

Spokane Plan Commission

April 25, 2018

Meeting Minutes

Meeting called to order at 2:00 pm

Attendance:

- Commission Members Present: Todd Beyreuther - Vice-President; Michael Baker; John Dietzman; Diana Painter; Greg Francis; Sylvia St. Clair; Carole Shook; Christopher Batten; Patricia Kienholz; 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:

- Paul Kropp: The Community Assembly (CA) has made a Plan Commission (PC) liaison selection and that name will be presented to the CA next Thursday for their consent, and then be recommended to the City Council for approval. Mr. Kropp also stated that the 'findings and conclusions' need to be reasoned, substantial, and need backing. It's OK to have second or dissenting opinions, and the PC should use that right.
- Commissioner Beyreuther introduced and welcomed Diana Painter as the new Plan Commission member and she gave an overview of her background. The PC members introduced themselves to her.

Commission Briefing Session:

1. Approve April 11, 2018 meeting minutes.

Commissioner Dietzman made a motion to approve; Commissioner Francis seconded. Minutes approved 9/0.

2. City Council Report: Councilmember Kinnear

- a. CM Kinnear briefed, and will be sponsoring (per Parks and Legal), two ordinances at the City Council meeting on Monday: one for Parks, which recodifies what the park jurisdiction is, and identifying park ranger duties; and one for Public Lands, relating to protection of public lands and properties within the City of Spokane, regulating various activities that are harmful to area public lands and the river. This includes defacement or injury of vegetation and trees; fires, disposal of litter and unauthorized camping. last year we had over 100 fires in and around Spokane on ROW and in parks, and hauled 200,000 pounds of trash from campsites. Information is on-line, and will be heard on May 7th; feel free to come and testify.
- b. Tami Palmquist provided a Planned Unit Development (PUD) 101 at the City Council Study Session in response to the Garden District PUD concerns. *What is and what isn't a PUD?* I would encourage that the PC also request this presentation by Tami.

3. Community Assembly Liaison Report: Commission member Greg Francis gave a status report. (Liaison position is currently vacant and in recruiting process - hoping to fill within two months.)

- a. Greg did not attend the last CA meeting. Next CA meeting is next week.

4. President Report: Todd Beyreuther for Dennis Dellwo:

On May 3rd there will be a joint Plan Commission and City Council meeting. Please attend! Contact Heather or Commissioner Dellwo for agenda item suggestions.

5. Transportation Sub-Committee Report: Commissioner Dietzman

- a. Nothing to report at this time.
- b. No May meeting. The next PCTS meeting will be June 5th.

6. **Secretary Report:** Louis Meuler (for Heather Trautman).
a. Nothing to report at this time.

Workshops:

1. Downtown Plan Update - Kevin Freibott

Mr. Freibott gave a presentation on the Downtown Plan status update, including the background, process and schedule. He stated that the Downtown Plan is similar to a comprehensive plan in that it is a vision and policy document; an overarching vision of future development in downtown Spokane. It will be followed with a code amendment that helps to implement those policies.

Topics to be addressed included accommodating the Central City Line; North Bank development, including the proposed Sportsplex and the North Bank overlay; opportunities within the south University District sub-area; and a comprehensive parking study for downtown and the U-District.

Public Outreach: Mr. Freibott stated that his team would like to have a PC member or two on the steering committee. Meetings will be held every other week for a few months starting next month, with completion in August.

Commissioner Beyreuther asked about the Urbanova and Smart City efforts. Mr. Freibott committed to studying their potential to be included.

Councilmember Kinnear asked that they include the Cliff Cannon Neighborhood in the steering committee. Mr. Freibott committed to considering that during the formation of the Steering Committee.

Kevin to send neighborhood boundaries to PC.

- Presentation given.
- Questions asked and answered.

2. Crystal Marchand: Citywide Capital Improvement Program

Chrystal gave a presentation on the 2019-2024 Citywide Capital Improvement Program process and timeline overview. She discussed the process starting with consistency with the Comprehensive Plan and 6-Year Capital Improvement Program. This is the third year that the City has gone through this process, which is much more transparent and accountable.

Councilmember Kinnear asked at what point does this budget process interface with the Strategic Plan or the Council budget? Crystal said they can build some reports to reflect this. The hearing takes place in October.

Commissioner Francis indicated that in the past, departments have shared their top projects, and requested that the City continue to do this.

3. Infill Dimensional and Transitional Standards - Nathan Gwinn

Nathan gave a presentation on infill standards for infill code revisions. He gave a brief overview of what was discussed on this topic at the PC meeting on April 11th and finished with an outline of upcoming events. Today's discussion included detached housing, lot width, curb-cut standards, parking setback areas, combining driveways to create fewer crossings for pedestrians; and balancing Comprehensive Plan goals. The Parking Area Setback discussion included reducing the side setback to match the adjacent property in order to be equal to adjacent property. Nathan indicated that the residential multi-family zone is where height limits are being discussed.

At the next workshop, we will discuss RMF roof form questions.

Outreach schedule: Open house on May 3rd 4-6 pm at the NECC, and May 9 prior to the PC meeting.

- Presentation given.
- Questions asked and answered

1) Member Items of Interest/Requests for Future Agenda

Commissioner Dietzman indicated that SRTC is offering some education on a variety of transportation issues next month, and it is open to PC members and others.

Commissioner Shook suggested that we open the Plan Commission meetings with a prayer. Commissioner Beyreuther said he will pass this on to Commissioner Dellwo, and work with City legal for appropriateness.

Commissioner Kienholz asked if progress had occurred on retrieving and getting access to emails. IT is moving to a new program that allows more storage space for PC emails within the next few months.

Commissioner Baker suggested carpooling to the Priest lake conference.

Commissioner Painter indicated that she and Helviticka won an award for historic preservation in Spokane. Megan Duvall and Diana Painter will attend the ceremony in Olympia on May 15th.

Commissioner Beyreuther noted there is an opportunity for further conversation on the Downtown Plan and coordination with the University District. Commissioners Kienholz and Batten to share time on that steering committee. Commissioner Dellwo can select.

Joint Plan Commission and City Council meeting on May 3rd at 3:30 in the Briefing Chamber. Louis asked if anyone had agenda items to add to the Joint City Council and Plan Commission agenda in May.

HEARING: 4:00PM

DT-100 Bonus Heights Code Amendment

Kevin Freibott introduced the project and provided a copy of the entire proposed amendment to the Commissioners. The presentation included background information, Comprehensive Plan and Downtown Plan guidance, the Unified Development Code Amendment process, a review of the amendments, and the three DTC-100 amendment options. Mr. Freibott discussed the specific proposed changes to the Spokane Municipal Code. Any proposed downtown core property project will go through the Design Review Board process. Mr. Freibott also mentioned that a SEPA Determination of Non-Significance had been issued for the project, with no further action required and that the Department of Commerce was given the required 60-day notice prior to adoption. This is a City-sponsored amendment.

Public Testimony

Are you in favor (yea) or opposition (nay) of this amendment?

David Peterson: Represents two of the owners. Yea

David Black: CEO NEI Black and a Board member of DSP. Yea

Mark Richard: DSP Representative. Yea

Andrew Rolwes: DSP Public Policy Manager. Yea

Susan Horton: CEO Wheatland Bank. Yea

Gary Bernardo: Architect. Member of Working Group. Yea

Larry Stone: Scafco and landowner of North Bank. Yea

Michael Kerren: DSP member. Yea

Cory Barbieri: Goodale-Barbieri and 2000 DSP Chair. Yea

Ben Stuckart: Council President and Amendment Sponsor. Yea

Dan Zimmer: Davenport Hotel and DSP Board member. Yea

Betsy Cowles: Chair of Cowles Co. Yea

Gordon Hester: VP Kiemle-Hagood. Yea

Carol Ellis: Citizen. Preserve vistas. Nay

Arthur Whitten: Government Affairs Director with Spokane Homebuilders Association. Yea

Grant Keller: Former DRB Chair and citizen. Increased heights OK but need public plaza. Neutral

Barry Chapman: Forty year resident of Spokane and speaking for the Park. Our city's vitality is not just based on built development. Nay

Leona Detter: Part of a group that walks daily in RFP. Opposed to proposed amendment. Nay

Public Testimony closed.

The Vice-Chair asked for a motion in order to Entertain Deliberation.

Commissioner Dietzman so moved/Commissioner Baker seconded. Motion Passed.

Commissioner Batten noted he was part of the working group, along with Commissioners Dietzman and Beyreuther, and there was a lot of give and take through this process. He noted the Group was focusing mostly on residential and no office, with a mixed-use component on the main floor. He thought it was clear that at the last meeting the Group agreed on an 18,750-floor plate with a 50-foot separation. At this point we Commissioner Batten stated we are not talking height - it's about massing. He believes the public benefit is density and reducing parking lots in downtown.

Commissioner Francis also served on the Working Group and indicated that he felt the group came to a general consensus of an 18,750 floor plate, and brought it forth as a recommendation to the PC.

Commissioner Baker also remembered leaving the last Working Group meeting agreeing on an 18,750 sf floor plate and no height restriction.

Commissioner Shook asked if these same goals could be accomplished in other parts of downtown while providing the same economic growth, leaving these two DTC-100 zoned properties in place.

Commissioner Dietzman presented three issues. Shadowing, perceived bulk, and the overall impact of removing height restrictions. He provided a handout which included a spreadsheet that showed the numbers he reviewed. He believes 12,000 sf is adequate. He noted that in other cities, buildings near parks have 7,000-8,000 sf floor plates. He said he believes we have a reasonable proposal.

Commissioner Francis noted that it's challenging to compare ourselves with other cities as they have different economics.

Commissioner Beyreuther noted that the Commissioners need to consider the Comprehensive Plan and Downtown Plan in how we look at this. We can ground ourselves in ecological considerations, but also must approach from the human ecologies and then look at public spaces and Spokane Falls Blvd. This is as much a design problem as it is a plan issue. He indicated he is in favor of a higher floor plate as a designer. But we should also look at the analysis of massing that John and staff has done. He noted that in these building footprints, we should be consistent with the rest of the development in the city. In defense of public space we should leave it to staff and DRB.

Motion to move forward: A recommendation to approve the proposal options as stated here.

Commissioner Batten moved that the proposal be approved with the following changes:

1. Section E.2.b.i—amend the maximum floor plate from 12,000 square feet to 18,750 square feet;
2. Section E.2.b.i.a—amend tower separation from 75 feet to 50 feet; and
3. Section E.2.b.i.b—omit this subsection calling for a single 15-foot setback at 100 feet.

Commissioner Keinholtz noted that she serves on the Affordable Housing Real Estate Portfolio for the City, and does not feel it's necessary to include affordable housing as a requirement.

The Commission held a voice vote on the proposed changes, passing them 8 to 1 against. Following the voice vote, Commissioners Shook and Kienholz had procedural questions which led to a clarification of the motion and a re-vote, during which the amendment passed unanimously via voice vote.

Following the voice vote on the proposed changes to the language, a roll-call vote was taken on the overall motion to recommend approval of the proposal to City Council with the now-approved changes. The Plan Commission passed the overall motion unanimously.

The amended recommendation will now go be forwarded to the City Council.

Meeting adjourned 6:25 PM. The next Plan Commission **hearing** and meeting is scheduled for **May 9**.