

Spokane Plan Commission

September 23, 2015

Meeting Minutes: Meeting called to order at 12:00pm

Attendance

- Board Members Present: Evan Verduin, Tom Reese, John Dietzman, Gail Prosser, Asher Ernst, Candace Mumm, Greg Francis,
- Board Members Not Present: Dennis Dellwo
- Staff Present: Louis Meuler, Amanda Winchell, Dean Giles, Nathan Gwinn, Tirrell Black, Brandon Blankenagel, Ken Pelton, Jacqui Halvorson, James Richman

Public Comment Period:

1. None

Briefing Session:

1. Community Assembly Liaison Report- Greg Francis
 - None
2. Commission President Report-Evan Verduin
 - None
3. Secretary Report-Louis Meuler
 - The Smart Growth America technical workshop discussed ideas such as communal district parking lots and district storm water systems that can address some of the parking and stormwater system needs of individual developments to make more efficient use of land.
 - Lincoln heights center study is underway Design review committee had 18 design submittals for the Mayor's Urban Design Review Award. The Board is working on ranking the submittals and the awards will be issued at the end of October.
4. Council Liaison Report-Candace Mumm
 - Police Chief Straub has resigned and Assistant Chief Dobrow will be interim Chief until the position is filled.
 - The Smart Growth America workshop was well attended and there were several great discussions regarding preparing for transportation demands and housing changes as our city continues to grow.
5. Transportation Subcommittee Report-John Dietzman
 - Discussed the relative roles of the CTAB committee that prioritizes projects funded by the 20 dollar vehicle license tab fee. The CTAB will be expanding their role in the next year to include projects on residential streets that are receiving additional funding.
 - Starting in November the Planning Commission Transportation Subcommittee will be utilizing the new project priority Matrix to help prioritize projects. It is anticipated that up to six projects will be added to the 6 year transportation capital program.

Workshops:

1. Annual Development Code Clean-Up-Dean Giles
 - Presentation and Overview Given
 - Discussion Ensued
2. Overview/Update on City-Wide 6 Year Program-Brandon Blankenagel
 - Presentation and Overview Given
 - Questions Asked and Answered
3. Cell Tower Development Standards Update & Facilities Update-James Richman
 - Presentation and Overview Given
 - Questions Asked and Answered
 - Discussion Ensued

Hearings:

1. Pedestrian Master Plan-Ken Pelton & Jacqui Halvorson

- Presentation and Overview Given
- Discussed public comment received prior to presentation.
- Covered suggested staff changes to the latest draft.

Public Testimony:

Paul Kropp: Spoke in favor of the Pedestrian Plan with the changes suggested by the Community Assembly PETT committee.

Ross Kelly: Spoke in favor of the Pedestrian Plan and would like to see the plan utilized to make the necessary improvements throughout the city.

John Dietzman moved to recommend the Pedestrian Master Plan be reviewed by City Council for approval with the recommended staff changes. Motion seconded by Tom Reese. Motion approved unanimously.

2. Comp Plan Amendment-Spurway Living Trust

- Presentation and Overview Given by Tirrell Black.
- Applicant, Dwight Hume, presents the history of the property.

Public Testimony:

None

John Dietzman recommends Z1400062, A land use map designation change from residential 4-10 to General Commercial, of the Comprehensive Plan to be forwarded to City Council for approval. Motion seconded by Gail Prosser. Motion approved unanimously.

3. Comp Plan Amendment-Wellesley Ave. & Maple St.

- Presentation and Overview Given by Tirrell Black.
- Applicant, Dwight Hume, briefly presented on the need for this modification.

Public Testimony:

None

John Dietzman recommends Z1400063, A land use map designation change from residential 4 to office, of the Comprehensive Plan to be forwarded to City Council for approval. Motion seconded by Gail Prosser. Motion approved unanimously.

4. Comp Plan Amendment-Perry District Vicinity

- Presentation and Overview Given by Tirrell Black.
- Applicant, Dwight Hume, presented on current zoning restrictions.

Public Testimony:

None

John Dietzman recommends Z1400064, A land use map designation change from residential 4-10 to CC Core, of the Comprehensive Plan to be forwarded to City Council for approval. Motion seconded by Tom Reese. Motion approved unanimously.

5. Comp Plan Amendment-Mobile/Manufactured Home Park Preservation

- Presentation and Overview Given by Nathan Gwinn.
- Applicant, Blaine Stum spoke on behalf of Council Member John Snyder briefly discussing the

process behind the change to the Comp Plan Amendment and why it's needed.

Public Testimony:

Shwartz: Spoke against the Mobile/Manufactured Home Park Preservation stating that there was no local preliminary statistics compiled showing evidence that this change needs to be enacted. Further suggests the Commissioners adopt the subcommittee report to further investigate a need in the community.

Nathan Smith: Spoke in opposition of the Mobile/Manufactured Home Park Preservation stating that the preliminary procedures were never met, this includes a housing study which would determine whether this change is necessary. Approving this change would restrict a land owner's right to develop their land.

Andy Anderson: Spoke in opposition of the Mobile/Manufactured Home Park Preservation and suggests they find another way to secure affordable housing within the City of Spokane without placing the burden on mobile home park owners.

Merlin Buchanan: Spoke in opposition of the Mobile/Manufactured Home Park Preservation stating there is no problem to fix.

John Lind: Spoke against the Mobile/Manufactured Home Park Preservation because of the restriction it places on the land owners.

Isabelle Dickens: Spoke in approval of the Mobile/Manufactured home park preservation amendment change stating that it protects home owners that do not own the land their residence sits on. She suggests the approval of the text amendment and to conduct a full housing report as suggested by the subcommittee.

Robert Cochran: Spoke in opposition of the proposed amendment stating that a need was never defined and the change is not necessary.

Mark Wilson: Spoke in opposition of the proposed amendment stating that there are better ways to manage affordable housing equally throughout the community not just within mobile home parks and suggests that a complete housing review be conducted.

John Snyder: Spoke in approval of the Mobile/Manufactured home park preservation stating that this text amendment is not intended to revoke rights or take place of a complete housing report.

Mark Aden moves to recommend the denial of the proposed Mobile/Manufactured Home Preservation Comprehensive Plan Amendment. Motion seconded by Tom Reese. Motion approved 5 in favor with 1 against.

Deliberation ensued amongst Commission Members

John Dietzman moves to amend the original motion to recommend denial of the proposed Mobile/Manufacture Home Preservation Comprehensive Plan Amendment and recommends an approval to include a thorough housing review to the 2016 Plan Commission work plan. Motion seconded by Tom Reese. Motion approved 5 in favor with 1 against.

Minutes from the September 9, 2015 meeting will be placed on the October 14, 2015 agenda.

Meeting Adjourned at 4:10

Next Plan Commission Meeting is October 14, 2015



Louis Meuler, Secretary