

Spokane Plan Commission

January 24, 2018

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

Workshop Attendance:

- Commission Members Present: Michael Baker, Christopher Batten, Dennis Dellwo, John Dietzman, Patricia Kienholz, Sylvia St.Clair, Carole Shook, Community Assembly Liaison - Greg Francis, City Council Liaison - Lori Kinnear
- Commission Members Absent: Todd Beyreuther
- Staff Members Present: Lisa Key, Jacqui Halvorson

Public Comment:

- None

Briefing Session:

1. Meeting Minutes from January 10, 2018. Moved to approve by John Dietzman. Seconded by Chris Batten.
 - **Greg Francis asked that under the Community Assembly Liaison Report, add to bullet two/sub-bullet 2, “...25 non-participating neighborhoods...”** It now reads, “*Continue outreach - build up Land Use Committee - reaching out to the 25 non-participating neighborhoods for engagement.*”
 - Approved unanimously with one correction.
2. City Council Report- Lori Kinnear
Council had a Town Hall meeting here in Chambers Monday night, with two District 2 chairs attending:
 - We had a good report from Browne’s Addition, with a concern about the homeless sleeping in Coeur d’Alene Park and using the park for personal use. The Neighborhood wants to make it a safer place; they also indicated that the Historic Preservation Ordinance is important to them.
 - The Peaceful Valley Neighborhood has concerns that a community garden will be destroyed with the installation of a CSO tank, and are looking at mitigation.
 - There is a School District #81 Belt Proposition 1; City Council passed a resolution to support with a 7-0 vote.
 - Nelson-Nygaard has been hired by the City to prepare a parking study for Downtown, including meters, garages and the entire system; outreach will include users, employees and businesses.
3. Community Assembly Liaison Report - Greg Francis
 - The CA didn’t meet last month; the Land Use Committee Liaison Lori Kinnear presented the Demolition Ordinance.
4. Transportation Sub-Committee Report -John Dietzman
 - PTCS will meet on February 6th.
 - Will continue the review of the 6-year Transportation Plan and reconciliation of projects from last year. We may review the street standards update if we have time.
5. Secretary Report- Lisa Key
 - The NSC placemaking charrettes are scheduled for March. Lisa will let the Commission know the exact dates as they are determined, and will forward some fliers to them. Charettes will focus on the Bemus, Minnehaha, and Hillyard neighborhoods, as well as well as the Children of the Sun Trail; all of which will be held in East Central.
 - We were disappointed to receive Jacob Brooks’ resignation from the Commission. He was a great asset. We will need recommendations for PC vacancy applicants.
 - The current agenda management tool has been provided to you to show how full our schedule is. We have a busy 2018 work year.

- A PC quorum is important. On Feb 14th we have a hearing on impact fees, so please let us know if you are unable to attend. No hearing on February 28. Will have hearings on March 14 and 28.

Workshops:

Public Development Authority & University District PDA- Andrew Worlock

Andrew gave a background on PDAs, which are allowed by a state RCW by a city or county charter to perform a public purpose, either project specific or general purpose. Andrew also presented an overview of the U-District PDA and projects currently underway.

- Questions asked and answered.

Northeast PDA- Melissa Owen

Melissa gave a presentation on the status of the NEPDA, the projects currently underway, and the projects envisioned in the near term.

- Questions asked and answered.

West Plains PDA- Boris Borisov

Boris gave an overview of the activities already accomplished in the newly-formed PDA, and their near term goals and priorities.

- Questions asked and answered.

Planning Services 2017 Accomplishments & 2018 Priorities- Lisa Key

Lisa presented a review of the Planning Services Department's 2017 Accomplishments along with their priorities for 2018.

- Questions asked and answered.

Comprehensive Plan Amendment Procedure Review – Tirrell Black

Tirrell Black gave an overview of the Comprehensive Plan Amendment process and timeline, including the new threshold review process that was adopted into code in 2017.

- Questions asked and answered.

Member Items of Interest:

Chris Batten requested that the Plan Commission be kept apprised of the infrastructure plans for Riverside and Central City Line design.

Historic Preservation Ordinance Deliberations:

Lisa: We didn't close the hearing on January 10th, just the public testimony hearing; the hearing was continued to today, January 24th, at 4:00pm.

Denny: We will still need a televised deliberation, and we will need to discuss two conclusions:

- 1) Is it consistent with the applicable provisions of the Comprehensive Plan?
- 2) The proposed ordinance does or does not bear a substantial relation to the public health, safety, and welfare and/or protection of the environment, (both natural and built). (After Commission discussion, the Chair replaced 'and' with 'or'.)

The Chair called a break until 4:00 pm.

Historic Preservation Ordinance Deliberations:

The Chair called the hearing back to order at 4:00 pm.

He stated that public testimony had been heard on the draft Historic Preservation Ordinance at the Plan Commission meeting on January 10, 2018, with deliberations continued to today.

John Dietzman moved that the Plan Commission send to the City Council a recommendation to approve these amendments to the SMC concerning historic preservation, demolition of historic properties, and formation of local historic districts. Sylvia St. Clair seconded.

Discussion:

Brian McClatchey stepped to the podium to point out that the economic hardship provision only references properties that are in the national historic district in the downtown zone, this needs also to refer to properties that are in other local historic districts designated under this ordinance.

Chris Batten identified several proposed amendments addressing timing, notification and percentage of property owners that must confirm the petition.

Chris Batten moved that Section 17D.100.100 (B) be amended to replace 'majority' with 'not less than 60 percent' of all property owners. Patricia Kienholtz seconded. Motion passed unanimously 17d.100.100.

Chris Batten also proposed changes to 17D.100.40(A). He indicated that one element that is missing is in regards to formation of an historic district; there should be notices posted at the entrances. This extra layer would be helpful. **Chris Batten moved to add the following to 17D.100.40(A): "No later than fourteen (14) days prior to the hearing, staff shall cause the posting of a sign containing the notice provisions of this section to be posted at the property, or in the case of a district, at no less than three points of entry into the proposed district". Patricia Kienholtz seconded the motion. Motion passed unanimously.**

Patricia Kienholtz proposed a changing the timeframe for notice in SMC 17D 100.040(A). **She moved to amend, '14 days prior to the hearing' to 'at least 30 days'. Chris Batten seconded the motion. Motion passed unanimously.**

Patricia Kienholtz proposed changes to SMC 17D 100.030(D)(1) to ensure that the mailed notice is verifiable. **Patricia Kienholtz made a motion to amend SMC 17D 100.030(D)(1) to require mailed notice be provided via registered mail and verified by an affidavit of mailing. Seconded by Chris Batten. Motion passed by a vote of 6 ayes, 1 nay.**

With regard to SMC 17D.100.240, Economic Hardship. Brian McClatchey proposed an amendment to ensure that in 17D.100.240a (last line), that the economic hardship clause doesn't apply only to downtown national historic register properties and historic districts, but also to other local historic districts discussed in this Chapter. **A reference to SMC 17D.100.220, applying to Spokane Historic Register Districts should be added to the reference to SMC17D.100.230, applying to the Downtown district, in paragraphs A and B of SMC 17D.100.240. John Dietzman moved to approve; Michael Baker seconded the motion. Motion passed unanimously.**

John Dietzman made a motion that the Plan Commission agree that the proposed Ordinance provisions are consistent with the applicable provisions of the Comprehensive Plan, as based on Findings A, B, C, and D. Motion was seconded by Chris Batten. Motion passed unanimously.

John Dietzman made a second motion, that the Plan Commission agree that the Ordinance provisions do bear substantial relation to *public health, safety, welfare, or, protection of the environment.* Motion was seconded by Michael Baker. Motion passed Unanimously.

On the motion that the Plan Commission send to the City Council a recommendation to approve these amendments to the SMC concerning historic preservation, demolition of historic properties, and formation of local historic districts.

Role Call Vote: 7 in favor, 0 opposed.

The next Plan Commission meeting is scheduled for February 14, 2018.

Meeting adjourned 4:59