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***Pend Oreille County***  
**Community Development Department**

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- PLANNING COMMISSION MINUTES -

**(CALL TO ORDER)**

The Planning Commission meeting was called to order by Chairman Watson on February 16<sup>th</sup>, 2021 at 6:13 PM via Zoom to review and discuss the 2020 Comprehensive Plan Update.

**(ROLL CALL)**

-Members in Attendance-

Tom Watson, Chairman  
Bob Eugene, Vice-Chair  
Jean Hines  
Bill Kemp  
Norris Boyd

Absent – Paul Edgren  
Judy Ashton

-Other Parties-

Greg Snow– Community Development/ Director  
Andy Huddleston – Senior Planner  
Vicki Koehler – Administrative Assistant  
Ben Floyd/White Bluffs Consulting – Comp Plan Consultant

Open to all members of the public via Zoom – 46 attendees including the staff and planning commission

Quick note from Tom Watson questioning if the minutes from the December 2020 meeting were approved. He also stated he is happy with the web changes and the links on the website.

## **Update from Ben Floyd**

Ben updated the group on website items, zoning map, natural resources, the compiled draft Comp plan with the map folio, along with the comments and responses. There is almost 200 pages of appendix, future land use and critical areas. The zoning map correlates with the future land use map codes (R, NR, I, etc.). In addition to land use map with more detail including riparian buffers, banks, non-fish bearing and seasonal. They have looked at the forested banks, used the average tree heights and proposed the appropriate buffers, reviewed the riparian values and functions. Included the state model for frequently flooded areas and matched up with the states for city and counties to adopt.

Tom Watson asked if he was feeling confident that the 2020 comp plan can go to the public. Ben states yes, it is ready. Norris asked if it is going to be piece meal or all at once. Greg Snow indicated that all the documents have been available for public review on the website for a while and it will go out all at once.

Some discussion about the numbers in the regs to be updated and corrected.

## **Community Input**

9 members from the community signed up to speak. Tom Watson stated with the amount of work he would like to see the commission accomplish tonight he would like each person comments to be held to 2 minutes. If someone ahead of you states your thoughts, please pass instead of reiterating what has already been stated.

There was discussion about the driveway standards that are currently used. He would like to see them revisited as the standards limit future development. Revisited automation of notification in land use changes. Discussion of inaccurate mapping of wetlands within the county, zoning uses for CPU, definition of Industrial (Heavy and Light) and define and clarify the definition. Concerns on the rezoning of PacWest lands and their new classifications. Comment regarding time to move forward, Dept of Commerce and WRIA55 in the southern part of the county and other comments.

## **Review and Discussion of Draft 2020 Development Regulations (Review and discuss chapters xx.14 and xx.94 proposed edits).**

Discuss subdivision chapter with legal counsel, Greg Snow will not receive it back until Friday. Also discussed removal of xx.70 (Vacation Rentals). Other counties do not have them because any complaints about vacation rentals are law enforcement or health department related.

Decided to discuss each item in the chapters that have been marked up. Many of the mark ups are grammatical or removal of redundant items. Addressed each line, some with minimal discussion.

Chapter 14.020 changes were correct.  
No changes in Chapter xx.34  
Chapter xx.40 changed to "state requirements"

Chapter xx.44.20, Section E the word “substantially” was added

Chapter xx.44.30 Section A2 Norris Boyd wants the traffic impact to be reviewed.

Hold this section for further review.

Also hold Chapter xx.48 Section A and Section B

Chapter xx.48 Section B is timesharing, to be review later

Chapter xx.52 Binding Site Plan

Chapter xx.60 Master Planned Resort

Chapter xx.64 is being reviewed by legal counsel

Chapter xx.68 needs number re-sequenced in Section B

Chapter xx.70 this is the chapter that will possibly be deleted. It creates unnecessary work for the department. Most complaints are sheriff department issues. This could cause the homeowners a lot of money to meet the requirements for ADA and sprinkler systems, etc. Review this again and take public comments on it.

Chapter xx.72 Variances

Chapter xx.74 Chapter B Reasonable use exception

Chapter xx.76 Non-conforming

Chapter xx.80 Special uses, SUP have start dates and end dates

Chapter xx.84 Building regs State building code minimum requirements to be made current with the state

Chapter xx.88 Correct the numbering

Chapter xx.90 No docs

Chapter xx.92 Review violations, what are the civil penalties?

Chapter xx.94 Hearing examiner, fix the chapter title

Conversation ensued to schedule the next meeting on March 16.

Motion to adjourn by Commissioner Boyd, second by Commissioner Hines, meeting adjourned at 8:01 PM