 15, 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 (Present via Zoom)	Scott Chesney, AICP, Planning Director
Wayne Brokaw	
Logan Camporeale	
Alan Nolan (Present via Zoom)	
Melissa Wittstruck (Present via Telephone)	

The February 15, 2024, public hearing of the Spokane County Planning Commission was called to order by Chairman Stephen Pohl at 9:00 A.M. A quorum was present. The public hearing 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 January 31, 2024.

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

PUBLIC HEARING

Chairman Pohl opened the public hearing for FAC-01-23.

Robert Brock, , reviewed the different types of Open Space Lands within Spokane County including its Taxation Act.

FAC-01-23: Parcel numbers 48184.9056 and 48184.9057; owners Stephanie Shelley and Erik Shelley. The parcels are zoned Rural Conservation (RCV), with a request to switch from Farm and Ag to Farm and Ag Conservation. The applicants have provided a Farm Plan.

Department staff reviewed this proposal using the Public Benefit Rating Forum confirming that the current use of the land was consistent with future agricultural activities, parcels are in the Ag category outside of the Urban Growth Area, and that the applicant has developed a noxious weed and pest control strategy. Impediments included a 10-foot by 10-foot area seasonally unavailable for farm use. The Spokane County GIS layers showed no wetlands on the parcels. The scoring matrix totaled 165 points, sufficient to obtain the maximum possible land tax deferral (50%) on Ag Conservation.

Proposed conditions of approval state that the owner will have to notify the Assessor’s Department of any change of use to the property or added structures, as well as provide an annual report to the Assessor’s Office by January 31 indicating the applicant’s activities on the property. An Open Space Taxation Agreement will also be signed by the applicant and the Board of County Commissioners.

Chairman Stephen Pohl closed the public hearing for FAC-01-23.

MOTION

Mr. Camporeale so moved a motion to recommend to the Board of County Commissioners the approval of the reviewed FAC-01-23 proposal and department's analysis, seconded by Mr. Rayner. No discussion. The motion carried unanimously.

Chairman Pohl opened the public hearing for FAC-02-23.

FAC-02-23: Parcel numbers 47234.9017 and 47234.9018; owners Mark and Vicki Pfouts. The parcels are zoned Rural Conservation (RCV), with a request to switch from Farm and Ag to Farm and Ag Conservation. The applicants have provided a Farm Plan.

Department staff reviewed this proposal using the Public Benefit Rating Forum, confirming that the current use of the land is consistent with future agricultural activities, parcels are in the Ag category outside of the Urban Growth Area, and the applicant has developed a noxious weed and pest control strategy. Impediments included some erodible soils. The scoring matrix totaled 157 points, sufficient to obtain the maximum possible land tax deferral (50%) on Ag Conservation.

Proposed conditions of approval state that the owner will have to notify the Assessor's Department of any change of use to the property or added structures, as well as provide an annual report to the Assessor's Office by January 31 indicating the applicant's activities on the property. An Open Space Taxation Agreement will also be signed by the applicant and the Board of County Commissioners.

Chairman Stephen Pohl closed the public hearing for FAC-02-23.

MOTION

Mr. Camporeale so moved a motion to recommend to the Board of County Commissioners the approval of the reviewed FAC-02-23 proposal and department's analysis, seconded by Mr. Brokaw. No discussion. The motion carried unanimously.

Chairman Pohl opened the public hearing for FAC-01-24.

FAC-01-24: Parcel number 24092.9004; owner Lorretta Magnuson. This parcel is zoned Urban Reserve (UR), with a request to switch from Farm and Ag to Farm and Ag Conservation. The applicant has provided a Farm Plan.

Department staff reviewed this proposal against the Public Benefit Rating Forum confirming that the current use of the land is consistent with future agricultural activities, the parcel is in the Ag category outside of the Urban Growth Area, and the applicant has developed a noxious weed and pest control strategy. Impediments included several wetlands consisting of less than 10% of the actual size of the property. The scoring matrix totaled 160 points, sufficient to obtain the maximum possible land tax deferral (50%) on Ag Conservation.

Proposed conditions of approval state that the owner will have to notify the Assessor's Department of any change of use to the property or added structures, as well as provide an annual report to the Assessor's Office

by January 31 indicating the applicant's activities on the property. An Open Space Taxation Agreement will also be signed by the applicant and the Board of County Commissioners.

Chairman Stephen Pohl closed the public hearing for FAC-01-24.

MOTION

Mr. Camporeale moved a motion to recommend to the Board of County Commissioners the approval of the reviewed FAC-01-24 proposal and department's analysis, seconded by Mr. Brokaw. No discussion. The motion carried unanimously.

WORKSHOP

2024 PROPOSED & CONTINUED COMPREHENSIVE PLAN AMENDMENTS: Mr. Chesney previewed four submitted 2024 Comprehensive Plan Amendment application initiation requests and three carried over from the 2022 and 2023 cycles.

CPA-02-24: Parcel number 36193.9098. Request from Low-Density Residential (LDR) to High-Density Residential (HDR) on .82 acres. Mr. Chesney proposed an alternate rezoning of an assembly of parcels adjacent to the proposed parcel to High-Density Residential for future re-development, promoting a logical approach to growth. Ms. Wittstruck and Mr. Camporeale are in favor of this alternate proposal.

CPA-03-24: Parcel numbers 36092.9056 and 36092.9048. Request from Low-Density Residential (LDR) to High-Density Residential (HDR) on 2.96 acres.

CPA-04-24: Parcel numbers 36101.0544 and 36101.0545. Request from Light Industrial (LI) to Medium-Density Residential (MDR) on 5.22 acres. These parcels in the Urban Growth Area (UGA) are currently not provided with full Urban Services, specifically Sewer. The BNSF Railroad, adjacent to the parcels, will be contacted for comment if this proposal gets initiated by the Board of County Commissioners.

CPA-05-24: Parcel number 33333.9017. Request from Rural Traditional (RT) to Regional Commercial (RC) on 11.5 acres. Located in the town of Spangle, this site is currently unserved by urban services but can be connected to Spangle water and sewer. A DNR stream has been identified on the Eastern part of the proposal and will involve buffers.

CPA-02-22: Portions of parcel numbers 25342.9084, 25342.9097, and 25345.9109. Request from Light Industrial (LI) to Mixed Use (MU) on approximately 38 acres. A proposal has been made to attach a developmental agreement that will go before the Board of County Commissioners. A new 10-acre County Park is being built to the Southwest this year. Ms. Wittstruck stated her concerns regarding joint planning efforts with the City of Spokane, with rooftops coming before secure infrastructure. Mr. Chesney stated that Joint Planning with the City is utilizing an informal process while trying to establish an agreement for planning overall growth.

CPA-07-22: Parcel number 36215.9026. Request from Heavy Industrial (HI) to Regional Commercial (RC) on 45.59 acres. An industrial site with steel fabrication activities by Finnoe Design is currently located to the South with expansion plans that include rail-served shipping and receiving.

The Planning Commission members are conflicted between this parcel being promising to provide future jobs/careers as well as being able to help with current housing needs, suggesting that this be reviewed in depth and holistically in the 2026 Comprehensive Plan Update.

CPA-12-23: Parcel numbers 36064.0104 and 36064.0122. Request from Low-Density Residential (LDR) to Medium Density Residential (MDR) on 2.64 acres.

MINUTES

Mr. Haase moved to adopt the January 11, 2024, minutes, seconded by Mr. Rayner. No discussion. Motion carried 6-0 with an abstention from Mr. Camporeale.


STAFF REPORT

The March 14, 2024, meeting will be a Public Hearing to recommend initiating the 2024 Comprehensive Plan Amendments to the Board of County Commissioners. The February 29, 2024, meeting is canceled.

Department Staff has created a Public Participation Program, which will be brought before the Planning Commission members.

A consultant search has been initiated to help with the overall Comprehensive Planning and Environmental work, as well as a consultant for the Climate and Resiliency Element.

Mr. Camporeale moved to adjourn; seconded by Mr. Brokaw. The meeting was adjourned at 10:45 A.M.

Stephen Pohl, Chair  Date 3-14-2024

Scott Chesney, AICP, Planning Director 