

Planning Commission regular meeting July 12th, 2016 @ Cusick Community Center 6:00pm

Planning Commission members present: Chairman Don Comins, from District 2, Vice-chair Judy Ashton from District 3, members Paul Edgren from District 3, Dan Mueller from District 2, Norris D. Boyd from District 1, Dennis Osweiler from District 3 and John Stuart from District 1.

Pend Oreille County staff: Director Mike Lithgow and Administrative Assistant Terri Ann Hedtke.

There were 18 audience members.

Chairman Comins called the meeting to order at 6:00pm. The audience was reminded of the rules for conduct, a signup sheet was circulated and Planning Commission members introduced.

There being three items on the agenda:

- Approval of the June 14th Workshop minutes
- Wasatch Future Land Use Map (FLUM) amendment presentation
- The Capital Facilities Plan/Six Year Transportation Improvement Plan (STIP) amendment

Chairman Comins called for any corrections or changes to the June Workshop minutes; there being none, member Judy Ashton motioned to accept the minutes as writ and member Dennis Osweiler seconded, the vote was for unanimous approval.

The Wasatch FLUM was the next agenda item. Chairman Comins addressed the audience, reminding them to limit their comments to three minutes, and to be courteous. Director Lithgow read the Staff Report and called for discussion. There being no comments on the Staff Report, the Wasatch proponent, Mr. Henry, was invited to speak. He provided an encapsulated history of the former Boys Ranch property, a brief synopsis of the Wasatch Group and changes made to the project since the last time it was presented, including proposals to expand the drain field and water systems. Of note there are 5 wells, 3 are good. The property is located in Water Inventory Resource Area (WIRA) 62, water rights are still being issued for this WIRA. Mr. Henry believes the proposed re-zone project meets the 6 criteria outlined in the Development Regulations for a re-zone. Further Mr. Henry believes the intent of Growth Management should not be to eliminate growth. Doug Cash of Intermountain Land Surveying, local representative for the Utah based Wasatch Group, spoke in favor of the proposal and addressed written comments received by the Community Development Department in opposition to the proposal. These comments spoke to services, easements and the water system, specifically the pipes/tank/distribution. The characteristic long term significance of the agriculture land use, lack of economic impact to the County by removing the designation, and the devaluing of the land in the eyes of financial institutions, due to the Natural Resource designation with the ensuing 20 acre minimum lot size.

Chairman Comins then opened the meeting to public comment. 8 audience members spoke, voicing concerns re:

- Maintaining the rural character
- The zoning process used to determine the NR-20 designation
- Once changed, there will be no returning to the NR classification
- A precedent setting decision

- Wasatch can offer no guarantees
- Specifically criteria #5 and #6 not met, over-whelming public opposition and no public need
- Natural Resource lands designated for preservation for future generations

Doug Cash again addressed concerns, pointing out the property was not designated NR-20 when Wasatch acquired it, Office of Financial Management (OFM) projections indicated population growth and urging a decision based on fact not emotion.

Don Comins closed the hearing and posed the following:

- would conditionally approved be appropriate
- what are the specific criteria for both a Re-zone and a Comprehensive Plan amendment

A 'straw poll' revealed at least 2 members not yet prepared to make a recommendation. It appears the questions needing answers would be:

- is the re-zone suitable and in compliance with the stated goals and policies?

Following a five minute break, discussion resumed and tabling a recommendation was discussed. Vice-chair Judy Ashton motioned to table a recommendation until the August meeting, member Norris D. Boyd seconded, motioned carried to table.

Member Norris D. Boyd motioned to recommend approval of the Capital Facilities plan, Dennis Osweiller seconded, motion carried. Vice chair Judy Ashton motioned to recommend approval of the STIP, member Norris D. Boyd seconded, motion carried.

Member Dennis Osweiller motioned to adjourn, member Dan Mueller seconded, the meeting adjourned at 8:10pm.