

SPOKANE COUNTY PLANNING COMMISSION

MINUTES OF THE PUBLIC MEETING

JULY 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	Scott Chesney, AICP, Planning Director
Waye Brokaw	Bongo Thompson, Planner
Melissa Wittstruck	Tate Andrie, Planner
Logan Camporeale (present via zoom)	Michael Weir, Planner
Lonnie Edwards	Graham Zickefoose, Planner
	Joshua Warwick, Planner

The July 11, 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 June 26, 2024.

Chairman Pohl opened the public comment for items not on the agenda. No public comment was received.

WORKSHOP

Housing Allocation Methodology – Mr. Chesney reviewed the updates to the Commerce allocated housing tools, Method A (allocates housing based on growth from 2020-2024) and Method B (allocates housing based on the share of the projected population from 2020-2046).

PTAC has proposed Method C1 (an updated Method A in which factors planned availability of transit to adjust allocations) or Method C2 (an updated Method A in which would allocate more low-income housing to jurisdictions with a greater share of residents in lower AMIs). Peer counties have been reviewed for various options.

Countywide Planning Policies on Affordable Housing – Proposed general language edits have been made to the Countywide Planning Policies on Affordable Housing for clarity and consistency, such as softening of the language as well as using language from the Growth Management Act (GMA) to add specificity.

The planning commission members voiced their concerns regarding legislation creating and passing development standards that contradict affordable housing, which creates hurdles and barriers when implementing.

During a discussion about “green energy,” it was noted that Spokane County has implemented an ordinance to enact a program called C-PACER (Commercial Property Assessed Clean Energy and Resiliency). This is an innovative financing mechanism to help commercial, industrial, and multi-family buildings become more

efficient and resilient by providing low income, low interest rate funding to existing building owners to retrofit for energy conversions and improvements.

2026 Comprehensive Plan Charrette – Planning staff conducted a charrette on population and housing allocations to Spokane County places and the land use impacts on the Spokane County Urban Growth Area (UGA) boundary, explaining how visioning principles and scenario building will better help guide the 2026 Comprehensive Plan Update.

Discussion ensued. Questions were asked and answered regarding population allocation to the West Plains (factoring in their current water contamination), future 10-acre parcels needing water rights to drill wells, and concerns about creating concentrations of poverty and wealthy enclaves.

PUBLIC COMMENT

- Mike Peterson (Spokane Ponderosa) suggests adding criteria to prioritize future sites for development that don't have urban forest cover on them in order to help preserve mature tree canopies.
- Sarah Olson (Village Co. Housing Works) suggests focusing on projects that fit the need of the community long term, as well as adding a requirement that new projects within the urban growth area have to be housing in order to receive approval.
- Dave Schaub (Inland Northwest Land Conservancy) spoke in favor of protecting land that favors public benefit from permanent conversion due to land development by increasing density and providing affordable housing close to urban infrastructure and services.
- Suzanne Savall inquired if the areas of expansion within the urban growth area and boundary adjustments were going to be addressed at this meeting.

Discussion ensued. Questions were asked and answered regarding tree requirements for plats within Spokane County and infill development strategies.

STAFF REPORT - The Planning Commission meeting for July 25, 2024, has been canceled.

MINUTES - Mr. Rayner moved to adopt the June 27, 2024, minutes; seconded by Mr. Camporeale. No discussion. Motion carried unanimously 6-0.

Mr. Camporeale moved to adjourn, seconded by Ms. Wittstruck. The meeting was adjourned at 10:16 a.m. The next Planning Commission meeting is scheduled for August 15, 2024.

Stephen Pohl, Chair  Date 8.15.2024

Scott Chesney, AICP, Planning Director 