

Spokane Plan Commission

May 23, 2018

Meeting Minutes

Meeting called to order at 2:03 pm by Commissioner Dietzman

Attendance:

- Commission Members Present: Commissioner Todd Beyreuther- Vice-President Pro-Tem; Commissioner John Dietzman (*officiated meeting from 2:00-2:45*), Commissioner Michael Baker; Commissioner Diana Painter; Commissioner Greg Francis; Commissioner Sylvia St. Clair St. Clair; Commissioner Christopher Batten; Commissioner Patricia Kienholz; Councilmember Lori Kinnear - City Council Liaison.
- Commission Members Absent: Commissioner Dennis Dellwo, Commissioner Carole Shook, Community Assembly Liaison (TBD).
- Quorum met.
- Staff Members Present: Heather Trautman - Planning Director; Louis Meuler - City Planner; Jacqui Halvorson - Clerk.

Public Comment Period:

- **Katheryn Alexander from the Bemiss Neighborhood.** Congratulated the Commissioners for having the courage to revisit the DTC-100 Building Height motion made at the May 9th Plan Commission meeting; being willing to do what you feel is right. Would like to see the public comments brought forward. You are making decisions that will have impacts for a very long time. She hoped that when the Commissioners make their final decision they will be proud of the legacy they are leaving.

Commission Briefing Session:

1. Approve May 9, 2018 meeting minutes.

Commissioner Dietzman entertained a motion to approve the May 9 minutes.

Commissioner Baker made a motion to approve the minutes; Commissioner St. Clair seconded. Minutes approved as amended 7/0.

2. City Council Report: Councilmember Kinnear

- a. Councilmember Kinnear indicated that the City Council approved moving restricted money out of solid waste and utility billing that was originally intended to hire more employees, which did not happen, moved money to further fund environmental programs (\$500,000).
- b. She asked for a deferral of four weeks on a street vacation at 32nd and Napa. That will give Councilmember Beggs and her time to meet with Touchmark Care to negotiate a pedestrian and bike path that the residents say they want to preserve in that area.
- c. She and Beggs met with the Utilities Director to hire an independent engineering firm to look at connectivity options around the proposed Garden District project, and they will facilitate outreach to that neighborhood.
- d. Options will be presented to the PETT Committee for speed limits around parks that have splash pads or pools, and that includes hiring four additional traffic officers.

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

- a. Commissioner Francis noted that he did not attend the Community Assembly Committee meeting, and did not attend the Land Use Committee meeting.

4. President Report:

No report.

5. Transportation Sub-Committee Report: Commissioner Dietzman

- a. Commissioner Dietzman noted that he went on the STA Central City Line (CCL) bus tour yesterday, which pointed out the stops and part of the route. Katheryn Miller and Karl Otterstrom spoke, and Katheryn has coordinated with all of the other projects going on that link into the CCL - the Riverside update, U-District Bridge, maintenance work, North-South Corridor - making sure funding is in place, and this has been a huge effort.
- b. This morning SRTC had an education event and workshop on roundabouts and walkability.
- c. SRTC is sponsoring an additional community education event on June 6 at Centerplace Event Center from 6:00-8:00 p.m.
- d. The next PCTS meeting will be July 3rd.

6. Secretary Report: Heather Trautman.

- a. Heather noted that Commissioner Dietzman is acting President pro-tem until Vice-President Beyreuther arrives around 2:45. Commissioner Dellwo is out of town.
- b. We are proposing a change on the agenda today: Kevin Freibott will be the second workshop agenda item, presenting the DTC-100 motion discussion at 2:45 today; switching with Nathan Gwinn who will be the third workshop presenter at 3:15. We alerted as many stakeholders as we could about this change.
 - a. **Commissioner Francis motioned; Commissioner Kienholz seconded; Motion passed 7/0.**
- c. We will be coordinating a Plan Commission training in July and have specific items we are looking at to cover at that training. There are quite a few items in the Mayor/City Council Strategic Plan that will be coming to the Commission as legislative items including, sub-area plans, ongoing infill projects, formal/informal trail systems, and a Shoreline Access Plan. Let Jacqui, Commissioner Beyreuther or myself know what topics you would like covered.

7. Electric Fence Text Amendment, Findings and Conclusions - Melissa Owen

- On May 9th the Plan Commission held a hearing for amending the City's Industrial Fence codes, specifically to allow electric fence use within the Light Industrial zone.
- The Findings and Conclusions are found in your Agenda Packet.
- Questions asked and answered.
- The hearing before the City Council will be on June 18th.
- No questions or comments.
- Commissioner Dietzman entertained a motion for the Plan Commission to approve the Electric Fence Text Amendment Findings and Conclusions, and to send a recommendation to the City Council. Commissioner Francis moved; Commissioner Baker seconded. Roll-call vote was unanimous 7/0.

Workshops:

1. Downtown Plan Update - Kevin Freibott

Kevin presented a brief update on Downtown Central which is the 2018 update of the Downtown Plan. He presented some background information and gave a summary of the public outreach event on May 21st, that included multiple partners - everything related to downtown and a booth representing them. Also, multiple departments from the City - Parks, folks from Riverfront Park gave updates and programming: Code enforcement - parking surveys; integrated Capital Management - rebuild on Riverside and preliminary discussion on the Post Street Bridge replacement; Downtown Spokane Partnership; STA - bus tours of CCL; Visit Spokane and their new Visitors Center; the University District; the Sports Complex had a representative talking about the SportsPlex and development on the North Bank.

A lot of input was given at the event, with several exercises for visitors. 300-400 people attended.

There was a lot of discussion around: downtown parking; character and feel; density; feel of the park vs the feel of the built environment; connections; the Howard Street corridor and the promenade through the park; favorite parts of downtown; folks interested in seeing other educational opportunities such as TED Talks for older non-college learners; and the river is very important to people.

Commissioner Baker was very impressed with the new Carousel complex; Commissioner Dietzman was impressed with the Riverside project proposals.

Kevin and Heather thanked the team and the community partners for making this event a success.

2. Discussion of the DTC-100 Building Height Motion - Kevin Freibott

Heather indicated there are a couple of things that will be proposed as part of this discussion today:

- 1) We are going to put on screen the alternatives the Plan Commission has around the DTC-100 discussion which has to do with the formal authorization that the Plan Commission has when it takes action and what those options are;
- 2) The opportunity for the Plan Commission to discuss first, a series of questions that were sent out in the packet; then encourage the Plan Commission, once you have those ideas, to move to motion.
- 3) Kevin will write down your thoughts so you can see the responses, which should help you to arrive at a conclusion as to what you want to do today. (While consensus is always the goal, it is not a requirement. You represent different perspectives, so we expect a difference of opinion.) Recommendations are dictated by the majority.

Kevin reviewed the three options that were presented in the packet today:

- Choose to ratify the findings and conclusions from the last meeting.
- Continue to discuss and reconsider prior recommendations
- Take no action.

It was noted that the City Council relies on the Plan Commission to research and deep-dive on the subject matter needed for the recommendation; the PC needs to state their position and why they are sending Council that recommendation.

Commissioner Beyreuther arrived and took control of the Plan Commission meeting.

Commissioner St. Clair asked how to include Design Review as a requirement in the new motion. Kevin indicated that under current code the DRB would already be required for development in these and any properties in the Downtown Zone, per 17G 040.020e, which shows requirements in the Downtown Zone.

Commissioner Francis is concerned with the strength of the DRB which is a recommending body based on DRB standards, and not regulatory. It can become a condition under the permit decision authority (e.g. hearing examiner). (Recording - 35:52)

Commissioner Beyreuther: Indicated he has done more research on the DTC-100 amendment; asking procedural questions. His proposal today is for Option 2 - to reconsider the original motion. The process would be rapid and tightly defined.

We need a two-week ad hoc committee with a few representatives from the Commission, the DRB, and Park Board that is focused, to come to very specific performance-based recommendations. The goal is that we would have a presentation in three weeks during the workshop, made by someone on the Commission to the Commission.

Commissioner Painter: Has the impression that one of the goals of some of the people in the group was to look at the massing, but you are suggesting leaving the massing as was decided in the last meeting?

Commissioner Beyreuther: Would propose a performance-based alternative, you would free up the massing and have to look at performance-based requirements.

Commissioner Batten: Has no objection with revisiting this in a very tight time-frame, but still not sure what we could accomplish in this short time. His concern is we have already gone through a lengthy process to get to where we are today.

Commissioner Baker: I'm for going back and revisiting this, but just one or two tight meetings and bringing in some expertise to define specific concerns.

Commissioner Dietzman asked for an example of a performance standard that could free up bulking.

Commissioner Beyreuther: Performance based micro-climate approach, is standard design analysis for any architect and developer that they would be able to provide an analysis on. We have been focused on sunlight in the Comprehensive Plan and Downtown Plan. If you look across the history of urban planning, the author of the book I was reading concluded that the following items are ranked in order: *vegetation, temperature, sunlight and wind*. Sunlight was number three - we might be overstressing sunlight in this issue. We could put into the policy and amendments that there is a more robust *design review*, and could we have the Plan Commission be part of that DRB; also the Park Board involvement, is not so much for review but for establishing the basis for design for that particular project. These are case-by-case projects.

The second would be a development approach where you take the mass of the building and have specific guidelines and requirements based on height, etc.

Heather: The Plan Commission has three alternatives to choose from as noted above:

We have heard from several of the PC members but not everyone; we would like to hear from the others which of the three options they prefer. If reconsideration is the option you choose, we would like to continue the conversation on the elements that Commissioner Beyreuther just presented and what that research would be. We would recommend that you take a formal vote, and staff will come back with how much time that will take and what resources will be required to accomplish that. The breadth of the subject matter you have identified may trigger additional public input and workshops, and we can help you with those tasks.

Commissioner Painter: Could you identify what you would ask the developer to do regarding the relevant studies, then establish what your values are in that analysis; this would provide some certainty to the developer; they would already know the studies and requirements we are requiring.

Motion: To vote for Option 2 and reconsider previous vote on May 9 to recommend approval Commissioner St. Clair, Commissioner Kienholz second.

Discussion:

Commissioner Batten: Would like to vote with a specific timeline, process, etc. feels proposed performance measures would take much longer than two weeks. Needs the reconsideration to be clear as to scope and schedule.

Commissioner Dietzman: Offered a friendly amendment: To include widening separation from 50-feet to 60-feet. Second: Commissioner Batten.

Commissioner St. Clair: Denied friendly amendment.

Commissioner Dietzman: This addresses bulk and leaves current increase in floor area allowed under original proposal. The 60-foot reconsideration would not require additional public input since it was already discussed during previous public workshops and is in the public record. Noticing all parties so they are aware that this motion is coming back for reconsideration on this single topic. Looking at survey results only 14 percent of respondents approved of a base plate exceeding 18,750 sf floor plate; less than half approved the distance of separation between buildings being 50 feet; this motion would address that comment. The Commission lost sight of the public input when we adopted the 50-foot separation. I think 60-feet gives some consideration to the public's opinion.

Commissioner Francis: Cannot support Commissioner Dietzman's amendment. This addresses one concern; it doesn't address some concerns that I have. If we aren't approving this today then I want to go back and consider some of the other options.

Commissioner Beyreuther: The focus on this meeting is about a very technical discussion and includes Parks and DRB, and proposes a technical meeting with Park Board and Design Review.

Commissioner Batten: Would support a technical meeting, and suggested tabling the discussion of this motion until after Commissioner Beyreuther returns to the next PC meeting with the independent research.

Call the question: Motion: Limit to a 60-foot tower separation.

Roll Call: Motion Failed. 7/2.

Heather: Before you is the original motion for reconsideration of the vote by the Plan Commission.

Call the question: Motion: Reconsider the vote of the Plan Commission from May 9th for approval of the draft that was before the Plan Commission at that time.

Discussion:

Commissioner Batten: We should table this motion until Commissioner Beyreuther brings back more information so we know what we are considering.

The motion can be withdrawn if your second agrees:

Commissioner St. Clair and Commissioner Kienholz withdrew the motion to reconsider the vote of the Plan Commission from May 9th for approval of the draft that was before the Plan Commission at that time..

Call the question: Motion: Postpone this item for three weeks [June 13] in expectation of Commissioner Beyreuther bringing new information to the group for the group to reconsider. Seconded by Commissioner Baker.

Heather: The record-keeping requirement still stands. Need to consider quorum/public meetings/open records requirement.

Commissioner Beyreuther: Recommends two formal meetings. Include staff from Planning, DRB and Parks if available. Seek to develop a proposal and presentation to see if there is a desire to move forward on reconsideration of the original motion to give to Plan Commission on June 13 to open for discussion. Commissioner Beyreuther will bring forth an alternative of how to move forward with reconsideration or the motion. Bring enough information so we can have a discussion and take action on this/these alternatives; but can still take action on existing motion. This should be the last time that the PC considers this; planning staff is available to work on technical pieces on this. Will be including outside resources.

Roll call: Motion Passed: 9/0.

Heather: we tried something new this time - an attempt at working through the discussion of an item and hopefully helps to form the motion of the item, and create clarity for the PC. We look forward to your feedback.

Dimensional and Transitional Standards Workshop - Nathan Gwinn

Nathan discussed the height exception that we discussed at the last meeting for residential family, where there is a 35-foot roof height, the proposal was to remove the wall height from 30-feet, and leaving the 35-foot roof height as the height limit for the residential multi-family zone, same as high-density residential. This illustrates the new exception to include the additional five feet in the primary roof height for uninhabited spaces, and could easily accommodate a third story and larger parapet and hide equipment, and match surrounding roof forms. This was the most popular option during public workshops.

Concern is in regards to vaulted ceilings.

Plan Commission would like to make slight edits to the text.

- Questions asked and answered.
- Nathan recommends that we bring it forth to a City Council hearing June 27.

Commissioner Painter offered some information and photos on dimensional standards in other cities.

1) Member Items of Interest/Requests for Future Agenda

- **Commissioner Batten:** Having been through the process we had members vested in particular sites. Will we bring in the owner and the DSP?
- Planning Department has the responsibility of public outreach - the PC is a body of experts and I'm confident in everyone's ability. Our goal is an expert recommendation from the Commission to City Council. We didn't modify anything from the Working Group recommendations.
- Commissioner St. Clair is looking forward to more technical information.

Special Presentation:

Rick Romero (past Utility Director for the City; came back to work on the Strategic Plan); gave a special presentation of the Strategic Plan.

Questions asked and answered.

Adjourned: 4:50
