

Spokane Plan Commission

June 14, 2017

Meeting Minutes: Meeting called to order at 2:01 pm

Workshop Attendance:

- Board Members Present: Dennis Dellwo, Todd Beyreuther, John Dietzman, Christopher Batten, Christy Jeffers, Patricia Kienholz, Michael Baker, Greg Francis; Community Assembly Liaison, Jacob Brooks, FJ Dullanty
- Board Not Members Present: Lori Kinnear; Council Liaison
- Staff Members Present: Lisa Key, Amanda Winchell, Julie Neff, James Richman, Tirrell Black, Shauna Harshman, Amy Mullerleile, Nathan Gwinn

Public Comment:

- None

Briefing Session:

1. The April 26, 2017 meeting minutes approved unanimously.
2. Community Assembly Liaison Report- Greg Francis
 - Planning Department presented the existing neighborhood commercial structures and parklet update at the June Community Assembly meeting
3. City Council Liaison Report-Lori Kinnear
 - Demolition ordinance update should have a draft available next week with a timeline for completion, stakeholder meeting will be held in July and September.
 - Lori Kinnear will be working with the Planning Department to engage the public and to schedule hearing workshops with the Plan Commission on the moratorium on Demolition in Browne's addition while they are working with Historic Preservation to establish an Historic District.
4. Secretary Report-Lisa Key
 - Julie Neff's retirement party will be held on June 15th at O'Doherty's at 6pm.
 - Jo Anne Wright is also retiring from the Planning Department; her last day with the city will be held on July 15th. Her retirement party will be held on July 12 from 4-6pm in the Chase Gallery at City Hall.
 - The Comprehensive Plan Update hearing will be before Council on Monday, June 19th.
 - EWU and WSDOT are kicking off the place making community connection on the North South Corridor on June 29th at the Spokane Community College in the Lair's Sasquatch Room at 5:30pm.
 - A combined Housing Quality and Infill Task Force All-Convene meeting will be held on June 30th from 10:30-12:30 at the Downtown Public Library.
 - No Plan Commission hearings are scheduled on June 28th.
 - The Parklets Ordinance hearing is scheduled for the Plan Commission meeting on July 12th.
 - Joint Plan Commission & Council Study session will be held on Thursday, July 13 at 3:30 pm.
 - City Council Chambers will be under construction for the months of July and August.
5. Transportation Subcommittee Report - John Dietzman
 - A citizens advisory board has been formed to advise on the impact fee ordinance update.
 - The next Transportation Subcommittee meeting will be held on July 11th.
6. Commission President Report-Dennis Dellwo
 - Discussed the Priest Lake APA Retreat.

Workshops:

1. Sign Code-Amy Mullerleile
 - Presentation and overview given
 - Questions asked and answered
 - Discussion ensued

2. DRB Process Update-Julie Neff

- Presentation and overview given
- Questions asked and answered
- Discussion ensued

Hearing

1. 17G Code (comp plan amendment process revisions)-Tirrell Black

- Presentation and overview given
- Questions asked and answered
- Discussion ensued

Public Comment:

Dwight Hume spoke in opposition of the amendments to 17G Code.

Jim Frank spoke in opposition of the amendments to 17G Code.

Todd Beyreuther made a motion to recommend to the City Council to approve the proposed amendments to the Unified Development Code. The proposal amends Spokane Municipal Code Title 17C Land Use Standards, by making revisions to Chapter 17C.370, Existing Neighborhood Commercial Structures in Residential Zones. Motion seconded by Michael Baker.

Discussion ensued.

Christy Jeffers excused herself from meeting.

FJ Dullanty called the question. Motion approved unanimously.

By a vote of 6 to 2, the Plan Commission voted against recommending approval of the proposal to add the threshold review process to the City's annual Comprehensive Plan Amendment process.

Todd Beyreuther made a motion to approve the Conclusions as follows:

With regard to the Proposed Text Amendment to Spokane Municipal Code Chapter 17G.020, Comprehensive Plan Amendment Procedure; 17G.025, Text Amendments to the Unified Development Code, and; Section 08.02.069, Comprehensive Plan and Land Use Code Amendments, based on the foregoing findings, public comments and testimony heard on the proposed amendment, and discussion during deliberations, the Plan commission concluded that:

- A. The proposed amendments are not consistent with applicable goals and policies of the City's Comprehensive Plan
- B. The proposed amendments do not bear a substantial relation to public health, safety, welfare, and protection of the environment.

Motion seconded by FJ Dullanty. Motion passes. (6/2)

2. Existing Neighborhood Commercial Structures: Res. Zones Expansion-Nathan Gwinn

- Presentation and overview given
- Questions asked and answered
- Discussion ensued

Public Comment:

Shawn Thompson Duffy spoke in favor of the Existing Neighborhood Commercial Structures: Residential Zones Expansion.

George Thompsen spoke in favor of the Existing Neighborhood Commercial Structures: Residential Zones Expansion.

Todd Beyreuther made a motion to recommend to the City Council to approve the proposed amendments to the Unified Development Code. The proposal amends Spokane Municipal Code Title 17C Land Use Standards, by making revisions to Chapter 17C.370, Existing Neighborhood Commercial Structures in Residential Zones. Motion seconded by Michael Baker.

Discussion Ensued.

Todd Beyruether made a motion to amend 17C..370.020 to strike the words “and located on a parcel with frontage on an arterial as identified on the City’s official Arterial Street Map.” Motion seconded by Patricia Keinholtz. Motion Passes unanimously.

Todd Beyruether made a motion to strike paragraph 17C.370.030. Motion seconded by Patricia Kienholz. Motion passes unanimously.

Todd Beyruether made a motion to make an Amendment to 17C.370.030(A)(1) to consolidate the application process changes. Motion seconded by Patricia Kienholz. Motion passes unanimously.

Todd Beyruether made a motion to make an amendment 17C.370.030(F)(4) to remove the application process references and clarify that any structural expansion is limited by the current application development standards. Motion seconded by Patricia Kienholz. Motion passes unanimously.

Todd Beyruether made a motion to make an amendment to 17C.370.030(F)(5) to remove reference to the parking standards of the neighborhood retail zone. Also, reinstate the exception that subtracts the first five parking spaces. Motion seconded by FJ Dullanty. Motion passes unanimously.

Todd Beyreuther made a motion to approve the conclusions as follows:

- A. Proposed changes to regulations WILL extend potential benefits from renewed maintenance and investment to older, neighborhood-scale buildings and their rurrundings in areas of the city outside of the West Central neighborhood.
- B. The provisions of the Development Code, including the exception to the minimum parking requirement under SMC 17C.370.030(F)(5), which subtracts the first five parking spaces, DO appropriately balance the concerns expressed in the written comments received regarding parking impacts.
- C. With regard as to whether the proposed amendments meet the approval criteria of SMC 17C.025.010(F) for text amendments to the Development Code, the Plan Comission makes the following findings:
 1. The proposed amendments ARE consistent and applicable goals and policies of the City’s Comprehensive Plan.
 2. The proposed amendments DO bear a substantial relation to public health, safety, welfare and protection of the environment

Motion seconded by FJ Dullany.

By a vote of 8 to 0, the Plan Commission recommends to the City Countil the APPROVAL of the proposed amendments to the Unified Development Code, with changes as deliberated.

Meeting Adjourned at 6:06P.M.