

# Spokane Plan Commission

June 10, 2015

Meeting Minutes: Meeting called to order at 2:04

## Attendance

- Board Members Present: Dennis Dellwo, John Dietzman, Gail Prosser, Diane Hegedus, Tom Reese, Candace Mumm, Asher Ernst, Mark Aden, Evan Verduin, FJ Dullanty
- Board Members Not Present:
- Staff Present: Louis Meuler, Jo Ann Wright, Tami Palmquist, Grant Wencel, Tirrell Black Planning and Development; James Richman, Legal;

## Public Comment Period:

- none

## Briefing Session:

Minutes from the May 27, 2015 approved unanimously

1. Council Liaison Report-Candace Mumm
  - Neighborhood retail planning is coming up next week for Council.
  - The Mayor and Council President Stuckart are developing written building Incentives. Phase one of this process will be writing out what we currently offer and phase two of the process will be what we could offer. These incentives will be available online for public access.
  - Evaluating if the Adult Business Entertainment section of the city code addresses the adult entertainment that could be happening the bikini barista sites.
  - Commissioners continued to discuss incentivizing businesses.
2. Community Assembly Liaison Report- John Dietzman
  - Discussing with the neighborhoods about the excess photo red money being allocated for larger construction projects.
3. Commission President Report-Dennis Dellwo
  - The neighborhood notification presentation may be ready for a hearing on the July 8<sup>th</sup> agenda. Looking for a quorum count on possible attendants for a July 8<sup>th</sup> hearing on that topic.

## Workshops:

1. Neighborhood Notification Ordinance-Council President Ben Stuckart & Grant Wencel
  - Presentation and overview given
  - Questions asked and answered
2. Cell Tower Ordinance Update-Tami Palmquist & James Richman along with consultants over teleconference
  - Presentation and overview given
  - Questions asked and answered

## Briefing Session: Continued

1. Transportation Subcommittee Report-John Dietzman
  - None
2. Secretary Report-Louis Meuler
  - None

## Hearings:

- Board Members Present: Dennis Dellwo, John Dietzman, Gail Prosser, Tom Reese, Asher Ernst, Mark Aden, Evan Verduin, FJ Dullanty (Diane Hededus left the meeting at time of hearing)

Hearing on Centers and Corridors Code and Design Guidelines:

- Tirrell Black addressed the Plan Commission.
- Presentation and brief overview detailing the revisions to the Centers and Corridors Code and Design Guidelines.
- Questions asked and answered.

Public Testimony:

- Jennifer Day: Ms. Day spoke in support of the proposed Centers and Corridors changes. Commented that more work needs to be done to improve the development standards in neighborhoods. Comments that builders continually build to the minimum requirements and City Codes regulates what minimums are considered acceptable. She supports widening the transition zones, building to the street and transparency in the development process. She suggests utilizing the widest adjacent residential street to support the traffic from larger commercial development areas.
- Paul Kropp: Mr. Kropp spoke in support of the draft and recommends the proposal be submitted to City Council.
- Whitney Welch: Ms. Welch spoke in support of the changes to the Centers and Corridors Code and Design Guidelines and would like to see continued progress.
- Karen Byrd: Ms. Byrd spoke in support of clarifying the design guidelines and is looking forward to seeing more progress. She commented that she looks forward to seeing how these guidelines will provide a pedestrian friendly environment. Recommended the proposal be submitted to City Council.

**Evan Verduin moves to recommend Centers and Corridors Code and Design Guidelines changes to City Council, Motion seconded by Tom Reese.**

- Discussion regarding motion held between Commission members and staff - amend motion with the following:
  - Asher Ernst moved to amend section 17 c 230-1 for the residential standard in zones CC1, CC2, CC3 to read "Minimum ratio is one stall per 1,000 gross square feet of floor area or a minimum of one stall per dwelling unit plus one per bedroom after 3 bedrooms. Maximum ratio is the same for non-residential uses", seconded by Mark Aden. Motion approved 7/8.
  - Gail Prosser moved to amend the wording on page five under building along the street to read "The intent is to ensure that at least some part of the development on a site contributes to the liveliness of sidewalks along the street", Asher Ernst seconded motion. Approved unanimously.
  - Evan Verduin moved to amend the material section footnote to read "Zero to 10 feet above the level of the adjacent sidewalk", Asher Ernst seconded. Motion approved 7/8.

The vote to forward a recommendation of approval to the City Council and forward the finding and conclusions was unanimous (8 to 0).

**Meeting Adjourned at 5:13**

Next Plan Commission Meeting is scheduled for **June 24, 2015**



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Louis Meuler, Secretary