Planning Commission Members Present: Jesse Fox, Paul Brown, Joe Mann, Charles Matthews, Richard Siler

Adjunct Member(s) Present: Kate Laven

Absent: Jamie Baird, Shelli Dickinson

Staff Present: Lisa Key, Kelsey Wright, Megan Abhold

Call to Order: Meeting was called to order at 4:01 PM.

Roll Call: A quorum of members was present.

Review of Agenda & Approval of Minutes:
Commissioner Mann moved that the September 9th minutes be approved, seconded by Commissioner Fox. Minutes were approved with all ayes.

Commissioner Siler opened the hearing at 4:05 PM.

Lisa Key presented a brief staff report on each of the proposed code amendments. Opportunity to provide public comment after each proposed code amendment was given.

No public testimony was heard on CPA2020-001, CPA2020-002, CPA2020-003, CPA2020-005, CPA2020-006, and CPA2020-007.

Public testimony was heard on CPA2020-004. Richard Shutts, citizen of Liberty Lake for 15 years, asked if the City has done any studies on the aquifer at this time with Idaho. As well as clarifying that his reasoning behind his question was on the growth of the City and on potentially overusing the City’s sole source water supply. Lisa answered Mr. Shutts questions and stated that this amendment was focused on lot coverage and not density, therefore there will not be an increase in density but the percentage of land a residential building may cover on its individual lot.

The Planning Commission then deliberated on each proposed amendment.

CPA2020-001 – Food Trucks as a Limited Use in C-1, C-2, RD-C Zone & Mixed-Use Zones
Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
- The proposed amendment is warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is not necessary to correct an error.
- The proposed amendment is not necessary to clarify meaning or intent.
• The proposed amendment is necessary to provide for a proposed use that was not previously addressed.
• The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner Matthews moved to approve the proposed amendments to the City of Liberty Lake Development Code to allow the permitting of “Food Trucks” as a limited, accessory use in the M-1, M-2, M-3, C-1, C-2 & RD-C Zones. The motion was seconded by Commissioner Brown. A roll call vote followed, which carried unanimously.

CPA2020-002 – Junk Car Definition

Upon deliberation, the Planning Commission concluded that:

• The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
• The proposed amendment is not warranted by a change in economic, technological and/or land use conditions.
• The proposed amendment is necessary to correct an error.
• The proposed amendment is necessary to clarify meaning or intent.
• The proposed amendment is necessary to provide for a proposed use that was not previously addressed.
• The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner Mann moved to approve the proposed amendment to the City of Liberty Development Code amending the definition of “junked vehicle”. The motion was seconded by Commissioner Fox. A roll call vote followed, which carried unanimously.

CPA2020-003 – Land Division Process Improvements

Upon deliberation, the Planning Commission concluded that:

• The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
• The proposed amendment is warranted by a change in economic, technological and/or land use conditions.
• The proposed amendment is not necessary to correct an error.
• The proposed amendment is not necessary to clarify meaning or intent.
• The proposed amendment is necessary to provide for a proposed use that was not previously addressed.
• The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner Brown moved to approve the proposed amendments to City Development Code to implement process improvements in development reviews within the City of Liberty Lake. The motion was seconded by Commissioner Fox. A roll call vote followed, which carried unanimously.

CPA2020-004 – Increasing Maximum Lot Coverage in the R-2 Zone

Originally, the Commission’s deliberations led to a motion by Commissioner Fox to approve the proposed amendment. The motion failed due to no Commissioner seconding the motion and deliberations continued. Commissioner Matthews concluded that this proposed amendment, as well as the previously proposed, now adopted, amendment to increase the maximum lot coverage in R-1, makes the City look more crowded and that smaller yards are detrimental to Liberty Lake and to the City’s character. It was discussed that although the City has additional

Planning Commission Meeting Minutes
October 14th, 2020
requirements for residential construction, such as setbacks, increasing lot coverage gives the perception of smaller lots which make the City look more crowded.

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is not consistent with the Comprehensive Plan and is detrimental to the public welfare.
- The proposed amendment is not warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is not necessary to correct an error.
- The proposed amendment is not necessary to clarify meaning or intent.
- The proposed amendment is not necessary to provide for a proposed use that was not previously addressed.
- The proposed amendment is not deemed necessary as being in the public interest.

On this basis, Commissioner Matthews moved to not approve the proposed amendments to the City of Liberty Lake Development Code to increase the maximum lot coverage for detached single-family housing to 60% in the R-2 Zone. The motion was seconded by Commissioner Mann. A roll call voted followed which failed to carry due to a tied vote. Deliberations continued until one Commissioner changed their vote to yay resulting in a final tally of 4-2. Commissioners Laven and Fox voted nay.

CPA2020-005 – Eliminate Min/Max Lot Sizes in R-1 & R-3 Zones

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is not consistent with the Comprehensive Plan and is detrimental to the public welfare.
- The proposed amendment is not warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is not necessary to correct an error.
- The proposed amendment is not necessary to clarify meaning or intent.
- The proposed amendment is not deemed necessary as being in the public interest.

On this basis, Commissioner Matthews moved to not approve the proposed amendments to the City of Liberty Lake Development Code to eliminate minimum and maximum lot sizes in the R-1 & R-3 Zones. The motion was seconded by Commissioner Brown. A roll call vote followed, carrying the motion, with a final tally of 4-2. Commissioners Laven and Fox voted nay.

CPA2020-006 – Lighting Standards

Upon deliberation, the Planning Commission concluded that:

- The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
- The proposed amendment is warranted by a change in economic, technological and/or land use conditions.
- The proposed amendment is not necessary to correct an error.
- The proposed amendment is necessary to clarify meaning or intent.
- The proposed amendment is not necessary to provide for a proposed use that was not previously addressed.
• The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner Matthews moved to approve the proposed amendments to the City of Liberty Lake Development Code to update lighting standards. The motion was seconded by Commissioner Brown. A roll call vote followed, which carried unanimously.

CPA2020-007 – Changes to Residential Building Permit Requirements

Upon deliberation, the Planning Commission concluded that:

• The proposed amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare.
• The proposed amendment is not warranted by a change in economic, technological and/or land use conditions.
• The proposed amendment is necessary to correct an error.
• The proposed amendment is necessary to clarify meaning or intent.
• The proposed amendment is not necessary to provide for a proposed use that was not previously addressed.
• The proposed amendment is deemed necessary as being in the public interest.

On this basis, Commissioner Brown moved to approve the proposed amendments to the requirements for residential building permits applications as based upon revisions in the 2018 International Residential Code. The motion was seconded by Commissioner Mann. A roll call vote followed, which carried unanimously.

Commissioner Siler closed the hearing at 5:35 PM.

Secretary’s Report:

• Lisa Key stated that the next Commission meeting will not be held on November 11th, due to City Hall being closed in observance of Veteran’s Day. Instead the next meeting will be held on November 4th.
• Lisa stated that she is hesitant on introducing the landscape workshop if meetings are still being held virtually.
• Mayor Brickner accepted Joshua McKee’s resignation due to him moving out of the City.
• There are three Commissioners whose terms expire December 31st. Commissioners are invited to reapply, adjuncts also encouraged to apply for voting seats. At least one Commissioner is not reapplying for reelection.
• Lisa Key went over several future developments that are going on in the City as well as the current SEPA Appeal with Spokane Valley. Hearing is scheduled for October 27th.

Planning Commissioner Reports:

• Commissioner Siler talked with the City Council to see what updates they have for the Planning Commission. Council does not have much for the Commission to work on presently. The City Council wanted Commissioner Siler to relay to the Planning Commission that they really appreciate items that the Planning Commission works on.
• Commissioner Mann discussed his concern for the on-street parking along E Indiana and N Harvest Parkway; adjacent to Orchard Park. Stated that he believes this area is a real hazard, there is not enough room to open the car door, and that the signed speed limit of 25 mph is too fast for that area. Commissioner Mann gave several options to decrease the hazard in this area; such as decreasing the speed limit, creating a three-
way stop or possibly not allow on-street parking. Commissioner Matthews agreed with Commissioner Mann’s concerns and would also like to see changes made. Lisa Key stated that she will pass along their concerns to the City Engineer, Ben Schmitt, and see if there are steps that can be taken to mitigate their concerns.

City Council Reporter of the Month:
Commissioner Siler volunteered to report at the next City Council meeting.

Citizens Comments:

- Mayor Shane Brickner shared in Commissioner Mann and Commissioner Matthew’s concern for the Orchard Park area. The Mayor stated that it is also difficult for firetrucks to move through the area and that a three-way stop is a good idea. The Mayor also stated his appreciation to the Planning Commission and their willingness to donate their time to the City. Mayor Brickner also wanted to make sure that the Commission doesn’t feel like the Council does not take their opinions seriously.

Adjournment:

The meeting adjourned at 5:50 p.m.