

Chris Heftel, 17201 N. Logan Road, Spokane – as land developer of parcels within the area of the ordinance amendment noted in the past the owner of a portion of the Golf Course development project had worked with the City to create the buffer and screening elements now listed within the zoning ordinance, and that his group had reached out to the owners of the Home Owners Association trying to develop ideas that would make the LI / BP developed areas a win/win for all and to control their own destiny. Further their group had offered to sell to the HOA a 100 foot strip of land to add to a donated 50 foot strip to create a 150 foot buffer space between the existing residential lands and Industrial or Business Park, and that construction of the buffer and continued maintenance would be a function of the HOA or hopefully City. Further, his concern with comments of requiring the construction of a screening device now prior to any lot development would not seem to be a realistic requirement of the land owners.

Ryan Ulberg – noted the HOA concerns for raising funds to purchase the land and to the screening project and that funding would be hard to come by, unless assistance from the City could be utilized then the screening work would be welcomed.

Without other comments from the public, the hearing was closed by the Chairman at 7:48 PM.

5. BUILDING PERMITS ZONING APPROVAL:

- a. Markham Homes request for permit for construction of a Single Family Dwelling on Lot 5, Carpenter Addition, located at 1516 E. First Court, File 2014:9:15-5.
Motion to approve for zoning.
Staff discussed the application and layout of the lot and proposed dwelling.
Motion carried: 4 – 0. Commission Member O’Dea abstaining due to conflict.
- b. Sherman Company request for permit for construction of a Single Family Dwelling on Lot 10, Sherman Addition, located at 403 S. Evergreen Court, File 2014:8:17-1.
Motion to approve for zoning.
Staff discussed the application and layout of the lot and proposed dwelling.
Motion carried: 5 – 0.

6. CITIZENS COMMENTS ON UNRELATED AGENDA ITEMS:

- a. Chris Heftel questioned the Commission on their role of future permit approvals for construction within the Industrial Area and encouraged the Commission to have a proactive role in future growth between the Residential / Industrial / Commercial zoned parcels.

7. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS:

- a. Commission Member Lawson questioned staff on the construction ongoing on S. Main Street and the proposed use.

8. STAFF REPORT: None.

9. COMMISSION ACTION ITEMS:

- a. Light Industrial & Business Park “Draft” Ordinance amendments.
Chairman Berg led the Commission through a discussion of comments received from the hearing and future process, and whether additional work shops or action on the proposed ordinance is the next step to complete.

Staff was directed to clarify the section on Conditional Use and eliminate "Junk Yards" as a potential request, and to schedule final action of the Commission at the next regular meeting.

10. ADJOURNMENT: The meeting was adjourned at 8:40 P.M.



Dan Berg, Chair



Roger Krieger