

# Spokane Plan Commission

March 14, 2018

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

## Workshop Attendance:

- Commission Members Present: Todd Beyreuther Vice-President; Michael Baker; John Dietzman; Greg Francis; Christopher Batten; Patricia Kienholz; Sylvia St. Clair; Carole Shook; Lori Kinnear - City Council Liaison.
- Commission Members Absent: Dennis Dellwo; Community Assembly Liaison (TBD).
- Quorum met.
- Staff Members Present: Louis Meuler; Jacqui Halvorson.

## Public Comment Period:

Carol Ellis

Asked the Plan Commission to revisit the public process behind the proposed amendment to the development code on Spokane Falls Blvd. The Spokesman Review published an article on February 13, but the City's survey web site for this topic was closed on February 15<sup>th</sup>, so the public only had two days to respond. Secondly, when Mark Richards spoke at the PC Workshop on August 9, you voted immediately afterward his presentation to approve what he asked for which was the 18,000 sf per floor with the towers and only 50-foot space before you had any other information. I encourage you to consider vistas looking out from the park, from the proposed building sites, as well as from buildings adjacent to the new buildings, which would not be complimentary to those buildings. Look at the Comprehensive Plan and other city documents that have policies that protect our downtown features before approving the proposed 18,000 sf floor space.

## Commission Briefing Session:

### 1. Approve February 28, 2018 meeting minutes.

Patricia made a motion to approve; Chris seconded. Minutes approved 8/1. John Dietzman abstained as he was absent February 28<sup>th</sup>.

### 2. City Council Report: Councilmember Kinnear

- a. Monday March 14, Council approved the appointment of Greg Francis to the Plan Commission and and Sylvis St. Clair was re-appointed to the Plan Commission
- b. Council approved \$371,000 from the Street Department Road Maintenance Fund for four positions supporting the alley maintenance effort. Chris Batten suggested leveraging this effort to seek additional funds from property owners downtown for downtown alleys.
- c. We have also heard concerns from Lincoln Heights and surrounding neighborhood councils regarding a proposed project of 240 dwelling units located on the Sonneland property south of 29<sup>th</sup> and west of Southeast Blvd. The concern is Crestline as an arterial with no sidewalks. We will meet with the developer about making this area safer.

### 3. Community Assembly Liaison Report - PC member Greg Francis gave a status report. (CA Position is currently vacant and in the recruiting process hoping to have someone within three months.)

- a. Brandon Blankenagle gave an update and summary of the 6-Year Transportation Plan.
- b. Land Use Committee meets tomorrow night and will get an update on the electric fence ordinance.

### 4. President Report - Vice-President Bayreuther:

The Vice-President noted that the Plan Commission and City Council met February 29<sup>th</sup>. The primary topic was the downtown zone heights.

**5. Transportation Sub-Committee Report: John Dietzman**

- a. The Sub-committee met on March 6<sup>th</sup> and continued work on how consistent the new projects are with the Comprehensive Plan Transportation Chapter 4, and how they met each of the 23 new goals. We have extended that discussion to April 10<sup>th</sup> and will have recommendation to you next month; will try to get a draft to you to review prior to the next PC meeting. We will come back May 23<sup>rd</sup> for a hearing on the 6-Year Plan.
- b. We also reviewed a portion of the street standards.

**6. Secretary Report: Louis Meuler**

There are two more opportunities to attend the North Spokane Corridor charrettes and I encourage you to attend.

**Workshops:**

**1) Infill Dimensional and Transitional Requirements Workshop - Nathan Gwinn**

Nathan gave a presentation and reviewed some of the recommendations from the infill committee and focus groups, and the broader timeline for the next two years. Floor area ratios, transitional areas, and potential changes to residential densities were reviewed.

- Questions asked and answered.

**2) Property Maintenance Code Update - Luis Garcia**

Luis gave a presentation and explained how his group had an opportunity, coming out of the 2016 Mayor's Housing Quality Task Force, to look at definitions of what minimum housing quality looks like; what standards would be applicable to Spokane in a minimum housing standards setting; and what standard the property owner is expected to meet. The committee had a mixed representation. The International Property Maintenance Code and HUD standards were reviewed and the two were blended. They are also trying to bring continuity to the variety of codes adopted at State level, while complimenting the City's existing building codes. This will be under the umbrella of Code Enforcement.

- Questions asked and answered

**3) Code Amendment for Electric Fencing in the Light Industrial Zone - Melissa Owen**

Melissa gave a presentation regarding the potential amendments to the electric fence code, expansion of the use of electric fences into light industrial zones, and gave a review of the amendment process to this point. The original concern was proximity to adjacent land uses - particularly schools, day care facilities, and centers and corridors. Melissa will initiate outreach to the School District.

- Questions asked and answered.

**Items of Interest**

- Greg: My city email retention and archival tool has been greatly reduced; this has been my record keeping mechanism. I would like to make sure that our inbox isn't being purged by IT, or that we have access to the archive system. *Louis will look into this.*
- Chris: Regarding the property maintenance code: May seems to be an aggressive schedule. We have a couple more workshops on this, and don't have a draft yet. *Todd will look into this.*

**Hearing:**

**Roll Call: Quorum**

**University District Bridge Naming - Andrew Worlock**

Andrew gave a PowerPoint presentation on the sub-committee's recommendations on naming the new bicycle and pedestrian bridge in the University District. A brief history of the bridge and process was included.

- Questions asked and answered.
- Public testimony was taken.

- Todd Beyreuther moved to move forward the Plan Commission name recommendation to the City Council for the new bicycle and pedestrian bridge in the University District to be *University Gateway* or *University Gateway Bridge*.
- Approved Unanimously 9/0.

The next Plan Commission meeting is scheduled for March 28, 2018.

Meeting adjourned 4:42 PM.