



CITY PLAN COMMISSION  
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## MINUTES

**CITY PLAN COMMISSION  
WEDNESDAY, FEBRUARY 25, 2009  
CITY COUNCIL BRIEFING CENTER, LOWER LEVEL,  
CITY HALL – SPOKANE, WASHINGTON**

**CPC MEMBERS PRESENT:** Mike Ekins, President; Karen Byrd, Vice President; John Fisher; Stan Stirling; Bob Mansfield; Asher Ernst

**CPC MEMBERS ABSENT:** Dan Murphy; Gail Prosser; Greta Gilman

**LIAISON PRESENT:** Al French, Council Member, and Kaye Straight, Community Assembly.

**STAFF PRESENT:** Planning Services - Leroy Eadie, Secretary to the Plan Commission; Pat Hall, administrative support; Louis Meuler, City Planner; Tami Palmquist, City Planner; Julie Neff, City Urban Designer; Wanda Clark, Planning Specialist; Ken Pelton, City Planner

**GUESTS:** Jim Huttenmaier and Gary Mallon of Greater Spokane Incorporated; Mickey Thompson, citizen

The Commission meeting began at 11:06 a.m. General commission business was discussed.

Councilman French gave the Council report. The discussion included:

- The Community Assembly asked City Council to delay their decision for 30 days on the proposed Sign Code Ordinance. Council may push it out to April 16.
- Monday will be final decision on the West Central Development Corporation appeal.
- The Street Utility Tax is expected to come out of committee in Olympia this week.

Leroy Eadie gave the Director's report. The discussion included:

- Staff has documentation that the sign industry was offered participation in the Sign Code process.
- Staff filmed Spokane Building Blocks on Planning Tools. It is designed to help citizens use all the web tools that are available, such as City Map, Google Map, etc.
- An Infill Housing Taskforce meeting was held last week.
- The Plan Commission retreat will be April 8 at the MAC.

- The first reading at City Council of SMC 04.12 was February 23. The second reading will be March 2.
- Vox Tower developer is downsizing height.
- There is discussion on the 37<sup>th</sup> Avenue Street Bond project regarding planting strips and street trees.

President Ekins gave the President's report. The discussion included:

- There may be a tour during the retreat of current and past Comp Plan amendments.

**Karen Byrd made the motion to approve the February 11, 2009 minutes as amended. M/S by Asher Ernst. Passed unanimously.**

### **COMMISSION WORKSHOPS**

*Presentation of "Spokane Vitals", by Jim Huttenmaier and Gary Mallon of Greater Spokane Incorporated*

Messrs. Huttenmaier and Mallon gave a presentation on the goals and work of Greater Spokane Incorporated. They distributed "Spokane" magazine, and "Spokane Vitals 2009." The discussion included:

- Greater Spokane was formed approximately two years ago through the consolidation of the Regional Chamber of Commerce and the Regional Economic Council.
- Their vision is, "A measurably more vital Spokane Region."
- Their mission is, "Accelerating regional economic prosperity."
- Recruitment
  - a) Direct and indirect jobs
- Retention and Expansion
- Recent marketing activities
  - a) "Spokane" appears in Alaska/Horizon Airlines in-flight magazine.
  - b) Coordinated and executed "Green Week" workshops and seminars.
- Career awareness campaign
  - a) Designed to make sure Spokane has a trained workforce for potential employers.
- Teaching the Teachers
  - a) Takes classroom teachers into different industries to help them develop curriculum.
- Aerospace
- Health Sciences
- IT and Digital Services
- Industrial Machinery and Supplies
- Community Empowerment Zone
- Tax Credits
- Cultural/Lifestyle Assets

- Vitals Data Analysis
  - a) Compared on an annual basis.
- Scoring Spokane

12:50 p.m. break

12: 58 p.m. reconvene

*Comp Plan Review of Chapter 11, by Bob Mansfield*

Bob Mansfield presented the results of the subcommittee for changes to Chapter 11. Citizen, Mickey Thompson spoke also on the chapter review. The discussion included:

- Neighborhood parks in relation to funding for maintenance.
- Connection of neighborhoods with surrounding neighborhoods.
- Regional neighborhood planning.

*Downtown Regulations and Design Guidelines, by Louis Meuler*

Louis Meuler, Tami Palmquist, and Julie Neff presented a quick update of the process for the Downtown Regulations and Design Guidelines. The discussion included:

- This is a continuation of the Unified Development Code, SMC Title 17.
- Desired feedback from the Plan Commission
  - a) Character Area Height
  - b) Riverfront Park Height Transition
  - c) Surface Parking
  - d) Parking Lot Location
- Update of Design Review
  - a) Part of the process is to improve design guidelines.
  - b) Determination of what projects go to Design Review.
- Overarching Principles
  - a) Environmental quality Sustainability
  - b) Pedestrian friendly streets
  - c) Contextual fit
- Character Areas – emphasize areas with unique design identity
- Height and Mass Discussion
  - a) Public Realm
  - b) Private Realm
- Narrowed Community Concerns
  - a) Historic Character
  - b) Blank walls
  - c) Active street level
  - d) Apparent street wall massing
  - e) Bulky buildings
  - f) Scale of surround area
- Tower sizes
  - a) Addition of public amenities could allow bonus height.
- Surface parking controls

- Staff is planning an open house hopefully the end of March.

2:27 p.m. break

2:30 p.m. reconvene

*Zoning Code changes/update, by Ken Pelton and Wanda Clark*

Wanda Clark presented the changes that took place in the 2006 Zoning Code. The discussion included:

- Staff is looking at parts of the code that don't work well.
- The proposed changes were distributed to various departments for input.
- The process will be opened up for public input.
- Substantive Changes
  - a) 17A.020.020(K) – adding clarification that a Binding Site Plan can only be done in commercial or industrial zones
  - b) 17A.020.190(H) – add additional language to clarify definition of setback
  - c) 17A.020.110(A.,B.) – add definition of kennel and commercial kennel to definitions section.
  - d) 10.24.080 – change number of animals to match Unified Development Code from 3 to 4 and delete reference to outdated 11.19.
  - e) Table 17C.110-3 – change side yard setbacks for 40-foot wide lots to allow lesser setbacks on 40-foot lots and less, rather than “less than 40 feet.”
  - f) 17C.110.215.(c.4a) – Allowing projections on rooftops such as, crosses, satellite dishes, etc., in a residential zone was discussed. Concerns were raised and further discussion is needed.
  - g) 17C.110.220 – adding reduced setbacks to allow for smaller legal corner lots.
  - h) 17C.110.225.(B)(3) – Allowing sanitation (sink, shower, and/or toilet) in accessory structures. This is proposed to be allowed again. Bob Mansfield suggested the language, “An accessory structure shall contain no living space,” to reduce likelihood that sanitation would lead to creation of a separate residence.
  - i) 17C.110.225(C.4.a) – allowing a side yard waiver to be used for shops, greenhouses, sheds and other “non-garage” structures.

3:15 p.m. break

3:18 p.m. reconvene

*Continued deliberations of the Master Bike Plan, by Ken Pelton*

President Ekins reopened the deliberations of the Master Bike Plan. The discussion included:

- Ken Pelton and Joel Soden presented a document which showed potential motions which reflect changes to the Master Bike Plan.

- The proposed Findings and Conclusions were distributed at the February 11 meeting so the Commission could become familiar with it.

**Stan Stirling made the motion that the Plan Commission forward the Master Bike Plan Comprehensive Plan Amendments to the City Council as an emergency Comprehensive Plan amendment with a recommendation for approval, including the text and map changes to the draft Master Bike Plan as discussed and agreed upon by the Plan Commission during deliberations on February 25, 2009. M/S Asher Ernst.**

**Discussion: Vice-President Byrd referred to page 11 and asked if the number of miles would be added. She also clarified with Ken Pelton that Neighborhood Planning could result in changes to the Master Bike Plan.**

**Passed unanimously.**

#### **PUBLIC COMMENT**

President Ekins invited the public to comment. Seeing none, President Ekins closed public comment.

**Karen Byrd made the motion to adjourn the meeting. M/S Asher Ernst. Passed unanimously.**

The meeting adjourned at 3:30 p.m.



Leroy Eadie, Secretary