



CITY PLAN COMMISSION  
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## MINUTES

**CITY PLAN COMMISSION  
WEDNESDAY, MAY 13, 2009  
CITY COUNCIL BRIEFING CENTER, LOWER LEVEL,  
CITY HALL – SPOKANE, WASHINGTON**

**CPC MEMBERS PRESENT:** Mike Ekins, President; Karen Byrd, Vice President; Stan Stirling; Greta Gilman; Dan Murphy; Bob Mansfield; Gail Prosser; Dennis Dellwo

**CPC MEMBERS ABSENT:** John Fisher; Asher Ernst

**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; Ken Pelton, City Planner; Wanda Clark, Planning Specialist; Louis Meuler, City Planner  
Capital Programs – Katherine Miller, P.E., Engineer; Richard McDermott

The Commission meeting began at 11:35 a.m. General commission business was discussed.

Councilman French gave the Council report. The discussion included:

- Council is in the second round of hearings on the Sign Code. Testimony will be taken for another two meetings. The latest draft of the Sign Code is on the Planning Services web site.
- City Council will extend Multi-family Tax Exemptions that will be expiring soon.

Kaye Straight gave the Community Assembly report. The discussion included:

- The first stakeholders' meeting was held on April 25 for the Greater Hillyard Planning Action Committee.
- East Central neighborhood won the NUSA award for planning activity last year. The Greater Hillyard neighborhood won an award this year.

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

- The management team and President Ekins took a trip to Seattle and Portland.
- The Mayor has asked staff to work on bus benches. Public Works will take the lead. Jo Anne Wright will represent Planning Services on the taskforce.
- The Master Bike Plan will be at hearing with City Council on May 18.
- The Boards and Commissions summit will be held on May 15.

- City Council/Plan Commission joint meeting will be held on May 14.
- Jo Anne Wright and Leroy Eadie will be presenting at the NUSA conference.
- Kaye Straight and President Ekins met with Mr. Eadie regarding the process for Findings and Conclusions.
- There are not many changes on the Work Program.
  - a) The process for the 6-year Programs will be changed to improve public participation.
  - b) There are still meetings taking place on annexations.
  - c) The Neighborhood planning process is underway.
  - d) The last Infill Housing Taskforce was held two weeks ago. The Cottage Housing Regulations will not be presented to the Plan Commission until the taskforce looks at all the available housing options.
  - e) The City is seeking federal funding for the Division Street Gateway Design Plan.

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

- The trip to Seattle and Portland
  - a) Portland videotapes their Plan Commission meetings.
- Discussion took place regarding making the Plan Commission agenda interactive with links to agenda items, background information and appropriate code locations.
- President Ekins asked for facilitators for the joint City Council/Plan Commission meeting set for May 14.
  - a) Marla French will present the last six year's Comprehensive Plan Amendments.
  - b) Gail Prosser will lead Healthy Communities.
  - c) President Ekins will lead the Master Bike Plan.
  - d) Leroy Eadie will lead the update on the Comprehensive Plan chapter review.
  - e) Vice President Byrd will lead the dialogue on public participation.

**Bob Mansfield made the motion to approve the April 22, 2009 minutes as amended. Passed unanimously.**

### **COMMISSION WORKSHOPS**

#### *Discussion of Comp Plan Chapter Review, by Leroy Eadie*

Mr. Eadie led the discussion of the Comp Plan Chapter review. The discussion included:

- Mr. Eadie recommended the creation of a subcommittee of Plan Commission members to make recommendations on changes.
- Greta Gilman suggested having each committee nominate items from their individual chapters for changes.
- There is a deadline of October 31 to submit any changes to the Comp Plan.

- President Ekins asked for three to four Commission members to form the subcommittee. Gail Prosser and Greta Gilman volunteered; President Ekins will ask Asher Ernst to join. Jo Anne Wright will be the lead staff representative.

12:34 p.m. break

12:45 p.m. reconvene

*2010-2015 Six-year Comprehensive Street Program, by Katherine Miller, P.E.*

Katherine Miller presented the draft 2010-2015 Six-year Comprehensive Street Program. The discussion included:

- Six projects were completed in the last year.
- Eight projects were added to the unfunded section of the Program. Nine projects were added to the unfunded portion of the program.
  - a) Three of the nine projects added to the unfunded portion involve the Division Street corridor.

**Dennis Dellwo made the motion to take the 2010-2015 Six-year Comprehensive Street Program to public hearing on June 10, 2009. M/S Bob Mansfield. Passed unanimously.**

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

Ken Pelton and Wanda Clark presented additional corrections to the Zoning Code. The discussion included:

- 17C.110.215.(c.4) – allow flagpoles, steeples, and other similar vertical structures to extend above the maximum residential building. Gail Prosser asked about the impact to helicopters flying to the local hospitals. Mr. Pelton said Planning Services is updating the airport regulations.
- 17C.230.140 – request of Code Enforcement to allow parking within the 20-foot front yard setback. The Plan Commission members asked to have Heather Trautman from Code Enforcement to meet with the Plan Commission and explain Code Enforcement's position.
- Table 17C.110-1 – allow Major Event Entertainment in the RSF zone with a Conditional Use Permit.
- 17G.070.030 Development Standards in a PUD. Would allow duplexes and multi-family residential buildings.
- Mr. Eadie asked the Plan Commission members if they would rather move this item forward for public hearing or refer it back to the Infill Housing Taskforce.

**Stan Stirling made the motion to bring 17G.070.030 forward to the public hearing process. M/S Gail Prosser. Passed 6 yes; 1 no.**

- 17G.080.040(B)(2), Preliminary Binding Site Plan – added language for code cleanup. The additions would be required at the time of application for a binding site plan.
- Vice President Byrd asked if the neighborhoods could be given the information prior to the public hearing. Mr. Eadie agreed to give additional attention to the zone code changes when he meets with the Community Assembly.

2:40 p.m. break

2:46 p.m. reconvene

*Downtown Regulations and Design Guidelines, by Louis Meuler*

Louis Meuler continued the discussion of the Downtown Regulations and Design Guidelines. The discussion included:

- Mr. Meuler presented the Table of Contents, showed photographs of certain buildings, and told how they relate to the Design Guidelines.
- The taskforce held two open houses two weeks ago.
- The taskforce wants to talk to more property owners before bringing the package to the Plan Commission for a workshop.

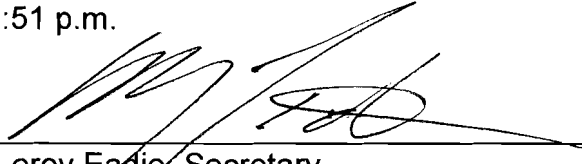
**PUBLIC COMMENT**

President Ekins welcomed the public and invited public comment. The following person spoke:

Kelly Cruz – does not like the new YMCA building. Also spoke about the Broadway project on the Six-year Street Program. He suggests holding meetings with the neighborhoods at the individual council districts once a year.

**Stan Stirling made the motion to adjourn the meeting. M/S Dan Murphy. Passed unanimously.**

The meeting adjourned at 3:51 p.m.



Leroy Eadie, Secretary