

Spokane Plan Commission

August 14, 2013

Meeting Minutes: Meeting called to order at 2:00 pm

Attendance

- CPC Members present: Rod Butler, Mike Ekins, Bob Mansfield, Gail Prosser, Kerry Brooks, John Dietzman, Brian McClatchey, Dennis Dellwo & F.J. Dullanty
 - CPC Members absent: Asher Ernst
 - Liaisons present: Council Member Fagan; Community Assembly Liaison Dave Burnett
 - Staff present: Scott Chesney - Secretary to the Commission; Brenda Corbett, Ken Pelton, Tirrell Black - Planning and Development Services; James Richman and Mike Piccolo, City Legal Department
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Public Comment Period:

Mike Ekins welcomed the citizens and opened the floor to public comments; having none, the public comment session was closed.

Commission Briefing Session:

A. Reports:

1. City Council Liaison Report:
 - Council Member Fagan updated the Commission on issues from the Public Works Committee; Council & PCED, Discussion on I-502; budget released to Council all encouraged to review and make comments to: myspokanebudget.org.
2. Community Assembly Report:
 - Dave Burnett briefed on the implementation for Cannabis Collective Gardens/Dispensaries and proposed map; the Community Assembly requests attention to the distance requirements, as it applies to the School District property.
3. Director's Report:
 - Convention Center Hotel - Project Management Team has been created to work with Developer/Design team
 - Huntington Park hosting an open house Aug 19th with project displays and trail connections to the Park
 - Planning & Development to conduct Comprehensive Plan Open Houses focused on neighborhood councils not currently involved in individual planning activity; Staff will be reporting to the Community Assembly regarding work plan.
4. President's Report:
 - Reminder September 12th Transportation Symposium please contact Commission President for more information.
 - City Council Joint Quarterly meeting cancelled, rescheduled for November 25th, 9:00 - 10:30 a.m., confirm attendance.

B. Approval of minutes

- **Bob Mansfield made a motion to approve June 12, 2013 minutes as amended; M/S John Dietzman. Passed unanimously.**

C. Future agenda items:

- Upcoming September 11th Public Hearing for Cannabis Collective Gardens/Dispensaries; UDC is scheduled for September 26th.
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Commission Workshop

1. Ken Pelton & Mike Piccolo updated the Commission regarding current moratorium on facilities for Cannabis Collective Gardens and State License Dispensers. Additional information and map is available on the website. The Ordinance is currently being modified. This item is scheduled for September 11th Plan Commission public hearing.

Commission suggestions:

- Clarification of the School District is considered prohibited for an existing school right now. Possible for the Plan Commission to reserve School District's undeveloped property to be taken under consideration.
 - Plan Commission Public Hearing scheduled for September 11, 2013
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2. UDC Maintenance Workshop, (deferred from July 10th Plan Commission meeting) Ken Pelton provided the update for the September 25th Public Hearing, outlining the edits. Hearing document to reflect deletion of the elimination for fence permits, as not vetted through the City Departments. James Richman provided altered appeal language for the Hearing Examiner.
 - Rob Butler made a motion to recess until 3:00 p.m. Public Hearing; no second; Passed unanimously.
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Public Hearings: Called to order at 3:00 p.m. A quorum of Plan Commission Members were present; absent Asher Ernst:

Plan Commission to hear applications with a consolidation of the finding of fact, conclusions and recommendation of the 2012-2013 Comprehensive Plan Amendments: Ken Pelton presented Staff reports for all four applications land use map and text amendment as required by GMA. Staff recommends as each in compliance to the required criteria. Process started in October last year, inclusive of agency and departmental review, SEPA, public comment, Plan Commission workshops and ready for Plan Commission Hearing with the recommendation for approval to the City Council.

1. Z1200043COMP NW Cancer Care - proposed Comprehensive Plan amendment of the land use plan map from Residential 15-30 to Office, applicant, Mike Stanicar, on behalf of Cancer Care Associates. The recommended implementing zoning designation is Office (O-35) for all parcels; additional parcels were added by Plan Commission suggestion. Mike Stanicar spoke for support of the application.

Public Testimony:

- Paul Kropp: Supports the process; suggests the Plan Commission amend language on the Drafted Findings; Item Q (note corrected lettering to reflect Item O) findings of fact: as follows: The early and continuous public participation standards of the Growth Management Act (GMA, RCW 35.70A) and of the City of Spokane development regulations have been met during the consideration of these comprehensive plan amendment applications and persons desiring to make comments and provide testimony have had the opportunity to do so.
- Kelly Cruz: Does not support the text change. Letter submitted for the record

Plan Commission President closed this hearing and proceeded to Z1200044 a quorum was present; Asher Ernst absent:

2. Z1200044COMP Carlberg proposed Comprehensive Plan Amendment application by Dwight Hume on behalf of Tim Carlberg to amend the land use plan map designation on two lots from office to Center and Corridor Core and two additional lots from residential 4-10 units per acre to Center and Corridor Core. The recommended implementing zoning designation for all lots is Centers & Corridors, Type I - District Center (CC1-DC). Dwight Hume spoke and agreed with Staff recommendation to approve.

Public Testimony:

- Tim Carlberg corrected that one house at the corner is not a business at this time.

Plan Commission President closed this hearing and proceeded to Z1200045 a quorum was present; Asher Ernst absent:

3. Z1200045COMP Alton proposed Comprehensive Plan Amendment application by Dwight Hume on behalf of Alton Properties to amend the land use plan map designation from Residential 15-30 to Center and Corridor Core. The recommended implementing zoning designation is Center & Corridors Type II, District Center (CC2-DC) for all properties. RJ Dullanty lives within the notification area; no objections to his participation.

Public Testimony: None

Plan Commission President closed this hearing and proceeded to Z1200046, a quorum was present; Asher Ernst absent:

4. Z1200046COMP Sonneland Commercial Properties, LLC and Banner Bank proposed amendment to the Land Use Plan Map designation from Office and residential 4-10 to Center and Corridor Core. Applicant willing to accept CC1 zoning; corner parcel was excluded and the parcel owner has no objection to inclusion. Stacy Bjordahl represents the applicant, spoke in support of Staff recommendation.

Public Testimony:

- Karl Otterstrom supports the application as it is beneficial to Transit.
- Joan Kinsley- supports as revised
- Karl Otterstrom STA - sees this as beneficial to Transit in that area

Commissioner Dullanty brought Todd Whipple forward as the project Traffic Engineer, as he had connectivity concerns

- Todd Whipple prepared the traffic study regarding the connectivity of the site given the larger area, traffic is already there, this small project would not be a trigger; future ROW will be needed for the greater neighborhood.

Plan Commission President closed the public testimony;

Plan Commission deliberations:Z1200045COMP to be taken separately for Recommendation to City Council

- Kerry Brooks made a motion to recommend zoning CC1; M/S. Brian McClatchey. Motion fails 1-8
- Bob Mansfield made a motion to accept Findings of Fact A-O (Q) as amended. M/S Kerry Brooks. Passed Unanimously.
- Bob Mansfield made a motion to accept Conclusions A-B as written. M/S Rod Butler. Passed Unanimously.
- Bob Mansfield made a motion to accept the Recommendations; to forward to the City Council the proposed amendments for Z1200043COMP, Z1200044COMP & Z1200046COMPP. M/S John Dietzman. Passed Unanimously.
- Bob Mansfield made a motion to accept the Recommendations; to forward to the City Council the proposed amendments for Z1200045COMP; M/S. John Dietzman. Motion passes 8:1 Kerry Brooks voting against.

Adjournment:

- Mike Ekins made a motion to adjourn. M/S Kerry Brooks. Passed unanimously.
Meeting adjourned at 5:30 p.m.



Scott Chesney, AICP, Secretary