

Spokane Plan Commission

November 28, 2018

Meeting Minutes: Meeting called to order at 2:01

Attendance:

- Board Members Present: Dennis Dellwo, Carole Shook, John Dietzman, Greg Francis, Todd Beyreuther, Michael Baker, Sylvia St. Clair, Christopher Batten, John Dietzman, Diana Painter
- Board Members Not Present: Patricia Kienholz, Patricia Hansen; Community Assembly Liaison, Lori Kinnear; City Council Liaison
- Staff Members Present: Heather Trautman, Kim Richards, James Richman

Public Comment:

- Debra Ryan spoke in opposition of Renaming of the East Central Community Center.

Briefing Session:

Minutes from the November 14, 2018, meeting approved unanimously.

1. City Council Liaison Report - Lori Kinnear
 - None
2. Community Assembly Liaison Report - Greg Francis
 - Community Assembly Liaison; Patricia Hansen is planning to return to the Plan Commission next month. Greg will continue to support Patricia as needed.
3. Commission President Report - Denny Dellwo
 - The Infill hearing will continue today after the workshops in the City Council Chambers.
4. Transportation Subcommittee Report - John Dietzman
 - December's Transportation Subcommittee meeting was cancelled, next meeting will be in January.
5. Secretary Report-Heather Trautman
 - The deliberation process was explained to the Commissioners who missed the Infill Hearing held on November 14th.
 - Nominations were received for open positions. Greg Francis and John Dietzman nominated Todd Beyreuther for President. Greg Francis was nominated for Vice President. Michael Baker made a motion to vote on the nominations during the next Plan Commission meeting. Motion seconded by Sylvia St. Clair.

Workshops:

1. Renaming of the East Central Community Center - Alex Reynolds
 - Postponed due to not receiving the request to change the name.
2. 2019-2020 Plan Commission/City Council Work Program Draft - Heather Trautman
 - Presentation and overview given.
 - Questions asked and answered.

Briefing Session adjourned at 3:34 PM

Hearing:

Plan Commission reconvened at 4:00 PM in City Council Chambers

1. Infill Development Code Hearing Deliberations
 - Todd Beyreuther and Diana Painter did not attend the Infill hearing presentation on November 14th. Todd indicated that he reviewed the provided information sufficiently and will be voting. Diana indicated that she had not reviewed the materials and will participate in the discussion but will abstain from voting.

Motion: Michael Baker made a motion to open deliberations on the Infill Development Code Amendments. Motion seconded by John Dietzman.

Motion: John Dietzman made a motion to amend the draft to reject option 1 and option 2 on page 4 of the hearing draft for chapter 17C.110 SMC and accept the staff recommendation to change the minimum lot area for RMF for attached houses from 1,600 square feet to 1,450 square feet. Motion seconded by Michael Baker. Motion passed (6/2)

Motion: Todd Beyreuther made a motion to reject option 2 on page 5 of the staff report to change the maximum building coverage in the table for all attached housing development to up to 70 percent for lots in RMF and up to 80 percent for lots in RHD. Motion seconded by Greg Francis.

John Dietzman makes an amendment to the motion to remove the language on page 6 of the staff report that references option 2 “maximum building coverage except see above for attached houses option 2 text”. Amendment accepted by Todd Beyreuther. Amendment seconded by Carole Shook. Motion passed (8/0)

Motion: John Dietzman made a motion to amend in 17C.110.215 to add a note 6 that states “In an RMF zone that is within 40 feet of a common boundary with a residential single family zone the maximum wall height is 30 feet” and renumber the subsequent sections. Motion seconded by Carole Shook. Motion passed (7/1)

Motion: Todd Beyreuther made a motion to amend section 17C.110.215(C)(2)(b) to amend Draft Section 17C.110.215 (C)(2) to leave section (a) “incorporates pitched roof forms having slopes between 4:12 and 12:12.” And to strike section (b) that says “Is a gabled or hipped roof, which may include dormers (see Figure 17C.110-A.)” Replace section (b) with the following: “(b) incorporates minimum one roof plane that intersects the horizontal maximum height plane. To add Section (c) is new: “Establishes sense of ‘top’ per Section 17C.110.455. Motion seconded by Michael Baker. John Dietzman makes an amendment, accepted by Todd Beyreuther, in the title of Figure 17C.110-A change “eligible” to “examples.” Motion passed (8/0)

Motion: Todd Beyreuther made a motion to add a new section in 17C.110.215 for exceptions to roof projections that include parapets, privacy screens, and railings in RMF and RHD zones. Propose four feet for parapets and railings, grouped together, six feet for privacy screens with a setback of four feet from the wall. Motion seconded by John Dietzman. Motion passed (8/0)

Motion: John Dietzman made a motion to replace the proposed hearing draft text in 17C.230.130(F)(1) with a new paragraph to read as follows “Attached housing built on a lot at least partially within one thousand three hundred twenty feet of a CC, CA, or DT zone or CC3 zoning overlay may use the minimum number of parking spaces required for residential developments. In CC1, CC2, or CC3 zones in Table 17C.230-1.” Motion seconded by Todd Beyreuther. Motion failed to pass (1/7)

Commissioners voted and approved the final recommendation for the ordinance related to dimensional standards for attached housing and multifamily development in residential zones as amended unanimously. (8/0)

Meeting Adjourned at 5:27

Next Plan Commission Meeting is scheduled for December 12, 2018