

Spokane Plan Commission

December 13, 2017

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

Workshop Attendance:

- Commission Members Present: Michael Baker, Christopher Batten, Todd Beyreuther, Dennis Dellwo, John Dietzman, Christy Jeffers, Patricia Kienholz, Sylvia St.Clair, Community Assembly Liaison Greg Francis, Council Liaison Lori Kinnear
- Commission Members Absent: Jacob Brooks
- Staff Members Present: Lisa Key, Darcie Jernberg, Kelly Doty

Public Comment:

- None

Briefing Session:

1. The November 8, 2017 meeting minutes approved unanimously.
2. City Council Report- Lori Kinnear
 - December 11, 2017 the budget was passed allowing for more Police officers and two new City Planners.
 - City Council approved the strategic plan and a funding mechanism of one time money -52 million dollars that will go to fund capital projects within the Strategic Plan.
 - Farewell to Amber Waldref Monday April 18th 5pm at Chase Gallery.
3. Community Assembly Liaison Report - Greg Francis
 - The Land use Committee will be meeting to go over objectives for next year and review the Comprehensive Zone Amendments.
4. President Report- Dennis Dellwo
 - Dennis Dellwo asked for three volunteers for the Ad- Hoc Committee to conduct a threshold review to amend the Compressive Plan.
 - The Mayor and President of the City Council will appoint three members. Plan Commission will appoint three members for a total of six members.
 - Michael Baker, Patricia Kienholz, and Jacob Brooks volunteered from the Plan Commission to join the Ad- hoc Committee.
 - The Ad-hoc meeting will be January, 31st 2017 at 9:00 a.m.
 - Dennis Dellwo asked that the Plan Commission Members take into consideration the Growth Management Act as it applies to public health, safety, and welfare.
5. Transportation Sub-committee Report -John Dietzman
 - Met December 5th to discuss the Impact fee
 - A meeting is scheduled for January 2nd, 2017. Tentative agenda will include the following:
 - Street Standards
 - Six year Capital Transportation Plan
6. Secretary Report-
 - Lisa Key announced the Joint Plan Commission City Council meeting was rescheduled for January 25th, 2017 - There will be a study session for City Council on December 14th, 2017.
 - University Bridge Naming Process-
 - No activity going on currently; construction will begin in spring.
 - Discussion of what the Bridge should be named?
 - There is a public process to solicit names. The Communication Department is soliciting information through the month of January.
 - The Mayor will send forward preferred names for ratification.
 - Lisa Key requested one volunteer from the Plan Commission to join the Ad- Hoc Committee.

- The Ad-hoc Committee will be made up of 9 members.
- The Subcommittee will meet in early February following the public collection of nominations.
- Plan Commission briefing from Sub-Committee will be February 28th, 2017
- Formal Hearing March 14, 2018.
- Patricia Kienholz volunteered to be part of the University Bridge Name Ad-hoc Committee.
- The Next Plan Commission meeting will be January 10, 2017.
- Christy Jeffers will be leaving the Plan Commission. Applications are being accepted to fill her position.

Workshops:

Lori Kinnear- Historic Preservation/Demolition Ordinance

- Acknowledge Brian McClatchy, Jonathan Mallahan, Megan Duvall, Jacob Fraley, Andrew Worlock, Lynn Mandike, Homebuilders, DSP, and STA
- The final version will be discussed on January 10th 2017 at the Plan Commission Hearing.
 - There's been a show of outreach and comments
- Regulations only apply to registered buildings that citizens have deemed worthy of protecting.
- New economic incentives and initiatives have been given to developers and property owners.
- The October workshop revealed:
 - Current law lacks clear and effective ways for communities to come together to form Historic Districts. Example: Browne's addition design standards not being met and community not being able to voice their concerns.
 - The lack of authority for the Historical Landmark Commission to save valuable historical buildings. Example: The Campbell House.
- Discussion ensued

Brian McClatchy-

- An ordinance enhancing protection for historic landmarks and districts, as well as providing increased incentives and new funding for historic preservation; repealing chapter 17D.040; enacting a new chapter 17D.100; amending sections 17G.010.210, 08.02.031, 08.02.065, and 08.10.230, and enacting a new section 07.08.151 of the Spokane Municipal Code.
- Three Specific Incentives:
 - Façade Improvement Grant Program
 - Sidewalk Improvement Grant Program that are adjacent to historic properties or contributing within historic districts
 - Pilot Utility Installation Program
- Discussion ensued

Johnathan Mallahan-

- Public interest using one time and ongoing funding for grants in order to make significant improvements to the façade of a building which improves public spaces.
- This grows a sense of place and neighborhood attachment. This isn't just about great economics it's about providing a sense of happiness in Community.
- Discussion ensued

Jake Fraley-

- Sidewalk Improvement Grant- Apply to the HPO and can received up to \$1000 for improving sidewalks immediately adjacent to the historic property or being within a historic district.

- To qualify for the grant the property must be listed on the historic registry and the rehabilitation project must invest 25% or pre-project assessed value.
- There will be a pilot project in 2018
- Discussion ensued

Megan Duvall-

- Discussed additional incentives that have made protecting historical properties possible
- Presented examples of historical properties that have used incentives
- Described standards for new construction
- Standards will be put forth for nomination
- Discussion ensued

Kevin Freibott- Present on the DTC-100 Zone Amendment Scope & Charter

- Status update/ bonus heights allowed
- The Current Code SMC.17C.124.220 allows heights to exceed 100ft provided each story is stepped back 15ft. from the face of the building.
- In October a working group process developed a series of recommendations to amend the height requirement. The final report was adopted by Council with a recommendation to move forward with the 50 foot tower separation and 18,000sq.ft towers.
- Following the Downtown Plan to reduce shadows and goal 2.2 protecting solar access in key areas- these two provisions lead to the current code standards.
- Current Schedule- Dedicated outreach process has begun, January- attending Community Assembly and Downtown Partnership, February-Draft Ordinance, March- Hearing
- Presentation and discussion ensure

Inga Note- Transportation Impact Fee

- City staff met with the Mayor on 5/31/17 to discuss the need to convene a Transportation Impact Fee Advisory committee and the process for updating the transportation impact fee code. The committee members are shown below.
- Time frame for use of collected fees - When the impact fees were adopted in 2011 state law required expenditure of impact fees within 6 years. The language in the city code matches the 6 year limit. The state law has since changed to allow a 10 year timeframe to spend impact fee funds (RCW.82.02.070 (3) (a). The committee recommends updating the city code to match the state law.
- Discussion ensued

Hearing:

1) Sign Code Ordinance- related Code Amendments - Lisa Key

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

A motion was made by Todd Beyruther from the City Plan Commission to the City Council to APPROVE the proposed amendments to the Spokane Municipal Code, Chapters 17C.340 - Home Occupations, 17C.370 - Existing Neighborhood Commercial Structures in Residential Zones, and 17A.020 definitions. Seconded by Christy Jeffers

Christy Jeffers made a motion to amend section 8-17A.020.060 F definitions paragraph A to restore the definition of *façade* which is currently proposed to be stricken and add the word *Also* after the word *see*, so that the last sentence reads: See also (SMC) Chapter 17C.240.015. Seconded by Michael Baker.

By a vote of 9 to 0, the Plan Commission recommends to the City Council the approval of the proposed amendments to (SMC) Chapter 17C.240.015.

2) Infill Code Revision Hearing: Cottage, Pocket, Transition Buffers, Parking

- Presentation and overview given
- Questions asked and answered
- Discussion ensued
- Public Comment Period

Todd Beyruther proposed to amend inclusion of a community building with 40% density 17C.100.350 Section D.3.A.2. Seconded by Christy Jeffers.

Comment:

- This motion is not opposed to adding community space or a building, but rather leaving it up to the builder and the community to decide the best use for the space.

The Plan Commission recommends to City Council that the amendments are applicable provisions within the City's Comprehensive Plan and the proposed amendments bare a substantial relation to the public health, safety, welfare, and protection to the environment. Motion passed unanimously (9/0).

A motion was made by the Plan Commission to approve the recommendation of Spokane Municipal Code Chapters 17A.020, 17C.110, 17C.230, and 17G.080. Motion passed (8/1).

Meeting Adjourned at 5:52 P.M.